



TECHNICAL STAFF REPORT

Planning Board Meeting of July 24, 2025

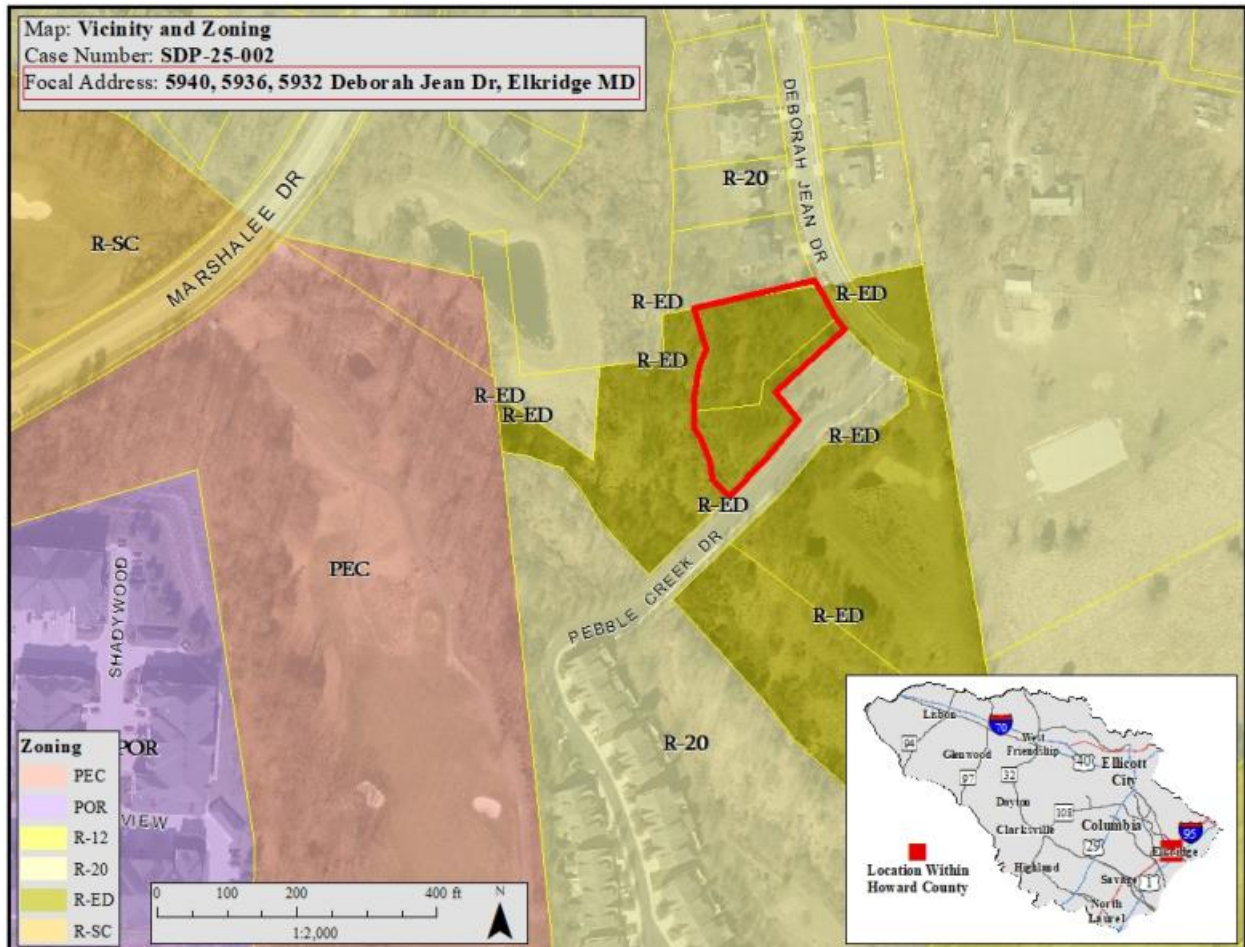
Case No./Petitioner: SDP-25-002 / Burkard Homes

Project Name: Douglas Woods, Lots 1-3

DPZ Planner: Kathryn Bolton

Request: A Site Development Plan (SDP-25-002). Request to construct 3 single family homes and an associated shared use-in-common driveway on a property zoned R-ED (Residential – Environmental Development) in accordance with Section 107.0.G.1 of the Howard County Zoning Regulations.

Location: The property is located on Deborah Jean Drive and is identified on Tax Map 37, Parcel 698, Lots 1-3 in the First Election District.



Vicinal Properties:

The subject property is bordered to the north and east by existing residential development: to the north, by Marshalee Woods, Section 2, Area 4; and to the east, by the Samuel's Grant Buildable Bulk Parcel. To the west and south, the property is bordered by open space lots preserved through Douglas Woods subdivision (Plat 26133). These open space areas provide a buffer between the rear of the proposed development and Fairway Overlook, an age-restricted community. Beyond the open space to the south lies MD Route 95.

Legal Notice:

The properties were posted and verified by DPZ in accordance with the legal requirements for Planning Board Public Meetings.

Regularity Compliance:

This project must comply with the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Howard County Forest Conservation Manual, and the Howard County Landscape Manual.

I. General Information:

Plan History:

- ECP-19-003 – An Environmental Concept Plan was submitted for review September 11, 2018. The plan received final signature December 16, 2019.
- F-20-074 & F-21-067 – A Final Plan, F-20-074 was submitted for review on June 9, 2020. The original proposal included a 3-lot subdivision and several open space lots to preserve onsite environmental features. The plan received technical completion approval on April 22, 2021, but was placed in the Schools Bin due to failing the APFO test. Subsequently, the applicant submitted F-21-067 to record Lot 1, Open Space Lots 2 and 3, and Non-Buildable Bulk Parcels A, B, and C. This plan received technical completion on October 15, 2021, and was recorded on August 1, 2022, under Plat Nos. 26133–26135. On July 1, 2024, the Howard County Council approved Resolution CR77-2024, allowing F-20-074 to resume plan processing. As a result, the plat was revised to reflect the prior recordation of F-21-067. The new purpose of the plan was to resubdivide Non-Buildable Bulk Parcel C into Lots 2 and 3. This revised plat was recorded on May 5, 2025, under Plat Nos. 26873–26874.
- WP-21-035 – An Alternative Compliance Petition to Section 16.1205(a)(3) for the removal of 1 (one) specimen tree onsite. The petition request was approved with conditions on November 13, 2020.
- SDP-25-002 – A Site Development Plan was submitted for review July 19, 2024. The plan proposes to develop the resubdivided lots with 3 single family dwellings and a shared UIC driveway.

Proposed Site Improvements:

This SDP proposes to construct 3 single family detached dwellings that access a single 24' wide private use-in-common driveway off Deborah Jean Drive. The fronts of the dwellings will face towards the shared driveway and toward the direction of Deborah Jean Drive. The SDP is in compliance with the bulk requirements of Section 107.0.D of the Zoning Ordinance.

II. Planning Board Criteria:

In accordance with Section 107.0.G.1 & 2 of the 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.**

The Douglas Woods subdivision layout places all environmental features within Open Space Lots 2 and 3, which include a forest conservation easement and a 2.23-acre forest mitigation bank. These open space lots have been dedicated to Howard County Recreation and Parks and fully encompass the site's environmental resources. The developable areas and lot access are located outside of the open space, ensuring that the environmental features are not impacted, and the proposed homes are to be located on these buildable lots. There are no historic resources on the site

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 developable areas of the lots are sited in a generally flat portion of the property that requires minimal clearing and grading. The environmental features are consolidated within the open space lots and are located outside the buildable area. Access is provided via a UIC driveway off the public road, minimizing disturbance. Stormwater management facilities were placed at lower contour elevations to align with natural drainage patterns. The layout of the developable areas was designed to limit impacts to existing environmental features and to take advantage of the site's natural topography.

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.

Landscaping is provided along the subdivision's perimeter in accordance with the Landscape Manual. Existing vegetation is preserved within the Open Space lots and forest conservation easement areas to the west and south, further buffering the development from adjacent properties. The site is not located near any designated scenic roads or historic districts.

III. Additional Regulatory Requirements: While not part of the Planning Board Criteria, the Subdivision and Land Development Regulations require compliance with the following additional items:

- Stormwater Management:
Stormwater management for the site meets all regulatory requirements through the use of three micro-bioretenion facilities that treat runoff from the proposed UIC driveway and single-family dwellings. All ESD practices will be privately owned and maintained by the property owners. This development is not expected to create any adverse impacts on adjoining properties.
- Forest Conservation:
Forest conservation is provided in accordance with Section 16.1200 of the Subdivision and Land Development Regulations and the Forest Conservation Manual as recorded on Plat 26133. The forest conservation obligation for this project has been met through on-site afforestation totaling 0.90 acres.
- Landscaping:
Landscaping is provided in accordance with Section 16.124 of the Subdivision and Land Development Regulations and the Howard County Landscape Manual. The required plantings include 10 shade trees and 9 evergreen trees, which have been placed along the property boundaries.

<p>DocuSigned by:  <small>42208635863942E...</small></p>	<p>7/9/2025</p>
<p>Lynda Eisenberg, AICP, Director</p>	<p>Date</p>

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.