



TECHNICAL STAFF REPORT

Planning Board Meeting of May 7, 2026

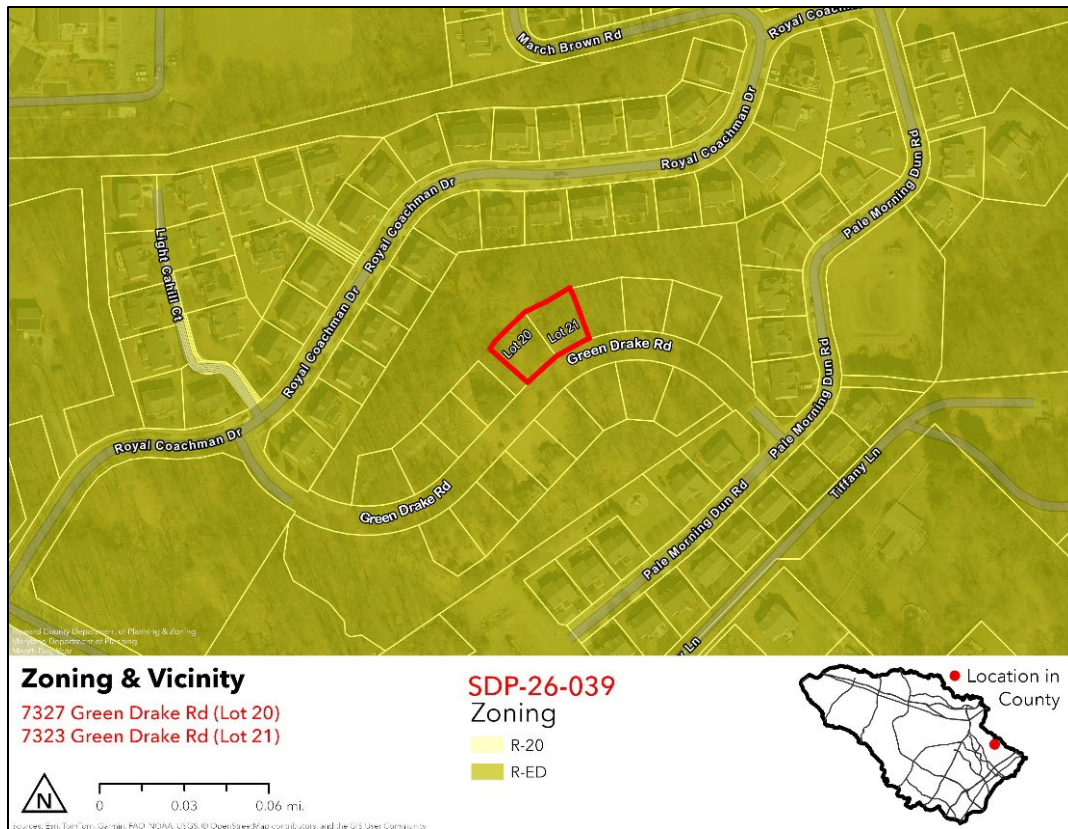
Case No./Petitioner: SDP-26-039 Cascade Ridge/ Cascade Falls, LLC

Project Name: Cascade Ridge, Lots 20 and 21

DPZ Planner: Derrick Jones, djones@howardcountymd.gov

Request: The request is to for Planning Board approval of a Site Development Plan, SDP-26-039 to allow the construction of two (2) single-family detached residential dwellings. The two (2) recorded residential lots are zoned R-ED (Residential: Environmental Development), in accordance with Sections 107.0.F.6 and Section 107.0.G.2 of the Zoning Regulations.

Location: The subject properties are located at the addresses of 7323 and 7327 Green Drake Road, in ElkrIDGE MD, and are identified as Lots 20 and 21 of the Cascade Ridge subdivision. The two lots are currently vacant and are found on Tax Map 31, Grid 11, Parcel 474.



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Vicinal Properties:

The surrounding properties are zoned R-ED (Residential – Environmental Development District) and are part of the Cascade Ridge subdivision.

North - Immediately to the north, the lots abuts an open space lot and further north is an adjacent subdivision named Cascade Overlook.

East - Residential lots of the Cascade Ridge subdivision

South - Green Drake Road public road right-of-way

West - Residential lots of the Cascade Ridge subdivision

Legal Notice: The property was legally posted with two (2) official Planning Board public meeting signs and these notices were certified by DPZ pursuant to legal requirements.

I. General Information:

Plan History:

- ECP-19-051 - An Environmental Concept Plan was approved on November 7, 2019.
- HPC-19-035 - The Historic Preservation Commission met on July 11, 2019 as required under Subtitle 6 of the County Code. The Commission determined that the historic house and garage are not architectural structures and are not listed on the County’s historic site inventory.
- SP-19-004 - A Preliminary Equivalent Sketch Plan for 16 single-family residential lots and 3 open space lots was approved on June 30, 2021.
- PB Case 451 - the Planning Board Case public hearing for SP-19-004, in accordance with Section 107.0.F. of the Zoning Regulations. This case was heard by the Planning Board on March 18, 2021 as a quasi-judicial public hearing. The Board members voted to approve this plan and the case’s Decision and Order was signed by the Board members on May 6, 2021.
- WP-20-036 – an Alternative Compliance Petition to Section 16.1205(a)(3), to remove 3 specimen trees was approved on November 19, 2020.
- Scenic Road Plan – the Planning Board approved the scenic road plan, in accordance with Section 16.125(c) of the Subdivision Regulations, on March 4, 2021.
- F-24-001 - a Final Plan for 16 single-family detached residential lots and 3 open space lots was recorded on July 15, 2025, plat nos. 26923-26926.
- WP-25-005 - an Alternative Compliance Petition to Section 16.1205(a)(3), to remove 5 specimen trees was approved on September 19, 2024.
- F-25-035 Cascade Ridge - a Final Plan to resubdivide Lot 5 into two single-family detached residential lots (Lots 20 and 21) was recorded on November 24, 2025, as plat nos. 26996-26997.

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- SDP-26-039 - A site development plan for Lots 20 and 21. The site development plan, which is for the construction of two houses on the recorded lots, received approval from the Subdivision Review Committee on March 3, 2026, subject to Planning Board approval.

Bulk Regulations (in accordance with Section 107.0.E. of the Zoning Regulations):

- Density - R-ED District permits 2 dwelling units per net acre. The site's net area is 8.722 acres and permits maximum of 17 dwelling units. A total of 17 units has been recorded as part of the overall Cascade Ridge subdivision.
- Lot Size - The subdivision complies with the R-ED minimum lot size of 6,000 square feet. Lots 20 and 21 are at least 6,000 SF each.
- Minimum Lot Width - Lots 20 and 21 complies with the R-ED minimum lot width of 50 feet at the front building restriction line (BRL).
- Setbacks - Lots 20 and 21 complies with the 30-foot front setback from the public road; the 10-foot setback from the side lot lines; and the 30-foot setback from the rear property line.

II. Site Analysis:

Site Conditions and Environmental Assessment:

The overall Cascade Ridge property contains 9.085 acres and is improved with a historic house and an outbuilding (detached garage) that are to be demolished. The property is accessed from the western terminus of Green Drake Road by a dirt driveway. The topography naturally slopes to the south and east with a ridge in the center site. According to the environmental report prepared by Eco-Science Professionals, Inc., the property contains 7.6 acres of forest and includes a stream, wetland, floodplain and steep slope area that are in the southwestern area of the site adjacent to Landing Road. There are thirteen (13) specimen trees on the property of which 3 have been approved for removal through an alternative compliance petition (WP-20-036). There are no rare or endangered species on the site. In April of 2019, DPZ inspected the site and confirmed that the environmental information reported by the Eco-Science Professionals were accurate.

Access and Frontage:

The subdivision will have access and public road frontage from Green Drake Road. Green Drake Road currently contains two dead-end stubs and shall provide a connection through this proposed subdivision between two existing public roads: Royal Coachman Drive and Pale Morning Dun Road.

Public Water and Sewer Service

The site is in the Planned Service Area for public water and sewer service. Water and sewer service shall be provided by the County under Contract Number 14-4080-D.

Proposed Development Plan

- Site Development Plan - The development plan for Lots 20 and 21 proposes two single-family detached dwellings that shall front Green Drake Road. Lot 20 is comprised of 6,855 SF and Lot 21 is comprised of 6,930 SF and were established under a final plan (plat), F-25-035. Each dwelling shall have frontage

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and access to Green Drake Road. The plan provides four house model types that could be constructed on either of the two lots.

- Forest Conservation – The Cascade Ridge subdivision complies with Subtitle 12 of the County Code for Forest Conservation. A total of 3 acres of forest shall be retained and protected by three separate public forest conservation easements.
- Landscaping - The Cascade Ridge subdivision complies with perimeter and street tree landscaping requirements in accordance with Section 16.124 of the Subdivision and Land Development Regulations and the Landscape Manual. Perimeter landscaping will be provided with new landscape plantings provided along the perimeter to supplement the existing wooded areas to remain. In addition, street trees are to be provided along the Green Drake Road right-of-way.
- Stormwater Management - Stormwater management (SWM) for Lots 20 and 21 is provided by the use of micro-scale practices, in the form of drywells, in accordance with the Maryland Department of the Environment (MDE) environmental site.

III. Planning Board Criteria

In accordance with Section 107.0.F.6. of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this Preliminary Equivalent Sketch Plan.

1. The proposed layout of the lots and open space effectively protects environmental and historic resources.

The Cascade Ridge subdivision has been designed so that the proposed lots, road, utilities, stormwater management and drainage systems are positioned at the site's most suitable area for development. The site has a perennial stream, wetlands, a floodplain, and a small area of 25% or greater steep slopes. These environmental features are of high priority for protection, and the subdivision is designed to avoid disturbance to these features by placing them in open space lots. The development was presented to the Historic Preservation Commission (HPC) to identify all historic resources on the site and provide advice regarding the design of the development. The HPC determined that the historic house does not have architectural significance and had no comments on the design. There are no open space, environmental resources or historic resources impacted by this plan for the two proposed dwellings.

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

The Cascade Ridge subdivision layout takes advantage of the uniqueness of the site's topography and forests by minimizing the limits of clearing and grading necessary to construct houses, the Green Drake Road connection, SWM facilities and public utilities. The proposed two houses are located within the building restriction lines of each lot. There are no roads proposed under this site development plan. Parking is provided by the 2-car garages and driveways. Stormwater management for these houses is being provided for by on-lot drywells in the rear of each lot in the low areas.

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.

The Cascade Ridge subdivision is designed to provide substantial buffering to the adjacent developments through the retention of existing wooded resources, proposed landscaping plantings and reduced

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grading. There is a recorded forest conservation retention easement between the rear of the subject lots and the nearest existing properties along Royal Coachman Drive. This easement is 82' at its narrowest point (east edge of Lot 21) and 154' and its deepest point (the common lot line of Lots 20/21). The two subject lots are not located along a scenic road or within a historic district.

DocuSigned by:

Lynda Eisenberg

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Lynda Eisenberg, AICP, Director

4/20/2026

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.