

CONCEPT SUBDIVISION PLAN REPORT
to the
Carroll County Planning and Zoning Commission
December 14, 2021

Prepared by
Laura Matyas, Bureau of Development Review

SUBJECT: P-19-0049, Hoby Wolf Property

LOCATION: west side of Oklahoma Road, south of Bennet Road, E.D. 5

OWNER: Hobart D. Wolf, Jr. & Patricia Ann Wolf, 6122 Oklahoma Road, Sykesville, MD 21784

DEVELOPER: Powers Homes, 113 Westminster Road, Suite 200, Reisterstown, MD 21136

ENGINEER: CLSI, 439 East Main Street, Westminster, MD 21157

ZONING: R-20,000

ACREAGE: 71.36 acres

WATERSHED: Liberty Reservoir

NO. OF LOTS: 103

FIRE DISTRICT: Sykesville

MASTER PLAN: Residential Medium– 2018 Freedom Community Comprehensive Plan

PRIORITY FUNDING AREA: Freedom

DESIGNATED GROWTH AREA: Freedom

WATER/ SEWER DISTRICT: Freedom

❖ Action Required:

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept major subdivision plan. No action is required. **Developer requests authorization to cluster.**

❖ Existing Conditions:

The subject property is comprised of three parcels, all owned by the Hoby Wolf family. It hosts three residential structures, and associated outbuildings, located centrally within the whole of the property. One existing driveway entrance from Oklahoma Road, near the intersection of Red River Road, serves all the existing buildings.

Three separately owned properties, 6152, 6200, and 6206 Oklahoma Road, are encompassed by the subject property at the southern property line at Oklahoma Road.

There is a pond on site and a north-south oriented stream with non-FEMA floodplain that bisects the property. The stream valley marks the lowest elevations, with the property sloping uphill towards Oklahoma Road as well as towards Hemlock Drive. Forest surrounds the stream and covers the southern portion of the property.

Western frontage of the property, approximately 2,600 linear feet, lies on Oklahoma Road. Across Oklahoma Road to the east, properties in the R-20,000 zoning district are developed with older subdivisions of single-family residences facing Oklahoma Road with individual driveways that access Oklahoma Road. Lots sizes average 0.3 acres, or 13,000 square feet. On the eastern side of Oklahoma Road sidewalk exists from just south of the Bennett Road / Oklahoma Road intersection with one gap across from the northern end of the Hoby Wolf property. The property where the gap exists is currently in the subdivision review process for development, under the title Byron Hills, and connecting the sidewalk has been strongly recommended by review agencies.

A majority of Hoby Wolf's southern property line is shared with the Board of Education's Oklahoma Road Middle School property. At the southwest area of Hoby Wolf, adjoining properties are zoned R-20,000 and host single-family residences in 1960s subdivisions. Northern adjoiners, also in the R-20,000 zoning district, are single-family residential lots.

On the western property line, lands are owned by the Oak Creek Homeowners Association and maintained as open space parcels related to the Oak Creek cluster subdivision. Lots sizes in Oak Creek average 0.3 acres, or 13,000 square feet. Bisecting Oak Creek's required open space is a 50-foot-wide parcel, Parcel F, owned by Carroll County, and designated for the extension of Monroe Avenue. Monroe Avenue is a planned major road extension included in the 2018 Freedom Community Comprehensive Plan. The Oak Creek subdivision has an extensive internal network of existing sidewalks.

The subject property and all adjoining properties lie in the Existing / Final Planning water and sewer service areas.

❖ **Plan Review:**

The developer proposes to demolish all existing structures and create 103 new, clustered lots of subdivision on the property. The Planning and Zoning Commission may authorize clustering in the R-20,000 zoning district provided conditions outlined in Chapter 155.095 of the Code of Public Local Laws and Ordinances of Carroll County are met.

§ 155.095 CLUSTER SUBDIVISIONS.

(A) **Conditions requisite to approval in R and H Districts.** In the H, R-40,000, R-20,000, and R-10,000 Districts, the Planning Commission may authorize the division of tracts or parcels of land into lots for R District uses, and lots and yards may be smaller than otherwise required in the R Districts in Chapter 158, provided that the following conditions are met:

- (1) The total number of lots and dwelling units may not exceed the number that would be permitted if the area were developed in conformance with its topographic characteristics and the normal minimum lot size requirements in the zoning district in which they are located;
- (2) The land derived from reduction of lot size shall be provided and maintained as

open space or recreational areas for joint use by the residents of the cluster subdivision or offered to the county as agreed to by the Planning Commission, except where such additional reduction of lot size occurs as a result of utilizing TDRs pursuant to § 155.090(D) and division (A)(5) of this section;

(3) Cluster subdivisions must be served by public water and sewerage facilities;

(4) Common open space shall not be less than 15% of the gross acreage of any tract submitted for cluster subdivision.

(a) A maximum of 50% of the required open space may be steep slopes, streams, ponds, watercourses, and floodplains;

(b) A minimum of 10% of the required open space or one and one-half acres, whichever is greater, shall be suitable for active recreational use and may not exceed a grade of 3%; and

(c) For tracts or parcels less than ten acres, the Planning Commission may approve deviations from these percentage requirements.

(5) A cluster subdivision receiving TDRs may increase density at two TDRs for every ten lots created in accordance with division (A) above;

(6) In order to be eligible for clustering, all lot yield from the entire property shall be included on the preliminary subdivision plan.

To determine maximum lot yield, “the total number of lots and dwelling units that would be permitted if the area were developed in conformance with its topographic characteristics and the normal minimum lot size requirements,” the engineer submitted a conventional plan of subdivision to all technical review agencies. Agency reviews confirmed that 103 lots could be attained. The cluster plan proposes 103 lots.

Proposed clustered lots range in size from 9,460 square feet to 27,309 square feet. The land derived from clustering, reducing lot sizes below the 20,000 square feet required minimum lot size in the R-20,000 zoning district, calculates to 16.04 acres. An Open Space Tabulation table on sheet 1 shows 23.85 acres of open space being provided to exceed the requirement.

The subdivision will be served by public water and sewer. The connection for sewer will be through County-owned Parcel F to the existing sewer line in Monroe Avenue in Oak Creek. Water line connections will be to the existing line in Oklahoma Road.

Common open space, 23.85 acres, is more than the code-required 15% of the gross acreage of the tract. The calculated area of steep slopes, streams, ponds, watercourses, and floodplains totals 41.6%. Code permits up to 50% of open space to be steep slopes, streams, ponds, watercourses, and floodplains. 58.4% of the open space is noted as useable.

There are no TDRs (Transfer of Development Rights) utilized in the development.

All lot yield from the property is included on the concept plan and will be shown on the preliminary plan at such time that Planning and Zoning Commission approval is requested.

Access is proposed from Oklahoma Road, a county road, in two locations. The northern proposed access point aligns with the existing intersection of Monroe Avenue and Oklahoma Road. The southern proposed access point aligns with the existing intersection of Red River Road and Oklahoma Road. With Monroe Avenue being a planned major road extension in the 2018 Freedom Community Comprehensive Plan, the developer will build it to the western property line. It is designed at an elevation which will enable the connection.

A traffic impact study (TIS) was required and submitted in March 2020. The study demonstrated one currently failing intersection and one which will be failing following

development of current projects in the pipeline; MD Route 32 & Bennett / Johnsville Road and MD Route 26 & Oklahoma Road. The Hoby Wolf subdivision was determined to have minimal impact on those intersections with failing levels of service, itself not attributing to the failing designation. No mitigation is warranted or required. The existing and pending failing intersections are suggested to be addressed with a signal timing adjustments will which need to be approved by the State Highway Administration.

The proposed road network on-site includes cul-de-sac Roads A – D which will be granted to the County. Road C crosses the on-site stream to access a pocket cluster of 31 lots backing to the existing Longmeadow and Hemlocks subdivisions. Lots 93 & 94 will share a use-in-common driveway. Lots 98, 99, & 100 will share a use-in-common driveway. Road B cul-de-sac provides access to 10 lots.

The remaining 62 lots have private driveways to either Road A or Monroe Avenue. Lots 60 & 61 as well as 55 & 56 will share a use-in-common driveway. Open Space Parcels C, D, and E provide a buffer between Road A and Monroe Avenue rear yards and Oklahoma Road. Landscape screening is provided along Oklahoma Road for the extents of those open space parcels. Sidewalk is proposed along Oklahoma Road between the landscaping and the road.

While the developer has contacted the property owners of 6152, 6200, and 6206 Oklahoma Road in an effort to provide continuity of sidewalk, there is no agreement in place at this time. To depict the desired continuity, sidewalk is shown to the southern property line while avoiding traversing 6152, 6200, and 6206 Oklahoma Road.

Carroll County Public School (CCPS) facilities management has communicated a desire to have the Hoby Wolf sidewalk terminate at Oklahoma Road and the shared property line. CCPS has no intent at this time to construct sidewalk on their property to connect Hoby Wolf sidewalk to existing sidewalk near the school building.

Sidewalk on the plans will be adjusted on the preliminary plan in accordance with this direction and a potential agreement with the owners of 6152, 6200, and 6206 Oklahoma Road. The Department of Planning and Development Review are in full support of sidewalk and continuity to the greatest extent practicable.

Sidewalk is provided throughout the internal road network of the subdivision. It is anticipated that sidewalk will be constructed with the Monroe Avenue extension through Parcel F. The result of the road connection will be continuity, neighborhood connectivity, and pedestrian accessibility from Bennett Road to Oklahoma Middle School.

Road improvements along the property frontage on Oklahoma Road include acceleration and deceleration lanes at the Monroe Avenue intersection as well as left turn lanes for both northbound and southbound traffic. The same acceleration, deceleration, and left turn lane configuration will be utilized at the Red River Road intersection. At Annie Court, a left turn lane will be added for southbound traffic.

The subject property is in a Priority Funding Area and Designated Growth Area. The proposed land use is consistent with the 2018 Freedom Community Comprehensive Plan, as stated by the Department of Planning in their review.

Both the Department of Planning and the Bureau of Development Review recommended exploring a design layout where the lots along Oklahoma Road front Oklahoma Road, lined with sidewalk and street trees. This layout suggestion acknowledges existing neighborhood

lot configurations and encourages pedestrian usage of sidewalk at Oklahoma Road. Individual private driveways to Oklahoma Road are not supported by the Department of Public Works. Vehicular access would be at the rear of the lots from roads or drives.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater management (SWM) will be addressed with multiple facilities, drywells, and grass swales.

The plan is exempt from Floodplain codes. A Water Resource Protection Easement and Floodplain Easement at the variable stream buffer will be established and granted to the County. Open Space Parcels will be granted to a Homeowners Association. Stormwater Management Parcels I - P will be granted to the County as well as a road dedication Parcels A & B. Forest Conservation will be addressed both on-site and with off-site banking. Side yards will be screened in accordance with Landscape Manual requirements.

The proposed subdivision plan was subject to citizen involvement during the September 23, 2019 Technical Review Committee meeting. Twenty-four citizens were in attendance and at the meeting expressed preferences of adding landscaping buffers where the property adjoins existing neighborhoods, stormwater runoff and soil erosion, and school capacity. Two adjoining property owners, both of which spoke at the meeting, also emailed/mailed their concerns in advance of the meeting (see attachments) and one emailed following the meeting.

The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan. At the concept stage, Freedom Elementary School is approaching inadequate.

While the concept plan requires no action, the developer is requesting Planning and Zoning Commission's authorization to cluster the Hoby Wolf property subdivision.