TECHNICAL STAFF REPORT
HINKLE PROPERTY

Planning Board Hearing of November 17, 2016

File No./Petitioner: PB-423, Wilbur and Evelyn Hinkle Family Ltd.

Project Name: Hinkle Property, Lots 1-9, Buildable Preservation Parcel ‘A’ and Non-Buildable Preservation Parcels ‘B’, and ‘C’ (SP-16-007)

DPZ Planner: Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

Request: To approve Preliminary Equivalent Sketch Plan (SP-16-007) for a 43.37 acre, 9 lot subdivision; including a buildable preservation parcel, two non-buildable preservation parcels, 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 Senate Bill 236 “The Sustainable Growth and Agricultural Preservation Act of 2012.”

Location: The property (Tax Parcel 93, Liber 4637, Folio 68, in the Fifth Election District of Howard County, Maryland) is accessed via Haven Ct. off Bucks Haven Lane.

DPZ Recommendation: Approval, subject to complying with Subdivision Review Committee (SRC) and Planning Board comments.
**Vicinal Properties:**

Surrounding properties are zoned RR-DEO and designated Tier III. They include:

- **North** - Scaggsville Road (MD Route 216) - across the street is the Liker farm and residence, Parcel No. 97.
- **East** - Bucks Haven Manor Subdivision - 13 single family homes on Bucks Haven Lane.
- **South** – A forested part of Schooley Mill Park.
- **West** – A preservation parcel with a forest conservation easement - part of Schooley Mill Farm subdivision on Highgrove Road Forest.

**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-16-044, Environmental Concept Plan** - Submitted February 5, 2016, and reviewed concurrently with the Preliminary Equivalent Sketch Plan. Approvals are being finalized, but the Sketch Preliminary Plan cannot be approved until the Environmental Concept plan has been approved.
- **WP-16-127** - Submitted May 9, 2016, and seeks alternative compliance for Section 16.1205(a)(7) of Subdivision Regulations that prohibits removing specimen trees. A decision has been deferred until after the Planning Board issues a Decision and Order.

**Analysis:**

- **Site Improvements** – A proposed public cul-de-sac (Haven Court) extended off Bucks Haven Lane will serve 9 single family lots, a buildable preservation parcel, and two non-buildable preservation parcels. While Buildable Preservation Parcel ‘A’ contains a single family dwelling, Non-Buildable Preservation Parcel “B” will contain the floodplain, streams, wetlands, and their associated buffers, and forest conservation areas. Non-Buildable Preservation Parcel ‘C’ will contain storm water management and related infrastructure. There are no historic structures, but there is an existing dwelling and multiple sheds 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 rooftop disconnects, sheet flow to conservation areas, rain barrels, and micro-bioretention areas, in accordance with the 2010 Stormwater Management Act and the MDE Stormwater Design Manual.

- **Environmental Considerations** – The property contains a 3.07 acre floodplain, streams, wetlands, steep slopes, erodible soils, and 28.8 acres of forest. The subdivision layout impacts environmental resources and buffers as little as possible, except that 9 of the 60 specimen trees are to be removed, subject to alternative compliance request WP-16-127.

- **Landscaping** - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Street trees are proposed along the public street and perimeter landscaping will be met through credits for maintaining existing vegetation and
providing additional landscaping. The specific location for landscaping will be shown at the final plan stage.

**Forest Conservation** - The proposed development requires 13.18 acres of forest retention. The proposed credited forest retention area within the forest conservation easement is more than 19.7 acres and is located in Non-Buildable Preservation Parcel 'B'.

**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.

**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 SP complies with the below requirements of 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.**

   While the property contains environmental features the majority will be preserved and placed in Non-Buildable Preservation Parcel “B”, including the floodplain, streams, wetlands and their associated buffers, and 23.11 acres of forest. Approximately 5.94 acres of forest will be removed for development and 9 of the 60 specimen trees.

**SRC Action:** The SRC determined the SP can be approved, subject to addressing minor drafting errors that must be corrected prior to DPZ approval.

**Recommendation:** The Department of Planning and Zoning recommends approval of Preliminary Equivalent Sketch Plan (SP-16-007), subject to complying with SRC comments, and any conditions imposed by the Planning Board.

Please note that this file is available for public review at the Department of Planning and Zoning’s public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.
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**SIGNSIFICANT SPECIES TREE LIST**

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**VICINITY MAP**