Case No./Petitioner: SDP-20-031, Arnold's Corner, LLC

Project Name: Arnold's Corner

DPZ Planner: Jill Manion, Planning Supervisor
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Request: To approve 18 single-family detached homes in accordance with FDP-77-A-IV. The property is zoned NT and designated as Single-Family Medium Density.

Location: The subject property is identified as Tax Map 30, Parcel 289, Parcels 'N' and 'O', Located in the 6th Election District at the southwest corner of the Route 108 and Phelps Luck Drive intersection. The site is formally known as the "Grandfather's Gardens Nursery".

Recommendation: Approval, subject to complying with remaining SRC comments and any conditions by the Planning Board.
Vicinal Properties: Surrounding properties are zoned NT. They include:

North: Route 108, and to the north of the right-of-way is the Columbia Palace Shopping Center.

South: Village of Long Reach, Section 1, Area 1, NT-zoned single-family medium density (detached) subdivision.

East: Phelps Luck Drive, and to the east is a Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.

West: Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.

Regulatory Compliance: The site development plan must comply with Section 125.0.G of the Zoning Regulations (effective October 6, 2013) and the development criteria listed in Final Development Plan 77-A-IV.

Site History: The following is a summary of plans related to this proposed development:

- **ZB 1112M** was heard by the Zoning Board on July 19, 2017 to amend the New Town Preliminary Development Plan, to increase the NT District density to permit 20 additional dwelling units and assign them to two properties. Nineteen of those units were assigned to Tax Map 30, Parcel 289, Parcels O and N (5320 Phelps Luck Drive, Grandfather's Garden Center). The Decision and Order approving the density change was signed November 6, 2017.

- **FDP-77-A-IV** was approved by Planning Board on December 7, 2017 to change the permitted land use of Parcel O from commercial to single-family medium density and update the land use tabulations and permitted density.

- **S-18-006**, Sketch Plan for 18 single-family detached lots was approved on December 4, 2018.

- **P-19-001**, Preliminary Plan for 18 single-family detached lots, 5 open space lots, associated road and other improvements was approved on July 16, 2019.

- **F-19-088**, Final Plan consist of 18 single-family detached lots, 5 open space lots associated road and other improvements. The Final Road Construction Drawings received signature approval on February 11, 2020. The plat is yet to be recorded and the Developer is processing the necessary fees and agreements with the County.

Analysis: The Planning Board shall review the proposed single-family detached home sites for compliance with the criteria listed in FDP-77-A-IV. The single-family detached land use has been previously approved with ZB 1112 and FDP-77-A-IV. The lot and road layout have been approved with S-18-006, P-19-001 and F-19-088. Additionally, the perimeter landscaping was reviewed and approved with P-19-001 and F-19-088 and approved by the Long Reach Village Architectural Review Board. With these previous plan submissions, the project was also found to comply with the requirements of the Adequate Public Facilities Ordinance for both roads and schools. The project meets all applicable stormwater management regulations with micro-bioretention facilities on the open space lots and dry wells on individual lots. The site is exempt from Forest Conservation regulations per Section 16.1202(b)(1)(iv) of the Howard County Code.
FDP-77-A-IV Criteria:

1. **Permitted General Location of All Buildings and Structures:** The FDP states, “No structure shall be located upon lots devoted to single family low and/or medium density land use within 20’ of any 50’ street right-of-way nor within 30’ of any 50’ or greater street right-of-way, nor within 7.5’ of any property line not a right-of-way line for a public street road or highway, except however structure may be constructed at any location within such setback areas if such construction in accordance with a site development plan approved by the Howard County Planning Board.”

SDP-20-031 shows a 20’ front setback for every lot from the interior public road (Arnold’s Court – 50’ wide right-of-way) and for the use-in-common driveway for Lots 3-7. Phelps Luck Road and Old Annapolis Road right-of-way both exceed 60’ in width. Side and rear setbacks are maintained at 30’ from the right-of-way line (see Lot 1, and Lots 12-18). Side and rear yard setbacks from adjacent property lines are maintained at 7.5’ on the SDP. Each lot is shown with a generic box representing the maximum building footprint of the three proposed building models as shown on Sheet 1. There are two generic boxes shown on the plan, which indicate the models and options that are available for each lot. Each generic box fits will within the defined setbacks for the lots as shown on the plan.

2. **Building Height:** The FDP states, “No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.”

SDP-20-031 indicates all home models will be a maximum of 26’ mean height.

3. **Parking Requirements:** The FDP requires no less than 2 off-street parking spaces for each single-family lot. The Howard County Zoning Regulations also require one-half parking space for each single-family detached lot for guest parking.

A minimum of 45 space spaces are required. The subdivision proposes 72 parking spaces with two per driveway and two-car garages.

4. **Coverage Requirements:** The FDP states that buildings and other major structures shall not cover more than 30% of any single-family lot, except that buildings and other major structures shall not exceed 40% if approved on a Site Development Plan by the Planning Board.

The applicant proposes a maximum 28% lot coverage per lot, based on the largest proposed house footprint (approximately 2530 SF) placed on the smallest lot (9006 SF). Final lot coverage per lot is ultimately determined at building permit once a house model replaces the generic box.

**SRC Action:**

On February 19, 2020, the Department of Planning and Zoning determined that this Site Development Plan is approvable, subject to addressing remaining drafting comments on the originals.

**Recommendation:**

Approval, subject to complying with remaining SRC comments and any conditions by the Planning Board.

Amy GoVier, Director
Department of Planning & Zoning

Date 2-20-20

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 Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.