



City of Havre de Grace

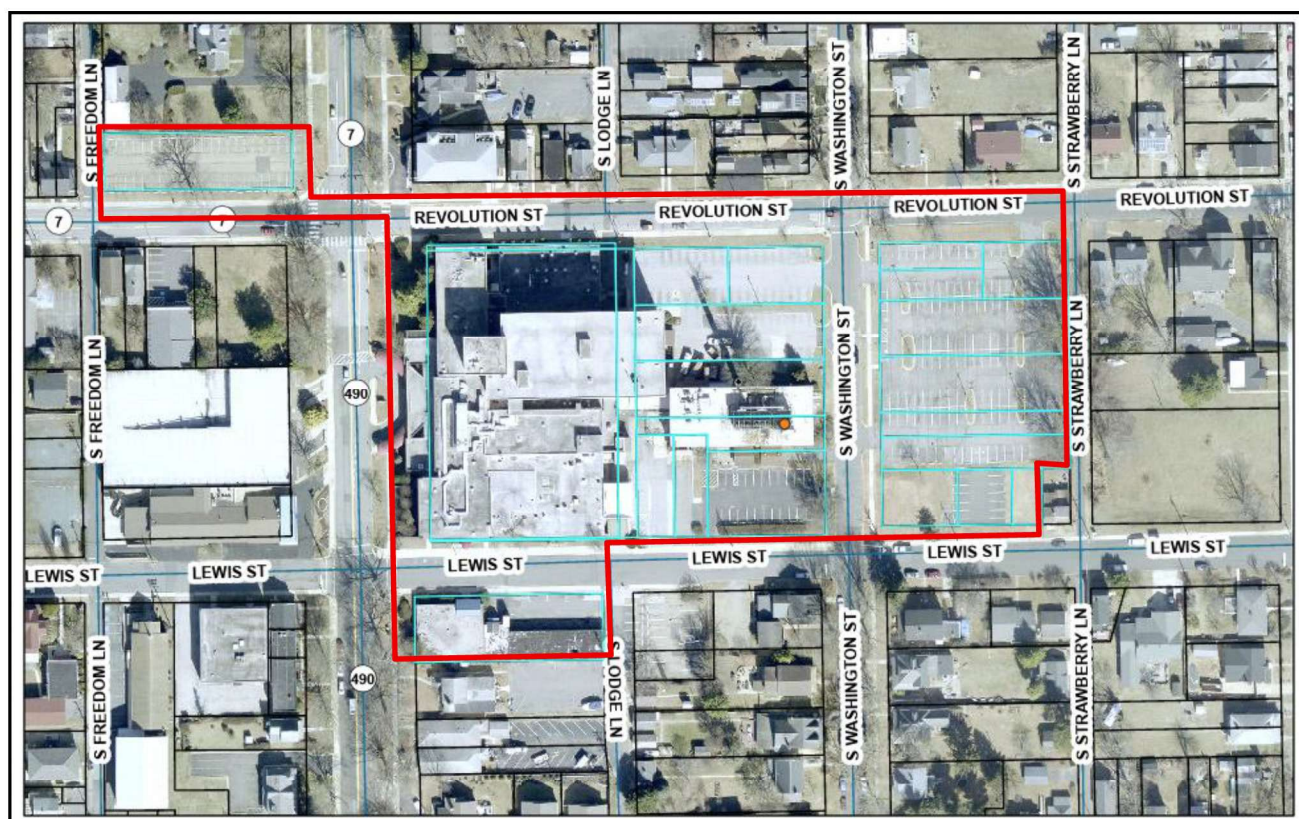
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DEPARTMENT OF PLANNING STAFF REPORT Planning Commission – October 15, 2026

Permit No. 2027-137
Project: Preliminary Subdivision - 45 Single Family Detached Lots
Applicant: Clark Turner, Bob Ward Trademark Homes LLC
Location: 501/601 South Union Avenue
Tax Map: 601 & 602
Parcels: 1202; 1514-1522; 1564; 1570; 1621 – 1623; 1625 – 1629; 1631 - 1633
Area: 4.6 acres
Zoning: RO (Residential Office)



I. APPLICANT'S REQUEST

The applicant is requesting approval of a Preliminary Subdivision Plan in accordance with Chapter 173 of the City Code to create 45 single family detached lots within the RO Zoning District utilizing Lot Type S – Silver Housing. The lot sizes range from 4,000 to 6,000 square feet and will be accessed via lanes where feasible.



II. BACKGROUND

Site Description

The Property comprises 23 parcels totaling 4.6 acres and is the site of the vacant Harford Memorial Hospital, which will be demolished, and associated parking lots. The Property does not contain any forest and is not located in the 100-year floodplain. Approximately 0.617 acre of the Property is located within the Intensely Developed Area of the Chesapeake Bay Critical Area.

Adjacent Properties

Direction	Zoning	Land Use
North	RO / RB	Residential / Commercial
South	RO / R1	Residential / Commercial
East	RO	Residential
West	RO	Residential / Commercial

III. ADEQUATE PUBLIC FACILITIES

Pursuant to Chapter 2 of the City Code, the Departments of Planning and Public Works shall make a final determination on the following prior to submittal of the Preliminary Subdivision Plan and permitting issuance.

§2-7 Schools

Pursuant to §2-7.B.(3), the proposed Silver Housing Subdivision is exempt from the school adequacy requirement, since all lots will be age-restricted by deed declarations and covenants.

§2-8 Sewerage and Water

The Department of Public Works has reviewed the Preliminary Subdivision Plan in accordance with Chapter 2 and determined utilities exist and are adequate to serve the 45 proposed single-family dwellings.

§2-9 Roads

A Traffic Impact Analysis (TIA) is not required for the property, since total daily trip generation projections will be below 249 per [§2-9A\(1\)\(a\)](#). According to the Institute of Traffic Engineers Technical Manual, age-restricted single family detached dwellings generate 4.16 trips per day. Based on this generation rate, the 45 proposed dwellings will result in approximately 187 daily trips.

IV. ASSOCIATED DEPARTMENT PLAN APPROVALS

The following plans are required to be submitted in conjunction with or concurrently to the Preliminary Subdivision Plan and be approved by the Department of Planning and/or Public Works.

Chapter 81 - Forest Conservation Plan

Pursuant to §81-5 and §173-15C(4), a Forest Stand Delineation (FSD) shall be submitted and approved by the Department of Planning followed by a Preliminary-FSD for review and preliminary approval prior to submittal of the preliminary subdivision plan. Approval of a FSD is valid for five (5) years.

The project does not result in the clearing of 20,000 or more square feet of forest and it is located within the Critical Area, therefore, according to §81-3 it is exempt from submitting a Forest Stand Delineation and Forest Conservation Plan.

Chapter 102 – Sustainable Landscaping Plan

Pursuant to §102-3, (Ord. 1177 - as amended) & (Ord. 1193) a preliminary landscape plan shall be submitted concurrently with the preliminary subdivision plan application and be approved by the Department of Planning.

As stated in §102-3B Scope, *“To the extent possible, and consistent with this section, properties being redeveloped shall meet the landscaping requirements of this chapter, as approved by the Director of Planning.”* The proposal is a redevelopment within the meaning of 102-3B. However, the application is not proposing any new streets or parking areas subject to §102-8. Thus, while a formal sealed landscaping plan is not required for this application, the Director of Public Works will be coordinating the installation street trees with the applicant in accordance with Chapters 102 and 186.

Chapter 169 – Stormwater Management Plans

In accordance with §169-5 and 169-19, stormwater management plans are approved by the Departments of Planning and Public Works.

The Concept Stormwater Management Plan has been submitted to the Department of Public Works and is under review. The Final Plat will not be recorded until the Final Stormwater Management Plan is approved by the Department of Public Works.

V. PRELIMINARY SUBDIVISION PLAN REVIEW CRITERIA

Chapter 78 – Floodplain Management Regulations

The property does not contain any floodplain; therefore, this chapter does not apply.

Chapter 173 Subdivision Regulations

§173-8 General – Comprehensive Plan

While many policies in the 2025 Comprehensive Plan apply generally, the following is directly related to the Property. The Comprehensive Plan identifies this location as “Old Town”, which is described below:

The Old Town area has a wealth of historic buildings set within a traditional grid patterned street system, many of which are lined with large deciduous trees and sidewalks. Alleys or lanes provide for rear lot garage and ancillary building access, trash removal, and utility supply infrastructure. These older portions of the City are a blend of small-lot residential development interspersed with commercial uses, places of worship, civic uses, apartments, and multi-story senior complexes. In the truest sense, the Old Town section of Havre de Grace is representative of a traditional mixed-use city.

Chapter 3-Sustainable Community: A Strategy for Revitalization, regarding the “Old Town” actions states *“Continue to support a mix of uses within the Old Town area, to include offices, residential, and limited commercial uses of a scale in keeping with the established built environment; To accomplish this, increased flexibility of design is important while at the same time ensuring that Historic Character of the NRHD is preserved.*

The proposed subdivision re-establishes a grid pattern street network with lots and dwellings keeping in scale with the surrounding area. The building setbacks are consistent with the existing homes in the area and vehicular access will be from rear lanes where feasible. The applicant proposes to construct sidewalks and install street trees where they do not currently exist. Therefore,

the proposed single family detached lots are consistent with the “Old Town” designation of the Comprehensive Plan.

§173-9 Chesapeake Bay Critical Area Overlay District – Chapter 49

Approximately 0.617-acre of the Property is located within the 1,000 feet Chesapeake Bay Critical Area (CBCA) IDA Overlay District; therefore, Chapter 49 applies and mitigation in accordance with CBCA criteria is required.

The mitigation plan is included in the Concept Stormwater Management Plan currently under review by the Department of Public Works. The Final Plat will not be recorded until the Final Stormwater Management Plan is approved by the Department of Public Works.

§173-10 – 14 Streets and Improvements

The project is utilizing existing public roads and rights-of-ways which comply with the Harford County Road Code (HCRC) design standards. All lots will have frontage on and access to a paved road/lane.

§173-14.1 Open Space

Open space is not required for single family detached subdivisions; therefore, this section does not apply. However, the applicant is providing 13,600 square feet of active open space.

Chapter 205 - Zoning Subdivision Regulations

§ 205-43.5. Silver Housing standards.

A. Definitions.

SILVER HOUSING — A single-family detached dwelling unit located on a Lot Type S (Silver) that is designed and constructed to meet the needs of seniors, including at least one "accessible" or "universal design" entrance, and which is subject to the age-restriction requirements set forth under Subsection E.

The proposed lots will contain single family detached dwellings that are designed to meet the needs of seniors, including an accessible entrance.

B. Permitted districts. Silver Housing [Lot Type S (Silver)] and all associated public utility structures are a principal permitted use in the R, RO, RB, R-1, and R-2 Districts.

The Property is located within the RO zoning district, which is a permitted district.

C. Silver Housing Subdivision

(1) All dwellings constructed on Lot Type S (Silver) as part of a Silver Housing Subdivision must be operated as "housing for older persons" as defined by the Fair Housing Act. Silver Housing plans will only be considered for subdivisions subject to review and approval under Chapter 173 of the City Code.

The applicant has confirmed that all proposed dwellings will be occupied in compliance with the Fair Housing Act and City Code.

(2) *A Silver Housing Subdivision shall be limited to a maximum of 65 dwelling units.*

The proposed subdivision contains 45 dwelling units.

(3) *A homeowners' association shall be established for any Silver Housing Subdivision that contains shared or common space or has over 10 dwelling units.*

The applicant agrees to create a homeowner's association for the subdivision.

D. *Off-street parking. Notwithstanding the provisions of Chapter 122, Silver Housing on Lot Type S (Silver) shall provide a minimum of 2.0 off-street parking spaces per dwelling unit. All other design and surfacing standards of Chapter 122 not related to the quantity of spaces shall remain applicable.*

Each lot will provide two off-street parking spaces. An additional 21 shared parking spaces will be provided throughout the subdivision.

E. *Age-restricted community. Declarations and covenants governing the Silver Housing Subdivision shall be reviewed and approved by the Director of Planning, and shall be recorded in the land records of Harford County for each such lot. The Silver Housing Subdivision will be a deed-restricted community with declarations and covenants consistent with the Fair Housing Act and consistent with the Harford County school impact fee exemptions. The declarations and covenants must state that the housing is intended for occupancy by persons 55 years of age or older, and must provide that at least 80% of the housing units in the Silver Housing Subdivision are occupied by persons in that age bracket. The homeowners' association established by the declarations and covenants shall provide bylaws or rules and procedures to ensure compliance with the 80% requirement, and shall submit an annual verification to the City demonstrating that the 80% threshold is being met in order to maintain the Fair Housing Act exemption. The age-restricted declarations and covenants must also contain a provision that any revocation of the age restrictions requires approval by resolution of the Havre de Grace City Council before such revocation takes effect, and before such revocation is recorded in the Harford County land records.*

The declaration and covenants will be approved by the Director of Planning prior to recordation of the final plat.

F. *Development rights and responsibilities agreement. The developer of a Silver Housing Community may enter into a Development Rights and Responsibilities Agreement with the City pursuant to Article XIV of this Chapter 205. Such agreement must comply with the age restriction requirements set forth in Subsection E above.*

The applicant/developer is not entering into a DRRA with the City; therefore, this criterion does not apply.

VI. RECOMMENDATION

The Department of Planning has examined the applicant's request per §173-15.C.(3) of the City Code and recommends **APPROVAL** for the Preliminary Subdivision Plan as shown on the plan dated 10/1/2026.



Geoff Goins
Director
Department of Planning