



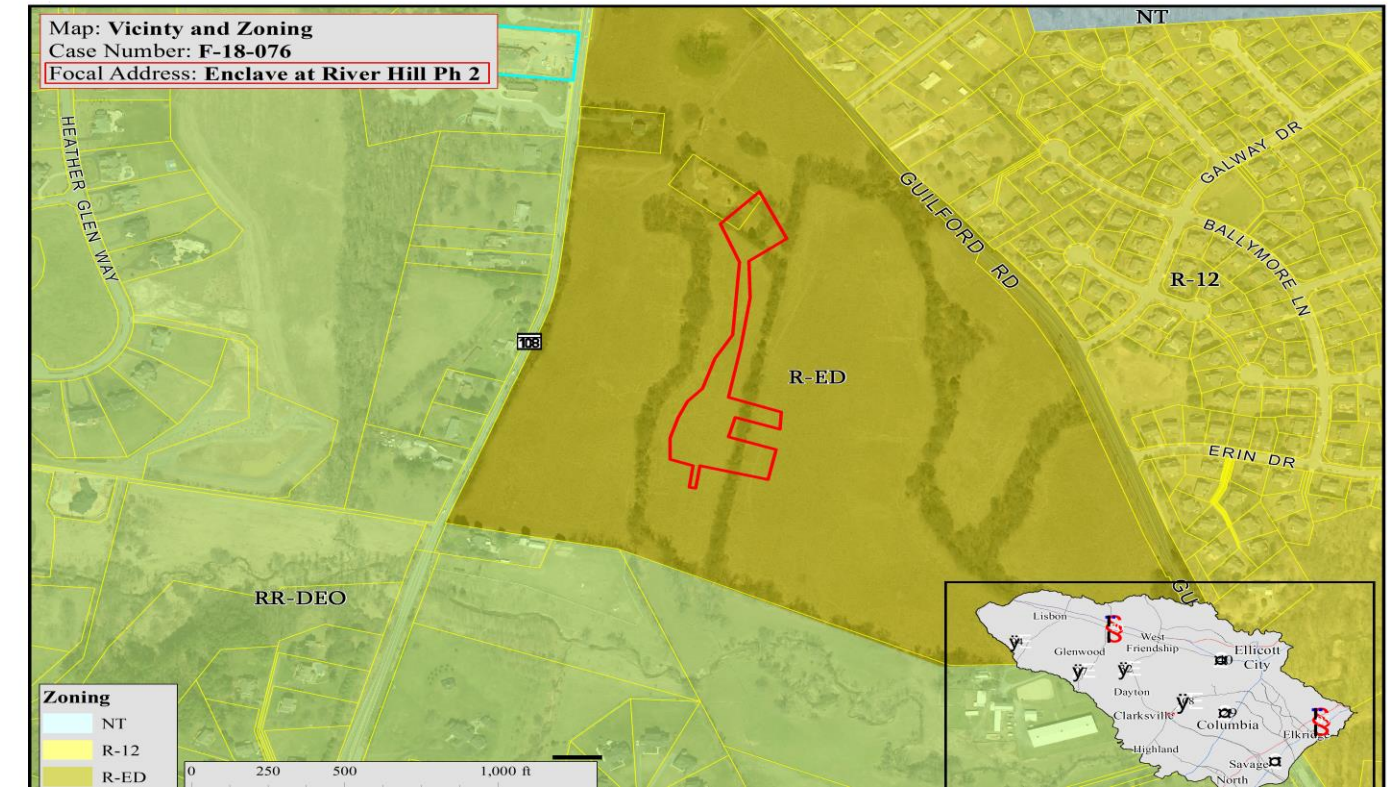
TECHNICAL STAFF REPORT

Enclave at River Hill

Planning Board Quasi-Judicial Public Hearing of August 16, 2018

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- Case No./Petitioner:** PB Case No. 437 / Enclave at River Hill, Phase 2
- Project Name:** Enclave at River Hill, F-18-076
Lots 161-168 and Open Space Lot 169
- Owner or Developer:** Tierney Farms-Clarksville, LP c/o Brian Knauff of Beazer Homes
- Engineering Consultant:** Fisher, Collins and Carter, Inc.
- Request:** For the Planning Board to approve Final Plan, F-18-076, a plat to re-subdivide Lots 75 thru 81 and Open Space Lot 127 of the Enclave at River Hill, Phase 2 (recorded as plat nos. 24550 – 24558). The purpose is to create one additional single-family detached lot on 4.331 acres, zoned R-ED (Residential: Environmental Development), in accordance with Section 107.0.F. of the Zoning Regulations and Section 1.105 of the Rules and Procedures of the Howard County Planning Board.
- The Enclave at Tierney Farm (SP-15-006) subdivision was originally approved by the Planning Board, PB Case 409, on January 28, 2015, for 150 single-family detached lots and five open space lots on 88.96 acres. This request relocates a residential unit from non-buildable Parcel C of the Clarks Glen North revision plat (F-17-093), to the Enclave at River Hill, which increases the previously approved 150 lots to 151 buildable lots.
- Location:** The subject site is located on Vincents Way (a public road) within the Enclave at River Hill subdivision in the Clarksville area, the Fifth Election District of Howard County, Maryland on Tax Map 34, Grid 18, Parcels 88 and 97.
- DPZ Recommendation:** Approval, subject to complying with Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

Vicinity Map:**Vicinal Properties:**

The 4.331-acre site (red boundary on the above vicinity map) is surrounded by single-family detached residential lots and open space lots within the Enclave at River Hill subdivision.

I. General Comments

- A. **Legal Notices** - The property was properly posted and verified by Department of Planning and Zoning staff. The case was advertised in two local newspapers at least 30 days prior to the hearing date and certifications of legal advertisements are on file.
- B. **Regulatory Compliance** - The project is subject to Howard County Subdivision and Land Development Regulations, Howard County Zoning Regulations, DPW Design Manuals, MDE (Maryland Department of Environment) Storm Water Design Manual, Adequate Public Facilities Ordinance, Forest Conservation Manual, and Landscape Manual.
- C. **General Plan** - The property is consistent with PlanHoward 2030 and located within the Established Communities Allocation Area. The property is also inside the Planned Service Area (PSA) and will be served by public water and sewer.
- D. **Pre-submission Community Meeting** - In accordance with Section 16.128 of the Subdivision Regulations, the developer conducted a pre-submission community meeting August 7, 2017.

E. Plan Review History

- An Environmental Concept Plan (ECP-15-005) for the entire site was submitted August 20, 2014, and approved February 24, 2015.
- A Preliminary Equivalent Sketch Plan (SP-15-006) for the entire site was submitted October 3, 2014, and was signed March 24, 2015.
- Planning Board Case (PB Case 409) was submitted November 14, 2014, for Planning Board approval of SP-15-006. The Decision and Order (D&O) was signed January 28, 2015.
- Final Plan (F-15-110) for Phase 1 of the Enclave at River Hill (50 residential lots, four open space lots and two bulk parcels on 88.9 acres) was recorded June 16, 2017. This plat also established the forest conservation easements for the entire subdivision.
- Final Plan (F-17-003) for Phase 2 of the Enclave at River Hill (70 residential lots, five open space lots and one bulk parcel on 37.79 acres) was recorded February 9, 2018.
- Final Plan (F-18-076), a resubdivision for a portion of Phase 2 to establish the one new lot is in process.

F. Bulk Regulations (per Section 107.0.D. Zoning Regulations)

- **Density** - The R-ED bulk regulations permit two dwelling units per net acre. The net tract area is 85.85 acres, which allows 171 units. The existing subdivision was approved for 150 units and one lot is being added for a total of 151 units.
- **Lot Size Requirements** – The minimum lot size is 6,000 square feet for single-family detached dwellings and this re-subdivision complies with the requirement.
- **Building Restriction Setbacks** - The subdivision complies with building setbacks restrictions, per Section 107.0.D.4.b. and d. of the Zoning Regulations.

II. Site Analysis

- A. **Existing Site Conditions** - The 4.331-acre portion of the Enclave at River Hill subdivision is located on the west side of Vincents Way, approximately 1,800 feet south of the subdivision entrance at Guilford Road. The property has not been graded and has a paved shared driveway that will provide access to four of the eight affected lots. The addition of one lot does not disturb environmental resources or buffers.

B. Site Area and Density Information Chart:

Total Subdivision Gross Area.....	88.90 acres
Area of Resubdivision.....	4.331 acres
Minus 100-Year Floodplain.....	3.05 acres
Minus 25% or Greater Steep Slopes.....	0.00 acres
Total Net Site Area.....	85.85 acres
Base Density Permitted (1 unit per 2.00 net acres).....	171 units
Dwellings Proposed.....	151 units *
<i>* Includes one additional unit</i>	
Open Space Required.....	44.45 acres
Open Space Provided.....	52.86 acres

C. **Access and Frontage** – The re-subdivision has access from and public road frontage on Vincents Way, which is a 50 foot-wide public right of way. It will be dedicated to the County.

D. **Water and Sewer Service** - The site is within the Planned Service Area and the Metropolitan District and will be served by public water and sewer.

E. Proposed Development Plan:

- **Subdivision Plan** - The re-subdivision consists of eight single-family detached residential lots and one open space lot. Four residential lots will front Vincents Way (a public road) and the remaining four will be “pipestem” lots that share a 16-foot wide, use-in-common, private driveway. The eight lots average 8,903 square feet and are rectangular. This plan revises previous plans (F-17-003 and SP-15-006) and although the re-subdivision includes eight lots, only **one lot** is being added.



Proposed Layout of Lots 161-168 and Open Space Lot 169 (after re-subdivision)

- **Forest Conservation** - The subdivision has fulfilled Forest Conservation requirements through on-site forest retention (6.73 acres) and on-site planting (10.48 acres). Public Forest Conservation Easements 1 and 2 were approved under F-15-110.
- **Landscaping** - The subdivision complies with perimeter and street tree landscaping requirements and landscaping was approved under F-15-110.
- **Stormwater Management** - Stormwater management (SWM) for the eight lots will comply with the Stormwater Management Act of 2007 and provide environmental site design to the maximum extent practicable, in accordance with Chapter 5 of the MDE Storm Water Design Manual, Volumes I and II. SWM will be provided by on-lot facilities.
- **Adequate Public Facilities Ordinance (APFO):**

Roads Test – On November 17, 2014, the Development Engineering Division and the Department of Public Works approved the Adequate Public Facilities Ordinance (APFO) road test for the subdivision. The added lot does not trigger a retest.

Schools Test - This project is in the Established Communities Allocation/Planning Area, the West School Region, the Painters Run Elementary School District and the Clarksville Middle School District. Once the Decision and Order for this project is signed it will be tested, based on the added lot for housing allocations and school capacity.

III. Planning Board Criteria:

Based on Section 107.0.F.6 of the Zoning Regulations, the following must be considered by the Planning Board when evaluating this final plan.

1. **The proposed lay-out of the lots and open space effectively protects environmental and historic resources.**

Preliminary equivalent sketch plan (SP-15-006) positions lots, roads, and SWM outside wetlands, streams and their buffers, and floodplains. Environmental features will be on open space lots dedicated to the Department of Recreation and Parks. Additionally, lot sizes were reduced and lots were clustered to preserve open space and reduce limits of disturbance. The added lot conforms to this concept and does not disturb environmental or historic resources.

2. **Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

Preliminary equivalent sketch plan (SP-15-006) locates roads along ridge lines, allowing homes to have lower level walkouts. In many cases, lots that adjoin open space take advantage of topography by locating SWM facilities to maintain existing drainage patterns. Lastly, grading and tree clearing has been limited to that which is necessary to accommodate development and infrastructure (roads and utilities). The added lot conforms to these approaches.

3. **Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.**

While the minimum R-ED setback from Maryland Route 108 and Guilford Road is 75 feet, it has been increased for the majority of the Guilford Road frontage, due to the location of environmental features. Forest conservation plantings will also be situated along the stream tributaries adjacent to

Guilford Road and landscaping will buffer the perimeter of the subdivision. Street trees are required along all internal roads and external public roads where road improvements are proposed along Guilford Road.

SRC Action: The developer was notified by a letter dated June 20, 2018, that F-18-076, is **technically complete**, subject to complying with the SRC comments and any conditions by the Planning Board.

Recommendation: The Department of Planning and Zoning recommends the Planning Board approve this project, as shown on F-18-076, The Enclave at River Hill, subject to complying with SRC comments and any conditions by the Planning Board.

This file is available for public review **by appointment** at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and on Friday 8:00 a.m. to 3:00 p.m.


Valdis Lazdins, Director
Department of Planning and Zoning

7/18/18
Date

