



THE PURPOSE OF THIS AMENDED FINAL DEVELOPMENT PLAN PHASE IS TO CHANGE THE CREDITED OPEN SPACE OF LOT 13 TO PHASE 50 TO NON-CREDITED.

RECORDED... 20 FOLIO 1
 ON Sept 1 1970 TO THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 VILLAGE CENTER
 SECTION 2 AREA 2
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA PARKS &
 RECREATION ASSOCIATION

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=400' AUGUST, 1970 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
 IN ACCORDANCE WITH THE ZONING
 REGULATIONS OF HOWARD COUNTY
 ADOPTED MAY 16, 1961 AND AS
 AMENDED MAY 27, 1965

Richard P. Boone Assoc.
 COLUMBIA, MARYLAND
 LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412
 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

Thomas G. Harris 9-1-70 *E. Marcyn Lynch* 9-1-70
 H.C.P.B. EXEC. SEC. DATE H.O.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 50-A

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 2, of the Village of Oakland Mills

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Commission.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Commission. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Commission.

APARTMENT LAND USE AREAS

No structure shall be located upon lots devoted to apartment land uses within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Commission. Except as restricted by this Paragraph, buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Commission. Except as restricted by this Paragraph, buildings and other structures may be located at any location within Commercial Land Use Areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

7. PERMITTED USES - Section 17.031 D

APARTMENT LAND USE AREAS

Lots 12 and 14 shall be devoted to apartment uses provided, however, that no more than 250 dwelling units total may be constructed on lots 12 and 14.

EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-c districts.

GREENBELT OPEN SPACE LAND USE AREAS

Lot 10 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

VILLAGE CENTER OPEN SPACE LAND USE AREAS

Lot 13 is to be used for all open space land uses, including, but not limited to, all of the following:

- (a) Operation of a public or private swimming pool.
- (b) Operation of a community library facility.
- (c) Operation of a community hall, including leasing of some for public or private uses.
- (d) Operation of a teen center building, including sales on the premises of food and beverages.
- (e) Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
- (f) Use of the facilities to be constructed upon Lot 13 for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

TRANSPORTATION OPEN SPACE LAND USE AREAS

Lot 11 is to be used for open space purposes. Any portion of lot 11 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in any event a right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.

8. HEIGHT LIMITATIONS - Section 17.031 E:

APARTMENT LAND USE AREAS

No structure shall be constructed more than 100 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Lots 12 & 14 provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

VILLAGE CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:

APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within each lot devoted to apartment uses. Parking may be allowed on adjacent Lot 12 or 14 as approved by the Howard County Planning Commission.

COMMERCIAL LAND USE AREAS-NEIGHBORHOOD & VILLAGE CENTER

In all commercial land use areas, the following parking requirements shall apply:

- (1) Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
- (2) Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefor may be imposed by the Howard County Planning Commission at the time a site development plan is submitted for approval.

10. SETBACK PROVISIONS - Section 17.031 E:

GENERALLY:

- (a) Setbacks shall conform to the requirements of Section 6 above.
- (b) No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 17.031 E:
As shown on subdivision plot.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

APARTMENT LAND USE AREAS

In no event shall more than 40 percent of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Commission.

TABULATION OF LAND USE IN ACRES

Land Use	Acres
Apartments	12.785
Employment Center Commercial Commercial - Roadway	2.745 0.517
Open Space Credited Non-Credited	1.440 1.904
TOTAL	19.391

RECORDED PLAT BOOK 20 FOLIO 2
ON Sept 1 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS

VILLAGE CENTER

SECTION 2 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA PARKS &

RECREATION ASSOCIATION

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-A

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

AUGUST, 1970

SHEET 2 OF 3

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THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
LIBER 463 FOLIO 196

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LIBER 463 FOLIO 196

RECORDED PLAT BOOK 20 FOLIO 3
ON Sept 1, 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
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SECTION 2 AREA 2
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COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' AUGUST, 1970 SHEET 3 OF 3

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