



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
WWW.HAVREDEGRACEMD.COM

410-939-1800

PLANNING COMMISSION AGENDA

City Hall Council Chambers

April 18th, 2024

6:30 PM

1. Call to Order
2. Roll Call
3. Old Business
4. New Business

- a. **Location:** 1535 Pulaski Highway
Owner: Andrew & Deborah Tate - Lampson Property
Applicant: Robert Holweck - Bob Ward Trade Mark Homes
Permit No: 2024-0333
Parcel No: 0054 (23.40 Acres)

Description:

2024-0333 – Robert Holweck – 1535 Pulaski Hwy (Lampson). To hear a request by the applicant of 1535 Pulaski Highway (Lampson Property) for “Concept Subdivision Review” to construct 37 dwelling units (Lot Type D) in the Residential-1/R1 zoning district. Subdivision submission application will need to be reviewed showing that adequate public service facilities are sufficient to serve the proposed subdivision per [§173: Subdivision Regulations](#). Submission application includes Subdivision Plan, Landscape Plan, Forest Conservation Plan, Stormwater Management Plan, and Traffic Impact Analysis for review. This proposal is non-voting and not for final approval at this time.

- b. **Any comments from the general public regarding the previous agenda item (3 minutes per speaker)**

- c. **Location:** Sunday Silence Court-Parcel ‘N’ (Bulle Rock Subdivision)
Owner/Applicant: Robert Holweck – Bob Ward (BR Landholder LLC)
Permit No: 2024-0339
Parcel No: 06-400853 (8.99 acres)

Description:

2024-0339 – Robert Holweck- Sunday Silence Court-Parcel ‘N’. To hear a request by the applicant for subdivision review and approval for 41 single family detached dwellings along Sunday Silence Court-Parcel ‘N’ in the Bulle Rock Subdivision. Applicant has received prior Planning Commission approval for 55 Townhomes in 2022 at the subject location. Single family detached dwellings are permitted as of right in the R/Residential zoning district. Submission application includes, Preliminary Site Plan and Landscape Plan for review.

- d. **Any comments from the general public regarding the previous agenda item (3 minutes per speaker)**

5. Adjournment

The public is invited to attend and observe the meeting. The meeting may be viewed live by visiting the City of Havre de Grace website at www.havredegracemd.com and click on the City YouTube Videos tab. The video will be available to view immediately following the meeting.

MEMORANDUM

Date: April 11, 2024

To: Deborah & Andrew Tate
Robert Holweck, James Keefer, Bob Ward

From: Tim Bourcier, AICP - Director of Planning
Eric Lawrence, MLA, MUDP - Associate City Planner

RE: **Proposed Lampson Subdivision, Landscaping, Forest Conservation and Subdivision plan review cursory comments**
1535 Pulaski Highway
Havre de Grace, Maryland 21078

Please find the Department of Planning comments below for the Preliminary Subdivision Plan and Landscape Plan dated February 20th, 2024, submitted on February 26, 2024. **THIS IS BEING PRESENTED AS A NON-VOTING CONCEPT PLAN REVIEW TO PROVIDE CURSORY COMMENTS TO THE APPLICANT. PRELIMINARY SUBDIVISION PLAN APPROVAL IS NOT ALLOWED AT THIS TIME.**

Chapter 81 – Forest Conservation Plan Review

The Forest Conservation Plan has been approved for this project. A waiver was also approved to remove seven specimen trees. The Department has asked that a final determination be made if two specimen trees will need to be removed after a final grading plan is completed. If removal is required, the Department will reevaluate the request at that time.

Revisions to the previously approved Bulle Rock “Final Composite Forest Conservation Plan Summary” are required due to the modification of the offsite SWM pond.

Chapter 102 - Landscaping and Lighting Plan Review

§102-4.1 Landscape Plan Requirements

- 4.1(A)(3) Please provide a plan indicating the location of proposed street lighting. The City recommends street lighting to be at 3000 Kelvin or less. Please include luminaire description, location, height, shielding, etc.

§102-5 Topsoil

- Please note section ‘A’ through ‘C’ on the Landscape notes section of the landscape plan.

§102-7 Plant Material

- 7(M) A variety of plant species are encouraged to avoid monocultures. Of the required tree plantings and of the shrub plantings, no more than 33% may be of one species.
 - Please adjust canopy tree and flowering tree species amounts to comply with the 33% rule.
 -

§102-8 Plant Material:

- 8(B)(5) Large Street Trees shall be spaced a maximum of 50 feet apart. Small street trees shall be spaced a maximum of 30 feet apart.
 - Large street trees are spaced over 60 feet apart; however, the general intent of the street tree ordinance is maintained and the spacing will be allowed.

Chapter 155: Site Plan Approval

In accordance with §155-6(D), projects requiring site plan approval may be reviewed when special circumstances exist, those circumstances are the level of traffic, impact to adjacent property owners or surrounding neighborhoods and environmental impacts resulting from the proposed use.

Article V Adequate Public Facilities (APF)

- The proposed development shall demonstrate APF in accordance with Chapter 2 in regards to Water and Traffic Impact in regard to Level of Service.
 - The Water system analysis will require upgrades to be made in order to serve the proposed development. The City is requesting a revision to the recent water model study based on additional items that need to be studied based on new developments. No residential subdivision greater than five lots can be approved until the water model study is revised.
 - The LOS at Martha Lewis Boulevard and US40 is LOS 'F' as stated by State Highway Administration. Both SHA and Harford County are recommending the City require mitigation to the failing intersection. Revisions to the TIA are required and modifications will need to be approved to meet the minimum LOS 'C'.

Article VI Site Design

- 155-15(A)(3) and (5) Points of ingress and egress must be located to avoid hazardous conflicts with existing turning movements and traffic flows.
 - Please revise the TIA accordingly to meet acceptable LOS.
- 15(C) Internal Vehicle Circulation must be adequate to provide for a 40-foot wheel base vehicle.
 - Please provide turning movement diagram.
- 15(C)(7) and (F) The road network shall provide for vehicular, pedestrian, and cyclist safety, and delivery, and collection services.
 - Please expand the sidewalk access to all proposed lots and delineate bike infrastructure to adjacent neighborhoods.

Chapter 173- Subdivision Regulations:

- 12(F) All streets shall be designed with regard to access by fire apparatus in the event of an emergency.
 - Please submit an emergency truck traffic turning movement plan-diagram to show conformance with the National Fire Protection Association (NFPA) requirements for the cul-de-sac serving lots 14 and 15, and lots 35, 36, and 37.
 - The Department or Planning sent plans to relevant emergency services for review and comments.
- 11(D)(4) Construction of Road improvements per SHA letter received 03.28.24.
 - SHA requires mitigation at the Martha Lewis Boulevard and US40 intersection to accommodate the increased traffic due to Level of Service (LOS) 'F'. City required a minimum LOS of 'C'.
- 12(E) and (F) Road dimensions for the road located parallel to the railroad. Will need truck traffic circulation and vehicle turnaround movement diagram.
- 14(A)(7) Street lighting shall be provided in accordance with Harford County Road Code or as required.
 - Please provide a street lighting plan or show locations of lighting utilities on the landscape plan.

Chapter 205 Zoning

- Lot type 'D' requires a 25' minimum lot width.
 - Please confirm lot widths for lots 24, 25, 26 and 27 abutting cul-de-sac.

Additional Comments:

- Road serving lots 35, 36 and 37 does not have a sidewalk nor dimensions labeled.
 - Please clarify.

THE CITY RESERVES THE OPPORTUNITY TO MAKE ADDITIONAL COMMENTS AND REQUEST REVISIONS IN THE FUTURE BASED ON FUTURE PLAN REVIEW.



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April 10, 2024

DEPARTMENT OF PLANNING STAFF REPORT

PLANNING COMMISSION

PERMIT NO. 2024-0339

PROJECT: Subdivision Plan for Parcel N-Section two of Bulle Rock

APPLICANT/OWNER: Robert Holweck
BR Landholder, LLC
c/o Bob Ward
2700 Philadelphia Road
Edgewood, MD 21040

LOCATION: *South side of Bulle Rock Parkway west of Peace Chance Drive*
Sunday Silence Court
Havre de Grace, MD 21078
Tax Map: 44 / Parcels: 707

ACREAGE: 8.996+/- acres

ZONING: R/Residential District – Planned Adult Community Overlay

DATE FILED: February 2, 2024

HEARING DATE: April 18, 2024 – Planning Commission

APPLICANT'S REQUEST:

Review of a Preliminary Subdivision Plan for 41 single-family detached dwellings within Parcel N of the Bulle Rock subdivision. Previously, this parcel was approved for 55 single-family attached dwellings on May 9th, 2022. copy of the preliminary plan is attached to this report (Attachment 1).

LAND USE - EXISTING:

Parcel N is located on the south side of Bulle Rock Parkway, west of Peace Chance Drive, along the proposed road Sunday-Silence Court. This area of Bulle Rock consists of a mix of single-family dwellings, townhomes and multifamily condo buildings. The surrounding community outside of Bulle Rock is predominately residential with single-family dwellings.

This parcel was previously mass graded in the early to mid-2000's. The topography of this area of BR ranges from gently to moderately sloping, with steeper slopes found adjacent to the Greenway Farms subdivision. There are no environmentally sensitive areas located on Parcel N; however, there is a stream and non-tidal wetlands

adjacent to the parcel within the open space abutting the parcel to the south. The proposed development will not directly impact those environmentally sensitive areas. A copy of a 2024 Aerial Photo is attached to this report (Attachment 2).

ZONING:

The subject property is zoned R/Residential District as shown on the enclosed copy of the Zoning Map (Attachment 3). The majority of Bulle Rock is zoned R/Residential District while a portion of the development along Blenheim Farm Lane is zoned R2/Residential District. Other zoning designations in the area include R1/Urban Residential District and RB/Residential Business District. It is important to note that the Bulle Rock development was created under the Planned Adult Community (PAC) section of the City Code, therefore allowing for Lot Type C specification.

UTILITIES:

These parcels will be served by City water and sanitary sewer. These utilities are adequate to serve the proposed development.

SCHOOLS:

The public school's areas serving this project are Havre de Grace Elementary and Havre de Grace Middle/High School. The City's Adequate Public Facilities (APF) ordinance, [§2-7\(B\)](#) states, "The enrollment at the school which then serves the site and all abutting school attendance areas is greater than 110% of the rated capacity or is projected to be greater than 110% within three years, then the project will be placed on a wait list." The Havre de Grace Elementary School is currently operating at 111% capacity and the adjacent Elementary School, Roye-Williams, is currently operating at 64% capacity, per the Harford County Public School report. APF will be met for elementary schools by utilizing adjacent elementary school capacity. Furthermore, this project was previously approved for 55 attached single-family dwelling units and the decrease propose use as 41 SFD will have a lower impact to the school system.

REVIEW OF APPLICABLE CODE SECTIONS:

The Applicant is requesting approval of a Subdivision Plan in accordance with Chapter 173 of the City Code and Chapter 205 zoning, Article XI, Planned Adult Communities of the City Code. The Department of Planning has reviewed the plans in accordance with the relevant City Code sections and found that the plans meet all applicable Code requirements.

RECOMMENDATION & SUGGESTED CONDITIONS:

The Department of Planning recommends **APPROVAL** of the Preliminary Subdivision Plan subject to the conditions outlined below. Additional comments and conditions of approval will be forwarded to the consultant upon approval of subsequent plans submissions.

Department of Planning

1. The final plats shall be recorded in the Harford County Land Records prior to building permit application for any residential unit. The final plats shall be prepared in accordance with the City's final plat checklist and the requirements of Section 173-16 of the City Code.
2. The final plat shall include the addresses for all units as shown on the addressing plan that will be forwarded to the Engineering consultant.

3. Based on the comments made by citizens during previous meetings, the Department requests that consideration be given to planting a landscape buffer between the rear of these lots and those existing dwellings fronting Peace Chance Drive and Aristides Court.
4. An approved landscaping plan shall be bonded prior to the issuance of a grading permit in accordance with Chapter 102, entitled "Sustainable Landscaping".
5. The Road Plans shall have the following statement included as a standard note "*Cul-de-sacs shall be constructed to facilitate suitable turning movements in accordance with the National Fire Protection Association (NFPA) requirements contained within Part 1 and 1141.*"
6. Any speeds-humps or speed-control devices that may be installed should be designed in a manner that does not impede or slow down emergency apparatus. If any of these devices are proposed, the Developer shall review the plans with Chief Scott Hurst of the Susquehanna Hose Company prior to installation.
7. In accordance with Section 174-14.A(5) of the Subdivision Regulations, sidewalks shall be constructed for all new developments, specifically Parcel N. In lieu of sidewalks, a connected trail system that is in line with the attached "COMMUNITY TRAIL" system map approved by the City must be indicated on drawings and constructed along Bulle Rock Parkway, as shown in orange on the above mentioned map, adjacent to Sunday Silence Court for the future residents of Parcel N.
8. The preliminary plan approval shall be valid for three (3) years.

Department of Public Works

Stormwater/Sediment & Erosion Control/Grading

1. The concept, site and final stormwater management plans must be approved by the City Engineer prior to approval/issuance of a grading permit. The Engineer shall provide DPW with the previously approved stormwater management plans and computations for review.
2. Sediment and erosion control shall be designed and installed in accordance with the latest edition of the Harford County Soil Conservation District Regulations.
3. The roads and storm drains must be designed and constructed in accordance to the Harford County Road Code and be approved by DPW prior to approval of the grading permit. Two sets of computations must be submitted along with the Road and Storm Drain plans. Spread calculations for the inlets must be included with the submittal.

Water and Sewer

1. Water and sewer plans must be designed in accordance with the Harford County Water and Sewer Standard Specifications and Details and approved by the Department of Public Works prior to approval of the grading permit.
2. All sanitary manholes must be spaced 300-feet apart.
3. The existing water line at the entrance to Sunday Silence Court shall be replaced back to the existing valve.

4. The abandonment of the existing water line across Parcel N shall be completed in accordance with the Harford County Water and Sewer Code.

Roads

1. All residential driveways shall meet the intersection sight distance requirements for the posted speed limit of 25 miles per hour with a 30 miles per hour design speed.
2. **Private roads**
 - a. After completing construction of the private roads, the Developer or any successor in interest to the Developer shall:
 - (a) Obtain a statement from a professional engineer approved by the City and licensed by the State of Maryland that, based on site inspections or core samples conducted or obtained by the engineer, the private road has been constructed to the standards of the Harford County Road Code and Department of Public Works.
 - (b) The Developer shall furnish a copy of the statement to the property owners or the association and to the Department of Planning.
 - (c) The property owner's association document or separate private road agreement shall:
 - a. Be approved by the Department of Planning; and
 - b. Establish responsibility for maintenance of the private road.
 - c. The Developer or his successor shall remain responsible for the private road until a Developer who creates a private road complies with the requirements of the Harford County Road Code.
3. The Developer is responsible for repairing any damages to existing roads within Bulle Rock during construction. Upon notification by the City, the Developer shall repair any damages to the satisfaction of DPW

General

1. All plan submittals shall be accompanied by the Department's checklist that is available on the City webpage.
2. A reimbursement agreement must be signed by the Applicant to allow the City to recoup engineering review cost prior to engineering review.
3. Public Works Agreements for stormwater management, roads, storm drains and water and sewer must be executed and recorded prior to the release of any permits.
4. Bonds for the water and sewer, roads and storm drains, and stormwater management construction must be posted prior to the release of any permits. The bonds shall be based on the engineer's cost estimate that must be submitted to DPW for review and approval prior to posting the bond.
5. Water and sewer connection charges are due at the time of building permit application.

Attachment 2

Parcel N-Aerial

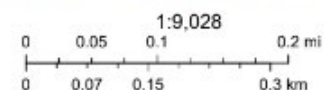


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Centerline

Cadastral

Harford County Boundary



Geol County, Harford County Government, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Attachment 3
 Parcel N-Zoning Map



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