



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT **THE WOODLANDS**

Planning Board Hearing of October 5, 2017

File No./Petitioner:

PB-431, Dosa Clarksville, LLC

Project Name:

The Woodlands, Lots 1-8 and Buildable Preservation Parcel A, and Non-Buildable Preservations B and C (SP-16-008)

DPZ Planner:

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

Request:

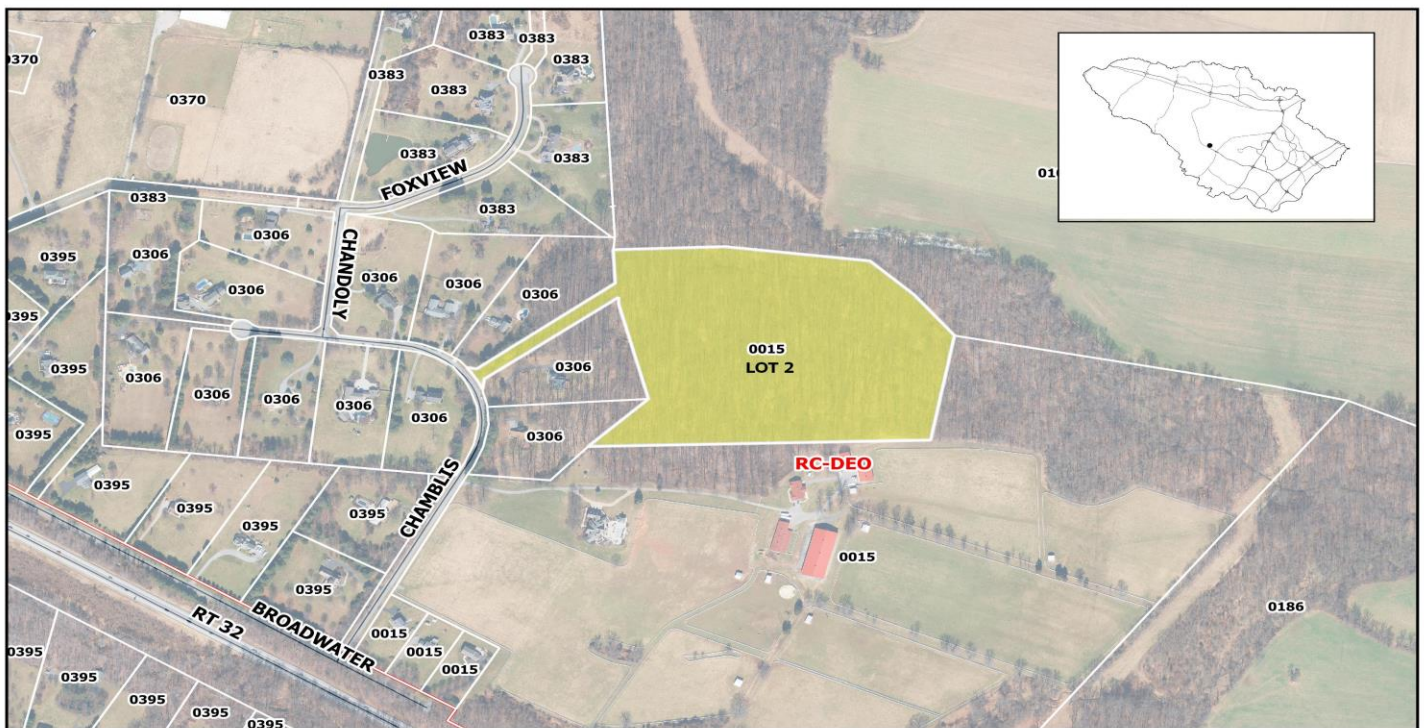
To approve Preliminary Equivalent Sketch Plan (SP-16-008) for a 21.21 acre, eight building lot, one buildable parcel and two non-buildable parcel subdivision, and site improvements. The property is zoned "RC-DEO" (Rural Conservation – Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Maryland Senate Bill 236, "The Sustainable Growth and Agricultural Preservation Act of 2012."

Location:

The property (Tax Map 34, Grid 23, Lot 2, Parcel 15, in the Fifth Election District of Howard County, Maryland) is accessed via Chamblis Drive.

DPZ Recommendation:

Approval, subject to complying with any Planning Board conditions.



**Vicinity-Zoning Map:
PB 431**



NOT TO SCALE

Vicinal Properties:

Surrounding properties are zoned RC-DEO and designated Tier IV. They include:

North – A 342-acre parcel encumbered with an Agricultural Land Preservation Easement.

East and South – A 99+ acre parcel encumbered with an Agricultural Land Preservation Easement (part of the Glen Mary Estates Subdivision).

West – Residential lots (part of Broadwater Estates).

Legal Notice:

The property was properly posted and verified by DPZ in accordance with the legal requirements.

Regulatory Compliance:

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

History:

- **F-83-114, Final Plan** – Recorded on July 6, 1983, for two residential lots.
- **ECP-15-032, Environmental Concept Plan** - Submitted April 17, 2015, for the eight building lots and one buildable preservation parcel and 2 non-buildable preservation parcels subdivision. The plan was approved on February 26, 2016.
- **WP-16-017, Alternative Compliance Petition** – Approved on December 2, 2015, to allow a forest conservation easement on Buildable Preservation Parcel A, to allow the well on Lot 3 to be located 10 feet from an agricultural preservation easement and to allow removing 18 specimen trees.

Analysis:

Site Improvements – A new public road cul-de-sac Dosa Court will serve eight single family lots, a buildable preservation parcel and two non-buildable preservation parcels. Buildable Preservation Parcel A will contain a forest conservation easement and storm water management facilities. Non-Buildable Preservation Parcel B will contain the environmental features and storm water management devices. Non-Buildable Preservation Parcel C will contain a storm water management device. Lots 1-8 will contain storm water management devices. There are no existing structures.

Setbacks – The proposed development complies with all setback requirements for the “RC” zoning district.

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

Environmental Considerations – The property contains a perennial stream, area of wetlands, wetland buffers, stream buffer, and erodible soils. The subdivision layout does not impact the wetlands, stream, wetland buffer or stream buffer. Forest resources are 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 property boundary, where vegetation currently does not exist.

Forest Conservation - The forest conservation obligation will be satisfied by eight

acres of on-site of forest retention and one acre of off-site planting.

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 April 10, 2017, 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 criteria 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.

Recommendation: The Department of Planning and Zoning recommends approval of Preliminary Equivalent Sketch Plan (SP-16-008), and any conditions imposed by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

9/18/17
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.

