



TECHNICAL STAFF REPORT

Planning Board Quasi-Judicial Hearing of May 7, 2026

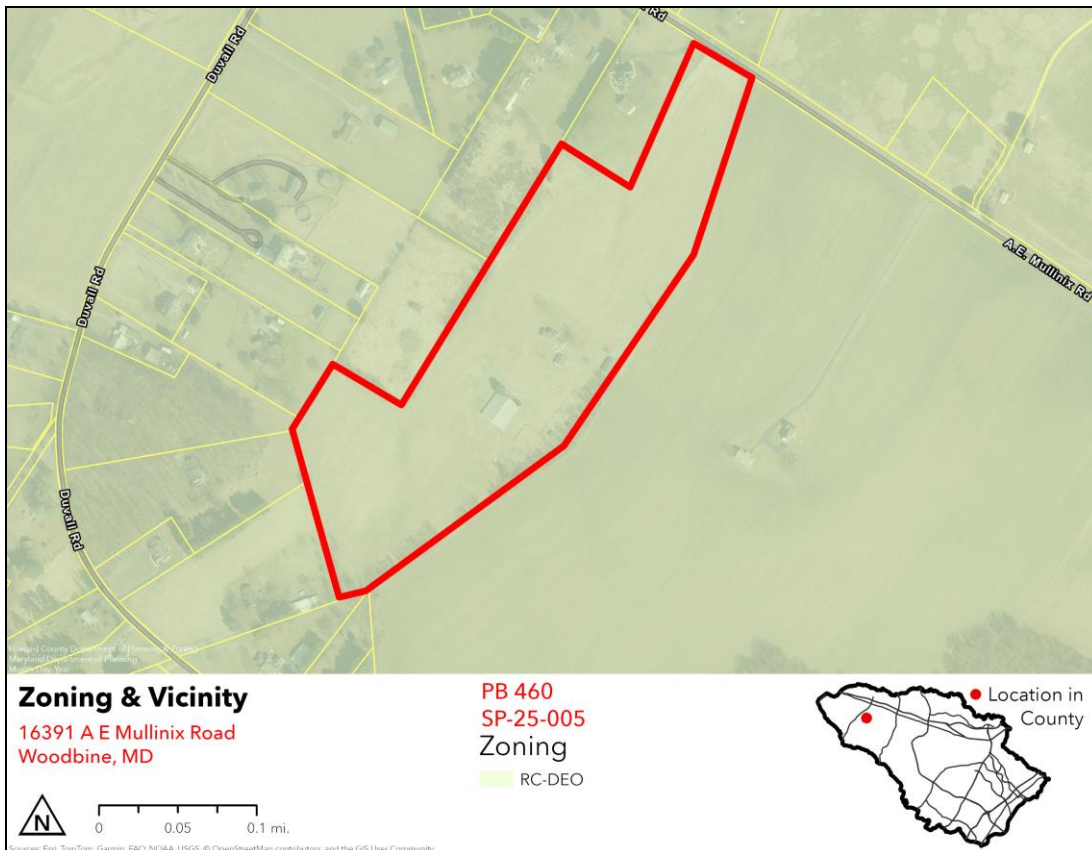
Case No./Petitioner: PB 460 / Mullinix Overlook, LLC

Project Name: Mullinix Overlook, SP-25-005

DPZ Planner: Jason Lenker, JLenker@howardcountymd.gov

Request: A preliminary equivalent sketch plan (SP-25-005). Request to subdivide the property into 10 residential lots, 1 buildable preservation parcel and 3 non-buildable preservation parcels. The property is zoned “RC-DEO” (Rural Conservation – 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 on the southwestern side of A E Mullinix Road, southeast of Duvall Road. The property is identified as on Tax Map 13, Grid 4, Parcel 30, in the 4th Election District of Howard County, Maryland and contains 23.0 acres.



Vicinal Properties:

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

North – Improved residential parcels – Parcel 240 and Parcel 343, and A E Mullinix Road right-of-way.

East – Improved agricultural parcel – Parcel 35.

South – Improved residential parcels – Parcel 103 and Parcel 204.

West – Improved residential parcels – Parcel 154, Parcel 161, Parcel 185, and Parcel 186.

Legal Notice:

The legal notice was published in The Washington Post and The Baltimore Sun 30 days prior to the hearing. The property was properly posted and verified by DPZ.

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.

History:

- **ECP-25-021** – Environmental Concept Plan, signed on June 6, 2025.
- **WP-26-116** – Approved on January 22, 2026, for the removal of one (1) specimen tree and to allow forest conservation easements on a parcel less than 10 acres in size. Four (4) 3” DBH native Maryland trees must be planted as mitigation for the specimen tree removal.

Analysis:

Site Improvements – The existing structures will be removed. The parcel will be subdivided into a major cluster subdivision to create 10 residential lots, 1 buildable preservation parcel and 3 non-buildable preservation parcels. Access to the proposed subdivision will be provided via a public road from A E Mullinix Road. The 4-acre forest conservation obligation will be met on site through the creation of four (4) forest conservation afforestation easements. One (1) specimen tree in fair condition will be removed to accommodate the driveway and septic area for Lot 2.

Setbacks – The development complies with the “RC” zoning cluster subdivision setback requirements. The proposed homes will meet the required 50-foot front setback, 30-foot rear setback, and 10-foot side setback.

Storm Water Management – The development complies with the Stormwater Management Act of 2007 by providing Environmental Site Design (ESD) to the maximum extent practicable (MEP). SWM will include dry wells, micro-bioretenion facilities and bio-retention facilities in accordance with the MDE Stormwater Design Manual.

Landscaping – Landscaping complies with the Howard County Landscape Manual and Design Criteria. A type A landscaping buffer (1 shade tree every 60 feet and 1 shrub every 8 feet) will be provided along the side and rear perimeters of the residential lots. A type B landscaping buffer (1 shade tree every 50 feet, 1 evergreen every 40 feet, and 1 shrub every 8 feet) will be provided where non-buildable preservation parcel C abuts A E Mullinix Road.

Forest Conservation – The forest conservation obligation will be satisfied by planting 1.96 acres of forest on buildable preservation parcel A, 0.23 acres of forest on non-buildable preservation parcel B, and 1.81 acres of forest on non-buildable preservation parcel D to meet the 4-acre forest conservation obligation entirely on

site. Four (4) forest conservation easements will be recorded protecting the 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. 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-25-005.

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:

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 environmental issues or a natural resources inventory related to the proposed major subdivision.**

There do not appear to be potential environmental issues or impacts related to the proposed subdivision. There are no environmentally sensitive features or forest on site or in the immediate vicinity of the subject property.

Forest Conservation for this major subdivision will be satisfied by planting 4.0 acres of forest. The afforested areas will be placed within recorded forest conservation easements. Of the 8 specimen trees on this site, 1 was requested for removal in order to accommodate this major subdivision. Alternative compliance to the regulations was granted to approve removal of the 1 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 Directors' finding that there would be an unwarranted hardship if that tree were to remain. As mitigation, the developer will plant 4 trees, each with a 3-inch DBH as mitigation to specifically replace the removed tree.

DocuSigned by:

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Lynda Eisenberg, AICP, Director

4/14/2026

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.