TECHNICAL STAFF REPORT
THE PRESERVE AT EVERGREEN FARM

Planning Board Hearing of June 1, 2017

File No./Petitioner: PB-429, Evergreen Stables Farm, LLC

Project Name: The Preserve at Evergreen Farm, Lots 1-8 and Buildable Preservation Parcel A (SP-17-001)

DPZ Planner: Brenda Luber, (410) 313-4343, BLuber@howardcountymd.gov

Request: To approve Preliminary Equivalent Sketch Plan (SP-17-001) for a 19.71 acre, 8 lot and 1 buildable parcel subdivision and site improvements. The property is zoned “RR-DEO” (Rural Residential – Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Maryland Senate Bill 236, “The Sustainable Growth and Agricultural Preservation Act of 2012.”

Location: The property (Tax Map 46, Grid 3, Lot 2, Parcel 337, in the Fifth Election District of Howard County, Maryland) is accessed via Old Columbia Road.

DPZ Recommendation: Approval, subject to complying with minor drafting comments from the Subdivision Review Committee (SRC) and any Planning Board comments.
Vicinal Properties:
Surrounding properties are zoned RR-DEO and designated Tier III. They include:

North – Old Columbia Road – across the street is the State Highway Administration’s Park and Ride facility, and part of the Grace Community Church Property.

East – St. Francis of Assisi church and single family homes on Old Columbia Road.

South – Non-Buildable Preservation Parcel B (part of Scaggsville Knoll subdivision) with a forest conservation easement.

West – A portion of the Grace Community Church and Religious Facility on Old Columbia Road.

Legal Notice:
The property was properly posted and verified by DPZ.

Regulatory Compliance:
The Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual all apply.

History:
- ECP-17-009, Environmental Concept Plan - Submitted August 18, 2016, for the 8 lot and 1 parcel subdivision. The plan was approved on November 9, 2016.

Analysis:

Site Improvements – A new public road cul-de-sac from Old Columbia Road will serve 8 single family lots and a buildable preservation parcel. Buildable Preservation Parcel A will contain a stream buffer, wetlands and wetlands buffer, and a storm water management facilities. Lots 1-8 will contain storm water management devices. There are no historic structures, but there is an existing dwelling, pool and barn to remain on Buildable Preservation Parcel A, and multiple barns, training arenas and a portion of a fence that are to be removed prior to recording the final subdivision plat.

Setbacks – The proposed development complies with all setback requirements.

Storm Water Management (SWM) - Storm water management is achieved through a combination of non-rooftop disconnects, sheet flow to grass swales, dry wells, and micro-bioretention devices, in accordance with the 2010 Stormwater Management Act and the MDE Stormwater Design Manual.

Environmental Considerations – The property contains a small area of wetlands, wetland buffers, stream buffer and erodible soils. The subdivision layout does not impact the wetlands, wetland buffer or stream buffer. There are no forest resources located on the property.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is being provided through credits for maintaining existing vegetation and providing additional landscaping along the public street and property boundaries.

Forest Conservation - The proposed development requires 3.09 acres of forest planting. The forest conservation obligation will be fulfilled off-site at a forest mitigation bank.

Adequate Public Facilities – Allocations in the Rural West Allocation Area are currently available, but will not be finalized until the project has been approved by the Planning Board and the Decision and Order has been executed.
Adequate Road Facilities – This plan complies with acceptable levels of service established by Adequate Road Facilities requirements. The APFO traffic study for this project was approved on December 1, 2016, by the Departments of Public Works and Planning and Zoning.

Development Criteria – This plan complies with the Howard County Subdivision and Land Development Regulations and the October 6, 2013, Howard County Zoning Ordinance.

Planning Board Criteria: The Subdivision Plan complies with the below requirements of Maryland Senate Bill 236, “The Sustainable Growth and Agricultural Preservation Act of 2012”:

1. The cost of providing local governmental 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 an Adequate Public Facilities ordinance; therefore, this requirement has been met.

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

   There are no environmental issues or impacts as the environmental features and buffers on the property will not be disturbed.

SRC Action: The SRC determined the Preliminary Equivalent Sketch Plan can be approved, subject to addressing minor drafting errors that must be corrected prior to DPZ signature approval.

Recommendation: The Department of Planning and Zoning recommends approval of Preliminary Equivalent Sketch Plan (SP-17-001), subject to complying with SRC comments and any conditions imposed by the Planning Board.

Valdis Lazdins, Director
Department of Planning and Zoning

Date 5/4/17

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 Friday, 8:00 a.m. to 5:00 p.m.