



TECHNICAL STAFF REPORT

Planning Board Quasi-Judicial Hearing October 22, 2026

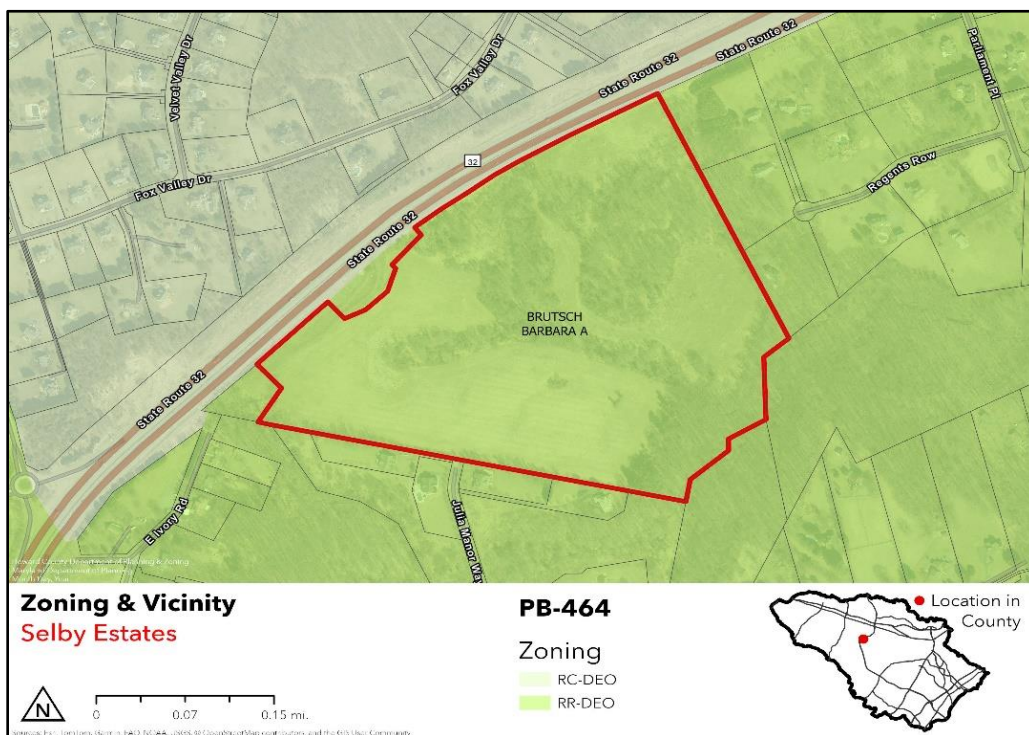
Case No./Petitioner: PB 464 / Selby Estates, LLC

Project Name: Selby Estates, SP-25-003

DPZ Planner: Derrick Jones, djones@howardcountymd.gov

Request: A preliminary equivalent sketch plan (SP-25-003). The petitioner requests to subdivide the property into 14 residential lots, 1 buildable preservation parcel and 3 non-buildable preservation parcels. 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. The sole Planning Board review and approval criterion is based on the "potential environmental issues or a natural resources inventory related to the proposed major residential subdivision".

Location: The subject property is located at the terminus of Julia Manor Way in West Friendship area of Howard County. The property is identified as Parcel 8 of the Selby Property and contains 60.16 acres and may be found on Tax Map 22, Grid 2, Parcel 8, in the 3rd Election District of Howard County, Maryland.



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Vicinal Properties:

Surrounding properties are zoned RR-DEO and designated Tier III.

North: MD Route 32 right-of way.

East: A residential subdivision, Lots 1-16 of the Kings Grant subdivision

South: A residential subdivision, Lots 1-22 of the Paddocks East subdivision

West: Tax Parcel 579 and MD Route 32 right of way.

Legal Notice:

The property was posted with 2 public notice posters about this Hearing 30 days in advance of this public hearing (on September 16, 2026), in accordance with Howard County law. Legal advertisements regarding this Hearing were published in two local papers on the dates of September 17 and September 20, 2026, in accordance with County law.

Regulatory Compliance:

The project must comply with 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.

Plan History:

- ECP-24-031 Environmental Concept Plan, signed on May 6, 2024.
- SP-25-003: submitted on November 26, 2024, and is the subject of this PB Case. This plan is the preliminary subdivision of Parcel 8 into 14 residential cluster lots, 1 buildable preservation parcel and 3 non-buildable preservation parcels.
- WP-25-086: submitted on February 21, 2025, to Section 16.144(d)(2) to extend the plan resubmission date for SP-25-003. This petition was granted approval on June 27, 2025.
- WP-25-088: submitted on March 10, 2025, to Sections 16.115(c)(2), 16.116(a)(2)(iii) and 16.1205(a)(3) to construct a private driveway (that includes a dual-box culvert) within a stream, its buffer and the floodplain. This petition was granted approval on November 13, 2025.

Existing Site Conditions:

The property consists of 61 acres of unimproved farmland used for agricultural purposes. It is located at the terminus of Julia Manor Way in the West Friendship area of western Howard County and is bounded by MD Route 32 to the north and northwest. The majority of the property consists of open pasture/ grasslands that includes forested areas, perennial streams, floodplains, and non-tidal wetlands. This property is within the County's Green Infrastructure Network (GIN) and, therefore, careful considerations have been given to protect the site's environmental qualities.

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Analysis:

Proposed Site Improvements - Parcel 8 will be subdivided into 14 buildable lots and 1 buildable preservation parcel (the remainder of the land shall remain in non-buildable preservation parcels). Access to the subdivision shall be provided by an extension of the existing Julia Manor Way (a public road) and a private shared driveway shall extend further into the property from the Julia Manor Way Road extension.

Setbacks - The development complies with the "RR" zoning setback requirements. The proposed homes will comply with the 50-foot front setback, the 30-foot rear setback, and the 10-foot side setback.

Stormwater Management - Stormwater management for this project will be met using the Stormwater Management Act of 2007 providing environmental site design (ESD) to the maximum extent practical (MEP). The stormwater management obligation for proposed Lots 1-5, Lots 7-14 and the buildable preservation parcel will be provided on site by 56 drywells. A micro-bioretenion facility will be provided for Lot 6 and the non-buildable preservation parcels.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Type A and B landscaping buffers will be provided along the perimeter abutting MD Route 32 and a Type A landscaping buffer will be provided along the remaining three perimeters, including credits for existing individual trees and proposed forest conservation areas along either all or parts of the project boundary perimeters.

Forest Conservation - The forest conservation obligation will be satisfied by 18 acres of onsite forest retention and 1.63 acres of afforestation. The two (2) forest conservation easements will be located on preservation parcels and recorded on the subdivision plat that shall protect the forest retention and afforestation in perpetuity.

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. The 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-25-003 on August 1, 2026.

Planning Board Criteria: In its review of the residential major subdivision within Growth Tier III, the Planning Board must consider the following:

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 governmental services.

Howard County has an Adequate Public Facilities Ordinance; therefore, this requirement has been met.

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

The applicant's proposal will ensure significant protection for the stream, buffer, and 100-year floodplain. The proposed subdivision design is a cluster subdivision that features lots that average 1-acre in size with the remaining area to be preserved as a non-buildable preservation parcel. As a result, this maximizes the protection of environmentally sensitive areas as they are encumbered by a preservation easement and/or forest conservation easement.

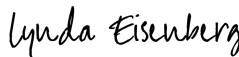
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Review of the proposed subdivision by the SRC does not identify any potential environmental issues or impacts that cannot be mitigated through the Alternative Compliance (AC) process outlined in the Subdivision and Land Development Regulations. There are wetlands, streams, their associated buffers, floodplains and steep slopes onsite. The applicant received approval from the Director of the Department of Planning and Zoning, the Administrator of the Office of Community Sustainability and the Director of Public Works for WP-25-088, Alternative Compliance application, to allow disturbance to the stream, its buffer and the floodplain to construct a private shared driveway that would consist of a double-box culvert design to support the driveway structure. Approval is limited to the scope of disturbance as represented in the Alternative Compliance application.

Under the conditions of approval and per the applicant's proposal, the culvert shall be sized to permit wildlife to traverse through and must not obstruct the natural flow of stream waters. Vegetative plantings must be provided in those areas disturbed to install the culvert. The applicant demonstrated that denial of the request would prevent access to, and development of, the northeast section of the farm. The stream and floodplain crossing is the only means of access to the northeast portion of the property.

Forest Conservation for this major subdivision will be satisfied by retaining 18 acres of existing forest. The forested area, stream, stream buffer, wetlands and wetlands buffer will be placed within a recorded forest conservation easement. Of the 150 specimen and significant trees on this site, 4 specimen trees were requested for removal to accommodate the subdivision's septic reserve areas. Alternative compliance to the regulations was granted to approve removal of the 4 specimen trees by the Director of Planning and Zoning, Director of Recreation and Parks, and Administrator of the Office of Community Sustainability. Approval was based on the Director's finding that there would be an unwarranted hardship if those trees were to remain. As mitigation, the developer is required to plant 8 native shade trees with a 3-inch DBH. Approval is limited to the 4 specimen trees in the request and all other specimen trees are to remain.

DocuSigned by:



10/7/2026

Lynda Eisenberg, AICP, Director

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.