



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

Subject: General Plan Comments- ZB 1127 M, Maple Lawn

To: Geoff Goins, Division Chief, Public Service and Zoning, Department of Planning and Zoning (DPZ)

Through: Amy Gowan, Director, DPZ

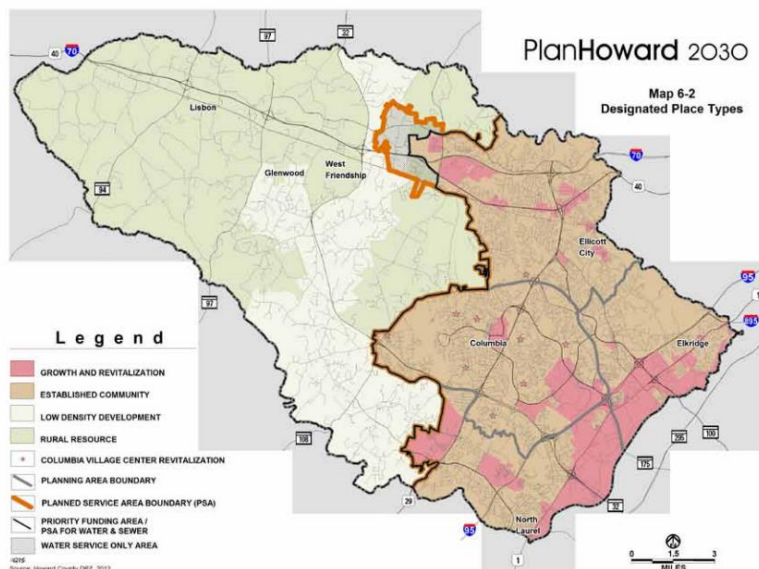
From: Kristin O'Connor, Division Chief, Comprehensive and Community Planning, DPZ

Date: May 10, 2021

DPZ's Division of Comprehensive and Community Planning finds that ZB 1127 M is consistent with *PlanHoward 2030* policies and goals. The Petitioner, G & R Maple Lawn, Inc., requests an amendment to a Preliminary Development Plan (PDP) for a Mixed-Use Development in a RR-MXD-3 Zoning District with the proposed changes: (1) amend the permitted residential density to 3.0 dwelling units per gross acre and (2) amend the land use designation for the Subject Property to single family detached (SFD) and other residential allowing the addition of 473 dwelling units consisting of 125 SFD homes, 148 single family attached (SFA) homes, and one 200 unit apartment building.

Background

Maple Lawn is a mixed-used neighborhood on 604.6 acres in the RR-MXS-3 Zoning District and is bordered by US 29, MD Route 216, and John Hopkins Road. Maple Lawn is located in Howard County's Planned Service Area (PSA) for water and sewer (*PlanHoward 2030*, Map 6-2, page 69). *PlanHoward 2030*, identifies Maple Lawn as a Targeted Growth and Revitalization area which are defined as "areas where current policies, zoning, and other regulations, as well as policies suggested in *PlanHoward 2030*, seek to focus most future County growth." (page 74). In addition to Maple Lawn, the Target Growth and Revitalization areas are defined on Map 6-2 on page 69 in *PlanHoward 2030* (see map below). These include the mixed-use and more compact planned communities of Turf Valley, Emerson, Waverly Woods, and the Columbia Village Centers.



The subject property, known as the Maple Lawn West District, is approximately 109.6 acres and is located along MD Route 216. The large property is adjacent to public schools and established commercial/retail and office. According to the original and first amended PDP, the property is designated for 32 single-family dwelling units.

The petition to amend the PDP proposes to add units and provide a variety of housing options including Moderate Income Housing Units (MIHU's). The petitioner has offered to provide ten percent of the units on the Subject Property as MIHUs and has committed to constructing the MIHUs on site.

General Plan Analysis

The entire Maple Lawn community is located in the County's PSA boundary and is served by public

water and sewer service. Implementing Action e to Policy 6.1 envisions the compact development that would be permitted by the proposed amendment by reducing “competition for land resources by promoting more compact development in appropriate targeted growth and revitalization areas.” The County’s growth policies support this PDP amendment for housing intensification in Maple Lawn as it directs higher density, compact housing to a Targeted Growth and Revitalization area.

Furthermore, all the land within the County’s PSA is the County’s designated growth boundary and priority funding area (page 63). Policy 6.5 highlights the policy of planning “well designed, and complete communities and Implementing Action b states “designate appropriate additional areas within the County’s Priority Funding Area for well-designed, compact development in order to accommodate future job and housing growth” (page 81). The proposal to continue to develop this portion of Maple Lawn in the same traditional neighborhood design as the rest of Maple Lawn supports *PlanHoward’s 2030* targeted growth policies.

The proposed development will be designed with a series of interconnected roads with open spaces and community facilities. The proposed development will also connect to the existing Maple Lawn Garden District via Federal Street, making Maple Lawn one cohesive community. Implementing Action d supports compact development and states “[E]ncourage compact development with adequate green spaces and connectivity within and between developments which provides residents with a high quality of life and allows residents to take advantage of the benefits of the compact development” (page 81). The petition to amend the PDP to provide additional compact housing that is connected to the rest of the Maple Lawn development is supported by Policy 6.5 in *PlanHoward 2030*.

In terms of housing, the variety of housing options are outlined in the proposed amendment and include a mix of single family detached homes, single family attached homes, multifamily units (apartments) and MIHUs. Policy 9.2 supports the expansion of “full spectrum housing for residents at diverse income levels and life stages, and for individuals with disabilities, by encouraging high quality, mixed income, multigenerational, well designed, and sustainable communities” (page 129). Implementation Actions a supports a range of affordable housing options and states: “[C]ontinue to expand current options for full spectrum, affordable housing through affordable housing requirements”. The petitioner is offering to construct ten percent of the units on the Subject Property as MIHUs. Furthermore, Implementation Action b envisions diverse rental housing opportunities and supports working with developers to “provide increased full spectrum rental choice for all incomes, ages and abilities throughout Howard County, especially in areas designated for increased density and revitalization” (page 129). The proposed diverse residential types will result in a variety of lot sizes, housing types, and income diversity that furthers the original intention of the MXD-3 district and current General Plan.

The proposed PDP amendment is consistent with *PlanHoward 2030*. ZB 1127 M is in harmony with the General Plan’s policies of ensuring that mixed-use, planned communities in the County’s Targeted Growth Areas provide a variety of housing options in walkable and connected neighborhoods that are supported by adjacent retail, office and neighborhood schools.

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: March 24, 2021

Hearing Examiner TBD
Planning Board _____ Board of Appeals _____ Zoning Board ZB-1127M

Petition No _____ Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: G&R Maple Lawn, Inc.

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 04/07/21 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

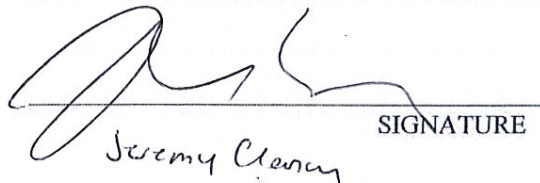
Owner's Address: _____

Petition: SEE APPLICATION

- To:
- _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - Bureau of Environmental Health
 - Development Engineering Division
 - Department of Inspections, Licenses and Permits
 - Department of Recreation and Parks
 - Department of Fire and Rescue Services
 - State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ Tom s Meunier, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - Resource Conservation Division – Beth Burgess
 - Route 1 Cases – DCCP – Kristin O'Connor
 - _____ Telecommunication Towers – (Comm. Dept.)
 - Division of Transportation – Dave Cookson

COMMENTS: _____

NO COMMENTS - Fire Rescue will require at least (2) two remote access roads to this subdivision which can be reviewed and approved AT A later time


SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350


Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

Subject: ZB-1127M G&R Maple Lawn Inc.

To: Geoff Goins, Division Chief
Division of Public Service and Zoning Administration

Through: Anthony Cataldo, Division Chief 
Division of Land Development

From: Derrick Jones, Division of Land Development

Date: April 20, 2021

The proposed amendments to the Maple Lawn PDP and Criteria are to amend the permitted residential density from 2.2 dwelling units per gross acre to 3.0 dwelling units per gross acre and to amend the land use designation of Parcel 330 to allow the addition of 473 dwelling units (125 SFD homes, 148 SFA homes, and one 200-unit apartment building).

The Division of Land Development has reviewed the amendment of a Preliminary Development Plan petition for the proposed Maple Lawn West District of Maple Lawn and offers the following comments.

Advisory Comments

1. All issues relating to specific development design proposals will be evaluated as the project progresses through the subdivision and site development plan process.
2. Residential and open space lots are subject to the subdivision requirement for minimum lot frontages, per Section 16.120(c) and 16.121(e) of the Subdivision Regulations.
3. This development will be subject to and must comply with the Forest Conservation Act, per Title 16, Subtitle 12 of the County Code, as it progresses through the subdivision plan process.
4. Specimen trees may not be removed without the approval of an alternative compliance petition.
5. A 30-foot residential structure setback is required from the PEPCO right-of-way for the single-family detached land uses proposed in the Maple Lawn West District, per Section 16.120(b)(9)(i) of the Subdivision Regulations. In addition, residential lots should allow the minimum distance between the easement and any proposed dwelling unit on the lots as specified in section 5.4.B.5 of Volume II of the Design Manual.
6. Disturbances of the environmental features or required buffers for the proposed road crossing at the southern and northern ends of the property may require approval of Alternative Compliance to Section 16.115 and 16.116 of the Subdivision and Land Development Regulations or a determination by DPZ of necessary disturbances in accordance with Section 16.116(c). All onsite environmental features must be accurately delineated on the subdivision plans. The Division of Land Development will review the environmental reports at the subdivision stage.

7. PEPCO must grant the developer permission for the road crossing through the PEPCO right-of-way.
8. All environmentally protected areas may not be located on the residential lots/parcels and will be required to be located within open space lots.
9. Opportunities to provide a pedestrian connection to the adjacent school campuses or other public facilities should be considered and will be evaluated at the subdivision plan stage
10. The subject property (Parcel 330) is in the Planned Service Area for water and sewer as required by Section 127.0.C.1. of the Zoning Regulations. However, the project is has not been incorporated into the Metropolitan District. The property must be incorporated into the metropolitan district prior to subdivision plan approval.
11. For residential subdivisions a noise study may be required in accordance with the Design Manual. The subdivision layout shall ensure that the noise level in the rear yard does not exceed the standard set in the Design Manual, and where necessary, noise mitigation shall be provided.
12. The requirements regarding setbacks, lot coverage, lot sizes, building heights and other bulk regulations for the MXD district not established with the amended PDP shall be established by the Howard County Planning Board through their approval of an amended Comprehensive Sketch Plan and Development Criteria for the subject property per Section 127.0.C.9 of the Zoning Regulations.
13. The amended PDP plan exhibit and supplemental statement provides information on existing natural conditions, that includes environmental features, land contours and vegetation. It is recommended that the existing structures detailed on exhibit plan sheet 4 (Physical Inventory Map) be labeled and label the pond that is located on the southern end of the property.
14. Proposed or potential public transit facilities should be identified on the plan exhibit.
15. The one focal point as required under Section 127.0.C.3.c has been previously provided and constructed in the Midtown District.



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Amy Gowan, Director

FAX 410-313-3467

To: Geoff Goins, Division Chief
Public Service and Zoning Administration

From: Chad Edmondson, Chief Development Engineering Division

Date: May 10, 2021

Subject: ZB-1127 Maple Lawn West

Development Engineering reviewed the zoning map amendment petition and offer the following comments which will be reviewed during the Subdivision phase:

1. Adequate Public Facilities for roads will be required with the submission of the Sketch Plan. The study submitted with the zoning request may have to be updated for submission with the Sketch Plan based on timing of the counts being less than one-year old. Prior to submission of a Traffic Study with the Sketch Plan, a Scoping meeting will be required to confirm study intersections since this comprehensive plan will generate more than 100 peak hour trips.
2. Improvements to MD 216 should occur in the second phase along with construction of the entrance to this road. These improvements will be approved as part of a State Highway design and access permit.
3. As shown on the Zoning exhibits, phase one of the project contemplates construction of an entrance that gains access to the Maple Lawn Garden District. This access shall be constructed with the phase that generates cumulative average daily trips exceeding 1000. This access crosses the Hammond Branch floodplain and will require state and federal permits.
4. Maple Lawn West is planned for a higher density than was previously approved with S-01-017. This new phase includes just over 100 acres and creates a different stormwater runoff curve number. With the first submission of the Sketch plan the previous floodplain analysis (S-01-017) should be re-evaluated to verify any changes to the Hammond Branch.
5. Based on the petition, Maple Lawn West is located within the Planned Service Area. This area still needs to be incorporated into the Metropolitan District.



June 24, 2021

Mr. Brian Shepter, Deputy Director
Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Maple Lawn West second Amended PDP

Following submission of a petition for Second Amended PDP for Maple Lawn West, our office is providing comment related to public schools as a member of the Subdivision Review Committee.

This petition seeks to increase the unit count for this phase of the project from 32 to 505. This increase will require adjustments future school capacity plans via the annual Feasibility Study and Capital Improvement Plan (CIP) once these units can be included in our annual enrollment projections. As shown in the Feasibility Study presented to the Board of Education (BOE) on June 10, 2021, the schools serving this development have capacity concerns at all three levels. Fulton ES is projected to have capacity utilization rates above 110% through 2024, and above 100% through 2030. Lime Kiln MS is projected for 113% capacity utilization by 2027, and Reservoir HS is projected at greater than 124% capacity utilization through 2030. Additionally, enrollment growth in early childhood programs is increasing the demand for space in our elementary schools.

Since the additional units proposed will impact enrollment projections and may require adjustments to capital planning for school facilities, it is in the interest of the HCPSS to pursue all potential options for school sites within this development. To that end, the Office of School Planning encourages consideration of site layout options that include sites suitable for early childhood or elementary school facilities. Future annual enrollment projections that include estimated timing and student yields from this development will inform the need, if any, for site reservations.

Thank you for the opportunity to comment.

A handwritten signature in blue ink, appearing to read "Tim Rogers", with a long horizontal line extending to the right.

Tim Rogers, Manager
Office of School Planning
Howard County Public School System



Howard County

Internal Memorandum

Subject: Fulton/Maple Lawn PSA Amendment Requests

To: Jeff Bronow, Department of Planning & Zoning

Thru: Tom Meunier, Director, Department of Public Works

From: Bilal Sarayra, Chief
Water & Sewer Planning Division
DPW/Bureau of Utilities

Date: May 20, 2021

We have reviewed the requests dated February 19, 2021 for an analysis of two proposals to add 5 parcels totaling 49.7 acres in the Fulton area to the Planned Service Area (PSA) for public water and sewerage service, and a third proposal to increase the number of housing units planned for the turkey farm (Parcel 330, 109.6 acres), which is currently within the PSA. The proposals were analyzed for water and sewer capacity including (1) public water supply, conveyance and storage capacity and (2) wastewater conveyance and treatment capacity to process the wastewater received from these sites.

The three proposals were evaluated based on the following reported development concepts:

- Maple Lawn Request #1, a request by Mr. Iager to add four parcels to the PSA
 - Parcels 105 (30.1 ac), 106 (8.7 ac), 100 (1.0 ac) 290 Senior housing units
 - Parcel 162 (3.2 ac) 30,000 SF Commercial
- Maple Lawn Request #2, a request by the Maucks to add one parcel to the PSA
 - Parcel 91 (6.7 ac) 70 Senior housing units
- Maple Lawn West (Turkey Farm West) Density Revision, a request to increase the housing units for one larger parcel within the PSA
 - Parcel 330 (109.6 ac) 508 SFDs

Using design criteria of the Howard County Design Manual, the three proposals (508 SFDs, 360 senior housing units and 30,000 SF of commercial space) will generate average daily water demand of approximately 195,000 gallons per day (gpd) and maximum day water demand of 390,000 gpd. The proposals will generate average daily wastewater flow of 232,000 gpd, and peak hourly flow of 469 gpm.

The commercial area flow projections were determined using general land area-based method used for master planning, since no specific data were available for types of commercial developments. The Howard County design manual recommended to use floor area-based methods for developer

projects (i.e. considering a particular commercial development type such as restaurant, office space, retail, etc.), to compute commercial flows. However, the developer had not provided this data for all three developments. Therefore, commercial area flow projections will need to be revised as the data is available, hence the total flows could change.

The water and wastewater flow projections for the three proposals are not included in the residential and commercial water and wastewater flow projections for the existing PSA, which are based on round 9A projections prepared by DP&Z. A summary of the analysis to incorporate three proposals in to PSA is provided below.

Water System Analysis

The five expansion parcels adjoin the western portion of the County's 630 South (630S) water pressure zone, which includes Maple Lawn and Fulton. The Turkey Farm West parcel is within County's 630S zone. Water is supplied to the 630S zone through one of two water pumping stations (WPS) that serve the area: The Route 216 WPS and the Maple Lawn WPS. Water storage is provided by the Fulton water tank located along MD Route 216. Please refer to Figure-1.

Water Supply Capacity (Pumping)

The water supply capacity was evaluated to determine whether the two water pumping stations have adequate capacity to satisfy current and future water demands and refill the water storage tank during maximum day demand (MDD) conditions with the additional demands of the three proposals. DPW's analysis determined that the pumping stations have adequate capacity to satisfy the increased demand of the 630S zone through the Year 2045 by extending the operation time of existing pumps. No increase in pumping capacity or the number of pumps would be required.

Water Conveyance Capacity (Pipelines)

The water conveyance (pipeline) capacity was evaluated to determine if the existing water transmission and distribution pipelines have adequate capacity to satisfy current and future water demands of the 630 South pressure zone during MDD conditions with the additional demands of the three proposals.

Water service to the parcels would be provided by developer-constructed extensions from the existing 12-inch diameter water main along Route 216. In addition, the Water Master Plan requires a developer-constructed 12-inch diameter water transmission main through parcel 330 to provide a looped network from Iager Boulevard to Route 216. This water main is essential for a dependable water supply for the Fulton area and will provide the conveyance capacity needed for the proposed developments. With these improvements, the water distribution system will have adequate capacity to support the additional demands of the three proposals.

Water Storage Capacity (Water Tanks)

Water storage is required for fire protection (180,000 gallons), pressure equalization and pumped storage (20% of maximum day consumption), and emergency reserve (10% of maximum day consumption).

Storage volume is calculated based on maximum day demand; therefore, it is estimated that the total storage requirement with the three proposals will be 378,000 gallons. Consequently, the existing 500,000 gallon Fulton water storage tank has adequate capacity for the projected Year 2045 demand of the current 630S zone with the additional demands of the three proposals.

Sewerage System Analysis

Wastewater Conveyance Capacity (Pipelines)

The County DPW maintains a comprehensive hydraulic model for the County sewerage system for all major sewer pipelines 12-inch diameter and larger. The sites are located at the upper reaches of the Hammond Branch Interceptor sewer drainage area, which is part of the service area of the Little Patuxent Water Reclamation Plant (LPWRP) in Savage, Maryland (refer Figure-2).

The sewer model, updated in 2015 for the Master Plan amendment, shows that the main branch “HB1D” of the Hammond Branch Interceptor has adequate excess capacity available through the Year 2040 for the existing service area plus the additional wastewater generated by the three proposals.

Gravity collector sewers smaller than 12-inch diameter are not included in the County’s sewer model so it is unknown if capacity is available in the existing 8-inch diameter collector sewer that extends from the Hammond Branch Interceptor to Route 216 and Lime Kiln Road. The collector sewer must be evaluated to determine if unused capacity exists to accommodate the sewage flow from the project site(s). The collector sewer shall be evaluated with a flow monitoring program and an engineering report to demonstrate that the sewer has adequate capacity to support the flows from new development. If sufficient unused capacity does not exist, the developers will have the difficult task of designing, acquiring rights-of-way and constructing a collector sewer to convey sewage to the Hammond Branch Interceptor.

Wastewater Treatment Capacity

The treatment capacity of LPWRP is 29 million gallons per day (MGD). The current average annual sewer flow is approximately 21 MGD and is projected to increase to 23.9 MGD by the Year 2045 for the existing PSA. The expansion of the PSA to add five parcels and increase the density of Parcel 330 will increase the projected flows to LPWRP by 0.23 MGD to 24.1 MGD.

The Maryland Department of the Environment (MDE) requires that municipalities report and manage the facility capacity when actual flows reach 80% of capacity (i.e., 23 MGD for the LPWRP facility) to ensure that capacity is effectively managed. The County must begin reporting

and managing the wastewater treatment capacity in the LPWRP service when flows reach 23.2 MGD.

Should there be questions regarding this matter, please contact me at extension 1438.

cc: Tom Meunier
cc: Art Shapiro
cc: Amy Gowan

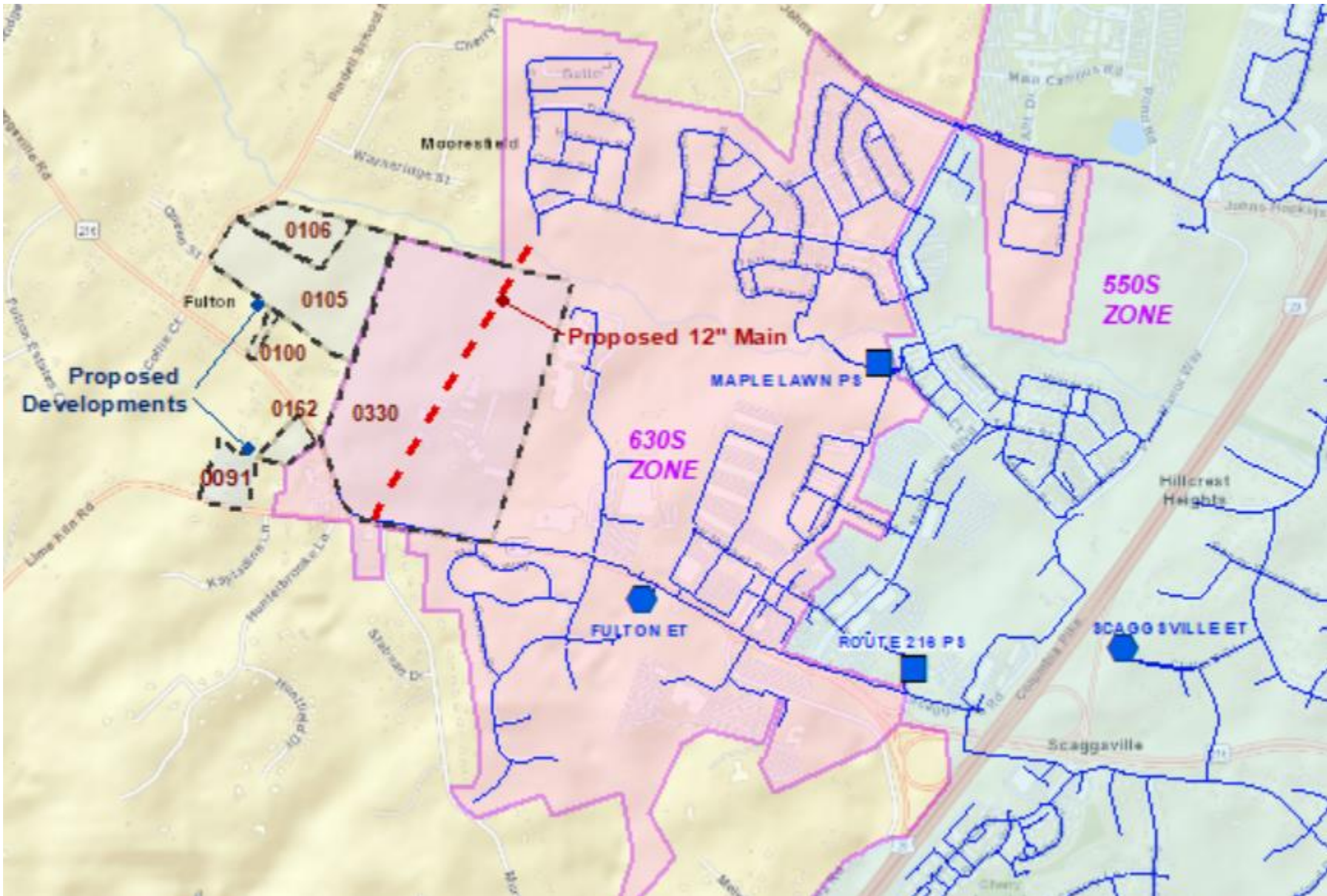


Figure-1: Maple Lawn Proposed Developments - Water Plan

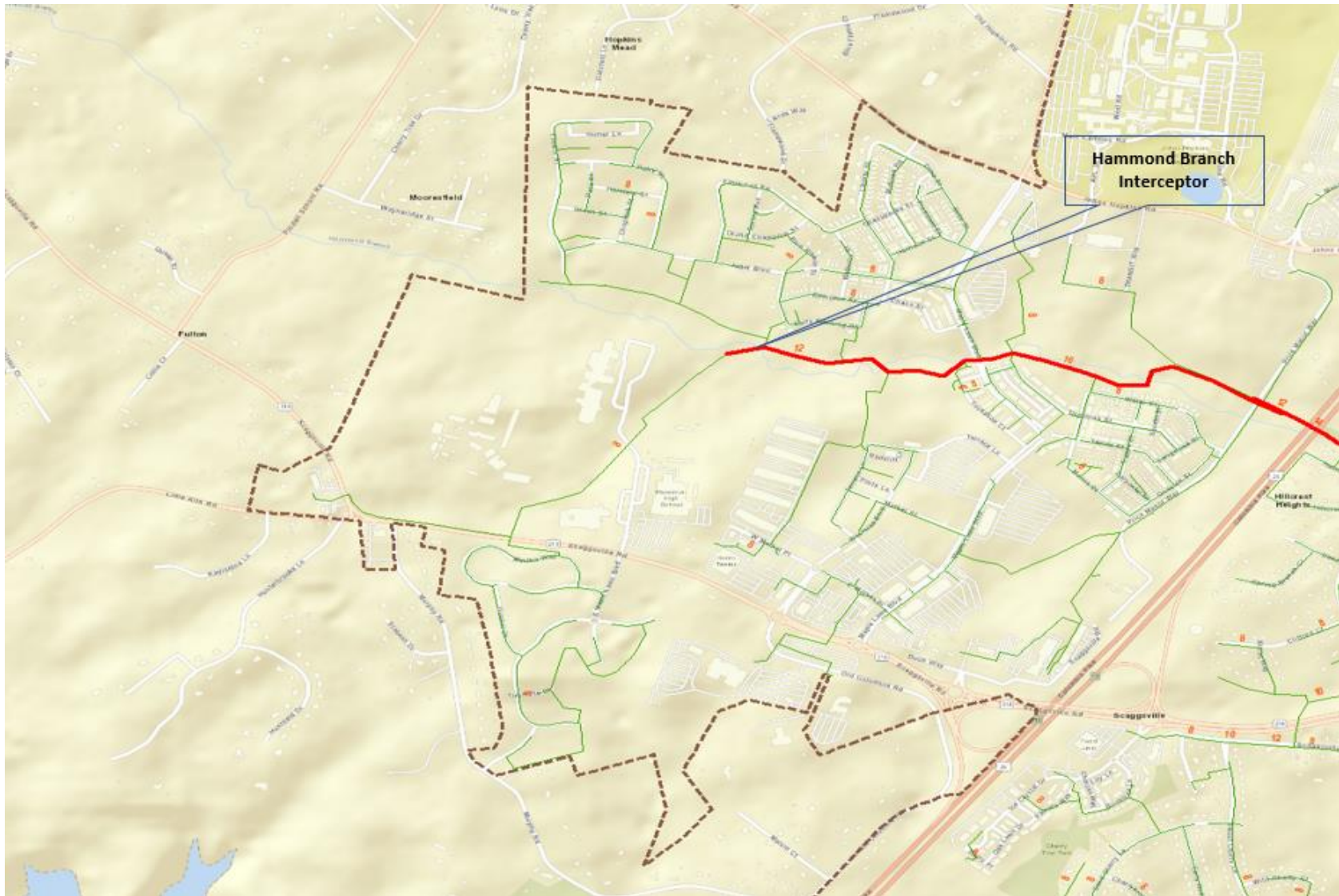


Figure-2: Maple Lawn Proposed Developments - Sewer Plan

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: March 24, 2021

Hearing Examiner TBD
Planning Board _____ Board of Appeals _____ Zoning Board ZB-1127M

Petition No. _____ Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: G&R Maple Lawn, Inc.

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 04/07/21 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To:
- _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - _____ Bureau of Environmental Health
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ Tom s Meunier, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted
Adult Housing)
 - _____ Housing and Community Development
 - _____ Resource Conservation Division – Beth Burgess
 - _____ Route 1 Cases – DCCP – Kristin O'Connor
 - _____ Telecommunication Towers – (Comm. Dept.)
 - _____ Division of Transportation – Dave Cookson

COMMENTS: WE HAVE NO COMMENTS.

Paul Wiley
SIGNATURE



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **ZB -1127M**

DATE: May 18, 2021

The Health Department has reviewed the above referenced petition and has no comments if this project is to be served by public water and sewer.



Howard County

Internal Memorandum

Subject: ZB 1127 M
Maple Lawn

Memo To: Geoff Goins
Department of Planning and Zoning

From: David Cookson,
Planning Manager
Office of Transportation

Date: May 7, 2021

The Office of Transportation (OOT) offers the following comments on ZB1123M. OOT's comments are based on the review of the information provided on March 24, 2021.

The petitioner is requesting Howard County amend the originally approved and amended development plans as approved in ZB 995 M and ZB 1039 M to increase the number of housing units from 32 single family house by 473 housing units for a total of 157 single family detached houses, 148 single family attached houses and 200 apartments in the Maple Lawn West District.

The petitioner references Maple Lawn's long-standing emphasis on developing and building a cohesive community that allows and reinforces walking and biking to daily activities for residents, both as a desired amenity as well as reducing demand on the automobile-focused transportation network. The information presented in the application, however, could more clearly present how the applicant has, and will, meet the objectives outlined in their petition.

The Office of Transportation's comments are focused on how the proposal can be revised to meet the petitioner's objectives.

- The petitioner's traffic study is proposing the installation of a traffic circle at MD 216 and the entrance road. The project should also include bike lanes on the full project frontage, including extending the bike lanes to Maple Lawn Blvd.
- The entrance road into the community does not appear to have direct driveway access and the traffic study did not reference a proposed classification, the design speed of the road should reflect the county's complete streets policy.

- The importance of the proposed connection to Federal Street is referenced several times. This connection will provide both redundancy and access; completing this connection is critical to overall operations.
- The entrance road from MD 216 into the site should include a 10-foot-wide shared use pathway. The pathway element should continue along the proposed internal road network to the intersection with Federal Street.
- The proposed pathway connection to the school site does not provide a high-quality connection to and through the school campus, as well as the other phases of Maple Lawn. To ensure this phase integrates with other phases of Maple Lawn, especially the commercial sections, the petitioner should develop, in coordination with the Howard County School System, a visible, lit and well-designed gateway pedestrian and cyclist connection to West Market Place.
- The petitioner references providing public transit facilities in the business and other districts. Howard County is planning to implement an extension of the Flash transit line from Montgomery County to Downtown Columbia, via Maple Lawn Boulevard and Johns Hopkins Road. This route will require several new stops, including potential stops on Maple Lawn Boulevard at MD 216 and Johns Hopkins Road. The petitioner should coordinate with OOT to locate stops, and contribute funding, to construct bus stops.
- The petitioner references a Transportation Demand Management Plan and the importance of continuing to collect funds under the plan; however, additional information is needed to determine the extent to which TDMP funds are being used to implement program activities under the plan.

On March 17, 2021, Howard County sent a letter (attached) to the petitioner requesting verification of the amount of TDMP funds collected from the commercial portion of development, an itemized list of TDMP expenditures from the commercial development fund, and the TDMP requirements that have been completed as of March 17, 2021. Howard County requested this information by May 1, 2021 and will review the information once it is received to determine the extent to which the petitioner has satisfied the terms of the TDMP.

Attachment

CC: Bruce Gartner, Administrator, Office of Transportation
Amy Gowan, Director, Department of Planning and Zoning



Howard County

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-0702

Bruce Gartner, Administrator, Office of Transportation
Amy Gowan, Director, Department of Planning and Zoning

bgartner@howardcountymd.gov
agowan@howardcountymd.gov
FAX 410-313-1655
TDD 410-313-2323

March 17, 2021

Mr. Mark Bennett, Sr.
Greenebaum Enterprises
1829 Reisterstown Road, Suite 300
Baltimore, Maryland 21208

RE: Request for documentation related to Zoning Board Decision and Order: Case No. 995M

Dear Mr. Bennett,

On December 29, 2000, the Zoning Board's Decision and Order in Case No. 995M incorporated Exhibit 55, a Transportation Demand Management Plan (hereinafter "TDMP," enclosed for reference), as part of the proposal to develop Maple Lawn in Fulton, thus becoming a requirement for development of the property. The TDMP states that the developer intended to spearhead the effort to create a coordinated TDMP and included a funding mechanism of \$0.10 per square foot of leasable space plus financial participation from the master homeowners' association. We understand that the Maple Lawn Homeowners' Association became responsible for its portion of these fees around 2015. Since that time the County has coordinated with the HOA Board to implement its Transportation Demand Management requirements.

Given the continued and future development within Maple Lawn, the County would like to confirm which of the required Transportation Demand Management efforts in the commercial portion of Maple Lawn have occurred and which still need to be implemented. To that end, we request verification that the funds from the commercial portion of development have been collected. Please provide an accounting of what has been collected as well as a summary of timing and amount of expenditures by activity that have been undertaken since 2000. The County is particularly interested in how those efforts have served to mitigate the community's traffic impacts. This documentation is requested within 30 days from the date of this letter.

Additionally, we estimate that approximately 90% of commercial development has occurred and that a number TDMP requirements are outstanding. Therefore, we also request a plan and timeline within 30 days of the date of this letter demonstrating how the remainder of the TDPM requirements will be met as the PDP advances toward completion and continued after the conclusion of development. Should you wish to discuss your plans prior to a formal submission in 30 days, please contact Bruce Gartner bgartner@howardcountymd.gov to arrange a meeting.

March 17, 2021
Mark Bennett, Sr.
Page 2

Our staff will be more than willing to work with you to discuss a mutually beneficial plan of programs and projects and, if necessary, identify resources that you may be able to use in developing your plans.

Sincerely,



Amy Gowan
Director, Department of Planning and Zoning



Bruce Gartner
Administrator, Office of Transportation

Encl: Exhibit 55, Maple Lawn Transportation Demand Management Plan

cc: Sam Sidh
Constance Robinson, St. John Properties

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: March 24, 2021

Hearing Examiner TBD

Planning Board _____ Board of Appeals _____ Zoning Board ZB-1127M

Petition No _____ Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: G&R Maple Lawn, Inc.

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 04/07/21 to Public Service and Zoning Administration

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 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ Tom s Meunier, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - _____ Resource Conservation Division – Beth Burgess
 - _____ Route 1 Cases – DCCP – Kristin O’Connor
 - _____ Telecommunication Towers – (Comm. Dept.)
 - _____ Division of Transportation – Dave Cookson

COMMENTS: No Comment


SIGNATURE



G&R Maple Lawn, Inc.
1829 Reisterstown Road
Suite 410 Woodholme Center
Baltimore, MD 21208

Date: June 22, 2021

Re: 11788 Scaggsville Road
ZB-1127M

The above referenced plan has been reviewed by the Howard Soil Conservation District for compliance with sediment control, pond safety, temporary stormwater management, and sensitive area protection requirements. Results of the review are as follows:

- (X) Howard SCD approval is not required. However, the following recommendations and requests are being made to the Department of Planning & Zoning.
- () The plan is approved, subject to signatures being placed on the original(s). Any alterations to the plan shall void approval.
- () Address all comments which, due to their minor nature, may be addressed directly on the original(s) at the time of formal signature approval. There is no need to resubmit the plan.
- () Address all comments as noted below and resubmit the plan for further review.

REVIEW COMMENTS:

1. The Howard Soil Conservation District has no comments on this Zoning Board petition.

Warning: All soils have limitations, ranging from slight to severe, for building homes, constructing roads and ponds, and various other uses. Please consult the *Soil Survey of Howard County* for determining soil types and their suitability for development, engineering and building.

Technical Review by: Alexander Bratchie
Alexander Bratchie, PE

May 4, 2021

Mickey Cornelius, P.E., PTOE, RSP
Senior Vice President
The Traffic Group, Inc.
9900 Franklin Square Drive, Suite H
Baltimore MD 21236

RE: Howard County
MD 216 (Scaggsville Road)
Maple Lawn West, Preliminary Development Plan (PDP) Traffic Study
MDOT SHA Tracking No.: 20APHO005XX
Mile Post: 5.34

Dear Mr. Cornelius:

Thank you for the opportunity to review the PDP Traffic Study, received on March 24, 2021, for Maple Lawn West, located along MD 216 (Scaggsville Road) in Howard County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) review is complete, and we offer the following comments.

1. The adjusted volumes in Figure 4C appear to be compounded incorrectly. The 6/12/2018 count numbers should be compounded over 3 years to bring them to 2021. It appears that the numbers were only compounded over 2 years. Similarly, the 9/19/2019 count which should have been compounded over 2 years but were only compounded for 1 year. Revise counts accordingly.
2. It is unclear where and how the numbers were acquired in Figure 5A. The numbers do not agree with the 2015 count at MD 216 and Lime Kiln Road, nor do the numbers agree with the 2014 count for MD 216 at Murphy Road. For instance, the 2015 thru movement count at Lime Kiln Road shows a PM peak volume for westbound MD 216 as 693 without any compounding. The diagram shows the PM peak for this movement as 500 in 2021. The same discrepancy was found for westbound MD 216 at Murphy Road. The 2014 count shows the PM thru movement as 829 and the diagram shows the peak for this movement as 685 in 2021. Clarify the methodology used to interpolate these numbers.
3. Add the roundabout intersections located at the US 29 and MD 216 interchange to the list of intersections that will be analyzed in the future Adequate Public Facilities Traffic Study.

Please submit a revised study, point by point response, and any other required documentation through the link at

<https://mdotsha.force.com/accesspermit/login?ec=302&inst=1B&startURL=%2Faccesspermit>. Please keep in mind that you can view the reviewer and project status via MDOT SHA Access Management web page at <http://www.roads.maryland.gov/pages/amd.aspx>.

Mickey Cornelius, P.E., PTOE, RSP
MDOT SHA Tracking No.: 20APHO005XX
Page Two

Should you have any questions or require additional information, please contact Mr. Eric Tissue at 301-624-8153 or via email at etissue.consultant@mdot.maryland.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Teri Soos".

Teri Soos, P.E.
District Engineer

cc: Mr. Mark Bennett, Sr., Owner/Developer, Maple Lawn Old Farm, LLC
Mr. Chad Edmondson, Chief, Howard County Development Engineering Division
Mr. Scott Newill, Regional Engineer, Access Management, MDOT SHA
Mr. Michael Niederhauser, Transportation Engineer, Office of Traffic and Safety, MDOT SHA
Philip F. Westcott, P.E., PTOE, RSP, Traffic Team Leader, MDOT SHA