



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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Mary Kendall, Acting Director

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TECHNICAL STAFF REPORT

Planning Board Meeting of June 1, 2023

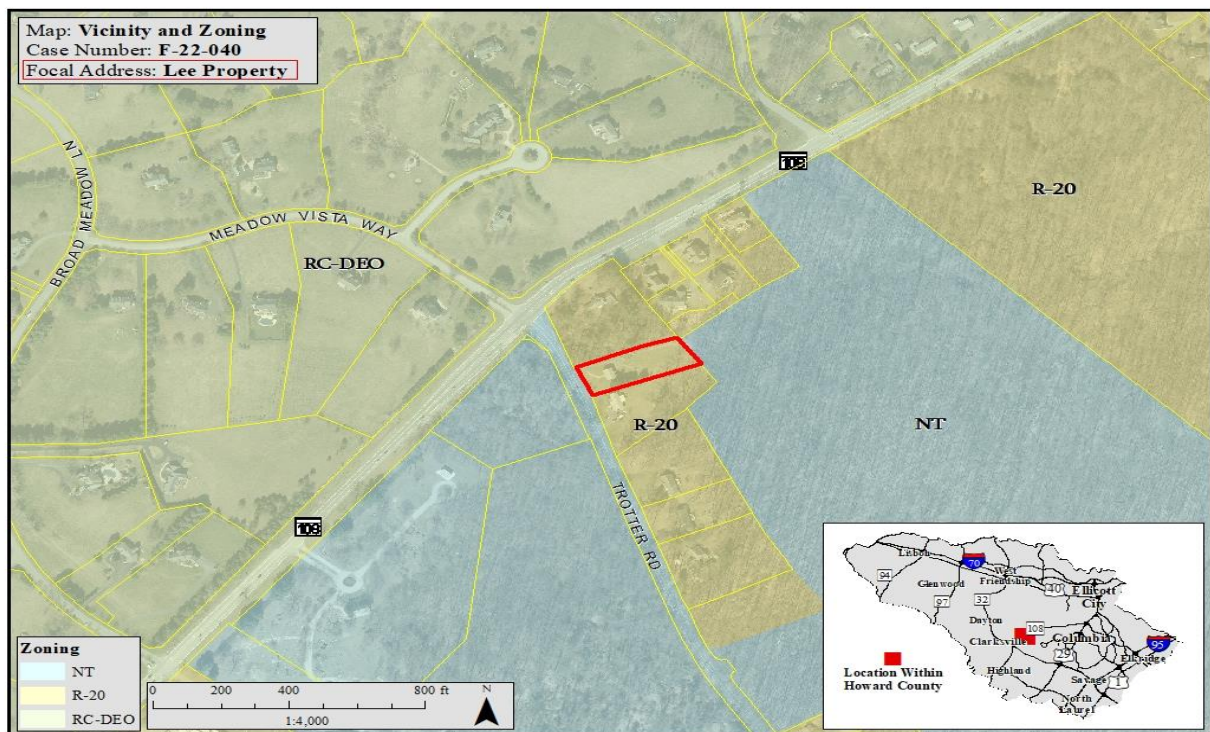
Plan No./Applicant: F-22-040 Sangjae Lee

Project Name: Lee Property, Lots 1 and 2

DPZ Planner: Derrick Jones, djones@howardcountymd.gov

Request: Scenic road plan review. A request to review Final Subdivision Plan (F-22-040) 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-20 (Residential: Single) and will be subdivided into two (2) lots.

Location: The property is located at 5405 Trotter Road in Clarksville MD 21029. The property is found at Tax Map 29, Grid 20, Parcel 51 in the Fourth Election District.



F-22-040 Lee Property

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Vicinal Properties:

North: A single-family detached house – Parcel 50

East: Trotter Road

South: A single-family detached house – Lot 24 of the Criswood Manor subdivision

West: County parkland/ conservation area – Parcel 512

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:

- ECP-21-047 – An Environmental Concept Plan was approved and signed by DPZ staff on April 1, 2022.

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 Trotter Road. The house is situated near the road frontage. A driveway provides access to a larger parking area behind the house, a shed is also present in this location. The large rear yard of the property is maintained as lawn. Ornamental landscaping is present in the front of the house and landscape screening is present along the southern property boundary, shielding the house and immediate back yard from the adjoining property. Limited natural vegetation is present on the property. A tulip poplar forest is present just beyond the rear property line, which includes a specimen tree that shall remain. The canopy of this forest extends onto the rear of the lot. An off-site stream channel is present to the north/northeast of the property; this stream requires a 100-foot buffer that extends onto the southeast corner of the site. There are no steep slopes, 100-year floodplain, wetlands or a stream on the site.

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

The subject property has just under 120 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".

Trotter Road, in the vicinity of the Lee Property, is characterized as a rural residential road extending through low-density housing and scattered forest stands. Residential development is frequent, interspersed with forested areas and the stream valleys. Most of the houses are in a wooded setting and buffered from the road by trees. This section of Trotter Road contains overhead power lines and matures trees which are

set back from those lines. There are also a number of subdivided lots containing single family detached homes with mowed lawns and landscape trees visible from the street.

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 generally straight horizontally with only a gentle curve. The vertical alignment has a rising slope from the southern approach of approximately three percent and generally flat from the northern approach as the road passes the site. The existing pavement of Trotter Road is approximately 20 feet in width and in good condition. There are no curbs, shoulders, or sidewalks along the perimeter of the site and there are no visible improvements along this stretch of Trotter Road. An overhead utility line is located along the east side of Trotter Road approaching from the north and the utility line crosses the road at approximately the southern front property corner.

Finally, the visual assessment suggests that the proposed subdivision has been designed to minimize visual impacts to the character of the scenic road. The frontage lot contains the existing house, which faces Trotter Road and is accessed by an existing driveway to the west. The proposed house on the pipestem lot faces north and will be accessed by the existing driveway to the west as part of a shared driveway design. No sidewalk or curb and gutter are proposed. The applicant is not proposing to remove any trees along the scenic road to accommodate the new driveway. The plan proposes to plant three ornamental trees along the frontage to enhance the visual quality of the scenic road.

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 existing and proposed lot can only be from Trotter 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 Trotter Road and will be provided at any 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.**

Access to this proposed subdivision is to be located from Trotter Road. Lot 1 is currently occupied by a single family 1-story home to remain, with a single 12' driveway access point. Much of Lot 2 is a flat open mowed lawn with a gentle slope to the north. The proposed Lot 2 will utilize a shared driveway access from the existing driveway access point thereby minimizing impact to the existing conditions along the scenic road.

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 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. While the lots must be accessed via Trotter Road, changes to the scenic road will be minimized by installing three additional ornamental tree plantings along the frontage of the properties.

DocuSigned by:
Mary Kendall
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5/15/2023

Mary Kendall, Acting Director
Department of Planning and Zoning

Date