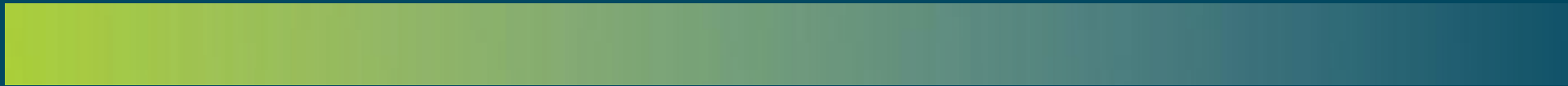


SDP-26-024

Landing Enclave East, Lots 1, 2, & 4

Planning Board Meeting

June 18, 2026



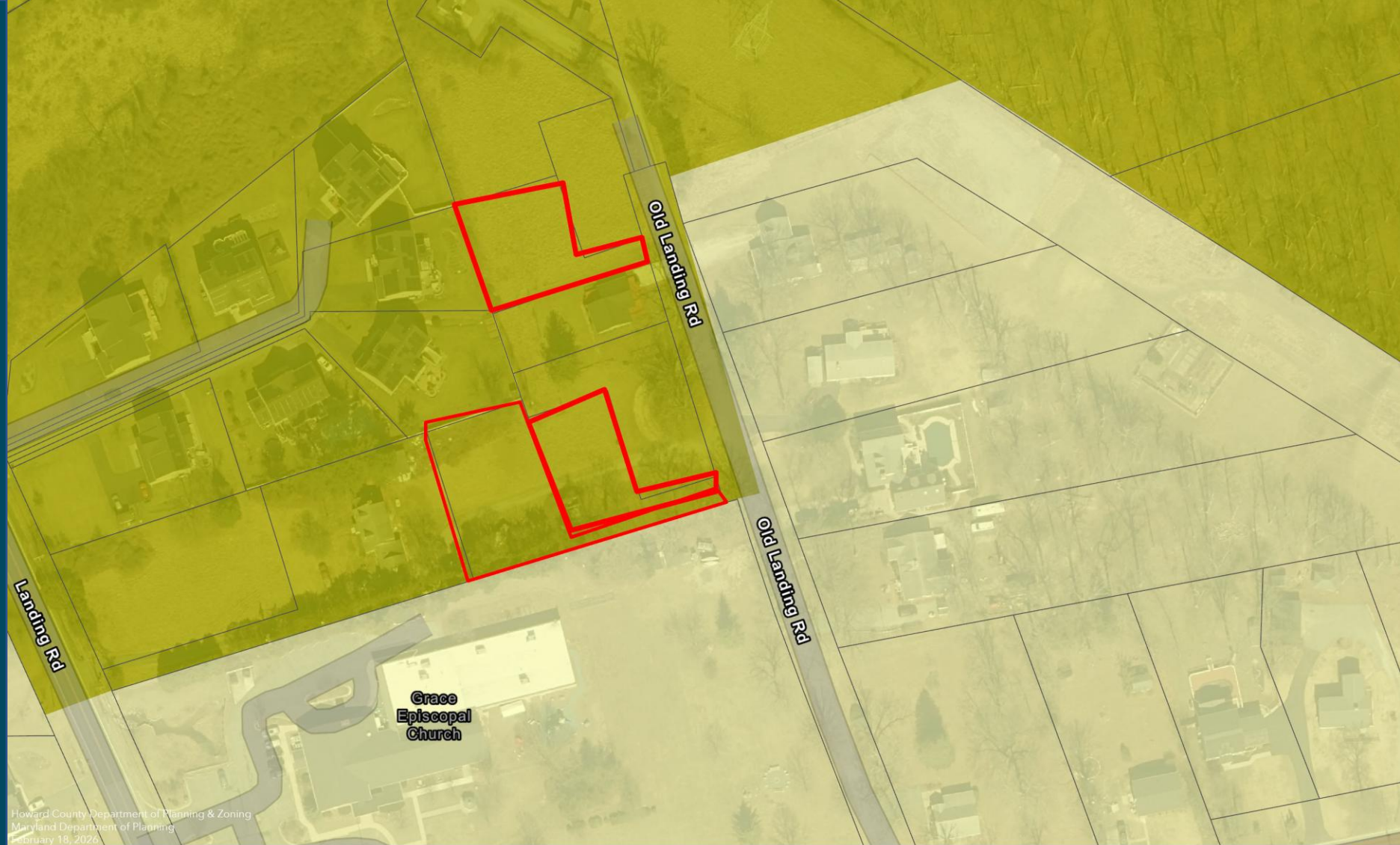
Planning Board Evaluation and Approval

Evaluate the proposed Site Development Plan in accordance with the R-ED (Residential – Environmental Development) zoning requirements, Section 107.0.F.6 & 107.0.G, of the Howard County Zoning Regulations and approve, approve with modifications, or deny the proposed plan

Planning Board evaluation criteria per Section 107.0.F.6:

- 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

Existing Site Aerial



Howard County Department of Planning & Zoning
Maryland Department of Planning
February 18, 2026

Zoning & Vicinity

SDP-26-024 Landing Enclave
5736, 5748, 5752 Old Landing Road

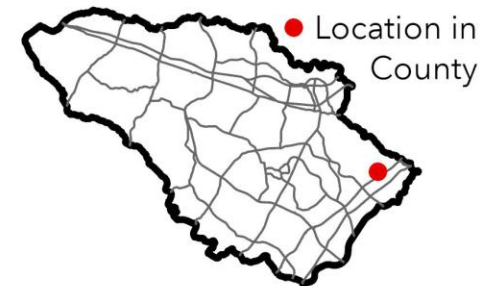


0 175 350 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning

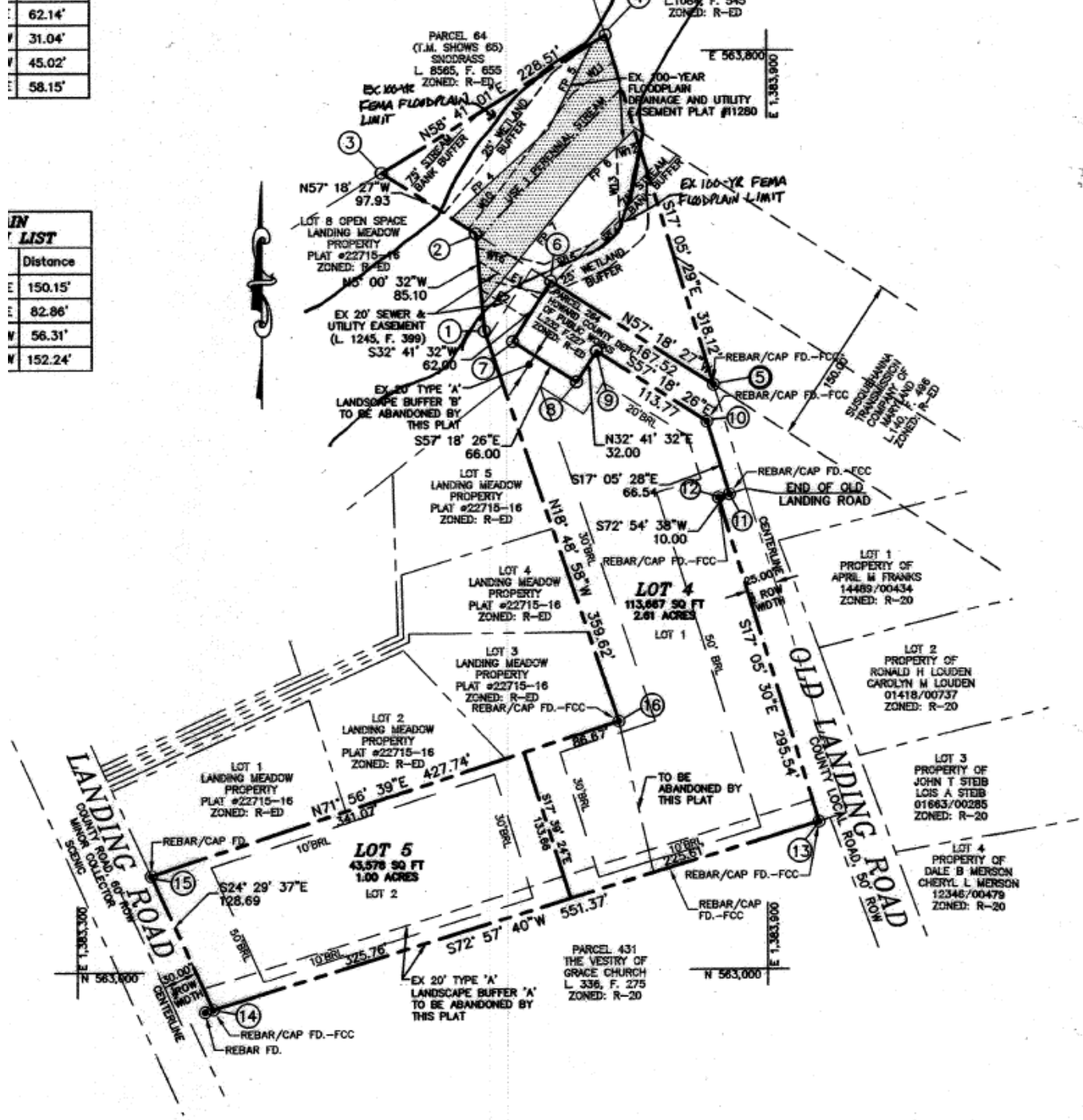
- R-20
- R-ED
- Target Property



Site History: F-23-004

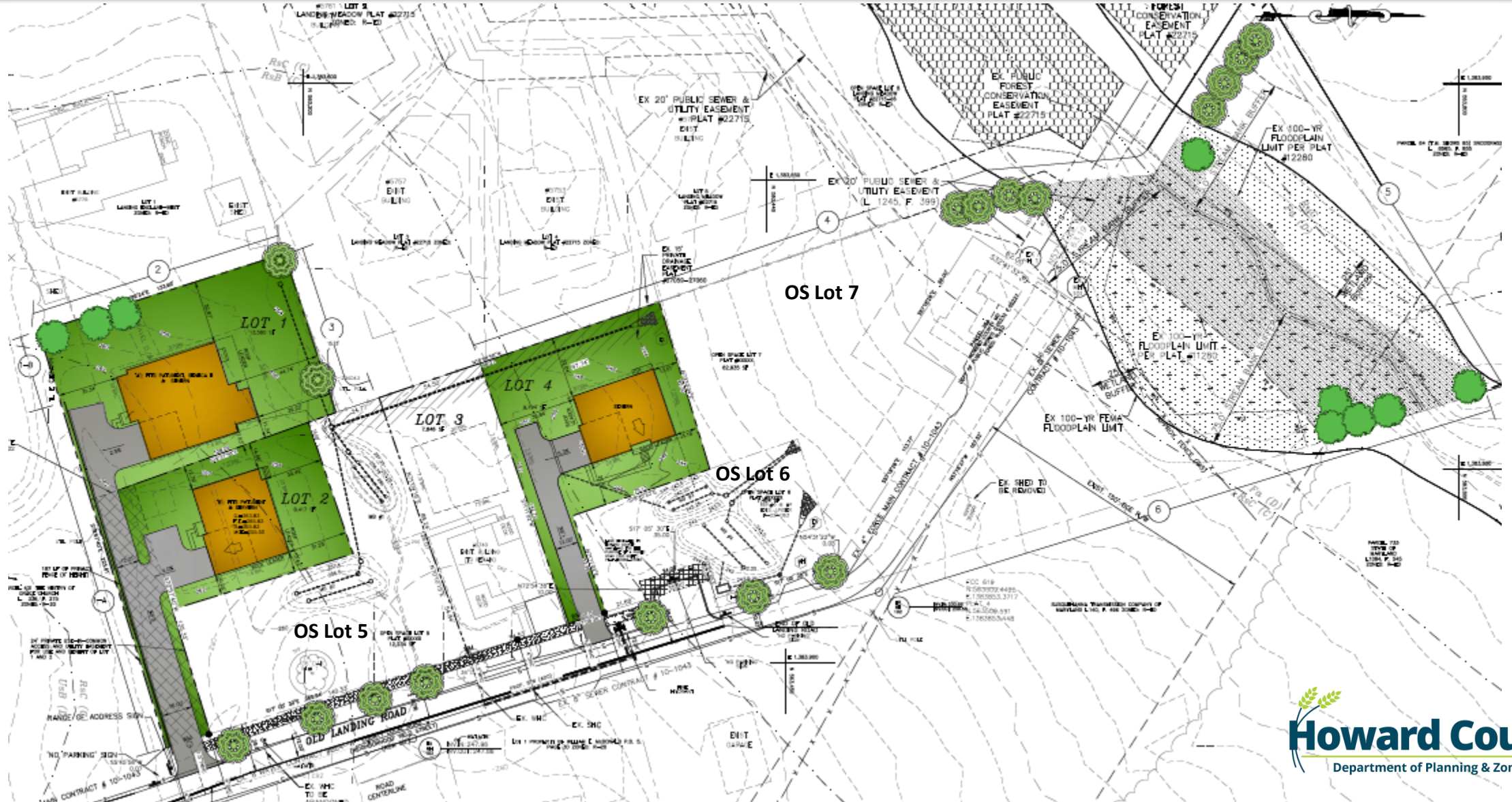
62.14'
31.04'
45.02'
58.15'

IN	LIST
Distance	
E	150.15'
E	82.86'
W	56.31'
N	152.24'



GRAPHIC SCALE

Project Proposal



Project Proposal

Part 2

- 3 residential dwellings on Lots 1, 2, & 4
- Existing dwelling on Lot 3 to remain
- All lots meet the setback and minimum 6,000 ft² lot size requirements for the R-ED zoning district



Evaluation Criteria 1

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

- Protection of environmental resources was addressed under F-22-063
- All environmental resources on site (100-year floodplain, Use-I perennial stream, & wetlands) are contained on Open Space Lot 7 which is dedicated to Howard County Department of Recreation and Parks
- There are no environmental resources located on residential lots
- No historic resources on site

Evaluation Criteria 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 are generally flat and do not contain any forest or environmentally sensitive features, so clearing and grading could be kept to the minimum extent practicable
- The stormwater management facilities on Open Space Lots 5 and 6 utilize the site's slightly sloping topography and align with natural drainage patterns to minimize the grading required to control stormwater runoff

Evaluation Criteria 3

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:

- Lots 1, 2, and 4 comply with the required setbacks in the R-ED zoning district
- Landscaping 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.

Summary of Action

The Planning Board shall consider SDP-26-024, Landing Enclave East, Lots 1, 2, & 4, and:

- Approve
- Approve with modifications
- Deny