



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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Voice/Relay

Valdis Lazdins, Director

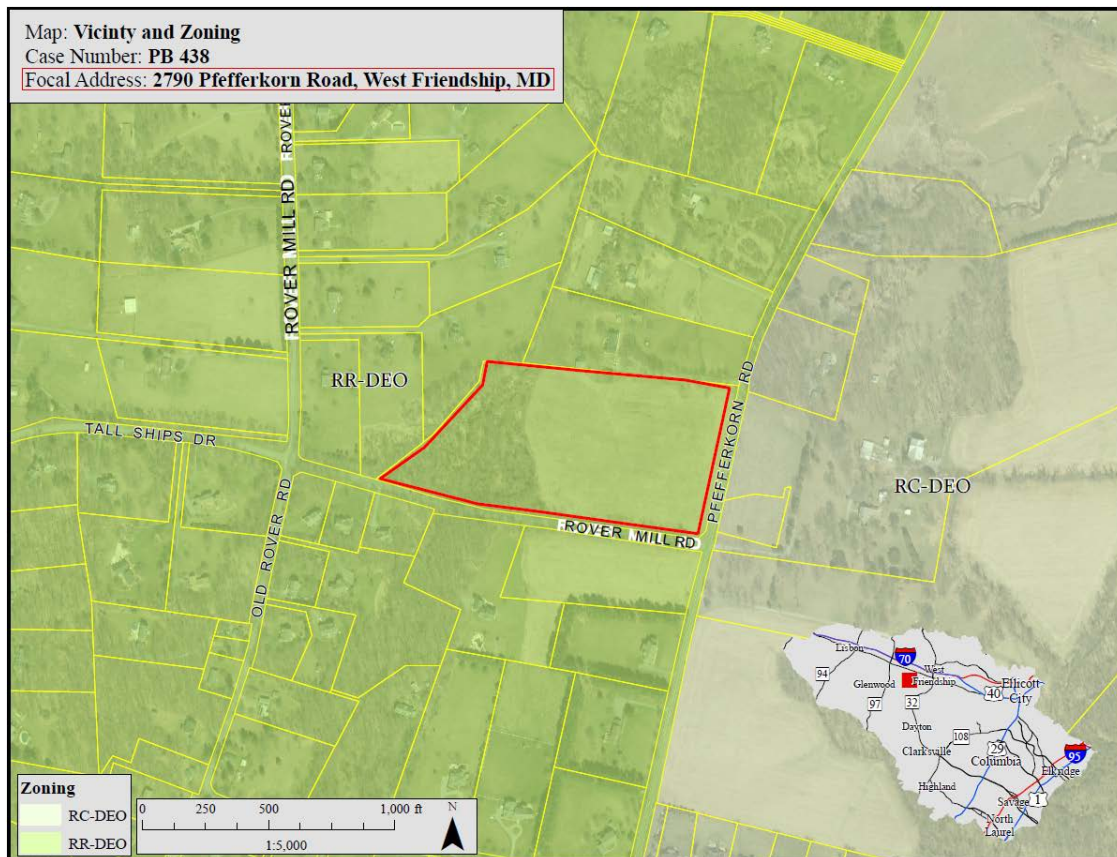
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TECHNICAL STAFF REPORT

ROVER MILL ESTATES

Planning Board Hearing of October 4, 2018

- File No./Petitioner:** PB-438, Pfefferkorn Rover Mill, LLC
- Project Name:** Rover Mill Estates, Lots 1-7 & Non-Buildable Preservation Parcels 'A' & 'B' (SP-18-001)
- DPZ Planner:** Eric Buschman, 410-313-0729, ebuschman@howardcountymd.gov
- Request:** To approve Preliminary-Equivalent Sketch Plan (SP-18-001) for a 16.42 acre, 7 lot subdivision and associated site improvements. The property is zoned "RR-DEO" (Rural Residential- Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Senate Bill 236, *The Sustainable Growth and Agricultural Preservation Act of 2012*.
- Location:** The property (Tax Map 15, Grid 14, Parcel 169, in the Third Election District of Howard County, MD) is accessed via Pfefferkorn Road and Rover Mill Road.



Vicinal Properties:

Surrounding properties to the east are zoned RC-DEO and designated Tier IV. They include single-family detached houses, farmland and associated farm buildings.

Surrounding properties to the north, south and west are zoned RR-DEO and designated Tier III. They include mostly single-family detached houses and a vacant parcel directly across Rover Mill Rd used for agriculture.

Legal Notice:

The property is required to be posted in two local newspapers at least 30 days prior to the Planning Board public hearing. The applicant posted in the Columbia Flier and Howard County Times 28 days prior to the public hearing.

Regulatory Compliance:

The Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual and the Landscape Manual all apply.

History:

- **ECP-18-009, Environmental Concept Plan-** Submitted December 5, 2017, for 7 lots and 2 non-buildable preservation parcels. The plan was approved on May 22, 2018.
- **SP-18-001, Preliminary-Equivalent Sketch Plan-** Submitted December 5, 2017, for 7 lots and 2 non-buildable preservation parcels. The plan was found to be technically complete on August 22, 2018.
- **WP-18-092, Alternative Compliance Petition-** Submitted March 7, 2018, to seek alternative compliance for Section 16.1205(a)(7) of the Subdivision Regulations, which requires retention and protection of trees 30 inch in diameter or larger, unless reasonable efforts have been made to protect them and the plan cannot be reasonably altered or that forest planting in an alternate location would have greater environmental benefit. The petitioner is requesting to remove four Norway Maple trees (non-native, invasive). The alternative compliance request was deferred on April 10, 2018, until a decision regarding this plan is made by the Planning Board.

Analysis:

Site Improvements- A proposed shared driveway from Rover Mill Road will serve six of the single-family lots and one single-family lot will have direct access to Rover Mill Road. Non-Buildable Preservation Parcel 'A' will contain perimeter landscaping along Pfefferkorn Road and Non-Buildable Preservation Parcel 'B' will contain a stormwater management facility and forest, streams, floodplain, and wetlands.

Setbacks- The proposed development complies with all setback requirements.

Stormwater Management (SWM)- Stormwater Management will comply with the Stormwater Management Act of 2007 by providing Environmental Site Design (ESD) to the maximum extent practicable (MEP). SWM will include micro-bioretenion facilities, rooftop disconnects, non-rooftop disconnects and dry wells, in accordance with the MDE Stormwater Design Manual.

Environmental Features- Two streams, wetlands, approximately 0.86 acres of floodplain, and 3.91 acres of forest exists in the western portion of the property. No environmental features or forest will be impacted by the proposed development.

Landscaping- Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is being provided along the public streets and property boundaries.

Forest Conservation- The Forest Conservation Act requirements will be met by retaining 3.24 acres of existing forest onsite within an easement. A total of 3.06 acres of onsite forest planting is also proposed within an easement on Non-Buildable Preservation Parcel 'B'.

Adequate Public Facilities- Allocations in the Rural West Allocation Area are currently available, but will not be finalized until the project has been approved by the Planning Board and the Decision and Order has been executed.

Adequate Road Facilities- This plan complies with acceptable levels of service established by the Adequate Road Facilities requirements.

Development Criteria- This plan complies with the Howard County Subdivision and Land Development Regulations and the October 6, 2013, Howard County Zoning Ordinance.

Planning Board Criteria: The Preliminary-Equivalent Sketch Plan complies with the two criteria requirements of Senate Bill 236, *The Sustainable Growth and Agricultural Preservation Act of 2012*:

1. **The cost of providing local governmental 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 an Adequate Public Facilities ordinance; therefore, this requirement has been met.

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

Environmental features on the property will not be disturbed. The forest, floodplain, wetlands, streams and their associated buffers are being protected with an easement.

SRC Action: The SRC determined the Preliminary- Equivalent Sketch Plan can be approved, subject to addressing minor drafting errors that must be corrected prior to DPZ signature approval.


Valdis Lazdins, Director
Department of Planning and Zoning

9/20/18
Date

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