



TECHNICAL STAFF REPORT

Planning Board Meeting of June 18, 2026

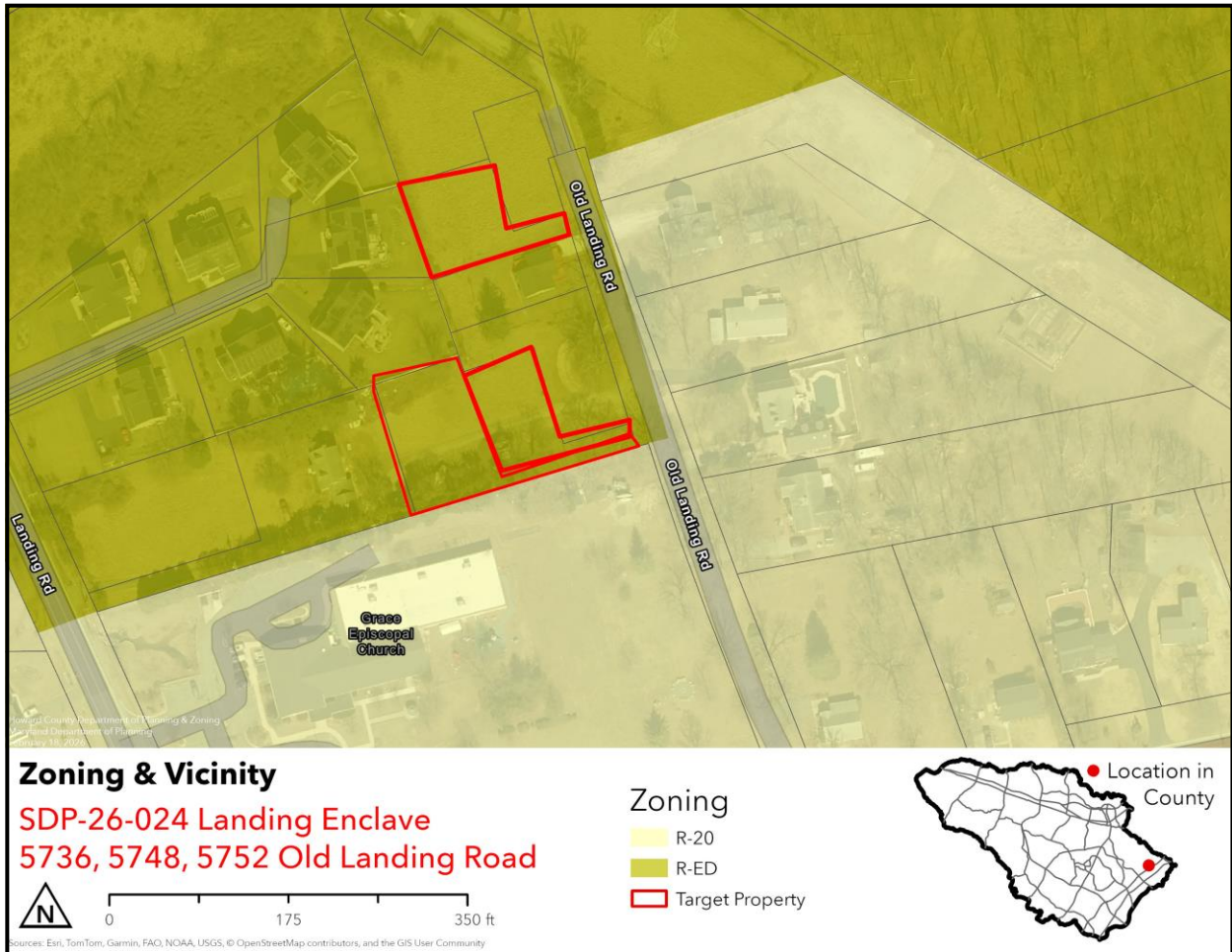
Case No./Petitioner: SDP-26-024 / Burkard Homes

Project Name: Landing Enclave East, Lots 1, 2, & 4

DPZ Planner: Jason Lenker, JLenker@howardcountymd.gov

Request: A Site Development Plan, SDP-26-024. Request to construct three single-family detached dwellings on three R-ED (Residential – Environmental Development) zoned lots in accordance with Section 107.0.G.1 of the Howard County Zoning Regulations.

Location: The subject property is located on the western side of Old Landing Road. The property is identified on Tax Map 37, Parcel 66, Lots 1, 2, & 4 in the First Election District.



Vicinal Properties:

The subject property is bordered to the north and west by existing R-ED-zoned residential and open space lots. The property is bordered to the south by an existing church zoned R-20. To the east, the property is bordered by the Old Landing Road right-of-way. Across Old Landing Road are additional existing residential properties zoned R-20.

Legal Notice:

The property was properly posted and verified by the Department of Planning and Zoning in accordance with the legal requirements for Planning Board public meetings.

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-21-054** – Environmental Concept Plan, signed on December 16, 2021.
- **WP-23-012** – Approved on December 5, 2022, to allow multiple driveway entrances in lieu of a single shared driveway for a residential infill subdivision.
- **F-23-004** – A final subdivision plan to resubdivide Albright Property, Lots 1 & 2 (Plat #12280) and create Albright Property, Lots 4 & 5. Recorded as Plat #26292 on March 3, 2023.
- **F-22-063** – A final subdivision plan to resubdivide Albright Property, Lot 4 (Plat #26292) to create Landing Enclave East, Lots 1-4 and Open Space Lots 5-7. Recorded as Plat #27059 on March 9, 2026.
- **SDP-26-024** – A Site Development Plan to develop Landing Enclave East, Lots 1, 2, & 4. Submitted November 5, 2025.

Analysis:

Site Improvements – The Site Development Plan, SDP-26-024, proposes to construct one single-family detached dwelling on Lot 1, 2, & 4. A use-in-common driveway will provide access to Lots 1 and 2, and Lot 4 will be accessed by an individual driveway. The existing dwelling and driveway on Lot 3 are to remain.

- Lot 1: Front setback – 30 feet from project boundary
Rear setback – 30 feet from project boundary
West side setback – 30 feet from project boundary
East side setback – 7.5 feet from internal lot line
- Lot 2: Front setback – 20 feet from internal lot line
Rear setback – 25 feet from internal lot line
West side setback – 7.5 feet from internal lot line
East side setback – 7.5 feet from internal lot line
- Lot 4: Front setback – 20 feet from internal lot line
Rear setback – 30 feet from project boundary
West side setback – 7.5 feet from internal lot line
East side setback – 7.5 feet from internal lot line

Setbacks – The development complies with the setback requirements for the R-ED zoning district as outlined in the Howard County Zoning Regulations.

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 micro-bioretenion facilities in accordance with the MDE Stormwater Design Manual all of which are located on Open Space Lots 5 & 6.

Landscaping – Landscaping was addressed under F-22-063 and complies with the 1993 Howard County Landscape Manual. A type A landscaping buffer (one shade tree every 60 feet) is provided along perimeters 2 – 6. A privacy fence and one shade tree is provided along perimeter 1 to buffer the shared driveway from the adjacent property and satisfy the type D landscape buffer requirement. Seven street trees are provided along the development’s frontage on Old Landing Road.

Forest Conservation – The forest conservation obligation for this development was previously addressed with the recordation of Plat #22715. 1.5 acres of planted forest were placed in two forest conservation afforestation easements.

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 accordance with Section 107.0.G.1 & 2 of the Howard County Zoning Regulations, the Planning Board must evaluate the acceptability of the proposed development based on the following criteria listed in Section 107.0.F.6 of the Zoning Regulations:

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

Protection of on-site environmental resources was addressed under the final subdivision plan, F-22-063, Landing Enclave East. All environmental resources that existed on site at the time of subdivision such as the 100-year floodplain, the Use-I perennial stream, wetlands, and the associated environmental buffers are all contained in Open Space Lot 7 which has been dedicated to the Howard County Department of Recreation and Parks. The developable areas and lot accesses are located outside of the open space, ensuring that the environmental features are not impacted. No environmental features exist on any residential lots, and there are no historic resources associated with this development.

2. 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.

The subdivision layout was designed to take advantage of the site’s existing topography. Lots 1, 2, and 4 where the residential dwellings are proposed are generally flat and do not contain any forest or environmentally sensitive features, so clearing and grading can be kept to the minimum extent practicable. The location of the stormwater management facilities on Open Space Lots 5 and 6 as approved under F-22-063 utilize the site’s slightly sloping topography and align with natural drainage patterns to minimize the grading required to control stormwater runoff.

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

Residential lots 1, 2, and 4 comply with the required setbacks in the R-ED zoning district. Landscaping for the subdivision was approved under F-22-063 and complies with the Howard County 1993 Landscape Manual. A type A landscape buffer (one shade tree every 60 feet) is provided along perimeters 2 – 6 to buffer the subdivision from the adjacent neighborhood. A privacy fence and one shade tree is provided along perimeter 1 to buffer the shared driveway from the adjacent church property and satisfy the type D landscape buffer requirement. Seven street trees are provided along the subdivision’s frontage along Old Landing Road. This site is not adjacent to any scenic roads or historic districts.

Lynda Eisenberg
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6/2/2026

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.