



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

GREEN MEADOWS- LOTS 7 & 8 AND PARCEL 'A'

Planning Board Public Hearing of August 29, 2019

File No./Petitioner:

PB-443, Kevin and Maria Garvey

Project Name:

Green Meadows, Lots 7 & 8 and Parcel 'A' (F-18-066)

DPZ Planner:

Eric Buschman, 410-313-0729, ebuschman@howardcountymd.gov

Request:

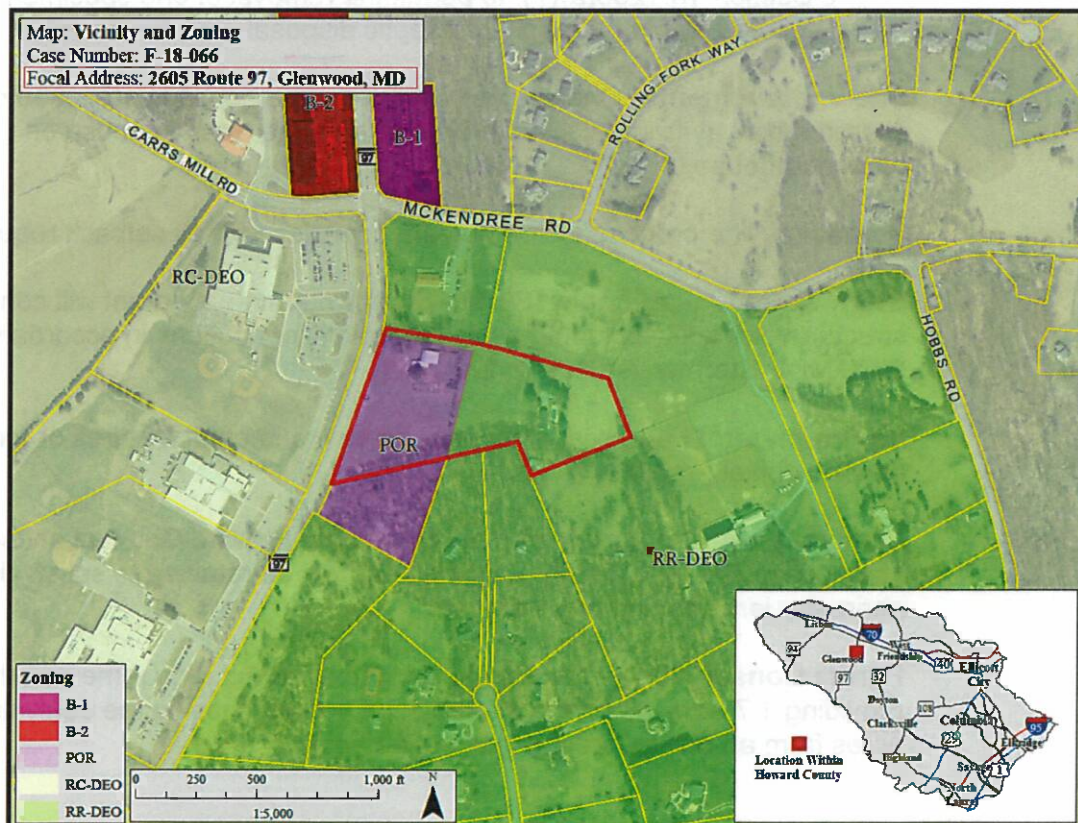
To approve Final Plan (F-18-066) to resubdivide 11.06 acres into 2 residential lots and 1 commercial parcel. The property is zoned "RR-DEO" (Rural Residential- Density Exchange Option) and "POR" (Planned Office Research). The resubdivision will create a fifth residential lot in the Green Meadows subdivision. The site is located 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 14, Grid 11, Parcel 217, Lot 1, in the Fourth Election District of Howard County, MD) is accessed via MD Route 97.

Recommendation:

DPZ recommends approval, subject to complying with any Planning Board conditions.



Vicinal Properties:

Surrounding properties to the north, south and east are zoned RR-DEO and designated Tier III. They include single-family detached houses, farmland and an animal hospital. A vacant parcel along MD Route 97 to the south is zoned POR.

Bushy Park Elementary School is located to the west across MD Route 97 and is zoned RC-DEO.

Legal Notice:

The Planning Board public hearing must be posted in two local newspapers at least 30 days prior and the notice was published in the Washington Post and the Howard County Times on July 25, 2019.

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:

- **ZB-1108M, Zoning Map Amendment-** Approved January 27, 2017, to rezone 0.70 acres from POR to RR-DEO.
- **ECP-17-054, Environmental Concept Plan-** Approved October 4, 2017.
- **WP-17-127, Alternative Compliance Petition-** Approved June 29, 2017, for alternative compliance to the Subdivision Regulations for Section 16.120(a)(2), to provide direct access from MD Route 97 for Parcel 'A' (arterial highway) and Section 16.120(c)(2)(i), to utilize a shared access easement for Lot 8 instead of providing the required 20 feet of public road frontage.
- **WP-19-030, Alternative Compliance Petition-** Approved December 17, 2018, to seek alternative compliance for the following sections of the Subdivision Regulations:
 - Section 16.120(b)(4)(iii)(b): to provide forest conservation easements on Lots 7 and 8 (lots less than 10 acres in size).
 - Section 16.144(m): to extend the deadline for resubmission of the Final Plan, F-18-066, from December 7, 2018, to March 7, 2019.
 - Section 16.1205(a)(7): to permit the removal of one specimen tree located within the approved septic disposal area for Parcel 'A'.

Analysis:

Site Improvements- One single-family detached house is proposed on Lot 7. A shared driveway from MD Route 97 will serve the existing house on Lot 8 and the proposed house on Lot 7.

Setbacks- The proposed development complies with all setback requirements.

Stormwater Management (SWM)- Stormwater Management will consist of non-structural practices including drywells and disconnections in accordance with the 2000 MDE Stormwater Design Manual.

Environmental Features- There are no environmental features or forest located on the subject property.

Landscaping- Landscaping complies with the Howard County Landscape Manual and Design Criteria. Existing trees will be retained to satisfy the perimeter landscaping requirements.

Forest Conservation- The Forest Conservation Act requirements will be met by providing 1.7 acres of onsite afforestation and purchasing the equivalent of 0.2 acres from an offsite forest conservation bank.

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 Final 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.**

There are no environmental features on the subject property.

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

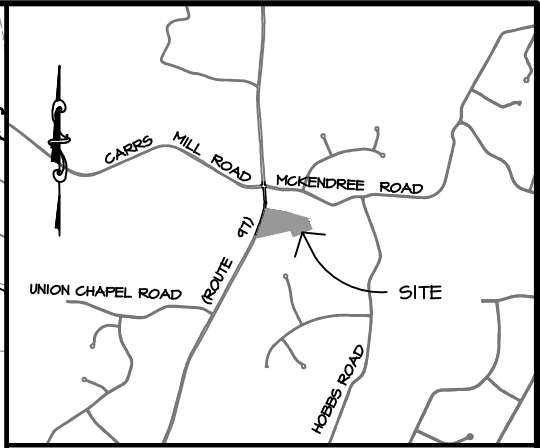


Valdis Lazdins, Director
Department of Planning and Zoning

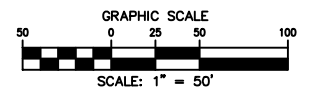
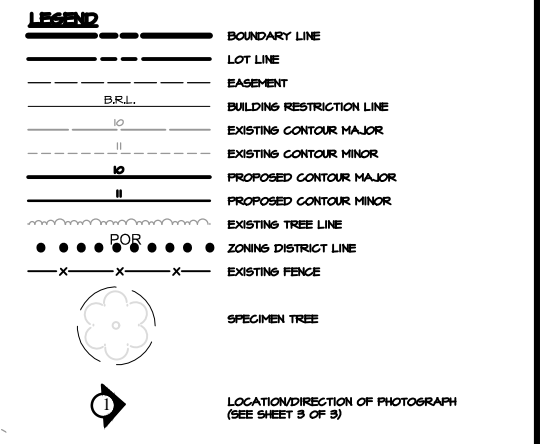
B-13-19
Date

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.

SPECIMEN TREE TABLE				
NO.	LATIN NAME	COMMON NAME	SIZE	CONDITION
1	QUERCUS ALBA	WHITE OAK	35"	GOOD
2	QUERCUS RUBRA	RED OAK	48"	FAIR, DEAD LIMBS, HOLE
3	QUERCUS RUBRA	RED OAK	47"	FAIR, DEAD LIMBS
4	ACER RUBRUM	RED MAPLE	33"	GOOD
5	QUERCUS RUBRA	RED OAK	40"	GOOD, SOME DEAD LIMBS
6	QUERCUS ALBA	WHITE OAK	31"	GOOD
7	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	30"	GOOD



VICINITY MAP ADG MAP: 9C3 SCALE: 1"=2000'



SITE PLAN - EXHIBIT
TO ACCOMPANY A PLANNING BOARD HEARING
GREEN MEADOWS
 LOTS 7-8 AND PARCEL A
 A RESUBDIVISION OF GREEN MEADOWS LOT 1

ZONE: POR AND RR-DED

TAX MAP: 14, GRID: 11	PARCEL: 217, LOT: 1
ELECTION DISTRICT: 4	HOWARD COUNTY, MARYLAND

DSThaler ASSOC., LLC	PROJECT NO.: 4177
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS	DESIGNED BY: KTG
www.dsthaler.com	DRAWN BY: KWS
7115 AMBASSADOR ROAD, P.O. BOX 47428 BALTIMORE, MARYLAND 21207-7428 PHONE: 410-444-3647	CHECKED BY: KWS
	SCALE: AS SHOWN
	DATE: JULY 2019
	SHEET: 2 OF 3

File name: U:\Site 97_2019\Site 97_Visual\Planning Board Hearing\PS7_Planning Board Hearing.dwg Layout: PS7_Planning Board Hearing.dwg Jul 29, 2019 - 12:16pm KTG