



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Voice/Relay

Amy Gowan, Director

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MEMORANDUM

Subject: Planning Board Meeting of April 7, 2022 - SP-17-010b RL, Rock Realty Inc.

To: Members of the Planning Board

Through: Amy Gowan, Director, Department of Planning and Zoning (AG)

From: Nick Haines, Department of Planning and Zoning (NH)

Date: March 24, 2022

Pursuant to Section 1.103.E.2 of the Rule of Procedure, the Planning Board will be ruling on a revision to Preliminary Equivalent Sketch Plan SP-17-010b, which was approved on December 6, 2018, by Decision and Order for case PB440.

Section 1.103.E.2 states

"A party to the original proceeding or the Department of Planning and Zoning may request the Board to review any prior decision of the Board for which any change in the plans has occurred after the Decision and Order has been issued. The Board, in its sole discretion, can review the matter at a work session, the purpose of which review shall be limited to determining whether the change results in a plan that materially differs from the findings that were necessary to the approval granted by the Decision and Order or causes the plan to exceed the scope of approval granted by the Decision and Order. If it is determined that the plan is materially different or exceeds the scope of the prior approval, then the revised plan will be scheduled for a separate proceeding in accordance with the rules that apply to that case."

This is a Growth Tier III subdivision and Planning Board is required by Senate Bill 236 (The Sustainable Growth and Agricultural Preservation Act of 2012), to evaluate the following criteria: "potential environmental issues or a natural resources inventory related to the proposed residential major subdivision."

The following table outlines the changes to SP-17-010b, some of which resulted from further technical review and engineering. The Planning Board will need to consider whether any changes result in a plan that materially differs from the findings necessary to grant the original approval.

Table with 3 columns: Category, Approved SP-17-010b, Redline Revision to SP-17-010b. Rows include Housing Type, Number of units, Number of lots, and Limit of Disturbance.

<p>Road layout</p>	<p>Two public roads will be extended from Lime Kiln Road and Nicolar Drive.</p> <p>The northern section of the plan ends in a T-turn around and includes two shared driveways to access the proposed units.</p>	<p>Two Private roads will be extended from Lime Kiln Road and Nicolar Drive.</p> <p>The northern section of the plan includes an extension of a private roadway to a cul-de-sac with roadway access to the new unit types.</p>
<p>Access Road Re-Alignment Impacts (approval granted by DPZ as 16.116(c) Necessary Disturbance)</p>	<p>559 sq. feet of stream buffer 118 sq. feet of wetland buffer</p>	<p>2,968 sq. feet of stream buffer 858 sq. feet of wetland buffer</p>
<p>Forest Conservation</p>	<p>Total Forest retained on site = 26.51 acres</p> <ul style="list-style-type: none"> • On site forest retention (credited) = 16.51 acres <p>Total reforestation/afforestation obligation = 6.96 acres addressed as follows:</p> <ul style="list-style-type: none"> • 3.9 acres on-site forest planting • 6.08 acres off-site forest retention easement (proposed at bank) <p>Overall Forest Conservation Area (Credited retention and planting proposed on SP): 20.41 acres</p>	<p>Total Forest retained on site is = 22.6 acres</p> <ul style="list-style-type: none"> • On-site forest retention (credited) = 13.2 acres <p>Total reforestation/afforestation obligation = 13.2 acres addressed as follows:</p> <ul style="list-style-type: none"> • 3.1 acres on-site forest planting • 10.06 acres off-site forest retention easement (recorded with F-21-042 at 2:1 = 20.12 acres) • 04 acres (fee in lieu paid at 2:1 = .08 acres) <p>Overall Forest Conservation Area (Credited retention and planting Area proposed on SP): 16.3 acres</p>