TECHNICAL STAFF REPORT
Centennial Reserve
Planning Board Quasi-Judicial Public Hearing of May 2, 2019

Case No./Petitioner: PB Case No. 444 Centennial Reserve / Centennial Reserve, LLC

Project Name: SP-19-001 Centennial Reserve, Lots 1-17 & Open Space Lot 18

DPZ Planner: Donna Despres, 410-313-3429, ddespres@howardcounty.md.gov

Request: The Petitioner seeks approval of Preliminary Equivalent Sketch Plan SP-19-001 for Centennial Reserve, a 17 lot and one open space lot subdivision, consistent with Section 107.0.F. of the Howard County Zoning Regulations. Development in the R-ED District requiring a Sketch or Preliminary Equivalent Sketch Plan must be approved by the Planning Board, applying Section 1.105 of their Rules of Procedure. While the property is zoned R-20, the petitioner proposes to develop per Residential: Environmental Development District (R-ED), which is allowed under Section 108.0.G.3.

Location: The development (Tax Map 30, Parcels 4, 5, 174, and unnumbered Parcel – known as Chateau Builders right-of-way in the Second Election District of Howard County, Maryland) will be accessed from Centennial Lane, north of Maxine Street.

DPZ Recommendation: Approval, subject to Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.
Property Descriptions: Centennial Reserve is a 17 lot and one open space lot subdivision on the east side of Centennial Lane, north of Maxine Street. It includes four properties - three in their entirety and one that is being subdivided to transfer a portion to the subdivision, with the remainder going to the current owner. They include:

- Tax Map 30, Parcel 5 – 6.55 acres at 4509 Centennial Lane
- Tax Map 30, Parcel 4 – 0.75 acres at 4489 Centennial Lane
- Right-of-Way Chateau Builders Inc. – A 20-foot-wide strip along The Willows Subdivision western boundary
- Tax Map 30, Parcel 174, Lot 1 East Side Section Two – Part of 1.252 acres at 10202 Maxine Street. The remainder, containing the existing house and driveway, will go to the current owner.

Plan Summary: The Preliminary Equivalent Sketch Plan shows the preliminary lot layout, street network, open space, sidewalks and pathways, site drainage, stormwater management (SWM), landscaping, and forest conservation areas.

- The site is in:
  - PlanHoward 2030 - Established Communities Allocation Area, Ellicott City Planning Area
  - Little Patuxent watershed
  - Planned Service Area (PSA) for public water and sewer
- Zoned R-20 but developed under the R-ED Zone. Maximum density is two dwelling units per net acre and the minimum lot size is 6,000 sq. ft.
- 17 single-family detached, fee simple lots that front Public Roads A and B. One neighborhood density receiving lot right is being imported.
- There are no 25% or greater slopes; however, the site has 0.04 acres of 15% or greater slopes.
- There are no historic structures.
- 4.072 acres of open space (includes recreation open space and a pathway connecting to Centennial Woods Lane), which exceeds the required 4.065 acres.
- Tentative housing unit allocations and the APFO schools test will be evaluated after the Planning Board Decision and Order is signed.

Vicinal Properties: The site is surrounded by the following R-20 zoned properties:

North: Centennial Woods residential subdivision
East: Centennial Section Five and The Willows Sections Two and Three residential subdivisions
South: East Side Section Two residential subdivision and Maxine Street
West: Residential parcels – P.3, P.161, P.162, p.185, P.6, P.248 and East Side Section One residential subdivision
I. General Comments

A. Legal Notices - DPZ staff verified that the property was properly posted and advertised in two local newspapers in advance of the hearing.


C. General Plan - Consistent with PlanHoward 2030.

D. Pre-submission Community Meeting – Held September 17, 2018.

E. History:


F. Bulk Regulations:

- Density - Two dwellings per net acre. The site is 8.13 net acres, which allows up to 16 lots. Sections 108.0,G.2. and 3, and 128.0,K. address density exchange and allow a 10% dwelling unit bonus for the transfer of one additional unit using the Neighborhood Density Sending process. One dwelling unit right, imported from Belmont Manor, is proposed pending completion of a sending plat.

- Lot Size Requirements – All lots are at least 6,000 square feet.

- Minimum Lot Width – All lots are at least 50’ lot wide, measured at the front building restriction line.

- Building Restriction Setbacks – All residential structures and uses will be at least 75 feet from lot lines and all other structures and uses will be at least 50 feet.

II. Site Analysis

A. Existing Conditions - The site is comprised of two residential parcels, part of a residential lot and a 20'-wide right-of-way. Parcel 4 contains a house with existing trees along the northern and southern property lines, while Parcel 5 contains a house, outbuilding and barn. Parcel 5 is mainly open field surrounded by trees and forest, with a wetland along the western boundary. The rear portion of Parcel 174, to be part of the subdivision, has scattered trees and lawn.
### B. Site and Density Information Chart

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>8.13 ac.</td>
</tr>
<tr>
<td>Minus 100-Year Floodplain</td>
<td>0.00 ac.</td>
</tr>
<tr>
<td>Minus 25% or Greater Slopes</td>
<td>0.00 ac.</td>
</tr>
<tr>
<td><strong>Net Site Area</strong></td>
<td>8.13 ac.</td>
</tr>
<tr>
<td>Permitted Density (2 units per net acre)</td>
<td>16 lots</td>
</tr>
<tr>
<td>Proposed Lots</td>
<td>17 lots</td>
</tr>
<tr>
<td>* This development imports one bonus lot</td>
<td></td>
</tr>
<tr>
<td>Acreage of 17 lots</td>
<td>2.83 ac.</td>
</tr>
<tr>
<td>Moderate Income Housing Units (MIHU)</td>
<td></td>
</tr>
<tr>
<td>Required (10% of dwellings)</td>
<td>1.6 Units (one unit is exempt)</td>
</tr>
<tr>
<td>Provided</td>
<td>0 Units (fee-in lieu proposed)</td>
</tr>
<tr>
<td>Approximate Limit of Disturbance</td>
<td>5.82 ac.</td>
</tr>
<tr>
<td>(71.5% of gross site area)</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
</tr>
<tr>
<td>Required (50% of gross area)</td>
<td>4.065 ac.</td>
</tr>
<tr>
<td>Proposed</td>
<td>4.072 ac. or 50%</td>
</tr>
<tr>
<td>Recreational Open Space</td>
<td></td>
</tr>
<tr>
<td>Required (300 sq. ft. per unit)</td>
<td>5,100 sq. ft.</td>
</tr>
<tr>
<td>Provided (credited)</td>
<td>5,168 sq. ft.</td>
</tr>
<tr>
<td>Proposed Public Road ROW</td>
<td>1.12 ac.</td>
</tr>
</tbody>
</table>

### C. Access and Frontage
- Lots will front on and directly access two new public roads, with road A intersecting Centennial Lane.

### D. Water and Sewer Service
- Public water and sewer service will be provided, and existing wells and septic systems will be abandoned.

### E. Existing Environmental Site Characteristics:
- **General Site Features** – The site contains fields, surrounded by forest and hedgerows, and two residential lots with existing homes. Topography generally slopes down from east to west.
- **Environmental Resources** – A February 2019 report by Eco-Science Professionals identified wetlands, forest resources and 18 specimen trees. DPZ visited the site and verified their locations. The development preserves 17 of the 18 specimen trees.
- **Soils** – The site contains three soil types and except for the wetlands they are well drained.

### F. Historic Resources
- There are no historic resources.

### G. Proposed Development Plan
- **Subdivision Plan** – Seventeen single-family lots and one open space lot are proposed. The residential lots range from 6,689 square feet to 8,174 square feet. Fourteen will front a public road.
(Public Road A and B) while Lots 8, 9, and 10 will access Public Road B via a shared use-in-
common driveway.

- **Community Compatibility for Residential Infill** – A residential infill development must be 
  compatible with a surrounding neighborhood. In this case, that is accomplished by homes with a 
  similar architectural character and design as those in the surrounding neighborhood. A 75-foot wide 
  landscape buffer, which includes Homeowner’s Association owned open space, is proposed along 
  the adjoining properties and subdivisions as a transition.

- **Open Space** - At least 50% of the gross site area must be open space and 50% is proposed. Open 
  Space Lot 16 is at the perimeter of the site and it includes a 1.03 acre reforestation easement. 
  Recreation open space, with a gazebo, is located at the south east corner of Public Road A and 
  Centennial Lane.

- **Forest Conservation** – The 2-acre reforestation obligation will be fulfilled by planting trees on-site, 
  however, details will be finalized with the Final Plan submission.

- **Landscaping** – Landscaping complies with the Landscape Manual.

- **Stormwater Management** – SWM will meet or exceed required Environmental Site Design (ESD).

- **Adequate Public Facilities Ordinance (APFO):**

  *Roads Test* – MD 108 at Centennial Lane/Beaverbrook Road and Centennial Lane at Old Annapolis 
  Road/Breconshire Road intersections were analyzed. All were shown to operate at an acceptable 
  level-of-service and have been approved by the Development Engineering Division (DED) and the 
  Department of Public Works (DPW).

  *Schools Test* – The subdivision is in the Established Communities Planning Area, the North School 
  Region, the Centennial Lane Elementary School District and the Burleigh Manor Middle School 
  District. Housing allocations and open/closed schools will be tested once the Decision and Order 
  has been signed.

### III. Planning Board Criteria:

Section 107.0.F.6. of the Zoning Regulations establishes review criteria that must be considered when 
evaluating a Preliminary Equivalent Sketch Plan:

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

   There are no historic resources and the environmental resources, wetlands and specimen trees, are 
   addressed as follows:

   The wetland and its related buffer, located adjacent to lots 7 and 8, will be protected by a split rail 
   fence.

   The specimen tree to be removed will be replaced with two native trees that are at least 2.5" in caliper. 
   The existing mature perimeter and specimen trees serve to screen and buffer neighboring properties. 
   Along the east of the site, the wooded edge with 12 specimen trees provides a buffer to the properties 
   on Cross Creek Drive. Site layout and grading avoid impacting those trees and provides a perimeter 
   open space lot.

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.**
Site clearing has been reduced by locating SWM facilities at low points, where there is no existing forest.

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.

The development complies with a 75' perimeter setback, required in Section 107.0.D.4., which helps preserve mature trees on the eastern edge of the site. In addition, the design of the proposed path to Centennial Woods Lane significantly reduces impacts to the adjacent neighborhood. Instead of a switchback trail to negotiate a 9-foot grade change in a distance of 15 feet, stairs are being used to limit grading and tree removal.

The area cleared behind lots 5, 6, and 7 will be planted and afforested and placed in a Forest Conservation easement.

The property does not front on a scenic road nor is it in an historic district.

All landscaping meets the Howard County Landscape Manual.

**SRC Action:** On March 29, 2019, the developer was notified that SP-19-001, may be approved subject to complying with SRC comments and any conditions by the Planning Board.

**Recommendation:** The Department of Planning and Zoning recommends the Planning Board approve SP-19-001 Centennial Reserve, subject to complying with SRC comments and any conditions by the Planning Board.

[Signature]
Valdis Lazdins, Director
Department of Planning and Zoning

4-10-19

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 Friday, 8:00 a.m. to 3:00 p.m.
PRELIMINARY EQUIVALENT SKETCH PLAN
CENTENNIAL RESERVE
LOTS 1 THRU 17; OPEN SPACE LOT 18
ZONING: R-20 (RESIDENTIAL; SINGLE DISTRICT)
TAX MAP No. 30  GRID No. 01  PARCEL No. 05
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

VICINITY MAP
SCALE 1" = 2,000'

SITE ANALYSIS CHART
A. WIND, SUN AND SHELTER
B. SITE PLANNING
C. RETENTION AND DRAINAGE
D. PAVING AND UTILITIES
E. UTILITIES
F. EASE OF ACCESS

SITE PLAN

SITE SURVEY DATA CHART
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CENTENNIAL RESERVE
ILLUSTRATIVE RENDERING