



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

TECHNICAL STAFF REPORT

Brighton Mill II

Lots 1 – 12, Buildable Preservation Parcel ‘A’ and Non-Buildable Preservation Parcels ‘B’-‘D’

Planning Board Hearing of September 1, 2016

File No./Petitioner:

PB-419/Highland Development Corp.

Project Name:

Brighton Mill II

DPZ Planner:

**Tanya Krista-Maenhardt, AICP, Planning Supervisor
(410) 313-2350, tmaenhardt@howardcountymd.gov**

Request:

For the Planning Board to approve a preliminary equivalent sketch plan (SP-16-004) for 12 cluster lots, 1 buildable preservation parcel and three non-buildable preservation parcels in the RR-DEO (Rural Residential – Density Exchange Option) zoning district in accordance with State Senate Bill 236, “The Sustainable Growth and Agricultural Preservation Act of 2012.”

Recommendation:

The Department of Planning and Zoning recommends approval of the preliminary equivalent sketch plan (SP-16-004) in accordance with the Subdivision Review Committee comments, Senate Bill 236, and subject to any conditions imposed by the Planning Board.

Location:

13441 Triadelphia Mill Road/Intersection of Triadelphia Mill Road and Broccolino Way, Clarksville, Maryland 21029. The property consists of 29.03 acres of land located on Tax Map 34, Grid 2, Parcel 16.

Vicinal Properties:

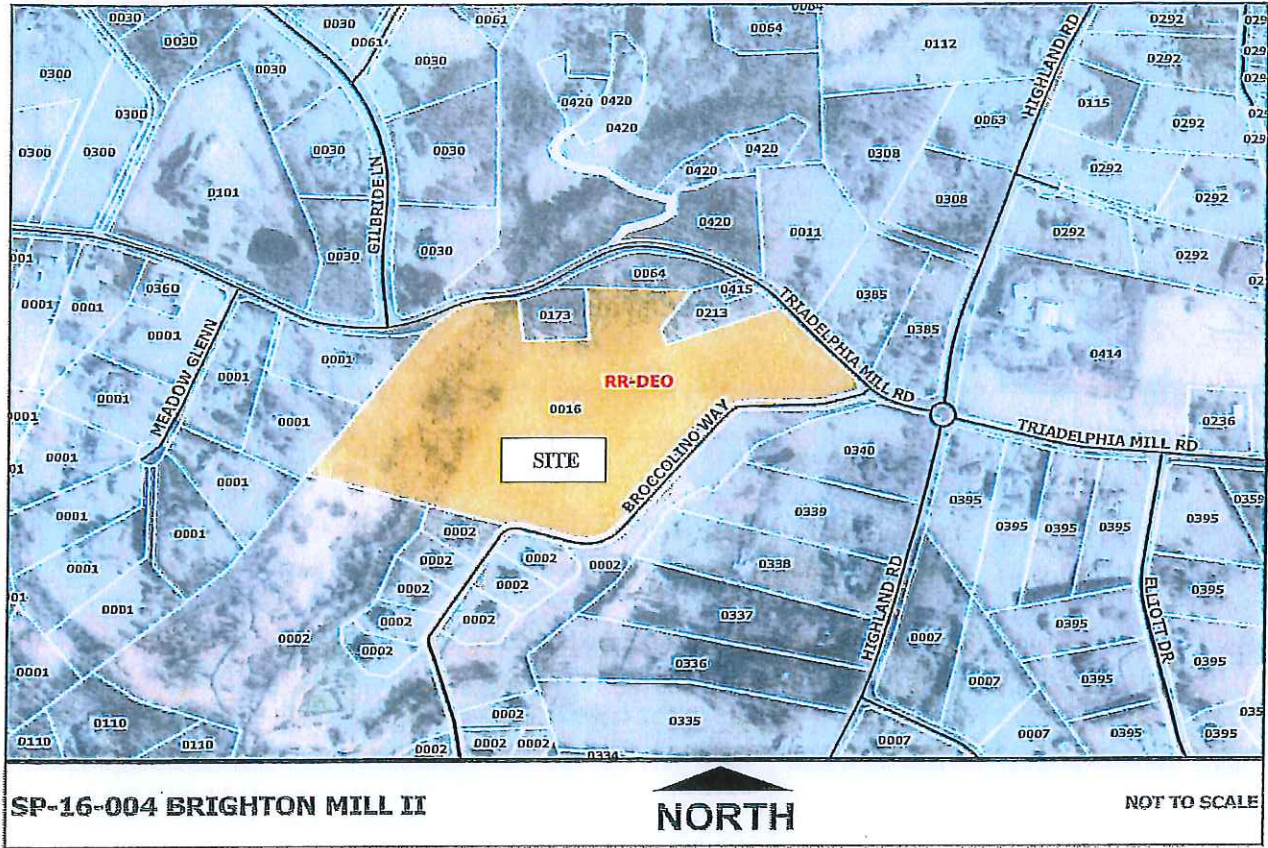
To the East, residential Lots 27 and 28 of the “Dunfretten Estates” subdivision. Both properties are zoned RR-DEO and designated Tier III.

To the North, Triadelphia Mill Road and residential properties: “Wiegand”, “Richardson” and “Curtis”. All three Parcels are zoned RR-DEO and designated Tier III.

To the South, Lot 1 (designated Tier III) and Buildable Preservation Parcel ‘A’ of “Brighton Mill I” (designated Tier IV). Both are zoned RR-DEO.

To the East and Southeast is Broccolino Way.

Vicinity Map:



Legal Notice:

The subject property was properly posted with **two** official Planning Board posters; verified by an on-site inspection by staff of the Department of Planning and Zoning. Certification of legal advertisements are on file with this case verifying that the case was advertised in **two** local newspapers a minimum of 30 days prior to the hearing date.

Regulatory Compliance:

This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations, the 2013 Howard County Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual.

Plan History:

Pre-Submission Community Meeting – A pre-submission community meeting was held on July 14, 2015 at the 5th District Volunteer Fire Department.

Environmental Concept Plan #16-011 – The Environmental Concept Plan received signature approval for conceptual stormwater management design on May 27, 2016.

Alternative Compliance Petition #16-064 – A an alternative compliance petition to the Subdivision and Land Development Regulations was conditionally

approved by the Department of Planning and Zoning on January 29, 2016 to allow:

1. Double-frontage lots for proposed Lots 8-12.
2. The removal of 6 of the 30 specimen trees on site. Permission was also granted to remove 2 additional specimen trees (if needed) to accommodate future replacement septic areas.

Design Manual Waiver – A waiver to Design Manual Sections 2.3.A.a., 2.3.A.c., Appendix A, 2.5 B and Table 2.8 for a reduction to a 75’ and a 100’ radius on horizontal curves along Curtis Vista Way was approved, with conditions, by the Department of Planning and Zoning and the Department of Public Works on February 3, 2016. A Design Manual Waiver request for the elevation of the Hydraulic Grade line of the storm drain system to exceed the freeboard required for the grate of an inlet was denied. After consultation with the Development Engineering Division and the Department of Public Works, this issue was resolved by adjusting the inlet top and re-grading a swale.

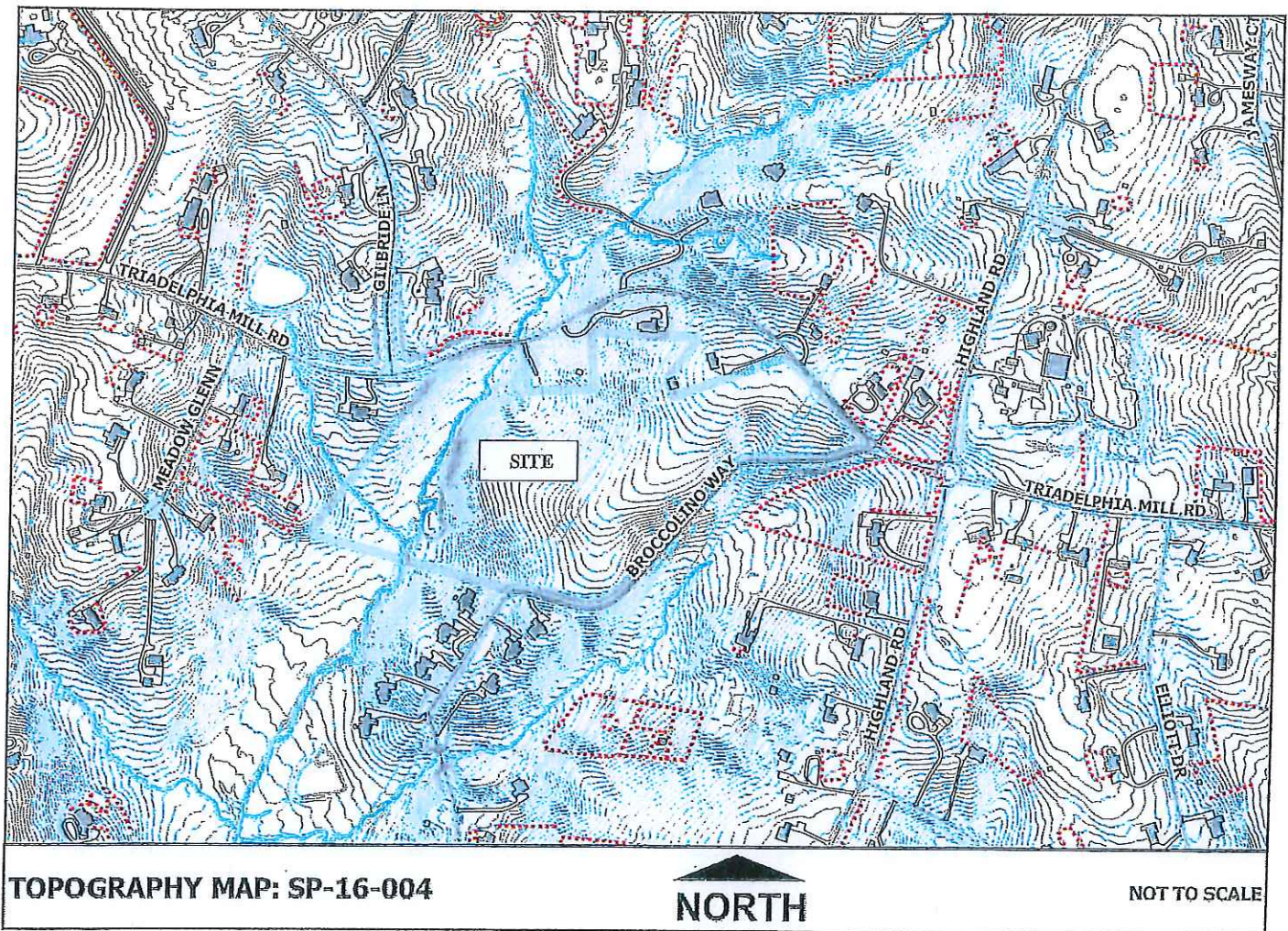
Site Information:

ACREAGE	
Gross Acreage of Property.....	29.03 ac.
Area of 100-year Floodplain.....	1.58 ac.
Area of 25% or Greater Steep Slopes (outside of floodplain).....	1.23 ac.
Net Tract Area.....	26.22 ac.
Limit of Disturbance (LOD).....	11.5 acres (39.6% of site)
DENSITY – Cluster Subdivision	
Total No. of Lots Allowed By Right (Base Density).....	6 lots
(1 dwelling unit per 4.25 gross acres)	
Maximum No. of Lots Allowed using Density Exchange Option.....	13 lots
(1 dwelling unit per 2 net acres)	
Total Number of Lots Proposed.....	13 lots
DENSITY – Non-Cluster Subdivision*	
Total No. of Lots Allowed by Right.....	9 lots
(1 dwelling unit per 3 gross acres)	
*Non-Cluster density totals shown for informational purposes. This subdivision utilizes the cluster subdivision regulations.	

Site Proposal:

The proposed major subdivision consists of 12 residential cluster Lots, 1 Buildable Preservation Parcel and 3 Non-Buildable Preservation Parcels on 29.03 acres of land. A newly proposed public road (“Curtis Vista Way”) will intersect with existing “Broccolino Way”. Lots 1-12, and Non-Buildable Preservation Parcels ‘B’, ‘C’ and ‘D’ will access on to Curtis Vista Way and Buildable Preservation Parcel ‘A’ will access onto existing “Broccolino Way”. Although Lots 8-12 are considered double-frontage lots, they will only be permitted access from “Curtis Vista Way”. An existing private 30’ wide fiber optic cable right-of-way and an existing private 50’ wide Atlantic Seaboard Company gas line easement also bisect the property. Written permission has been provided by both the fiber optic cable right-of-way operator and Atlantic Seaboard Company for the crossing of these easement areas with proposed driveways for Lots 8-12 and the creation of Curtis Vista Way.

Residential Lots 1-12 encompass 13.72 acres and Buildable Preservation Parcel 'A' encompasses 4.03 acres. Non-Buildable Preservation Parcels 'C' and 'D' total 24,930 square feet, would be owned by the Homeowner's Association and are intended as green space. They also contain the gas and fiber optic easements. Howard County would be the easement holder for these 2 parcels. Non-Buildable Preservation Parcel 'B' is 9.57 acres in size and contains steep slope areas and the wetlands, stream, floodplain and associated buffers. The applicant also proposes two forest conservation easement areas. Easement #1 proposes 2.01 acres of credited retention and 4.81 acres of reforestation. Easement #2 is proposed for 1.31 acres of afforestation and will be used as a future forest conservation bank. Non-Buildable Preservation Parcel 'B' would be privately owned, with the Home Owner's Association and Howard County as the easement holders.



Planning Board Review:

“The Sustainable Growth and Agricultural Preservation Act of 2012” (Senate Bill 236) requires all proposed residential major subdivisions within Growth Tier III areas to be presented before the Planning Board at a public hearing. Approval of

Planning Board Criteria:

In accordance with State Senate Bill 236, the review of a residential major subdivision by the Planning Board shall include:

- 1. The cost of providing local government services to the residential major subdivision unless a local jurisdiction's adequate public facilities ordinance already requires a review of government services.**

Howard County has adopted an Adequate Public Facilities Ordinance. The purpose of the Ordinance is to provide a predictable planning environment for adequate public road facilities and adequate public school facilities by requiring residential and nonresidential projects to pass certain tests as conditions of subdivision or site development plan approval.

The test for adequate public road facilities was conducted and approved by the Department of Public Works and Department of Planning and Zoning with the review of the preliminary equivalent sketch plan.

The applicant has also prepared a fiscal review based on "Trends-Average Market Values" as a basis for comparison. This is based on current plans in the development pipeline, current land use capacity based on zoning, and current land use policies. The review determined that the proposed subdivision will result in "no net costs to the County, an increase in net revenues, an above average combination of capital revenue and one-time fee revenue, and a potential savings of \$840,000 in land preservation costs".

The test for adequate housing unit allocations and the test for adequate public schools will be conducted upon approval of the Decision and Order of the Planning Board.

- 2. The potential environmental issues or a natural resource inventory related to the proposed residential major subdivision.**

The Natural Resource Inventory indicates two (2) unnamed tributaries to the Triadelphia Reservoir and ten (10) wetland systems.

- The first stream system is an unnamed, Class IV perennial stream and is the larger of the two tributaries. It flows from north to south and is situated on the western portion of the property and exits the site to the south.*
- The second stream system is also an unnamed, Class IV perennial stream that flows into the first stream system. It flows in a west to east direction and is situated on the southwest portion of the property.*

All Wetland Systems are located on the western portion of the property, are adjacent to the perennial streams and will be contained within proposed Non-Buildable Preservation Parcel 'B':

- *Wetland Systems '1' and '2' are forested nontidal wetlands and are 0.09 acres in total area.*
- *Wetland Systems '2' through '10' are considered emergent nontidal wetlands and encompass a total area of 0.63 acres.*

The Natural Resource Inventory also indicates 35 specimen trees and two distinct forest stands that encompass approximately 3.81 acres of the project site.

- *Forest Stand #1 occupies approximately 1.92 acres, located on the northern portion of the property, directly south of Triadelphia Mill Road.*
- *Forest Stand #2 occupies approximately 1.89 acres, located on the western portion of the property, adjacent to the perennial stream.*

The Natural Resource Inventory and Floodplain report indicates floodplain along the perennial stream. The plan also indicates a total of 1.68 acres of steep slopes located within the project site.

The Wildlife and Heritage Service indicates that there are no State or Federal records for rare, threatened or endangered species within the project site.


The plan does not propose any disturbance to the above referenced streams, wetlands, their buffers, floodplain, or steep slopes (20,000 s.f. contiguous). These features are encompassed and protected within Non-Buildable Preservation Parcel 'B'. The plan does propose removing 1.8 acres of forest and 8 specimen trees (as approved, with condition, under WP-16-064). This clearing consists of existing trees or forest that will be maintained on residential lots but would not be located within an easement; or clearing which has been determined to be necessary in order to accommodate utilities, stormwater management devices, houses, driveways, topography, a gas main easement, and private septic systems.

SRC Action:

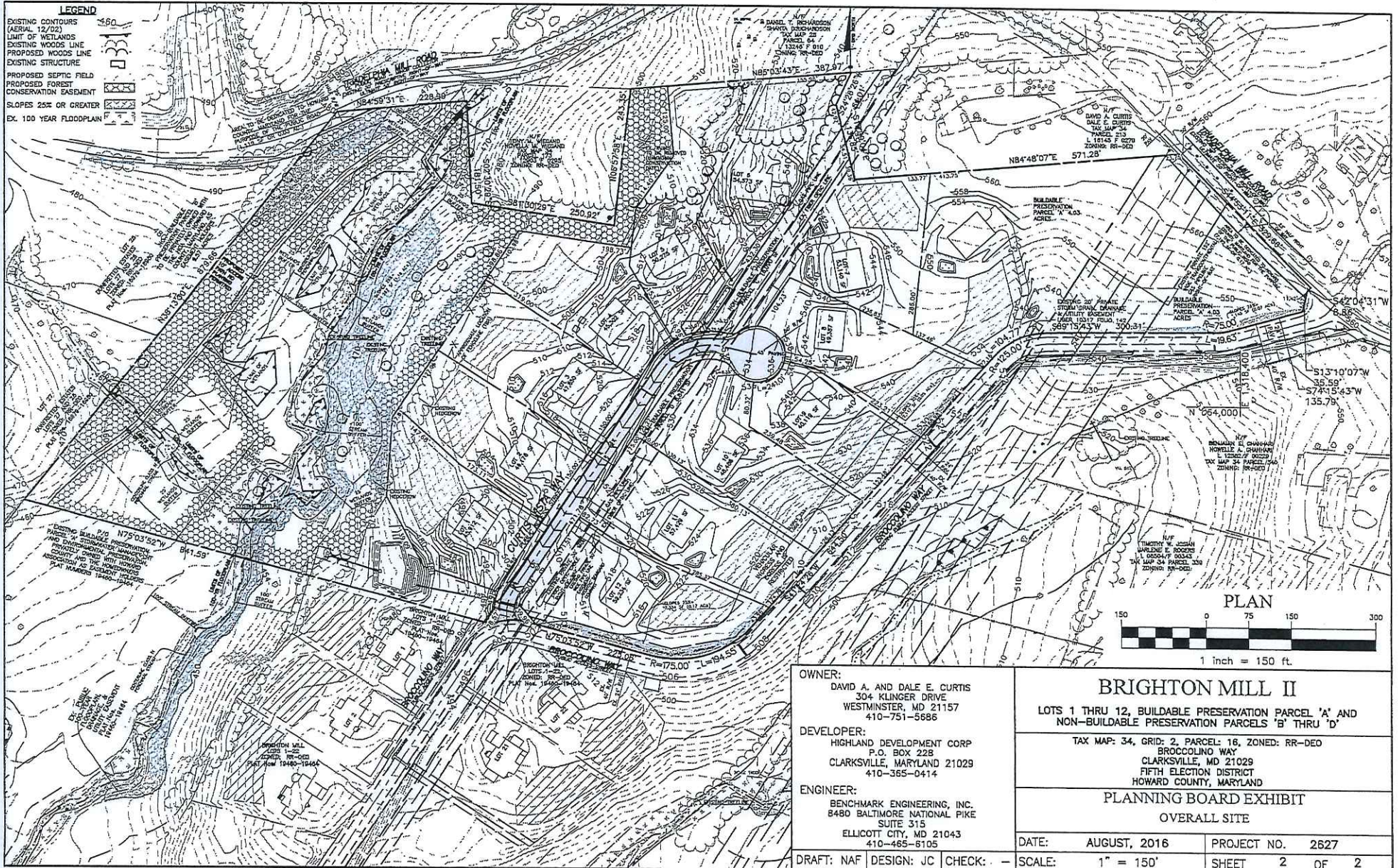
The Subdivision Review Committee has recommended approval.

Recommendation:

The Department of Planning and Zoning recommends approval of the preliminary equivalent sketch plan (SP-16-004) in accordance with the Subdivision Review Committee comments, Senate Bill 236, and subject to any conditions imposed by the Planning Board.

 8-16-16
Valdis Lazdins, Director Date
Department of Planning and Zoning

Please note that this file is available for public review, by appointment, at the Department of Planning and Zoning's public service counter, Monday – Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.



LEGEND

EXISTING CONTOURS (AS PER 12/02)

LIMIT OF WETLANDS

EXISTING WOODS LINE

PROPOSED WOODS LINE

EXISTING STRUCTURE

PROPOSED SEPTIC FIELD

PROPOSED FOREST CONSERVATION EASEMENT

SLOPES 25% OR GREATER

EX. 100 YEAR FLOODPLAIN

OWNER:
 DAVID A. AND DALE E. CURTIS
 304 KLINGER DRIVE
 WESTMINSTER, MD 21157
 410-751-5686

DEVELOPER:
 HIGHLAND DEVELOPMENT CORP
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-365-0414

ENGINEER:
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE
 SUITE 315
 ELLICOTT CITY, MD 21043
 410-485-6105

BRIGHTON MILL II

LOTS 1 THRU 12, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'

TAX MAP: 34, GRID: 2, PARCEL: 16, ZONED: RR-DEO

BROCCOLINO WAY
 CLARKSVILLE, MD 21029
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

PLANNING BOARD EXHIBIT

OVERALL SITE

DATE:	AUGUST, 2016	PROJECT NO.	2627
DRAFT:	NAF	SCALE:	1" = 150'
DESIGN:	JC	CHECK:	-
		SHEET	2 OF 2

