



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of June 2, 2022

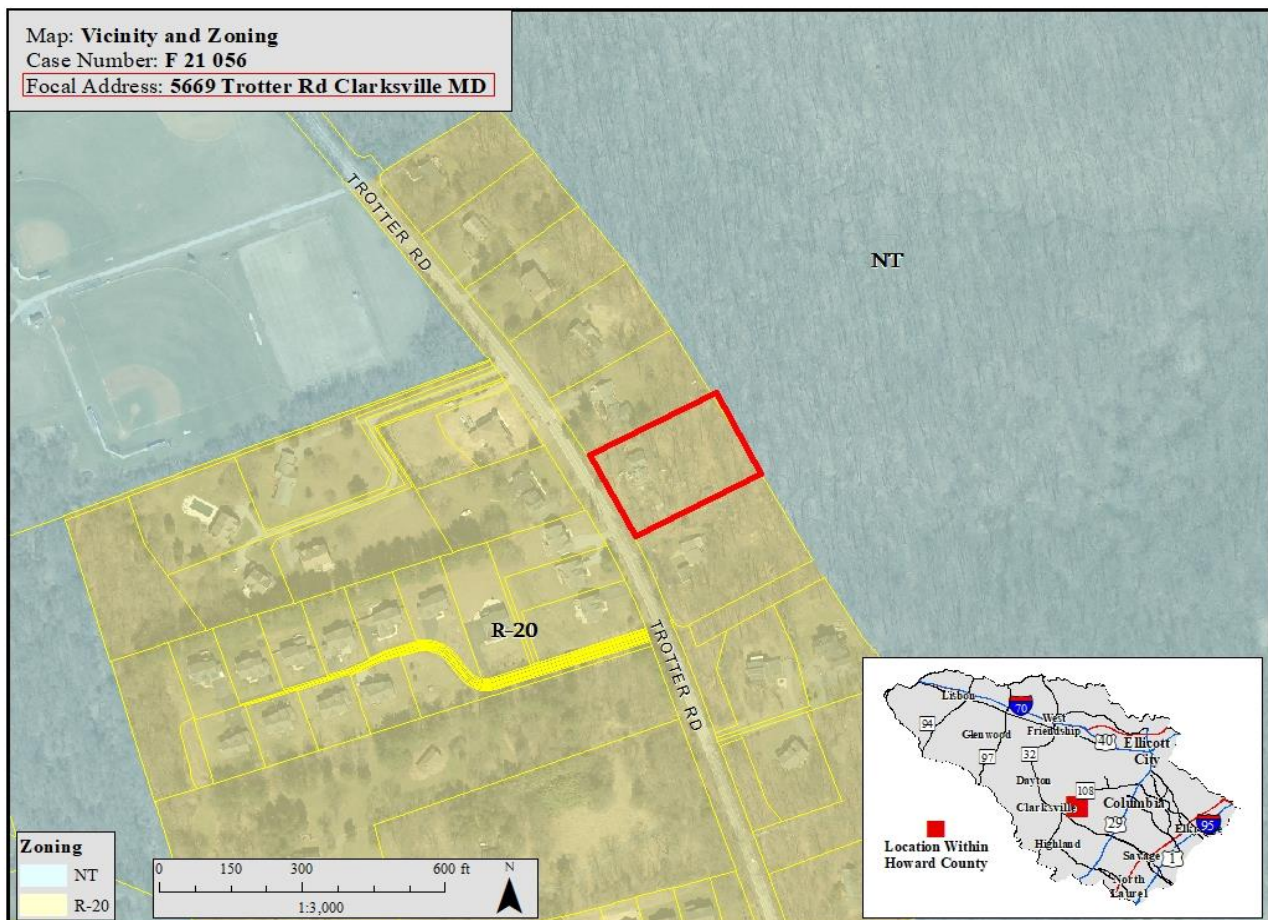
Case No./Petitioner: F-21-046/ Divyesh Sapariya, Sohilraj Sapariya, & Hitesh Ankola

Project Name: Sapariya Property, Lots 1 & 2

DPZ Planner: Kathryn Bolton, kbolton@howardcountymd.gov

Request: Scenic road plan review. A request to review Final Subdivision Plan (F-21-046) in accordance with Section 16.125(c) of the Subdivision and Land Development Regulations for a minor subdivision that abuts or adjoins a scenic road. The subject property is 1.36± acres, zoned R-20 (Residential: Single) and will be subdivided into two lots.

Location: The property is located at 5669 Trotter Road in Clarksville. The property is partially wooded. The property is found at Tax Map 35, Grid 02, Parcel 180, in the Fifth Election District.



Vicinal Properties:

The subject property is surrounded to the north and south by an existing residential development, Criswood Manor, Section 2, and to the west by Trotters Crossing II. To the east, the property borders Open Space for Village of River Hill.

Legal Notice:

The property was posted and verified by DPZ in accordance with the legal requirements for Planning Board public meetings.

Regulatory Compliance:

This project must comply with the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Howard County Forest Conservation Manual, and the Howard County Landscape Manual.

I. General Information:

Plan History:

- ECP-20-051 – An Environmental Concept Plan was submitted for review October 8, 2020 and was approved and signed by DPZ staff February 17, 2021.
- F-21-046 – A Final Plan was submitted for review March 18, 2021. The plan proposes to resubdivide existing Lot 65 into two residential lots that are a minimum of 20,000 sq. ft. in size.
- WP-22-031 – An Alternative Compliance Petition was submitted for review September 28, 2021 to remove five of the ten specimen trees onsite. The petition request was resubmitted December 7, 2021 after comments were sent out by reviewing agencies. The removal of three of the five requested specimen trees was approved with comments on March 16, 2022.

Existing Environmental Conditions and Site Improvements:

The subject property contains approximately 1.361± acres and is improved with a single family detached residence, proposed to be removed, and is accessed from Trotter Road. The property is mostly wooded towards the rear of the site. There are ten specimen trees onsite, of which three have been approved for removal. The topography gently slopes to the north corner of the site. There are no rare or endangered species on this site.

Character and Quality of the Scenic Road (Trotter Road):

The subject property has just under 200 feet of public road frontage along Trotter Road. In 1994, Trotter Road was designated by the County Council as a scenic road. The County’s scenic road inventory described Trotter Road as, “a narrow, winding road that passes through wooded stream valley and a residential neighborhood. Views from the road are confined by forest and residential structures.”

The scenic character of Trotter Road is created primarily by forested valley located on both sides of Cricket Creek. The section of road passing through this valley provides views of the creek and forested valley walls. Other scenic features include varied terrain, two ponds, an additional stream crossing, and mature trees. Residential development is frequent, interspersed with forested areas and the stream valleys. Most of the houses are in a wooded setting and buffered from the road by trees. This section of Trotter Road contains overhead power lines and matures trees which are set back from those lines. There are also a number of resubdivided lots containing single family detached homes with mowed lawns and landscape trees visible from the street.

A visual assessment was provided in accordance with section 16.125(c)(4)(iii) of the Subdivision and Land Development Regulations. The visual assessment complies with the submission requirements listed in subsections a through e. The assessment describes the character and quality of scenic Trotter Road. At the site, Trotter Road is generally straight with a gentle curve. The vertical alignment has a rising slope from the southern approach of approximately three percent and generally flat slope from the northern approach as it passes the site. The existing pavement of Trotter Road is approximately 24 feet wide and is in good condition. The character of the scenic road along this stretch is suburban residential with existing single-family detached dwellings. There are no curbs, shoulders or sidewalks along the perimeter of the site and there are no viable improvements along this stretch of the road. An overhead utility line is located along the east side of Trotter Road approaching from the north and it crosses the road at the approximate location of the front northern property corner.

There are 18 trees, 12 inches or greater in caliper on-site. Of those trees, five are along the perimeter of the scenic road. They are a mix of oak and evergreen and range in size from 14 inches to 20 inches caliper. The remaining frontage of the site has understory vegetation dominated by shrubs. The majority of trees are in the rear yard and will not be disturbed with the proposed subdivision.

Finally, the visual assessment suggests that the proposed subdivision has been designed to minimize visual impacts to the character of the scenic road and to enhance the quality of the view from Trotter Road. No road improvements are proposed along Trotter Road. The changes to the scenic road will be minimized through the use of a single driveway access point and the preservation of the vegetation along Trotter Road right-of-way. The applicant is proposing to remove the five trees along the scenic road with some of the understory plantings to accommodate required storm water management areas. The plan proposed to and replant seven evergreens along the scenic road to complement the undisturbed understory shrubbery. The proposed landscaping improvements augment and enhance the visual quality of the scenic road.

II. Planning Board Criteria

In accordance with Section 16.125(c)(5)(i) and (ii) of the Subdivision and Land Development Regulations, the Planning Board must consider the following scenic road criteria at initial plan submittal.

- 1. Access. Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.**
 - a. Wherever practicable, access shall be located along a non-scenic road.**
Access for this subdivision will be by Trotter Road. There are no other potential access points for this site from a non-scenic road.
 - b. Only to the extent vehicular access cannot be practicably located along a non-scenic road, access along a scenic road shall be permitted at an existing driveway location.**
Access to the proposed subdivision can only be through Trotter Road. One driveway currently exists for this lot. To maintain only one driveway for the two lots, the proposed driveway will be relocated slightly north to be more centralized to the property frontage.
 - c. Only to the extent vehicular access cannot be practicably located along a non-scenic road or at an existing driveway, additional access along a scenic road may be permitted.**
Access to the proposed subdivision can only be through Trotter Road. However, the number of access points remains unchanged as there will be one use-in-common access for the two lots.
 - d. To the extent that any access is permitted along a scenic road, such access shall preserve the alignment, topography, and surroundings to minimize interference with views from the road while ensuring public safety.**
Lot 65 currently is encumbered by an existing single-family dwelling, which is to be removed, and a single driveway access point. No improvements are proposed along Trotter Road and the access will remain in a similar location for the two proposed dwellings, to limit disturbance to the

existing vegetation and maintain existing conditions to the extent possible. Additional landscaping will augment the existing vegetation.

2. Buffers. The buffer preserves or enhances the visual character of the road and surrounding area, and whether access minimizes the impacts to the buffer.

This minor subdivision is within the Planned Service Area but is not considered a new major subdivision that requires a minimum 100-foot continuous vegetated buffer per Section 16.125(c)(2) of the Subdivision and Land Development Regulations. While the lots must be accessed via Trotters Road, there are no frontage improvements proposed along the scenic road. Changes to the character will be minimized by use of a single access driveway and retention of some existing vegetation. Additional plantings are proposed to replace trees to be removed and enhance the visual quality of the scenic road.

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Amy Gowan
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Amy Gowan, Director
Department of Planning and Zoning

5/19/2022

Date