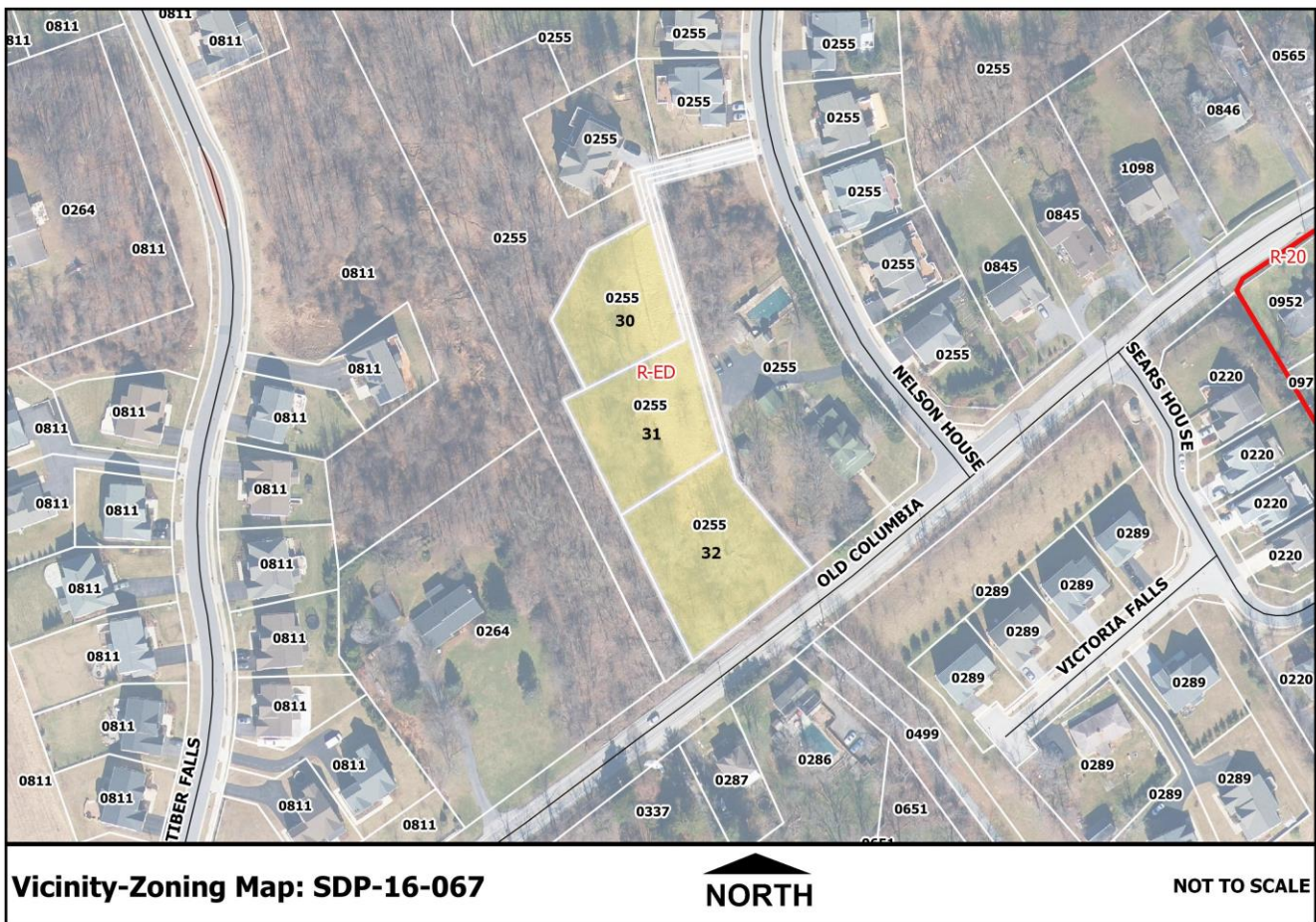




TECHNICAL STAFF REPORT
The Woods of Tiber Branch

Planning Board Meeting of December 1, 2016

- File No./Petitioner:** SDP-16-067 Pauline Emanuel and Trinity Quality Homes
- Project Name:** The Woods of Tiber Branch, Phase I, Part II, Lots 30-32
- DPZ Planner:** Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov
- Request:** For the Planning Board to approve a Site Development Plan (SDP) to construct three single family detached homes and other related site improvements in accordance with conditions imposed by Planning Board in the Decision and Order for PB-352. The site is approximately 1.32 acres and zoned "R-ED" (Residential: Environmental Development).
- Location:** The three houses will be located on the west side of Nelson House Road, north of Old Columbia Pike, identified as Lots 30-32 on Tax Map 24, Grid No. 18 in the Second Election District of Howard County, Maryland.
- DPZ Recommendation:** **Approval**, subject to compliance with remaining SRC agency technical comments and any comments by the Planning Board.



Vicinal Properties:

The three lots are part of the Woods of Tiber Branch Subdivision Phase I, Part II, on Old Columbia Pike. They are surrounded by the following:

North Side - Single family residences that are part of the Woods of Tiber Branch subdivision.

East Side - Lot 33 and Nelson House Road. Across the street are Lots 1 – 6 of the Woods of Tiber Branch subdivision. To the east of the subdivision are single family houses that front on Old Columbia Pike.

South Side – To the south of Lots 30-32 is Old Columbia Pike and across the road are single family houses that front on Old Columbia Pike.

West Side - To the west of Lots 30-32 is an existing forest and single family residences that are part of the Woods of Tiber Branch II subdivision.

Site History:

- **PB Case No. 352**, review of Sketch Plan S-01-009 - approved by the Planning Board on June 13, 2001, with a condition that Planning Board approval is required for site plan(s) for Lots 1, 2, 12, 13, and 30-32, as provided on the Sketch Plan.
- **S-01-009**, Sketch Plan for the Nelson Property to establish Nelson House Road, Edith Court, and Lots 1-36 along Old Columbia Pike - received signature approval August 15, 2001.
- **P-02-14**, Preliminary Plan for The Woods of Tiber Branch to establish Nelson House Road, Edith Court, and Lots 1-36 along Old Columbia Pike - received signature approval October 18, 2002.
- **F-03-119**, Final Plan for The Woods of Tiber Branch to establish Nelson House Road, Edith Court, and Lots 1-36 along Old Columbia Pike - received signature approval December 22, 2003. The Plat was recorded December 24, 2003.

Site Analysis:

Site Improvements - This SDP proposes three single family detached homes on Lots 30 - 32.

Storm Water Management (SWM) – Accomplished by environmental site design utilizing micro bioretention facilities and drywells, which meet 2010 SWM Act requirements.

Environmental Considerations - The proposed lots do not contain a 100 year flood plain, wetlands, streams or buffers, or regulated steep slopes.

Landscaping - The Landscape Plan complies with the alternative compliance provision of the Howard County Landscape Manual. The required 13 shade trees, based on the perimeter landscape requirements specified in the Howard County Landscape Manual, are provided. Existing perimeter vegetation along Old Columbia Pike and the western perimeter of the three proposed lots qualify for a landscape credit.

Forest Conservation - The Forest conservation requirements of Section 16.1200 were previously addressed with Final Plan, F-03-119.

Adequate Public Facilities - This project passed the APFO tests for road adequacy in conjunction with Final Plan, F-03-119

Planning Board Criteria:

This SDP complies with the requirements of Section 107.0.F.6 of the Howard County Zoning Regulations for a site development plan as follows:

1. **The proposed lay-out of lots and open space effectively protects environmental and historic resources.**

The residential lots do not include any regulated environmental features. The majority of the regulated environmental features are located on Open Space Lots 34, 35, and 36. The Open Space Lots, measuring approximately 8.47 acres, contain the majority of steep slopes, forested areas, wetlands, and stream and floodplain areas. Open Space Lot 35 has been dedicated to Howard County and contains the stream buffer and floodplain and wetland areas. Open Space Lots 34 and 35 also contain 5.41 acres of forest conservation, which has been placed into easements. Open Space Lots 34 and 36 have approximately 2.98 acres of open space that is dedicated to the HOA.

2. **Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

The SDP proposes three single family lots and homes and limits disturbance to the land and environmental features. The houses and shared driveway will be located along the eastern edges of the lots to minimize grading. Storm water management facilities will be located close to the houses and will be integrated into existing topography to minimize disturbance.

3. **Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.**

House locations comply with Howard County Zoning Regulation setbacks. Existing vegetation and natural areas have been preserved along Old Columbia Pike and the eastern property boundaries to buffer the proposed development.

SRC Action:

On September 26, 2016, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with SRC comments, which primarily concerned minor drafting revisions that must be made before signature approval by DPZ.

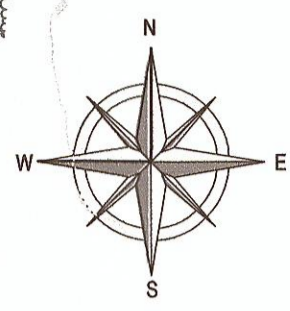
Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the remaining SRC technical comments, and any comments by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

11/16/16
Date

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.



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 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

OWNER
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE., SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023

DEVELOPER/BUILDER
 THE WOODS OF TIBER BRANCH, LLC.
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023

DESIGN BY: _____ RHV
 DRAWN BY: _____ KG
 CHECKED BY: _____ RHV
 DATE: _____ DECEMBER 2016
 SCALE: _____ 1"=60'
 W.O. NO.: _____ 16-11

Planning Board Exhibit
THE WOODS OF TIBER BRANCH
 PHASE I, PART II
 LOTS 30-32

PARCEL: 255
 TAX MAP: 24 GRID: 18
 2ND ELECTION DISTRICT

ZONED: R-ED
 USE: RESIDENTIAL
 HOWARD COUNTY, MARYLAND

