



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

Jack's Landing, Phase 2

Planning Board Hearing of October 4, 2018

File No./Petitioner:

PB-439, Marty Howard

Project Name:

Jack's Landing, Lots 6-8 and Non-Buildable Preservation Parcel C (F-18-088)

DPZ Planner:

Brenda Luber, (410) 313-4343, BLuber@howardcountymd.gov

Request:

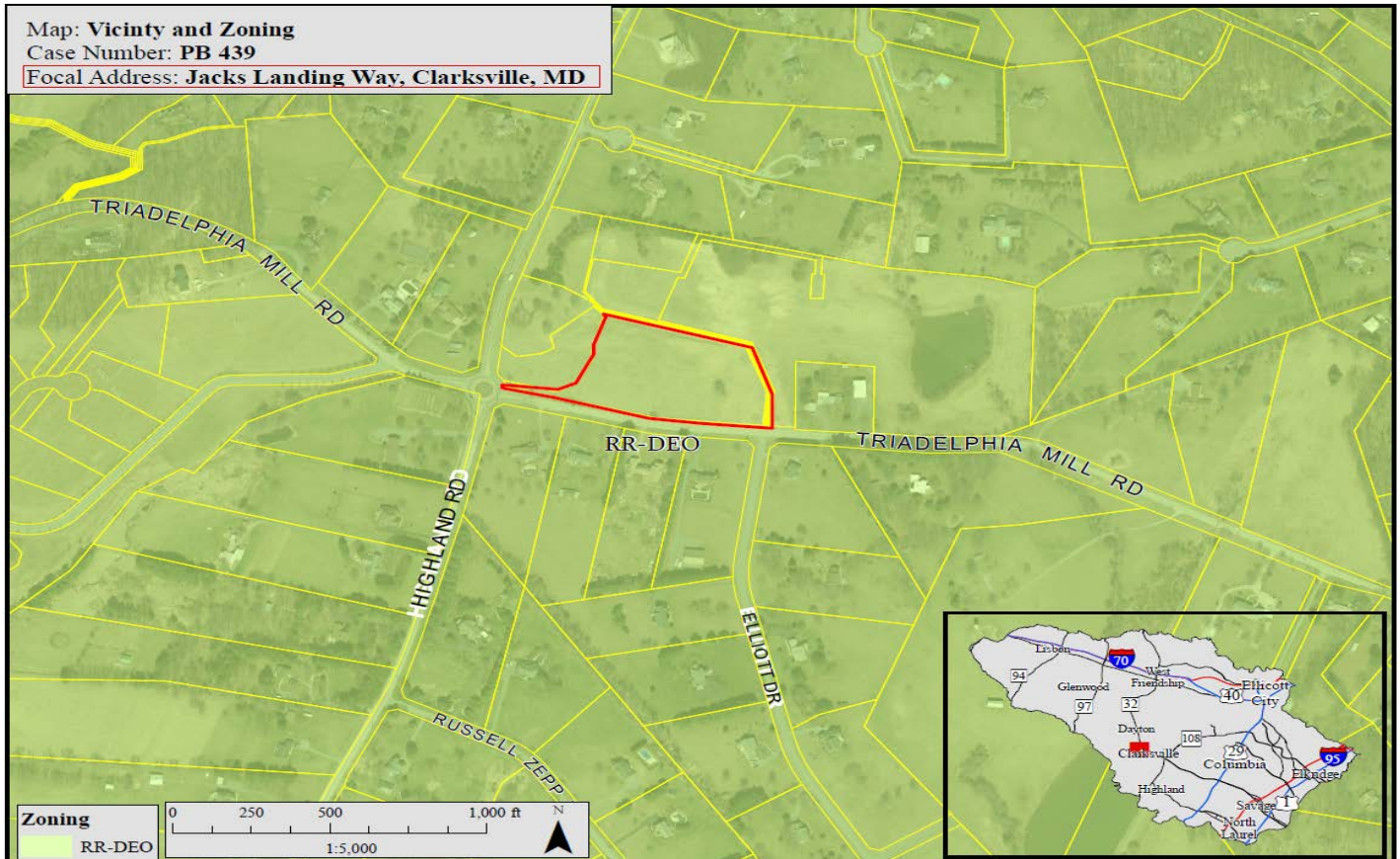
To approve Final Plan (F-18-088) for a 4.4023-acre property to create three buildable lots and one non-buildable preservation parcel and associated site improvements. The property is zoned "RR-DEO" (Rural Residential – Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Maryland Senate Bill 236, "The Sustainable Growth and Agricultural Preservation Act of 2012."

Location:

The property (Tax Map 34, Grid 23, Parcel 414, in the Fifth Election District of Howard County, Maryland) is accessed via Jack's Landing Way.

DPZ Recommendation:

Approval, subject to complying with any Planning Board conditions.



Vicinal Properties:

Surrounding properties to the north, south, east and west are zoned RR-DEO and designated Tier III. They include:

North, east and west – Single-family detached dwellings and a buildable preservation parcel which are part of Phase 1 of the Jack’s Landing subdivision.

South – Existing single-family detached houses which are part of the Foxhall Villas subdivision located across Triadelphia Mill Road.

Legal Notice:

The property was properly posted and verified by DPZ.

Regulatory Compliance:

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

History:

- **SP-06-014, Preliminary Equivalent Sketch Plan** - Marty A. Howard Property was approved on November 7, 2006 for 10 residential lots, 1 buildable preservation parcel and 1 non-buildable preservation parcel.
- **F-08-101, Final Plan** – Recorded on October 28, 2016, for five residential lots, and buildable preservation parcel and 1 non-buildable bulk parcel.
- **WP-18-056, Alternative Compliance Petition** – Approved on December 14, 2017 for an extension and re-activation of the final plan for Phase 2 to create Lots 6-8 and Non-Buildable Preservation Parcel C. This proposal is a resubdivision of existing recorded Non-Buildable Bulk Parcel “B”, Jack’s Landing, F-08-101.

Analysis:

Site Improvements – The three residential lots and non-buildable preservation parcel will be served by the existing shared driveway (Jack’s Landing Way) which serves the residential lots which were created under Phase 1 of the subdivision. Non-Buildable Preservation Parcel ‘C’ will contain perimeter landscaping along Triadelphia Mill Road. This Non-Buildable Preservation Parcel will facilitate stormwater management practices.

Setbacks – The proposed development complies with all setback requirements of the RR Zoning Regulations.

Storm Water 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 non-rooftop disconnects and drywells, in accordance with the MDE Stormwater Design Manual.

Environmental Considerations – No streams, wetlands or their buffers were found within the boundary of Phase 2 for this subdivision.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is being provided along the property boundary as part of Phase 1 of the subdivision, F-08-101.

Forest Conservation - The forest conservation obligation was satisfied as part of Jack's Landing, Phase 1, F-08-101.

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 Adequate Road Facilities requirements. The APFO traffic study for this project was approved as part of SP-06-014.

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 Subdivision Plan complies with the below criteria requirements of Maryland 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.**

There are no environmental issues or impacts as the Phase 2 parcel does not contain environmental features or buffers.

SRC Action: The SRC determined the Final Plan can be approved by letter dated May 23, 2018.


 Valdis Lazdins, Director
 Department of Planning and Zoning

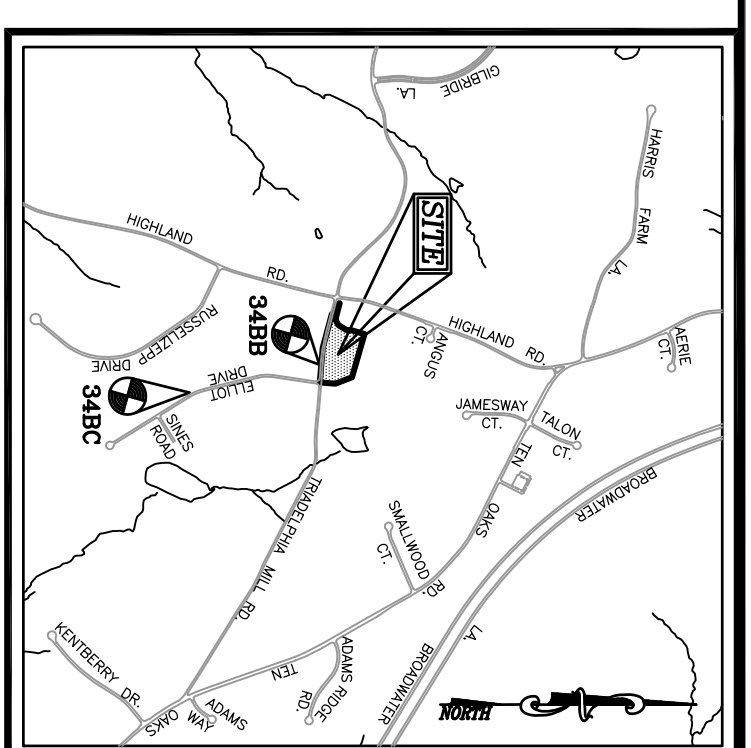
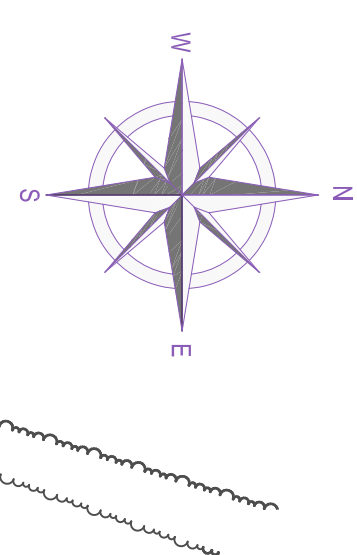
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 Date

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 Friday, 8:00 a.m. to 5:00 p.m.

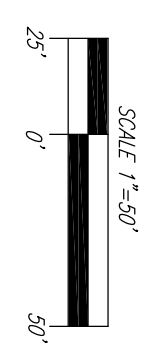
BENCHMARKS

HOWARD COUNTY BENCHMARK 348B (CONC. MON.)
 N 563,899.232 E 1319560.973 ELEV. 559.29
 SOUTH SIDE TRIADELPHIA MILL ROAD, APPROX. 137' EAST
 OF CENTERLINE OF DRIVEWAY FOR HOUSE # 13293.
 HOWARD COUNTY BENCHMARK 348C (CONC. MON.)
 N 563,899.232 E 1319560.973 ELEV. 559.272
 SOUTH SIDE OF ELLIOT DRIVE, EAST OF CENTERLINE
 FOR THE DRIVEWAY FOR HOUSE NUMBER 13318.



VICINITY MAP
 SCALE: 1"=2,000'
 ADC MAP COORDINATE: PAGE: 24 GRID: E8

- LEGEND:**
- PROPOSED LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING SIDE OF PAVEMENT
 - EXISTING TRENCH
 - EXISTING MOVED FENCE
 - EXISTING METAL FENCE
 - PROPOSED TRENCH
 - EXISTING STORMWATER PIPE
 - PROPOSED TREES



PLANNING BOARD EXHIBIT

JACK'S LANDING
 LOTS 6-8, & NON-BUILDABLE PRESERVATION PARCEL 'C',
 A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL 'B'

PARCEL: 414
 5TH ELECTION DISTRICT
 ZONED: RR-050
 HOWARD COUNTY, MARYLAND
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N. PINE ROAD, SUITE 110, ELICOTT CITY, MD 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: _____	RHV	PROFESSIONAL CERTIFICATE
DRAWN BY: _____	JMR	
CHECKED BY: _____	RHV	
DATE: _____	JULY 2018	
SCALE: _____	1"=50'	
W.O. NO.: _____	13-31	
		1 SHEET OF 1

E 1318750
 N 563850

E 1318750
 N 564600

E 1320050
 N 564600

ROBERT H. VOGEL, P.E. No.16193

