



TECHNICAL STAFF REPORT

Planning Board Meeting of September 18, 2025

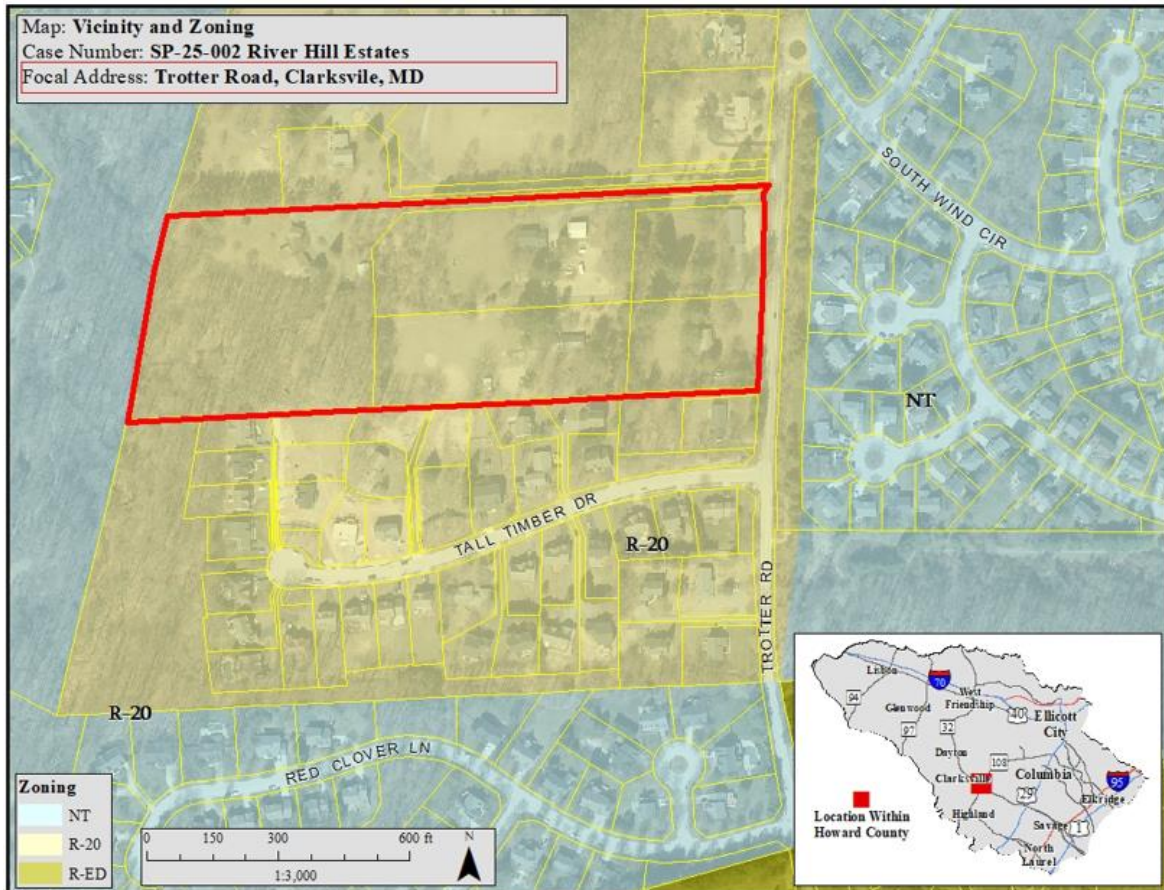
Plan No./Applicant: SP-25-002, 5928 Trotter, LLC

Project Name: River Hill Estates, Lots 1-31 and Open Spaces Lots 32-35

DPZ Planner: Brenda Luber, BLuber@howardcountymd.gov

Request: Scenic road plan review. A request to review Preliminary Equivalent Sketch Plan (SP-25-002) in accordance with Section 16.125(c) of the Subdivision and Land Development Regulations for a subdivision that abuts or adjoins a scenic road.

Location: The property is located on the west of Trotter Road. It is identified as Tax Map 35, Grid 8, Parcel 373, Lots 6, 27, 34 and 35 and Parcel 163, Lot 5 within the 5th Election District of Howard County, Maryland. The parcels contain 14.9 acres and are in the R-20 (Residential-Single) Zoning District. The parcels are being developed under the R-ED (Residential-Environmental Development) Zoning District as permitted under Section 108.0.G.3 of the Zoning Regulations.



Vicinal Properties:

North: Zoned R-20. Single-family detached houses.

East: Trotter Road, a local public road right-of-way that is on the Howard County Scenic Road Inventory.

South: Zoned R-20. Single-family detached houses.

West: New Town Open space owned by the Columbia Association

Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements for the Planning Board public meetings.

Regulatory 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 Landscape Manual.

I. General Information:

Plan History:

- F-79-078 – A Final Plan recorded on April 10, 1979, creating a residential subdivision.
- ECP-25-004 – An Environmental Concept Plan approved on September 16, 2024, to subdivide the parcels into 31 residential lots and 4 open space lots.
- SP-25-002 – A Preliminary Equivalent Sketch Plan for 31 residential lots and 4 open space lots technically complete on July 29, 2025, and requires approval by the Planning Board at a public hearing.

The purpose of this meeting is only to review for compliance with scenic road criteria outlined in Section 16.125(c) of the Subdivision and Land Development Regulations for a subdivision that abuts or adjoins a scenic road. Please note that a public hearing for the approval of the overall development will take place at a future Planning Board meeting.

Existing Environmental Conditions and Site Improvements:

The property is 14.9-acres and comprised of 5 parcels. These parcels are improved with single-family detached houses and accessory structures. These parcels are served by 4 driveways with direct access from Trotter Road. The parcels consist mostly of lawns with scattered trees. A small, forested area is located midpoint of the property, and a larger forested area is at the rear of the site and contains a stream and stream buffer. Scattered trees are located along Trotter Road.

Character and Quality of the Scenic Road:

The subject property has 420 feet of public road frontage along Trotter Road. In 1994, Trotter Road was designated by the County Council as a scenic road. The County's scenic road inventory described Trotter Road as, "a narrow, winding road that passes through a wooded stream valley and a residential neighborhood. Views from the road are confined by forest and residential structures".

A visual assessment was provided in accordance with Section 16.125(c)(4)(iii) of the Subdivision and Land Development Regulations. The visual assessment complies with the submission requirements listed in subsections a through e. The assessment describes the character and quality of scenic Trotter Road. At the site, Trotter Road is straight with overhead utility lines located on the east side of the road approaching from the south. The existing pavement of Trotter Road is approximately 21 feet wide and is in good condition. The character of the scenic road along this stretch is single-family homes that face Trotter Road. There are no curbs,

SP-25-002, 5928 Trotter, LLC

shoulders or sidewalks along the perimeter of the site and there are no significant improvements along this stretch of road.

There are 7 specimen trees, 4 trees measuring 24" to 29.9" in diameter and 20 trees measuring 12" to 23.9" in diameter located within 100 feet of Trotter Road. Three (3) specimen trees, 2 trees 24" to 29.9" and 10 trees measuring 12" to 23.9" are proposed for removal to accommodate the public road access to the site, and for the removal of existing dwellings, driveways and wells. The remaining trees will remain and the 100-foot buffer from Trotter Road will be planted within a recorded forest conservation easement. In addition, 9 street trees will be planted along Trotter Road.

Finally, the visual assessment suggests that the proposed subdivision has been designed to minimize visual impacts to the character of the scenic road. Access to the subdivision will be provided at a central point. A 100-foot vegetated buffer will be provided along the property's frontage. In addition, street trees will be provided along Trotter Road. The proposed dwellings will be set back more than 100 feet from Trotter Road and will be screened by the vegetated buffer. No sidewalk or curb and gutter are proposed. A 12' wide grass area will provide access to the storm water management facility.

II. Planning Board Criteria

In accordance with Section 16.125(c)(5)(i) and (ii) of the Subdivision and Land Development Regulations, the following criteria must be considered by the Planning Board when evaluating the initial plan submittal.

1. Access. Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.

a. Wherever practicable, access shall be located along a non-scenic road.

Access to this subdivision will be from Trotter Road. There are no other potential access points for this site from a non-scenic road.

b. Only to the extent vehicular access cannot be practicably located along a non-scenic road, access along a scenic road shall be permitted at an existing driveway location.

Access to the proposed subdivision can only be from Trotter Road. The property is currently served by 4 driveways. One driveway will be converted to a public road to serve the subdivision.

c. Only to the extent vehicular access cannot be practicably located along a non-scenic road or at an existing driveway, additional access along a scenic road may be permitted.

Access to this proposed subdivision can only be from Trotter Road as one of the existing driveways will be converted to a public road to serve the proposed subdivision.

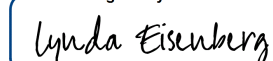
d. To the extent that any access is permitted along a scenic road, such access shall preserve the alignment, topography, and surroundings to minimize interference with views from the road while ensuring public safety.

Access to this proposed subdivision is to be located from Trotter Road. The proposed public road maintains the alignment and topography of the existing driveway. Public safety is ensured as an intersection sight distance analysis has concluded the proposed access meets intersection and stopping sight distance.

2. Buffers. The buffer preserves or enhances the visual character of the road and surrounding area, and whether access minimizes impacts to the buffer.

This subdivision will provide a 100-foot vegetated buffer along Trotter Road. The buffer will be placed within a recorded forest conservation easement. In addition, street trees will be planted along Trotter Road.

DocuSigned by:



9/3/2025

4220B635863942E...

Lynda D. Eisenberg, AICP, Director Date
Department of Planning and Zoning