



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of November 17, 2022

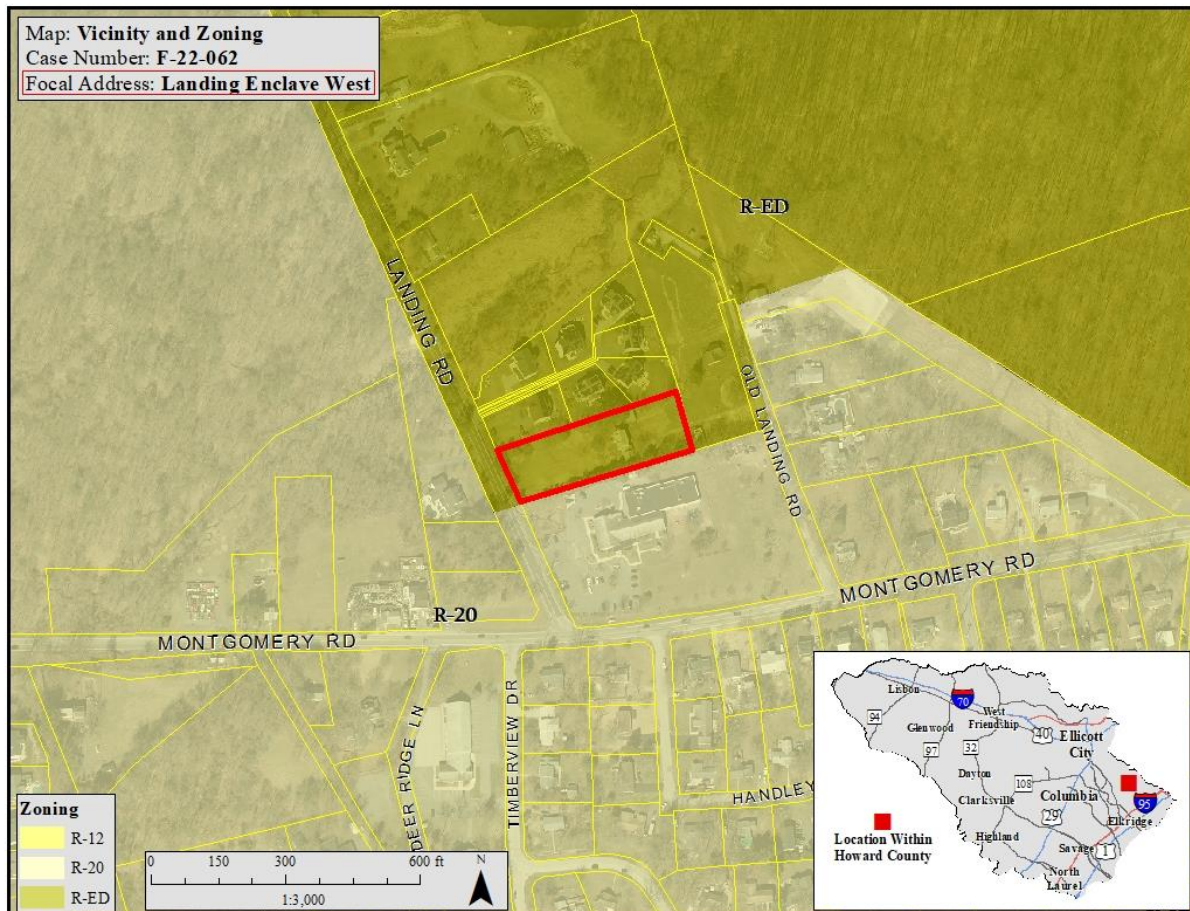
Plan No./ Applicant: F-22-062, Landing Enclave LLC

Project Name: Landing Enclave West

DPZ Planner: Julia Sauer, jsauer@howardcountymd.gov

Request: Scenic road plan review. A request to review Final Subdivision Plan (F-22-062) in accordance with Section 16.125(c) of the Subdivision and Land Development Regulations for a subdivision that abuts or adjoins a scenic road. The subject property is 1.0-acre, zoned R-ED (Residential: Environmental Development) and will be subdivided into two (2) lots.

Location: The property is located at 5775 Landing Road in Elkridge, MD 21075. The property is found at Tax Map 37, Grid 06, Parcel 66 in the First Election District.



Vicinal Properties:

North: Single-family detached houses – A resubdivision of Albright Property, Lot 3.

East: A single-family detached house – A resubdivision of this lot into 4 lots is pending review with DPZ.

South: A religious facility.

West: Landing Road and single-family detached houses.

Legal Notice:

The property was properly posted and verified by DPZ in accordance with the legal requirements for 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 the Howard County Landscape Manual.

I. General Information:**Plan History:**

- F-95-169 – A Final Plat was previously recorded on January 4, 1996 to create Albright Property, Lots 1 – 3.
- F-96-178 – A Final Plat was previously recorded on July 18, 1996. This plat was to remove the forest conservation easement on Albright Property, Lot 3.
- ECP-21-050 – An Environmental Concept Plan was approved and signed by DPZ staff on November 29, 2021.
- F-23-004 – A Final Plat to reconfigure the common property line between Albright Property Lots 1 & 2 to be relabeled as Albright Property, Lots 4 & 5. This plat is will be recorded prior to F-22-062.
- F-22-062 – A Final Plan was submitted for review May 6, 2022. The plan proposes to resubdivide Albright Property Lot 4 into two residential lots that are a minimum of 20,000 SF in size in accordance with the R-20 (Residential – Single) zoning regulations pursuant to Section 107.0.1.1 of the Zoning Regulations.
- F-22-063 – A Final Plan was submitted for review May 6, 2022. The plan proposes to resubdivision the adjoining Albright Property Lot 5 into four residential lots pursuant to the R-ED regulations. This plan is not part of this request and included for informational purposes only.

Existing Environmental Conditions and Site Improvements:

The property is 1.0-acre and is improved with a single-family detached house, to remain, and is accessed from Landing Road. Existing vegetation along the road is limited to a cluster of overgrown brush and vines with a few small trees. The northern and southern boundaries of the property include a hedgerow of trees to buffer the existing house and driveway from the adjoining land uses. There are no forest, wetland, stream or floodplain on the property and the topography gently slopes east to west.

Character and Quality of the Scenic Road (Landing Road):

The subject property has about 128 feet of public road frontage along Landing Road. In 1994, Landing Road was designated by the County Council as a scenic road. The County's scenic road inventory described Landing Road as, "a rolling, winding road that passes through gently rolling terrain. Except for one panoramic view, views from the road are confined by forests, houses or hills."

The scenic character of Landing Road is created primarily by forested valley and recreational area (Patapsco State Park and Rockburn Branch Park) located on both sides of Landing Road. Residential development is interspersed with forested areas and the stream valleys. Residential development along Landing Road includes houses in planned subdivisions with lot sizes between a quarter acre and half acre, and larger lot single family homes.

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 Landing Road. At the site, Landing Road is straight and slopes gently north. The existing pavement of Landing Road is approximately 20 feet wide and is in good condition. This section of Landing Road near Old Montgomery Road contains overhead power lines and trees which are set back from those lines. There is also an existing church with associated parking and a number of resubdivided lots containing single family detached homes facing Landing Road with mowed lawns and landscape trees visible from the street. There are no curbs, shoulders or sidewalks along the perimeter of the site and there are no significant improvements along this stretch of road.

There are 13 trees, 12 inches or greater in caliper on-site. The trees are mostly to the rear of the lot, north of the existing house. They are a mix of deciduous and evergreen trees and range in size from 12 inches to 30 inches caliper. Existing vegetation along the scenic road is limited to a cluster of overgrown brush and vines, a few small trees (10" DBH), and two trees 12 inches or greater. There is also a hedgerow of cedar trees between the southern property line and the adjacent religious facility property.

Finally, the visual assessment suggests that the proposed subdivision has been designed to minimize visual impacts to the character of the scenic road. The lots have been designed so the proposed house is situated at an angle towards Landing Road and the existing driveway provides access. The road width at the frontage will be extended five feet to provide a bike lane. No sidewalk or curb and gutter are proposed. The applicant proposes to remove the brush and trees along the property frontage to accommodate the stormwater management bioretention facility and the proposed bike lane. To mitigate impacts and enhance the visual quality of the scenic road, the applicant proposes to plant seven ornamental trees and three evergreen trees along the frontage.

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 for this subdivision will be from Landing 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 this proposed subdivision can only be from Landing Road. One driveway currently exists for this lot and will remain to provide access to both lots via a shared driveway. The existing driveway will be upgraded to meet current driveway design standards.

- 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 Landing Road and will be provided at an existing driveway.

- 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.**

The current access point and generally sloping topography remain the same which is consistent with views along this section of Landing Road. The current frontage condition, which contains brush and overgrowth, will be improved with landscape trees and a planted stormwater management facility.

- 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 resubdivision is within the Planned Service Area but is not considered a new major subdivision that requires a minimum 100-foot continuous vegetated buffer per Section 16.125(c)(2) of the Subdivision and Land Development Regulations. The current character of Landing Road in the vicinity consists of mowed lawns and landscape trees. The proposed changes to the buffer area preserves this character by using the existing driveway access point and installing additional plantings to replace the overgrown brush and trees to be removed at the road frontage.

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Amy Gowan
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11/3/2022

Amy Gowan, Director
Department of Planning and Zoning

Date