TECHNICAL STAFF REPORT

Crawford & O’Keefe Properties
Lots 1 – 23 and Non-Buildable Preservation Parcels ‘A’ – ‘G’

Planning Board Hearing of July 7, 2016

File No./Petitioner: PB-417/Elm Street Development

Project Name: Crawford & O’Keefe Properties

DPZ Planner: Julia Boone, Planning Specialist II
(410) 313-4342, jboone@howardcountymd.gov

Request: For the Planning Board to approve a preliminary equivalent sketch plan (SP-15-015) for 23 buildable cluster lots and seven non-buildable preservation parcels in the RR-DEO (Rural Residential – Density Exchange Option) zoning district in accordance with State Senate Bill 236, “The Sustainable Growth and Agricultural Preservation Act of 2012.”

Recommendation: The Department of Planning and Zoning recommends approval of the preliminary equivalent sketch plan (SP-15-015) in accordance with the Subdivision Review Committee comments, Senate Bill 236, and subject to any conditions imposed by the Planning Board.

Location: Crawford Property – 6780 Haviland Mill Road, Clarksville, Maryland 21029. The property consists of 29.52 acres of land located on Tax Map 34, Parcel 52.

O’Keefe Property – 6950 Haviland Mill Road, Clarksville, Maryland 21029. 69.55 acres of the 123.86 acre O’Keefe Property, located on Tax Map 39, Parcel 1, will be part of the major cluster subdivision.

Vicinal Properties: Crawford Property – The Crawford Property is surrounded by the Department of Natural Resources Tier IV property to the north, Haviland Mill Road to the East, RR-DEO residential Tier III lots to the south, and the O’Keefe Property to the west.

O’Keefe Property – The O’Keefe Property is surrounded by the Department of Natural Resources Tier IV property to the north and west (adjacent to the Patuxent River), RR-DEO residential Tier III lots to the east (includes the Crawford Property), and Haviland Mill Road to the south.
**Legal Notice:**

The subject property was properly posted with one official Planning Board poster; verified by an on-site inspection by staff of the Department of Planning and Zoning. Certification of legal advertisements are on file with this case verifying that it case was advertised in two local newspapers a minimum of 30 days prior to the hearing date.

**Regulatory Compliance:**

This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations, the 2013 Howard County Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual.

**Plan History:**

**Pre-Submission Community Meeting** – A pre-submission community meeting was held on November 18, 2014 at the Dayton Oaks Elementary School and a second meeting was held on June 30, 2015.

**Environmental Concept Plan #15-051** – The Environmental Concept Plan received signature approval for conceptual stormwater management design on September 28, 2015.

**Waiver Petition #15-122** – A waiver petition to the Subdivision and Land Development Regulations was conditionally approved by the Department of Planning and Zoning on December 2, 2015 and January 13, 2016 to allow:
1. A portion of the O'Keefe Property (69.55 acres) to be transferred and merged with the Crawford Property via an Adjoiner Deed, instead of a final record plat.
2. The removal of 16 of the 43 specimen trees on site.

**Design Manual Waiver** – A waiver to Design Manual Volume III was approved by the Department of Planning and Zoning and Department of Public Works to allow the cul-de-sac to exceed 1,200 feet in length. The proposed cul-de-sac length is 1,750 feet.

**Scenic Road Inventory** – Haviland Mill Road was recently added to the scenic roads inventory by Council Resolution No. 28-2016 adopted on March 7, 2016. Since this subdivision received Subdivision Review Committee approval prior to the adoption of the Resolution, this subdivision was not reviewed nor subject to the scenic road requirements. However, the plan does adhere to the requirements for scenic roads by providing a natural planting landscaped buffer within non-buildable preservation parcels located between the scenic road the proposed residential lots, with the nearest proposed dwelling about 200 feet or greater from the scenic road.

### Site Information:

<table>
<thead>
<tr>
<th>ACREAGE</th>
<th>Gross Acreage of Properties</th>
<th>99.07 ac.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crawford Property</td>
<td>29.52 ac.</td>
<td></td>
</tr>
<tr>
<td>O'Keefe Property</td>
<td>69.55 ac.</td>
<td></td>
</tr>
<tr>
<td>Area of 100-year Floodplain</td>
<td>15.84 ac.</td>
<td></td>
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<tr>
<td>Area of 25% or Greater Steep Slopes</td>
<td>7.74 ac.</td>
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<tr>
<td>Net Tract Area</td>
<td>75.49 ac.</td>
<td></td>
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</tbody>
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**DENSITY – Cluster Subdivision**

- Total No. of Lots Allowed By Right (Base Density)................. 23 lots
  - (1 dwelling unit per 4.25 gross acres)
- Maximum No. of Lots Allowed using Density Exchange Option.........37 lots
  - (1 dwelling unit per 2 net acres)
- Total Number of Lots Proposed.................................23 lots

**DENSITY – Non-Cluster Subdivision**

- Total No. of Lots Allowed by Right..................................33 lots
  - (1 dwelling unit per 3 gross acres)

*Non-Cluster density totals shown for informational purposes. This subdivision utilizes the cluster subdivision regulations.*

### Site Proposal:

The proposed major subdivision consists of 23 buildable cluster lots and 7 non-buildable preservation parcels on 99.07 acres. Public access from Haviland Mill Road is proposed at the current location of the driveway to the Crawford Property. The public road will run with the ridge on the property and end in a cul-de-sac. All 23 cluster lots, totaling 26.1 acres, will have frontage on the public road. The remaining 69.9 acres will be placed into non-buildable preservation parcels. The majority of the preserved land is within two contiguous preservation parcels north and west of the cluster lots. Preservation Parcel ‘F’, approximately 54.6 acres, will be owned and farmed by the O'Keefe’s, and Preservation Parcel ‘B’,
approximately 4.2 acres, will be dedicated to the Department of Recreation and Parks for environmental preservation and to access the adjoining Department of Natural Resources property. The remaining preservation parcels are located along Haviland Mill Road between the cluster lots. These preservation parcels provide a landscape buffer from Haviland Mill Road and/or contain storm water management facilities.

**Planning Board Review:** “The Sustainable Growth and Agricultural Act of 2012” (Senate Bill 236) requires all proposed residential major subdivisions within Growth Tier III areas to be presented before the Planning Board at a public hearing. Approval of the major subdivision may only be approved if the Planning Board has reviewed and recommended approval based upon the below Planning Board criteria.

**Planning Board Criteria:** In accordance with State Senate Bill 236, the review of a residential major subdivision by the Planning Board shall include:

1. **The cost of providing local government services to the residential major subdivision unless a local jurisdiction’s adequate public facilities ordinance already requires a review of government services.**

   *Howard County has adopted an Adequate Public Facilities Ordinance. The purpose of the Ordinance is to provide a predictable planning environment for adequate public road facilities and adequate public school facilities by requiring residential and nonresidential projects to pass certain tests as conditions of subdivision or site development plan approval.*

   *The test for adequate public road facilities was conducted and approved by the Department of Public Works and Department of Planning and Zoning with the review of the preliminary equivalent sketch plan.*

   *The test for adequate housing unit allocations and the test for adequate public schools will be conducted upon approval of the Decision and Order of the Planning Board.*

2. **The potential environmental issues or a natural resource inventory related to the proposed residential major subdivision.**

   *The Natural Resource Inventory indicates five (5) stream systems and three (3) wetland systems.*

   - Stream System ‘A’ is an unnamed perennial tributary that flows along the northern property boundary of the Crawford Property west through the O’Keefe Property to the Patuxent River.
   - Wetland System ‘B’ is also located along the northern property boundary of the Crawford Property and drains into Stream System ‘A’.
   - Wetland System ‘C’ is just west of Wetland System ‘B’ and also drains into Stream System ‘A’.
   - Stream System ‘D’ is a headwater tributary to the Patuxent River that parallels the northern property boundary of the O’Keefe Property.
   - Wetland System ‘E’ is the outer edge of a large emergent wetland in the
Patuxent River floodplain that touches onto the far western edge of the O’Keefe Property.

- Stream System ‘F’ is a small headwater seep that forms a headwater, intermittent stream as it flows west through the center of the O’Keefe Property. It eventually converges with Stream System ‘G’ and discharges into an extensive wetland within and adjacent to the Patuxent River floodplain.

- Stream System ‘G’ is a headwater tributary that forms on the eastern side of the O’Keefe Property and flows west into Stream System ‘F’.

- Stream System ‘H’ is a headwater tributary located in the far southeastern portion of the O’Keefe Property.

The Natural Resource Inventory also indicates 43 specimen trees and four distinct forest stands that encompass approximately 39.7 acres of the project site.

- Forest Stand #1 occupies approximately 11.5 acres, located entirely within the western and northern portions of the Crawford Property.

- Forest Stand #2 occupies approximately 24.6 acres, located within the northern portion of the O’Keefe adjacent to Forest Stand #1.

- Forest Stand #3 occupies approximately 1.5 acres, located within the 100-year floodplain of the Patuxent River.

- Forest Stand #4 occupies approximately 2.1 acres, located adjacent to Stream Systems ‘G’ and ‘H’ in the southeastern portion of the O’Keefe Property.

The Natural Resource Inventory and Floodplain report indicates floodplain along the Patuxent River and Stream System ‘A’. The plan also indicates 7.74 acres of steep slopes located within the project site.

The plan does not propose any disturbance to the above referenced streams, wetlands, their buffers, floodplain, or steep slopes. These features are encompassed and protected within the non-buildable preservation parcels. The plan does propose removing 10.2 acres of forest and 16 specimen trees. This has been determined to be necessary in order to accommodate a public road cul-de-sac, utilities, stormwater management devices, houses, driveways and private septic systems.

**SRC Action:**
The Subdivision Review Committee has recommended approval.

**Recommendation:**
The Department of Planning and Zoning recommends approval of the preliminary equivalent sketch plan (SP-15-015) in accordance with the Subdivision Review Committee comments, Senate Bill 236, and subject to any conditions imposed by the Planning Board.

Valdis Lazdins, Director
Department of Planning and Zoning

Please note that this file is available for public review at the Department of Planning and Zoning’s public service counter, Monday – Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.
ILLUSTRATIVE CROSS SECTION “A”
CRAWFORD PROPERTY, HOWARD COUNTY, MARYLAND
ILLUSTRATIVE CROSS SECTION “B”
CRAWFORD PROPERTY, HOWARD COUNTY, MARYLAND