

Planning Board Case 462 SP-24-003 Timber Woods Lots 1-6 and Open Space Lots 7 & 8

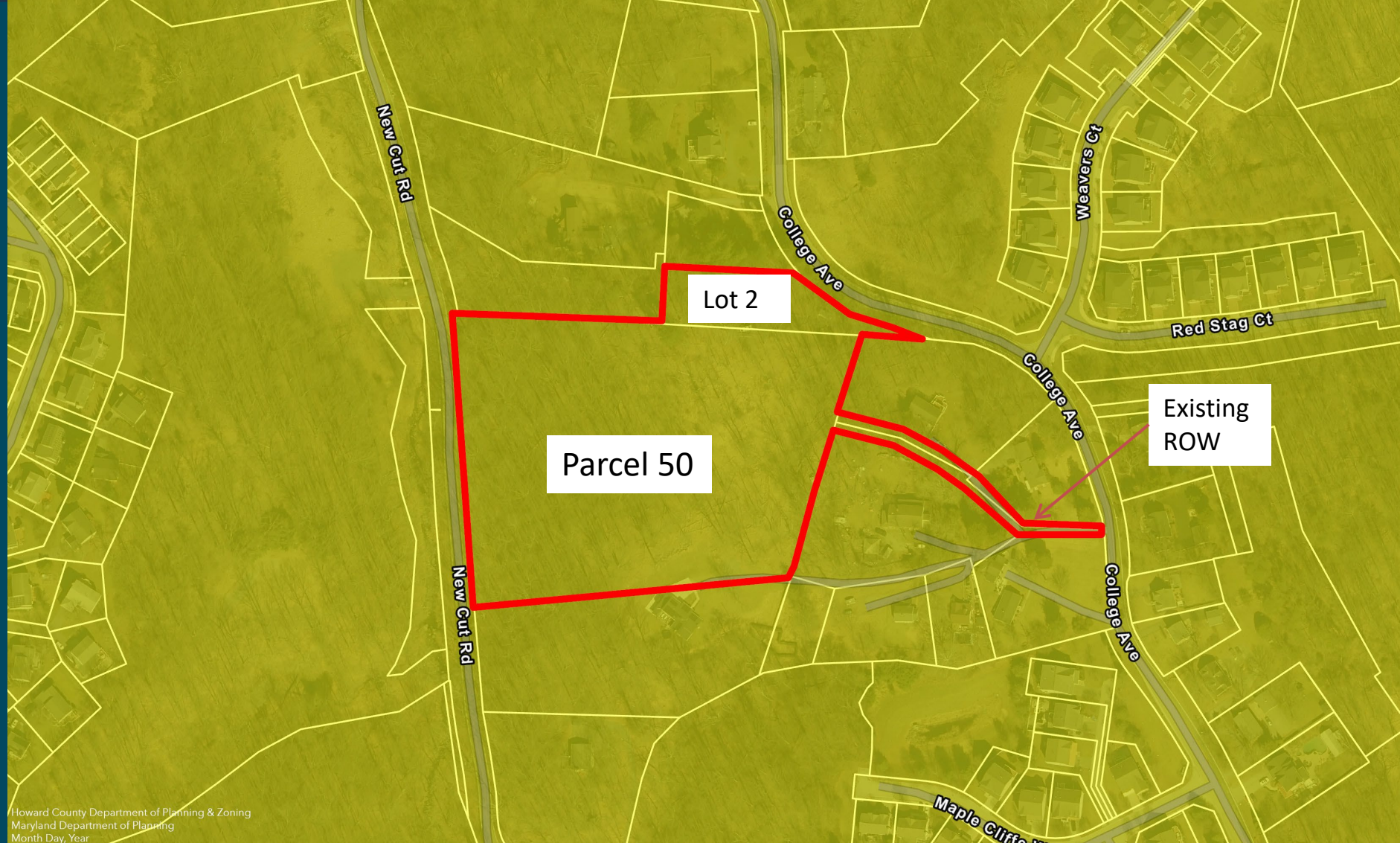
Planning Board Hearing
September 3, 2026



Request

- Approve Preliminary Equivalent Sketch Plan SP-24-003 Timber Woods Lots for the subdivision of 6 single-family detached lots and 2 open space lots on 7.34 acres of land zoned R-ED.
- R-ED Developments require Preliminary Equivalent Sketch Plan approved by the Planning Board
- The Planning Board shall evaluate the subdivision in accordance with Section 107.0.F of the Zoning Regulations.
- Planning Board Review Criteria:
 - The proposed lay-out of lots and open space effectively protects environmental and historic resources.
 - Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.
 - Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

Vicinity Map



Howard County Department of Planning & Zoning
Maryland Department of Planning
Month Day, Year

Zoning & Vicinity

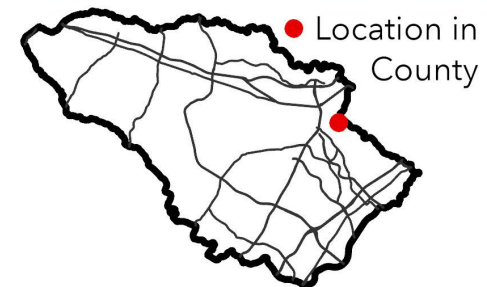
Tax Map 25 Parcel 49 Lot 2

Tax Map 25 Parcel 50

SP-24-003

Zoning

R-ED



Existing Site Conditions and Surrounding Area



Project Proposal

- 1 Existing house to remain
- 5 New single-family lots 2-6
- 1 HOA owned lot in Forest Conservation Retention Easement
- 1 Open Space lot dedicated to Howard County



Bulk Regulations

- Density
- Lot Size
- Minimum Lot Width
- Setbacks



Timber Woods
Lots 1-6 and Open Space Lots 7 & 8

Other Regulations

- Open Space
- Forest Conservation
- Landscaping
- SWM



Timber Woods
Lots 1-6 and Open Space Lots 7 & 8

Planning Board Criteria a.

The proposed lay-out of lots and open space effectively protects environmental and historic resources.

- There are no historic resources.
- Steep slopes, priority forest for retention, and specimen trees are addressed as follows:
 - Of the 3.5 acres of steep slopes of 25% or greater, a large portion is within the proposed Forest Conservation easement and will remain undisturbed.
 - Smaller areas of steep slopes areas within the LOD total 23,524 SF. The plans have been reviewed by the Howard County Soil Conservation District and the project must complete the subdivision process. A detailed site development plan will further refine the plan and meet the regulations.
- Open Space Lot 8 retains 2.96 acres of forest placed in a Forest Conservation Easement, meeting 100% of the Forest Conservation obligation on site.
- Nine of 34 specimen trees to be removed will be mitigated with the planting of 18 native trees

Planning Board Criteria b.

Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.



Planning Board Criteria c.

Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

- The development is naturally setback from the existing roadways by the steep slopes and forested area to the west and the existing homes on the east perimeter that access College Avenue.
- The required 100' scenic road buffer is applied to the development.
- The closest new home proposed, on Lot 3, will be beyond the 100' buffer.
- Landscaping is proposed to meet the 2026 Landscape Manual.
- New homes will not be visible from the public road due to the grade change and natural setback.

Summary of Action

The Planning Board may

Approve, approve with modification or deny the plan according to the criteria in Section 107.0.F.6 of the Zoning Regulations.