



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

July 26, 2018

Red Branch Warehouse Associates
8600 Snowden River Parkway
Columbia, MD 21045

RE: WP-18-104, Oakland Ridge Industrial Park
Alternative Compliance Request

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155(a)(1)(ii)**.

Approval is subject to the following conditions:

1. A redline revision must be submitted for the previous alternative compliance plan exhibit mylar originals that were submitted with WP-13-109 and WP-14-144 or a new plan exhibit mylar original for WP-18-104 must be submitted for signature approval prior to application for permits. The red-line changes to the plan exhibit mylar originals for WP-13-109 and WP-14-144, or a new plan exhibit for WP-18-104 shall be submitted within 60-days of this letter (on or before September 24, 2018). All improvements shown on the exhibit must be constructed per the approved plan exhibit.
2. Compliance with the Development Engineering comments dated June 27, 2018 (attached).
 - The previous alternative compliance plan exhibit mylar originals that were submitted with WP-13-109 and WP-14-144, were supposed to have been added to the plan set for SDP-91-105. If not already done, the alternative compliance plan exhibits associated with WP-13-109 and WP-14-144 must be added to the plan set for SDP-91-105 as additional sheets. The sheet additions to the original mylars for SDP-91-105 shall be submitted within 60-days of this letter (on or before September 24, 2018). All improvements shown on the exhibit must be constructed per the sheet additions.
 - The redline revision, under the previous WP-14-144 approval, shall state that the new impervious cover is 4,950 square feet, shown under WP-14-144, is exempt from providing stormwater management under the current stormwater management regulations. It must also be noted on the redline drawing that any future revisions that increase the impervious cover from 4,950 square feet to over 5,000 square feet will require that ESD to the MEP be provided for any disturbance over 5,000 square feet.
 - A general note shall be added to the red-line plan exhibit for WP-13-109, WP-14-144, or WP-18-104 referring to the additional sheets added to SDP-91-105.
3. The proposed indoor recreational facility use for Shadowland may not exceed 68 patrons on-site at one time in accordance with the Parking Analysis Chart on the approved plan exhibit.

4. No grading, removal of vegetative cover and trees, paving and new structures shall be permitted within the stream, stream buffer or floodplain in accordance with Sections 16.115 and 16.116 of the Subdivision and Land Development Regulations.
5. Subject to approval from the Oakland Ridge Industrial Center Architectural Review Committee (if required by that entity) for any exterior site improvements/signage for the building as shown on the alternative compliance plan.
6. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development on-site.
7. Compliance with the bulk requirements for the NT Zoning District under FDP-25-A-IV.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - There is no site development plan on record with Howard County. Submitting a standard site development plan (SDP) for the establishment of uses would provide an extraordinary hardship and practical difficulty for the applicant.

Alternative Proposal - The only alternative to red-lining the existing Alternative Compliance petition plan exhibit would be to require a new Site Development Plan for the property. Because there is already an existing Alternative Compliance petition plan exhibit on file that is to serve as a substitute for an SDP, requiring a new SDP is not recommended by this Division.

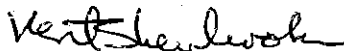
Not Detrimental to the Public Interest - Approval of the alternative compliance request will not be detrimental to the public interest. The request is for a 5,000 square foot internal expansion of an existing commercial recreational facility use which is a permitted use per FDP-25-A-IV.

Will not Nullify the Intent or Purpose of the Regulations - This proposal does not nullify the intent of the site development plan requirement. In accordance with the DPZ, Division of Land Development policy memo dated May 1, 2011 an applicant may submit an alternative compliance application as a substitute for the standard site development plan process when minor alterations or additions are proposed to any existing development. The uses comply with the final development plan and the exhibit does not propose additional impervious surface, grading or expanded floor area. The project has been reviewed and approved by the Subdivision Review Committee.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This alternative compliance approval will remain valid for the time period specified in the conditions of approval.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval. If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at jehartner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

Attachment: DED Comments
KS/JH

cc: Research
DED
Real Estate Services

