



TECHNICAL STAFF REPORT
TEN OAKS FARM

Planning Board Hearing of January 5, 2017

File No./Petitioner: PB-426, Orville E. and Patricia L. Shepherd

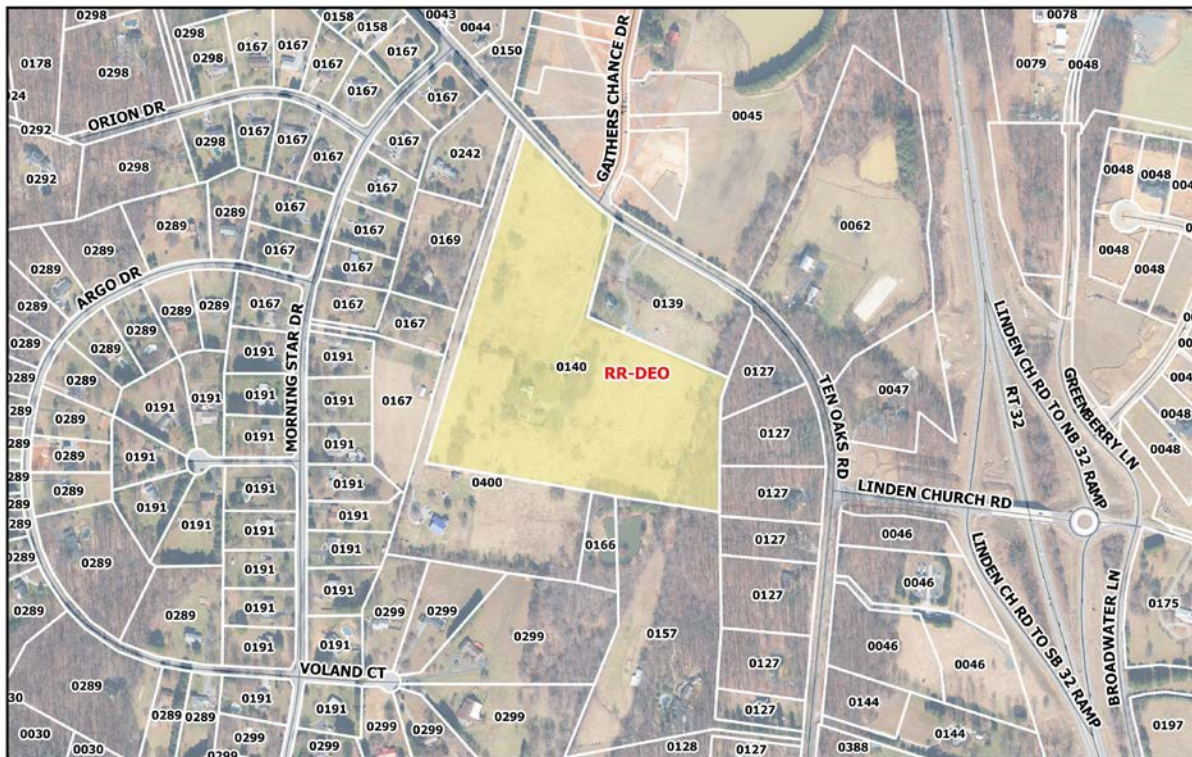
Project Name: Ten Oaks Farm, Lots 1-6, (F-16-123)

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

Request: To approve Final Plan (F-16-123) for a 20.12 acre, 6 lot 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 Senate Bill 236 “The Sustainable Growth and Agricultural Preservation Act of 2012.”

Location: The property (Tax Map 28, Grid 14, Parcel 140, in the Fifth Election District of Howard County, Maryland) is accessed via Ten Oaks Road.

DPZ Recommendation: **Approval**, subject to complying with remaining technical comments from the Subdivision Review Committee (SRC).



Vicinity-Zoning Map: PB 426



NOT TO SCALE

Vicinal Properties:

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

North – Ten Oaks Road - across the street is the proposed Gaither's Chance subdivision.

East – Single family homes on Ten Oaks Road.

South – Single family homes on Ten Oaks Road.

West – The Linden Chapel Hills subdivision containing single family homes.

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-16-013, Environmental Concept Plan** - Submitted April 28, 2016, for the 6 lot subdivision. The plan was approved on August 18, 2016.
- **WP-16-108** - Submitted March 9, 2016, to seek alternative compliance for Section 16.120(b)(4)(iii)(b) of the Subdivision Regulations that prohibits protected environmental features from being located on lots less than 10 acres. The Alternative Compliance request was approved on April 12, 2016.
- **WP-16-159** - Submitted June 30, 2016, to seek alternative compliance for Section 16.145(a) of the Subdivision Regulations stipulating the submission of a Preliminary Equivalent Sketch Plan. The Alternative Compliance request was approved on September 1, 2016.

Analysis:

Site Improvements – A proposed shared driveway from Ten Oaks Road will serve 6 single family lots. Lots 1 - 3 will contain floodplain, stream buffer, wetlands, forest conservation areas, and storm water management devices. Lots 4 – 6 will contain wetland areas and storm water management devices. There are no historic structures, but there is an existing dwelling to remain in Lot 4, 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-bioretenion areas, in accordance with the 2010 Stormwater Management Act and the MDE Stormwater Design Manual.

Environmental Considerations – The property contains 1.76 acres of floodplain, wetlands, erodible soils, and 0.55 acres of forest. The subdivision layout only impacts the stream and wetland buffer for the necessary improvements to the damaged culvert and stormwater infrastructure at the driveway crossing.

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 3.12 acres of forest

retention. A forest conservation easement of 4.57 acres is proposed on Lots 1 – 3, the easement contains 1.45 acres of forest retention and 3.12 acres of afforestation.

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 Final Plan 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.**

Environmental features on the property will not be disturbed. The forest and floodplain area are being protected with an easement and the wetland areas are not being disturbed. The disturbances within the stream buffer area are to facilitate improvements to the driveway and culvert areas. The specimen trees located onsite are all being preserved.

SRC Action: The SRC determined the final plan can be approved, subject to addressing minor drafting errors that must be corrected prior to DPZ signature approval. Please see the attachment.

Recommendation: The Department of Planning and Zoning recommends approval of Final Plan (F-16-123), subject to complying with SRC comments (attached).


Valdis Lazdins, Director
Department of Planning and Zoning

12/22/16
Date

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.