TECHNICAL STAFF REPORT
BRICKELL PROPERTY

Planning Board Quasi-Judicial Public Hearing of July 11, 2019

Case No./Petitioner: PB Case No. 446 / James and Susan Brickell

Project Name: Brickell Property, Lots 1-10, Buildable Preservation Parcel A and Non-Buildable Preservation Parcels B-E

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

Request: To approve Preliminary Equivalent Sketch Plan (SP-19-003) for 36.13-acres that creates ten buildable lots, one buildable preservation parcel, four non-buildable preservation parcels and associated 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 Maryland Senate Bill 236, “The Sustainable Growth and Agricultural Preservation Act of 2012.”

Location: The property (Tax Maps 9 and 10, Grids 6 and 1, Parcels 254 and 274, in the Third Election District of Howard County, Maryland) is located at the terminus of Howard Lodge Drive (on the north side of proposed Mayapple Drive).

DPZ Recommendation: Approval, subject to complying with any Planning Board conditions.
**Vicinal Properties:** Surrounding properties are zoned RR-DEO and designated Tier III. They include:

**North** – 217.51-acre State Park – Parcel 3

**East** – Improved residential parcels – Parcels 170, 160, 189 and 312.

**South** – Across the proposed extension of Mayapple Drive are unimproved lots which are part of the Walker Meadows subdivision.

**West** – 25.96-acre – Unimproved buildable preservation parcel which is part of the Walker Meadows subdivision.

**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) and Zoning Map, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual all apply.

**History:**


**Analysis:**

**Site Improvements** – The ten residential lots, one buildable preservation parcel and four non-buildable preservation parcels will be served by a new public road and shared driveway. Non-Buildable Preservation B will contain a forest conservation easement, Non-Buildable Preservation Parcel C will contain a shared septic easement to serve Lots 5-9, Non-Buildable Preservation D will accommodate a stormwater management (SWM) facility, and Non-Buildable Preservation Parcel E will contain the stream, wetlands and their buffers.

**Setbacks** – The development meets “RR” zoning setback requirements.

**Storm Water Management** - Complies with the Stormwater Management Act of 2007 by providing Environmental Site Design (ESD) to the maximum extent practicable (MEP). SWM will include non-rooftop disconnects, drywells micro bio-retention, bio-retention, submerged gravel wetlands and grass swales, in accordance with the MDE Stormwater Design Manual.

**Environmental Considerations** – The stream, wetlands and their buffers will be contained within a non-buildable preservation parcel.

**Landscaping** - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is being provided along the property boundary of the cluster lots, including a landscaped buffer along extended Mayapple Drive.

**Forest Conservation** - The forest conservation obligation was satisfied with 7.9 acres of on-site retention and 1.9 acres of on-site planting. The forest conservation easement will be contained with 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. The APFO traffic study for this project was approved as part of SP-19-003.

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 are contained within Non-Buildable Preservation Parcel E.

SRC Action: The SRC determined the Preliminary Equivalent Sketch Plan (SP-19-003) can be approved by letter dated May 29, 2019.

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.

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

0-13-19
Date