HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 3430 Court House Drive Ellicott City, Maryland 21043 410-313-2350

Lynda D. Eisenberg, AICP, Director

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TECHNICAL STAFF REPORT

Planning Board Quasi-Judicial Public Hearing of October 23, 2025

Plan No./Applicant: PB 459, 5938 Trotter, LLC

Project Name: River Hill Estates, SP-25-002

Lots 1-31 and Open Spaces Lots 32-35

DPZ Planner: Brenda Luber, BLuber@howardcountymd.gov

Request: For Planning Board approval of a Preliminary Equivalent Sketch Plan, SP-25-002,

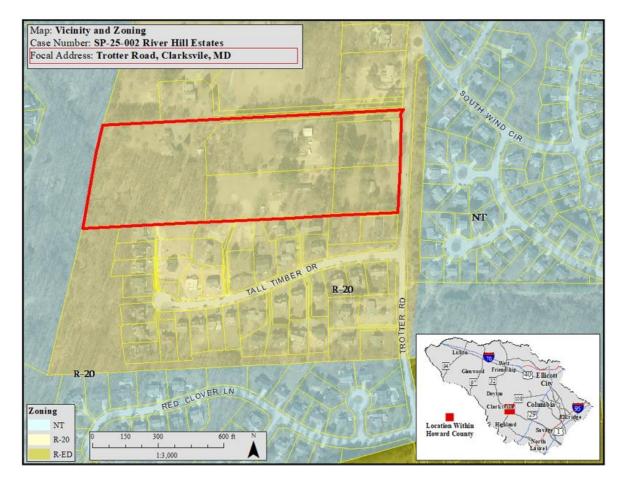
for the subdivision of 31 single-family detached lots and 4 open space lots on 14.9 acres of land zoned R-20 (Residential – Single), subdividing in accordance with

Section 107.0.F (R-ED – Residential: Environmental Development).

Location: The property is located to 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.



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 30 days prior to the hearing. Certifications of legal notices advertising the case in two local newspapers at least 30 days prior to the hearing are on file.

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.
- WP-25-068 An Alternative Compliance request approved on July 17, 2025, for the removal of 28 specimen trees.
- SP-25-002 A Preliminary Equivalent Sketch Plan for 31 residential lots and 4 open space lots deemed technically complete on July 29, 2025, and requires approval by the Planning Board at a public hearing.

<u>Bulk Regulations</u> (In accordance with Section 107.E of the Zoning Regulations):

- **Density** R-ED District permits 2 dwelling units per net acre. The site's net area is 14.9 acres and permits maximum of 29 dwelling units. Section 108.G.0.2. of the Zoning Regulations allows a bonus of up to 10% more dwelling units than would be achievable based on net density. A total of 31 dwelling units is proposed for this subdivision.
- Lot Size The subdivision complies with the R-ED minimum lot size of 6,000 square feet. The smallest proposed lot is 6,352 square feet.
- **Minimum Lot Width** The subdivision complies with the R-ED minimum lot width of 50 feet at the front building restriction line.
- **Setbacks** The subdivision complies with all setbacks for the R-ED zoning district. Those setbacks include:

Front setback from an internal public street
Side setback (from lots)

Rear setback
Property boundary line (adjacent to SFD)

20 feet
7.5 feet
7.5 feet
7.5 feet

II. Site Analysis:

Site Conditions and Environmental Assessment:

The property is comprised of 5 residential lots totaling 14.9 acres. Access to these lots is provided by 2 individual driveways and 2 shared driveways. Each lot has been maintained as lawns with landscaping and shade trees. Most of the forest is within the western portion of the site with a small forest patch occurring within the interior of the lots. According to the environmental report prepared by Eco-Science Professionals, Inc., a perennial stream channel is present on the adjacent property west of the site providing a 100' stream buffer on the subject property. An intermittent stream system is located on the southwestern portion of the property. No wetlands, 100-year floodplain, or steep slopes are present on the property. No rare, threatened, or endangered specimen trees were observed on the site. The property was identified as possible forest interior habitat. There were 56 specimen trees on site. An alternative compliance application (WP-25-068) approved the removal of 28 trees. DPZ inspected the site and confirmed the environmental information reported by Eco-Science Professional, Inc. was accurate.

Site and Density Information Chart:

Total Gross AreaMinus 100-Year Floodplain AreaMinus 25% of Greater Steep Slope Area	0.0 acres 0.0 acres
Density Permitted (2 units per net acre) and 2 bonus units Number of Dwellings Units Proposed Proposed Acreage of the 31 buildable lots	31 units
Area of Proposed SFD Lots	
Open Space Required (50% of gross area)	7.66 acres

Access and Frontage:

The subdivision will have access and public road frontage from a new public road (Scenic Valley Court). Proposed lots 17 and 18 will share a driveway with access to the new public road.

Water and Sewer Service

The site is in the Planned Service Area for public water and sewer services. Water and sewer service shall be provided by the County under Contract Number 34-5279-D.

Proposed Development Plan

- Subdivision Plan The proposed subdivision consists of 31 single-family detached (SFD) lots and 4 open space lots. Residential lot sizes will range from 6,352 to 10,184 square feet. The subdivision provides a 20-foot front setback from the new public road, a 7.5-foot side setback, and a 75-foot project boundary setback from adjoining properties, as required by the R-ED regulations. All the SFD lots and open space lots will have access and frontage on a public road. Sidewalk and street lighting will be provided on each side of the new public road. The subdivision shall provide 7.66 acres of credited open space. All environmentally sensitive areas (stream and stream buffer) will be protected within a 2.5-acre open space lot owned and maintained by the County.
- Forest Conservation This subdivision complies with Subtitle 12 of the County Code for Forest Conservation. The site contains 4.9 acres of forest with 2.7 acres to be cleared for the installation of the road, utilities, and fee-simple lots. The forest conservation obligation will be fulfilled by retaining 2.2 acres of existing forest and planting 2.8 acres with native trees, providing a total of 5 acres in forest conservation easement. The project is providing 104% of the forest conservation obligation on site. In addition, fifty-six (56) 3" caliper native trees will be provided for the removal of the twenty-eight (28) specimen trees.
- Landscaping This 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 (47 shade
 trees and 12 evergreen trees) provided along the perimeter of the subdivision. Fifty-two (52) shade
 trees will be planted along the new public road, and 9 shade trees will be planted along Trotter Road.
- Stormwater Management Stormwater management (SWM) is provided by three (3) M-6 Microbioretention facilities; one (1) F-1 surface sand filter, eighty-nine (89) M-5 dry wells and one (1) F-6 bioretention facility.
- Adequate Public Facilities Ordinance (APFO):

<u>Roads Test</u> - This subdivision satisfies the Adequate Road Facility Test Evaluation requirements as acceptable Level of Service A conditions are projected to be maintained at the study intersections during weekday morning and evening peak hours.

<u>Schools Test</u> - This subdivision is in the Other Character Areas Allocation Area, the West School Region, the Clarksville Elementary School District, the Clarksville Middle School District, and the River Hill High School District. Following a signed Decision and Order, the housing unit allocations and open/closed schools tests will be performed.

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 proposed subdivision effectively protects environmental resources by avoiding disturbances to the on-site streams and their buffers. The forested area, which includes the stream and stream buffer, will be placed within a protected forest conservation easement. This area will become an open space lot owned by Howard County. In addition, 28 of the specimen trees will be retained.

The layout of the lots has been designed to protect the stream, stream buffer, and existing forested areas on the western portion of the site. Planting will be provided along the perimeter of the subdivision. The plan provides 7.66 acres of credited open space which will protect the stream and stream buffers. The subdivision provides 104% of the forest conservation obligation on site by retaining 2.2 acres of forest and planting 2.8 acres with native trees. There are no wetlands, 100-year floodplain, or 25% or greater steep slopes within the subject property. In addition, there are no historic resources located within the property boundary.

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 proposed subdivision layout places all buildings, parking areas, roads, stormwater management facilities, and other site features in locations that take advantage of existing topography, thereby limiting the extent of clearing and grading. The proposed development preserves 2.2 acres of forest. Most of the clearing is within the middle portion of the site where development will occur. Stormwater management facilities are located at the existing low points of the property. To minimize the extent of clearing and grading, the proposed houses have been centrally located on the property, adjacent to the proposed internal public road. Parking for each dwelling is provided on the respective lot. Due to the relatively gentle topography existing in the central region of the site, the necessary grading has been limited. The site will utilize 89 drywells, 1 surface sand filter, 3 micro-bioretention facilities, and 1 bioretention facility for SWM treatment.

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.

A 100-foot vegetative buffer from Trotter Road will block the view of the new homes as they will be constructed beyond the buffer area. The remainder of the development provides a minimum 75-foot setback from the project boundary. To buffer existing neighborhoods and roads from the development, open space lots surround the proposed development on all sides. These open space lots were created to provide appropriate buffers from Trotter Road and from the surrounding residential properties. A landscape buffer is proposed for the perimeter of the site to supplement the existing trees and vegetation. Two 50-foot-wide forest conservation easements have been provided along portions of the northern and southern property boundaries. Perimeter landscaping has also been provided along these boundaries to provide additional buffering to adjacent properties. The eastern boundary adjacent to Trotter Road is buffered by perimeter landscaping and forest conservation easement. The western boundary is buffered with existing forest, which will be placed within a forest conservation easement. On September 18, 2025, the Planning Board determined the provided 100-foot buffer would adequately screen the subdivision from Trotter Road.

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

Please note that this file is available for public review <u>by appointment</u> 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.





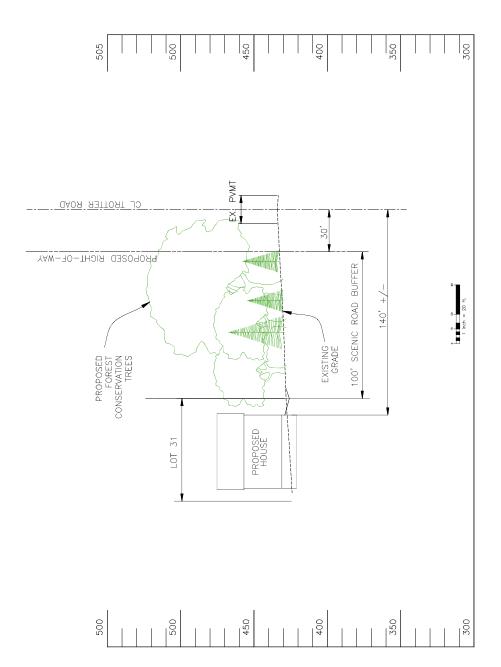






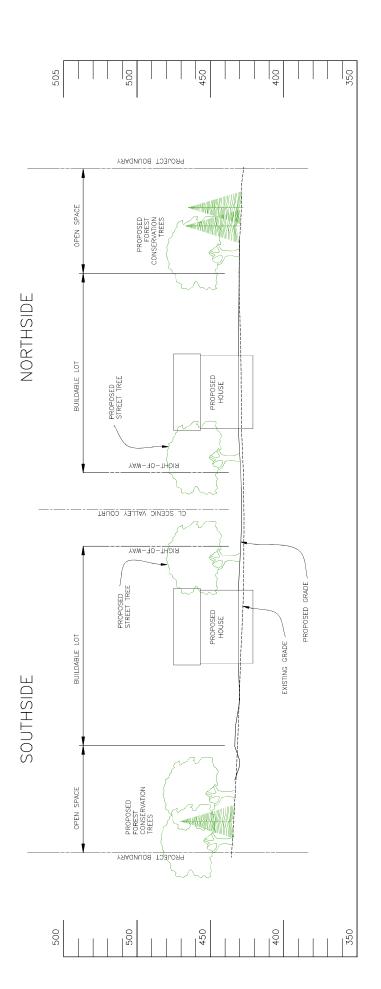
SCHEMATIC RENDERED HOUSE ELEVATIONS (OR SIMILAR) BUILDER HAS NOT YET BEEN CHOSEN



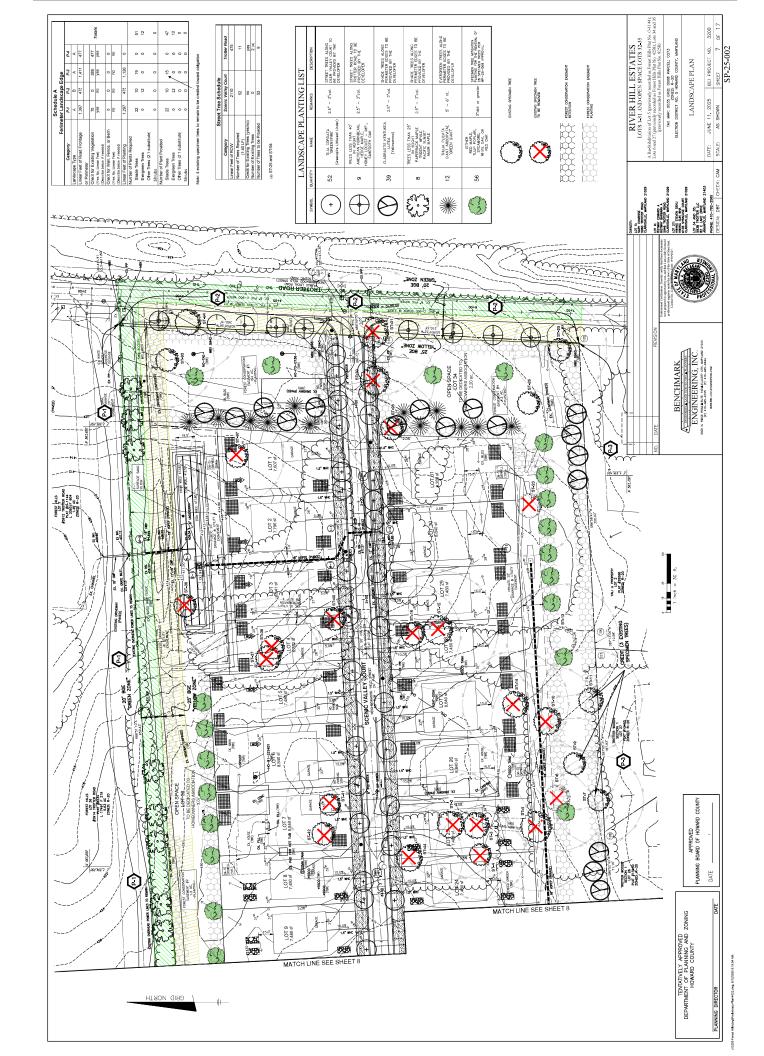


PROPOSED
TYPICAL CROSS SECTION
ALONG TROTTER ROAD















PROPOSED CONDITION (RENDERED) AT PROPOSED ENTRANCE LOOKING NORTH

EXISTING CONDITION
AT PROPOSED ENTRANCE
LOOKING NORTH



PROPOSED CONDITION (RENDERED)
AT PROPOSED ENTRANCE
LOOKING SOUTH

EXISTING CONDITION
AT PROPOSED ENTRANCE
LOOKING SOUTH











FOREST CONSERVATION WORKSHEET FOR _____

Net ⁻ A. B. C. D.	3. Area within 100-year Floodplain C. Other Deductions (Identify:							A = B = C = D =	14.85 0.00 0.00 14.85
	I Use Categor t the number "								
	Resid. Rural LD 0	Resid. Rural MD 0	Resid. Suburban	Inst./ Linear 0	Retail/Ind./ Office 0	Mixed Use/ PUD 0			
E. F.	Afforestation Reforestation			(Net Tract A (Net Tract A		15% 20%)	E = F =	2.20 3.00
Exis G. H. I.	H. Area of Forest above Afforestation Threshold								4.90 2.70 1.90
Brea J. K.	k Even Point Break Even F Forest Clearin		vithout Mitiga	ation				J = K =	3.63 1.27
Prop L. M.	osed Forest 0 Total Area of Total Area of	Forest to be (L = M =	2.70 2.20
Planting Requirements Inside Watershed N. Reforestation for Clearing above the Reforestation Threshold P. Reforestation for Clearing below the Reforestation Threshold Q. Credit for Retention above the Reforestation Threshold R. Total Reforestation Required S. Total Afforestation Required T. Total Reforestation and Afforestation Requirement U. 75% of Total Obligation (Retention + Planting) V. Planting Required Onsite to meet 75% Obligation								N = P = Q = R = S = T = U = V =	1.00 1.60 0.00 2.60 0.00 2.60 3.60 1.40
Plan W. X. Y. Z. AA. BB. CC. DD.	Total Afforest Remaining Pl Reforestation	g within Developments anting within to the control of the control	opment Site of the state of the	Watershed or Reforestation Theorestation Theorestation Theorestation Theorestation Theorestation Thresho	nreshold nreshold			W= X= Y= Z= AA= BB= CC= DD=	2.80 0.00 2.80 0.00 0.00 0.00 0.00 0.00

Date:			

RIVER HILL ESTATES



