

Amendment 5 to Amendment 58 to Council Bill No. 32- 2013

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Amendment No. 5 to Amendment No. 58

(This amendment adds the requirement that a preliminary equivalent sketch plan be submitted and approved by the Planning Board in the R-H-ED District. This amendment also permits the Planning Board to reserve the right to review the Site Development Plan in the R-H-ED District.)

1 On page 8, line 4, add new sections 111.1.F and 111.1.G:

2 **F. APPROVAL OF THE PRELIMINARY EQUIVALENT SKETCH PLAN BY PLANNING BOARD**

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4 1. FOR DEVELOPMENTS IN THE R-H-ED DISTRICT REQUIRING A SKETCH PLAN, A
5 PRELIMINARY EQUIVALENT SKETCH PLAN MUST BE APPROVED BY THE PLANNING
6 BOARD.

7 2. THE PLANNING BOARD, BEFORE ACTING UPON THE PRELIMINARY EQUIVALENT
8 SKETCH PLAN, SHALL REVIEW COMMENTS FROM THE DEPARTMENT OF PLANNING
9 AND ZONING AND THE SUBDIVISION REVIEW COMMITTEE AND SHALL HOLD A
10 PUBLIC MEETING.

11 3. A PRELIMINARY EQUIVALENT SKETCH PLAN SUBMITTED FOR REVIEW SHALL
12 INCLUDE ALL OF THE INFORMATION REQUIRED BY THE SUBDIVISION AND LAND
13 DEVELOPMENT REGULATIONS OF THE HOWARD COUNTY CODE AS WELL AS THE
14 FOLLOWING INFORMATION:

15 A. THE EXISTING ENVIRONMENTAL AND HISTORIC RESOURCES OF THE SITE,
16 INCLUDING: STREAMS, WETLANDS AND THEIR BUFFERS; EXTENT AND
17 QUALITY OF EXISTING VEGETATION, ESPECIALLY TREE COVER, STEEP
18 SLOPES; HISTORIC STRUCTURES AND THEIR LANDSCAPE SETTING; AND THE
19 SCENIC QUALITIES OF THE SITE.

20 B. THE LOCATION OF PROPOSED IMPROVEMENTS IN RELATION TO THE
21 RESOURCES CITED ABOVE.

1 C. THE LOCATION AND AMOUNT OF SENSITIVE AREAS WHICH WILL BE
2 DISTURBED BY STRUCTURES, PAVED SURFACES, AND INFRASTRUCTURE, IF
3 ANY, AND PLANS FOR MINIMIZING SUCH DISTURBANCES.

4 D. THE LOCATION AND AMOUNT OF GRADING AND CLEARING.

5 E. PLANS FOR MINIMIZING SITE DISTURBANCE AND PRESERVING THE
6 EXISTING TOPOGRAPHY, VEGETATION AND LANDSCAPE CHARACTER.

7 F. DOCUMENTATION INDICATING HOW THE PROPOSED DEVELOPMENT WILL
8 COMPLY WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST
9 CONSERVATION PROGRAM.

10 G. THE PROPOSED CONSTRUCTION PRACTICES AND POST-CONSTRUCTION
11 SITE MAINTENANCE STRATEGIES TO MINIMIZE DEVELOPMENT IMPACTS ON
12 FOREST AND OTHER RESOURCES.

13 H. PROPOSED OPEN SPACE, EASEMENTS, AND OTHER FORMS OF PERMANENT
14 PROTECTION FOR SENSITIVE AREAS, FOREST CONSERVATION AREAS, OR
15 OTHER ON-SITE RESOURCES SUCH AS HISTORIC 36 STRUCTURES AND
16 SETTINGS.

17 4. THE PLANNING BOARD MAY APPROVE, APPROVE WITH MODIFICATIONS AND/OR
18 CONDITIONS ATTACHED, OR DISAPPROVE THE PRELIMINARY EQUIVALENT SKETCH
19 PLAN, STATING THE REASONS FOR ITS ACTION. THE PLANNING BOARD'S DECISION
20 SHALL BE BASED UPON THE CRITERIA GIVEN IN SUBSECTION 111.1.F.6 BELOW.

21 5. THE PLANNING BOARD MAY, AT THE TIME OF APPROVAL OF THE PRELIMINARY
22 EQUIVALENT SKETCH PLAN, REQUIRE THE SUBSEQUENT APPROVAL BY THE BOARD
23 OF A SITE DEVELOPMENT PLAN FOR ALL OR A PORTION OF THE DEVELOPMENT.

24 6. THE FOLLOWING CRITERIA SHALL BE USED IN EVALUATING PRELIMINARY
25 EQUIVALENT SKETCH PLANS:

26 A. THE PROPOSED LAY-OUT OF LOTS AND OPEN SPACE EFFECTIVELY
27 PROTECTS ENVIRONMENTAL AND HISTORIC RESOURCES.

28 B. BUILDINGS, PARKING AREAS, ROADS, STORM WATER MANAGEMENT
29 FACILITIES AND OTHER SITE FEATURES ARE LOCATED TO TAKE ADVANTAGE
30 OF EXISTING TOPOGRAPHY AND TO LIMIT THE EXTENT OF CLEARING AND
31 GRADING.

1 C. SETBACKS, LANDSCAPED BUFFERS, OR OTHER METHODS ARE PROPOSED
2 TO BUFFER THE DEVELOPMENT FROM EXISTING NEIGHBORHOODS OR ROADS,
3 ESPECIALLY FROM DESIGNATED SCENIC ROADS OR HISTORIC DISTRICTS.
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5 **G. APPROVAL OF THE SITE DEVELOPMENT PLAN BY THE PLANNING BOARD**

6 1. PLANNING BOARD APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED IF:

7 A. A SKETCH PLAN IS NOT REQUIRED FOR THE DEVELOPMENT; OR B. THE
8 BOARD HAS RESERVED FOR ITSELF THE AUTHORITY TO APPROVE THE SITE
9 DEVELOPMENT PLAN; OR C. THE SITE DEVELOPMENT PLAN IS FOR THE
10 DEVELOPMENT OF BUILDINGS ON AN OPEN SPACE LOT; OR D. THE PROPOSED
11 DEVELOPMENT DIFFERS FROM THE APPROVED PRELIMINARY EQUIVALENT
12 SKETCH PLAN IN ONE OF THE FOLLOWING WAYS:

13 (1) THE LIMITS OF CLEARING AND GRADING ARE SUCH THAT THE
14 DEVELOPMENT WILL IMPACT A SIGNIFICANTLY LARGER AREA OF THE
15 SITE THAN INDICATED ON THE SKETCH PLAN.

16 (2) THE DEVELOPMENT WILL HAVE A GREATER ADVERSE IMPACT ON
17 ENVIRONMENTALLY SENSITIVE AREAS THAN INDICATED ON THE
18 SKETCH PLAN.

19 2. THE PLANNING BOARD MAY APPROVE, APPROVE WITH MODIFICATIONS
20 AND/OR CONDITIONS ATTACHED, OR DISAPPROVE THE SITE DEVELOPMENT
21 PLAN, STATING THE REASONS FOR ITS ACTION. THE PLANNING BOARD'S
22 DECISION SHALL BE BASED UPON THE CRITERIA LISTED IN SECTION
23 111.1.F.6 ABOVE.

24 3. MINOR ADDITIONS AND MODIFICATIONS TO SITE DEVELOPMENT PLANS
25 APPROVED BY THE PLANNING BOARD AND MEETING THE CRITERIA BELOW
26 SHALL NOT REQUIRE PLANNING BOARD APPROVAL. ALSO, MINOR NEW
27 PROJECTS WHICH HAVE BEEN GRANTED A WAIVER OF THE SITE
28 DEVELOPMENT PLAN REQUIREMENT BY THE DIRECTOR OF PLANNING AND
29 ZONING DO NOT REQUIRE PLANNING BOARD APPROVAL. HOWEVER, ALL
30 CHANGES OF USE WHICH REQUIRE EXTERIOR SITE ALTERATIONS REQUIRE
31 PLANNING BOARD APPROVAL.

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Renumber the remaining pages accordingly

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