



TECHNICAL STAFF REPORT

Planning Board Meeting of April 23, 2026

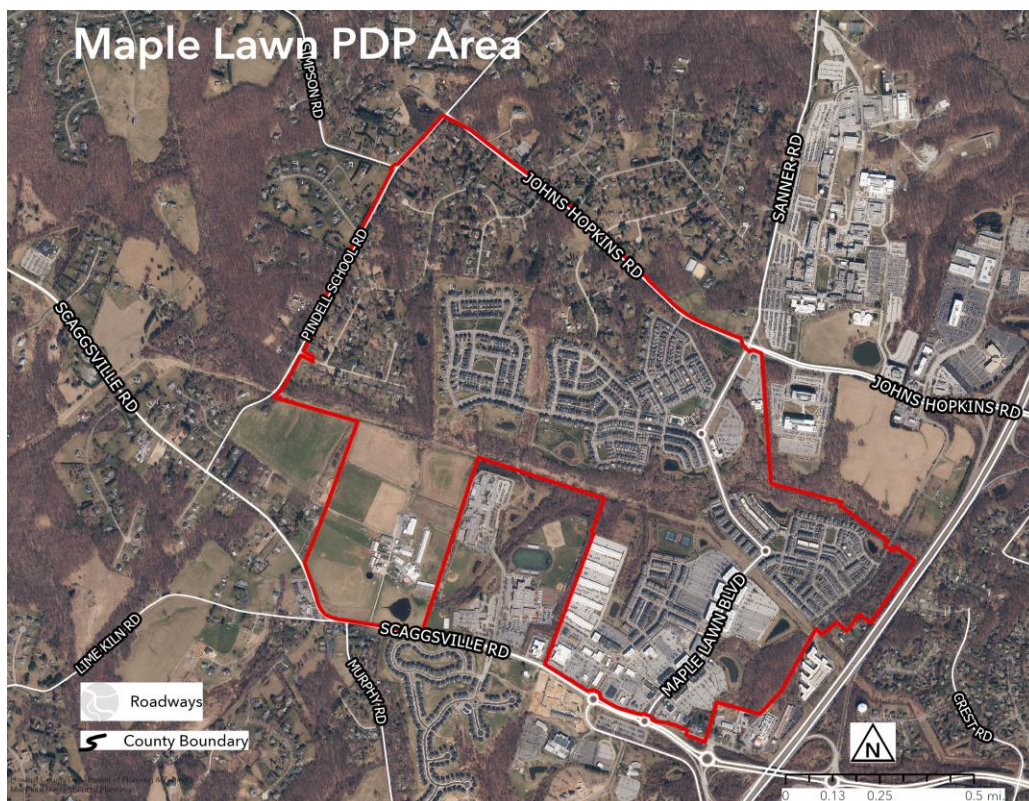
Case No./Petitioner: ZB-1134M –Olde Scaggsville, LLC; G&R Maple Lawn, Inc.

Request: To amend the Maple Lawn Farms Preliminary Development Plan as follows:

1. Increase the maximum overall residential density from 2.2 dwelling units per gross acre to 3.0 dwelling units per gross acre
2. Increase the permitted dwellings units on the Maple Lawn West District (Old Farm District) from 32 single-family detached dwellings to 253 single-family detached dwellings
3. Inclusion of adjacent parcels within the PDP boundary and designate as Other Residential land use (TM 46 P 220 & 226)
4. Change a portion of the land use designation of the Maple Lawn Business District from Employment to Other Residential and add 260 apartment units.

Location: 11788 Scaggsville Road; Tax Map 41, Parcel 330 (“the Property”)
11292 Buch Way; Tax Map 46, Parcels 200 and 226 (“the Property”)

Area of Site: 115.8 acres (109.6 acres West District; 6.2 acres Apartment Property)



I. DESCRIPTION OF PROPOSAL

The Petitioner proposes to amend the Maple Lawn Farms Preliminary Development Plan (approved through ZB-995M and amended through ZB-1039M) to add 221 single-family detached dwellings to the Maple Lawn West District (Old Farm District), which is currently approved for 32 single-family detached dwellings. The Petitioner also proposes to add 2.47 acres of contiguous land to the PDP as Other Residential land use, change the land use designation of the southeast portion of the Business District to Other Residential land use, and add 260 apartment units. According to the Petitioner, the dwellings will be constructed in phases as follows:

- Phase 1 (2029) – 260 apartment dwellings
- Phase 2 (2030) – 32 single-family detached dwellings (previously approved per ZB-995M)
- Phase 3 (2031) – 175 single-family detached dwellings
- Phase 4 (2032) – 46 single-family detached dwellings

Vehicular access for Phase 1 is proposed through the terminus of Buch Way, which is accessed from the traffic circle on MD Route 216. Internally, the Apartment Property is planned to connect to Maple Lawn Boulevard by East Market Place. In addition, there will be an access point from another road off of Maple Lawn Boulevard near the intersection of Maple Lawn Boulevard and Market Street.

The Petitioner is proposing to increase the number of single-family detached dwelling units and add an apartment building. The additional 481 dwellings units will increase the maximum overall residential density from 2.2 dwelling units per gross acre to 3.0. The acreage of each land use category and the number of dwellings is proposed to be amended as follows:

Land Use	Current Acres	Proposed Acres*	Current %	Proposed %
Single-Family – Detached	192.6	194.7	31.8	32
Other Residential	73.6	77.7	12.2	12.8
Employment	122	122	20.2	20.1
Open Space	217.1	213.1	35.8	35.1
Total	605.3	607.5	100	100

Residential Land Use	Current Units	Proposed Units*	Current %	Proposed %
Single-Family – Detached	507	759	37.8	40.0
Single-Family Attached	623	618	46.5	34.2
Apartments	210	444	15.7	25.8
Total	1,340	1,821	100	100

*The proposed acres and proposed units account for as-built conditions and future development proposed under this request.

The Petitioner is also proposing an increase in the total acreage from 605.3 to 607.5 resulting from a pending zoning petition to rezone two adjacent properties from B-1 to RR-MXD-3 and incorporate them into the Maple Lawn Development Plan. This land addition also results in an increase in the permitted square footage of retail centers, which is based on 300 square feet per gross acre, from 181,590 square feet to 182,250.

Case No.: ZB-1134M

Petitioner: Michael Buch (Olde Scaggsville LLC; G&R Maple Lawn, Inc.)

II. ZONING HISTORY

A. The properties that comprise the Maple Lawn Preliminary Development Plan were zoned R-40 in the 1961 Comprehensive Zoning Plan. The properties were rezoned to R (Rural) during 1977 Comprehensive Zoning Plan, which remained until the 2004 Comprehensive Zoning Plan when the properties were rezoned to the current RR-MXD-3.

B. Subject Site – Case History

1. Case No. ZB995M
Petitioner: G&R Maple Lawn
Request: Preliminary Development Plan for 507.9 acres consisting of 485 SFD, 395 SFA, 236 apartments, and a maximum of 1,175,460 square feet of employment including 152,370 square feet in retail centers.
Action: Granted, December 29, 2000
2. Case No. ZB1039M
Petitioner: G&R Maple Lawn
Request: To amend the PDP to:
 1. Increase the total land area by 97.4 acres to 605.3 acre by adding two properties. The 97.4 acres consists of 19 acres of residential, 44.1 acres of employment, and 34.3 acres of open space;
 2. Increase the number of permitted dwellings from 1,116 to 1,340 (485 SFD, 619 SFA, and 236 apartments)
 3. Increase the square footage of employment from 1,175,460 to 1,860,012 including an increase of 29,220 square feet of retail and 655,332 square feet of office.Action: Granted, March 20, 2006
3. Case No.: ZB1127M
Petitioner: G&R Maple Lawn
Request: To amend the PDP to:
 1. Increase the maximum overall residential density from 2.2 dwelling units per gross acre to 3.0 dwelling units per gross acre.
 2. Change the land use designation of the Maple Lan West District from Single Family Detached to Other Residential.
 3. Increase the permitted dwelling units on the Maple Lawn West District to 157 single family detached dwellings, 148 single family attached dwellings, and 200 apartment dwellings.
 4. Adjust the number of dwellings/acre in each land use category and decrease the square footage allowed in retail centers from 181,590 to 181,380.Action: Withdrawn
4. Case No.: ZB1134 (Rezoning)
Petitioner: Olde Scaggsville, LLC and G&R Maple Lawn
Request: To rezone TM 46 Parcels 200 & 226 from B-1 to RR-MXD-3
Action: In process – Submitted simultaneously with this PDP amendment

III. BACKGROUND INFORMATION

A. Site Description

The 109.6-acre property in the West District is currently used as an agricultural operation and consists of a house, several barns, and multiple accessory buildings. The Property rises from an elevation of 410 feet along the north property to 470 feet along the west property line. A pond and wetland area are located in the southeast corner.

The 6.2 acres for the Apartment Property includes the southeast portion of the Business District and two adjacent parcels proposed to be added with this PDP. The portion of the Business District is used as a parking lot for the Maple Lawn commercial area, and the two adjacent parcels are developed with modular office buildings.

B. Vicinal Properties

Direction	Zoning	Land Use
North	RR-DEO/RR-MXD-3	Single-Family Residential
South	RR-DEO/RR-MXD-3	Single-Family Residential / Church
East	RR-MXD-3	Public Schools
West	RR-DEO/B-1/B-2	Single-Family Residential/ Farm / Commercial

C. Roads

MD-216 consists of two lanes within a variable width right-of-way and the speed limit is 35 mph. Federal Street is a two-lane local street and the speed limit is 25 mph.

The Annual Average Daily Traffic (AADT) on MD-216 was 24,761 in 2019. Traffic Count data is not available for Federal Street.

D. Water and Sewer Service

The Property is in the Planned Service Area for water and sewer. The West District property is not located in the Metropolitan District but will be served by public water and sewer.

E. General Plan

The Property is designated Mixed-Use Neighborhood on the Future Land Use Map of HoCo By Design. MD-216 is a Minor Arterial.

F. Subdivision Review Committee

As required by Section 127.D.4. of the Zoning Regulations, the Preliminary Development Plan and Criteria were evaluated by the various agencies comprising the Subdivision Review Committee ("SRC"). The comments of SRC agencies are attached.

IV. EVALUATIONS AND CONCLUSIONS

A. Details of the Mixed Use Development and evaluation based on the Section 127.0.C, requirements for Mixed Use Developments

1. All Mixed Use Developments are required to be served by public water and public sewer.

The Property is in the Planned Service Area and will be served by public water and sewer.

2. Minimum Area of Preliminary Development Plan

a. The first Preliminary Development Plan approved for an MXD District must encompass at least 40% of the area of all contiguous MXD-zoned parcels or at least 25 acres, whichever is greater. Subsequent Preliminary Development Plans by a different petitioner for the same MXD District must encompass at least 25 acres. A petition to amend the plan for an existing Mixed Use Development may add areas of any size to the Mixed Use Development.

The Petitioner is proposing to incorporate two adjacent parcels into the Preliminary Development Plan. These parcels are currently zoned B-1; however, there is an accompanying Zoning Map Amendment Petition, ZB-1134M, requesting that the parcels be rezoned to RR-DEO-MXD-3 prior to this request for the purpose of being added to the Maple Lawn Preliminary Development Plan.

b. Where there are two or more contiguous MXD-zoned lots or parcels under single ownership, the Preliminary Development Plan shall include the petitioner's entire contiguous acreage.

The PDP includes the Petitioner's entire contiguous acreage.

3. Proportions of Uses

a. The Mixed Use Development shall provide the following minimum proportions of land uses:

<i>Land Use</i>	Minimum % of Gross Area of Mixed Use Development
Open Space	35%
Residential	20%
Employment	15%

The proposed land use proportions are as follows:

<i>Land Use</i>	Minimum % of Gross Area of Mixed Use Development
Open Space	35.1%
Residential	44.8%
Employment	20.1%

- b. Areas of a Mixed Use Development in which residential and employment uses are mixed within a single site or building may be used to satisfy the minimum percentage requirements, based on the projected proportions of building area (e.g., if 30% of the floor area of buildings will be devoted to residential use, then 30% of the site acreage shall be applied to residential land use acreage.)**

This criterion does not apply, since no residential and employment uses are mixed within a single site or building.

- c. The first Mixed Use Development approved within an MXD District shall include at least one focal point which shall have an integrated mix of land uses. The focal points may include land uses such as office and/or residential buildings, retail stores and services, civic or public uses, open space, including features such as plazas, squares, or other useable landscaped areas. Subsequent Mixed Use Developments within the same MXD District are not required to have a focal point, however, the land-use mix for all MXD Developments must cumulatively meet the requirements of Section 127.0.C.3.a.**

The focal point for Maple Lawn has been approved and constructed in the Midtown District, as approved on the original PDP (ZB-995M). No changes to the existing focal point, and no additional focal points are proposed.

- d. The Preliminary Development Plan for a Mixed Use Development shall include a staging plan establishing the timing or sequence of development. The staging plan shall establish the earliest reasonable time frame for the recordation of subdivision plats for a proportionate mix of land uses. Staging should take into consideration: extension of water and sewer service; efficient use of road network capacity; and the market for residential and employment uses.**

The Petitioner submitted a staging plan depicting construction of the development between 2029 and 2032 as shown below:

- Phase 1 (2029) – 260 apartment dwellings
- Phase 2 (2030) – 32 single-family detached dwellings
- Phase 3 (2031) – 175 single-family detached dwellings
- Phase 4 (2032) – 46 single-family detached dwellings

The proposal is for residential land uses only. All approved employment land use areas have been constructed; therefore, an evaluation of the staging of commercial vs. residential development is not applicable.

The staging plan shall allow no more than 50% of the acreage designated for residential land use to be recorded prior to commencing plat recordation for employment areas. After plats have been recorded for half of the designated residential acreage, each succeeding stage of

development must make substantial progress toward recording the approved mix of land uses.

This criterion does not apply, since the development does not include employment areas and the entire approved employment area has been constructed.

- e. Recorded open space parcels must always constitute at least 35% of the total recorded land within a Mixed Use Development. At least 10% of the gross open space shall be usable for active recreation facilities. Active recreation facility includes but is not limited to ball fields, indoor sports facilities, play meadows, tot lots, and pedestrian, biking pathway system.**

The land area of recorded open space parcels will decrease from 217.1 acres to 213.1 acres and decrease from 35.8% to 35.1% of the development. The petition indicates that at least 10% of the gross open space acreage will be useable for active recreation facilities.

4. Permitted Uses

The Petitioner is proposing single-family detached, apartments, and open space areas which are permitted uses in the MXD-3 zoning district. The Uses of land will be limited to those permitted by the Second Amended PDP and PDP Criteria. Uses permitted only in the R-MH or M-2 District will not be permitted.

5. Accessory Uses

Unless different accessory uses are indicated in the Preliminary Development Criteria, accessory uses shall be as follows.

- a. The accessory use provisions of Section 109.0 (the R-12 District) shall be applicable to all residential uses in the MXD-3 and MXD-6 Districts.**

The Petition indicates that the accessory use provisions of Section 109.0 will apply to the residential uses.

- b. The accessory use provisions of Section 115.0 (the POR District) and Section 122.0 (the M-1 District) shall be applicable to all employment uses in the MXD-3 and MXD-6 Districts.**

The Petition indicates that the accessory use provisions of Section 115.0 will continue to apply to employment uses.

6. Residential Density

- a. The number of dwelling units permitted in MXD-3 shall be limited to 3.0 dwelling units per gross acre.**

The Second Amended PDP proposes a maximum residential density of 3.0

dwelling units per gross acre, consistent with the MXD-3 Zoning District. The PDP Development criteria currently allow a maximum of 2.8 dwelling units per gross acre for single-family detached land uses. The Petitioner is proposing to increase the single-family detached density to 4.0 dwelling units per gross acre. The apartment density will comply with the current PDP.

b. Moderate Income Housing Units

At least 10% of the dwellings in each MXD development shall be Moderate Income Housing Units.

The Petitioner has previously satisfied applicable MIHU requirements for Maple Lawn. The Petitioner indicated that there will be a voluntary 15% MIHU for the multi-family apartment dwelling units.

c. The number of apartment dwelling units allowed by a Preliminary Development Plan for a Mixed Use Development in an MXD-3 District shall be limited to no more than 30% of the total number of dwelling units allowed in the development.

The multifamily apartment dwelling does not exceed 30% of the total number of dwelling units within the Mixed Use District. The proposed amendment will establish 260 apartment dwellings for a total of 25.8% of all dwelling units.

7. Requirements for Employment Uses

The Petitioner is not proposing changes to the requirements related to Employment Uses; therefore, this section does not apply.

8. Open space lots designated for public uses which require a building or buildings to accommodate the principal use shall constitute a maximum of 30% of the gross acreage of open space within the Mixed Use Development.

The Petition states that open space lots designated for public uses that require a building to accommodate the principal use will not constitute more than 30% of the gross acreage of open space within the MXD district.

9. Bulk Regulations

Requirements regarding setbacks, lot coverage, lot sizes, building heights and all other bulk regulations for the MXD District not established in this section shall be established by the Planning Board through approval of a Comprehensive Sketch Plan and Development Criteria, in addition to any requirements imposed by the Zoning Board in the Preliminary Development Plan and Preliminary Development Criteria.

The Petitioner agrees to comply with this requirement.

10. Other Requirements

The provisions of Section 128.0 (Supplementary Zoning District Regulations) and Section 133.0 (Off Street Parking and Loading Facilities) shall apply in the MXD-3 and MXD-6 Districts unless different requirements are specifically approved in the Comprehensive Sketch Plan and Development Criteria.

The Petitioner indicates that the provisions of Sec. 128.0 and Sec. 133.0 will apply.

B. Evaluation of the Petition Concerning Section 127.D.7, Criteria for Approval of Preliminary Development Plan

a. The plan and criteria will foster orderly growth, integration of uses, and development consistent with the purposes of the MXD District.

The proposal is consistent with the purpose of the MXD District to permit flexible and efficient use of large parcels that have a unified design and are characterized by availability of public facilities, including access to collector or arterial highways.

The West District Property is 109.6 acres and is proposed for 253 dwelling units. The Property will have a unified design by incorporating Traditional Neighborhood Development concepts consisting of a diverse mix of housing, small pedestrian scaled blocks, and an expansive open space network with passive and active recreation facilities. Additionally, as approved in the original Preliminary Development Plan, the development will connect to the overall Maple Lawn Development via Federal Street through the Maple Lawn Garden District.

The Apartment Property is approximately 6.2 acres and is proposed for 260 apartment units. This includes redeveloping an underutilized parking lot in the Business District and redevelopment of two adjacent parcels proposed to be added to the PDP.

The proposal does not exceed the allowed residential density and complies with required land use mix.

The West District Property has access to MD-216, a Minor Arterial. The Apartment Property has access to Buch Way from MD-216. The Petitioner proposes a phased development with construction occurring from 2029 to 2032. The development will be required to comply with the Adequate Public Facilities Ordinance (APFO), which tests for school and road capacity, at the site development plan stage for each phase.

b. The Mixed Use Development will be phased to conform to the phasing of road improvements that are needed to serve the proposed development, including improvements to road links, intersections and interchanges for both State and County roads.

Phase one includes a 260-unit apartment building that will be developed on a portion of the southeast Business District and the proposed incorporated parcels. Access to the apartment building will be provided primarily by Buch Way, and additional

access is proposed at Maple Lawn Boulevard by way of East Market Place. The remaining phases include construction of single-family detached dwellings in the West District. Access to the West District is proposed via an intersection with Scaggsville Road and Lime Kiln Road, and internally through an extension of Federal Street.

- c. The staging plan establishes the earliest reasonable time frame for development of the focal point and recordation of subdivision plats for a proportionate mix of land uses in accordance with Section 127.0.C.3.d.**

The focal point was provided in original Preliminary Development Plan and is not required in subsequent amendments.

- d. The plan and criteria are consistent with all applicable environmental policies and requirements.**

As approved on the original Preliminary Development Plan, an extension of Federal Street into the development crosses a stream, wetlands, associated buffers, and floodplain. Additionally, an access road connecting to MD-216 is shown impacting a wetland and associated buffer on the southern portion of the Property. Grading, removal of vegetation cover/trees, and paving are not permitted in these environmentally sensitive areas. Any disturbance in these areas must conform to Sections 16.115 and 16.116 of the Subdivision and Land Development Regulations and will be evaluated in further detail at the plan submission state.

If the Petitioner's request is approved, the Department encourages flexibility to allow appropriate placement of the crossing and access road to balance safety with minimizing impacts to sensitive environmental features. This evaluation will be done at the SDP stage.

- e. The minimum area, proportions of uses and the density or intensity of development will be consistent with the requirements of Section 127.0.C.**

As noted above in the evaluation of Section 127.0.C., the minimum area, proportions of uses and the density or intensity of development are consistent with the requirements in Sec. 127.0.C.

- f. The relative proportions of residential, employment, and open space uses will be appropriate to the area surrounding the MXD District.**

The proposed development consists of residential and open space uses, which are appropriate to the surrounding properties.

- g. If required, the development will include at least one integrated focal point of sufficient size and variety of land uses to be a distinct focus for the community. A focal point is required only for the first Preliminary Development Plan within an MXD District.**

The focal point was provided in the first Preliminary Development Plan; therefore, this criterion does not apply.

h. The location of land designated for retail centers is appropriate for retail and personal service uses which will serve the local neighborhood or community.

The Petitioner is not proposing retail uses. The existing retail centers were approved through the first and second Preliminary Development Plans and built out.

i. The development will provide a mix of housing types.

The Petitioner is proposing a mix of housing consisting of 513 dwelling units, consisting of 260 apartments and 253 single-family detached dwellings. The Petitioner has indicated that there will be a voluntary 15% MIHU for the multi-family apartment dwelling units.

j. When feasible, public transit facilities and routes will be integrated into the development.

Public transit facilities were approved through prior Preliminary Development Plans in the Midtown, Hillside, and Business Districts. The Petitioner is not proposing public transit facilities or routes within the Maple Lawn West development.

k. The intensity and scale of land use, as determined by proposed densities, F.A.R. limits and other requirements, will be appropriate in relation to the environmental constraints of the site and the character of existing and planned development in the vicinity of the site.

The environmental constraints consist of a pond and small wetland areas on the north and south portions of the West District Property. These areas will be protected and preserved within a large open space area, except for the proposed vehicular access connection to MD-216, which was contemplated in the original Preliminary Development Plan. These preserved areas will help protect these environmental features by providing a more substantial buffer than is required in the Subdivision and Land Development Regulations.

The property to the east contains three public schools, the properties to the north consist of single-family detached dwellings, a farm and single-family detached dwellings are to the west, and a place of worship and single-family detached homes are to the south.

l. The development will be compatible with existing and planned vicinal land uses. One or more of the following methods may be used to ensure an appropriate relationship between the Mixed Use Development and surrounding land:

(1) Protection and enhancement of a natural feature on the boundary of the Mixed Use Development, such as a forest, wooded stream valley or grade change, to provide a natural edge to the Mixed Use Development.

The environmental constraints on the boundary of the West District Property consist of a stream and wetland area along the north property line and small wetland areas on the south portions of the Property. These areas will be protected and preserved within a large open space area, except for the internal road which was contemplated in the original Preliminary Development Plan. The preserved

areas will help protect these environmental features by providing a more substantial buffer than what is required in the Subdivision and Land Development Regulations. There are no known natural features on the boundary of the Apartment Property that would provide a natural edge to the mixed-use development.

(2) Creation of open space to provide a transition or a connection between the Mixed-Use Development and adjacent land uses, including off-site open space areas.

The proposed open space network connects to existing open space areas and protects environmentally sensitive features. Open space areas in the West District will support parks and outdoor recreational facilities. Open Space is not proposed on the Apartment Property.

(3) Use of an existing or planned major road on the edge of the Mixed-Use Development as a separation between different uses.

MD-216 (Scaggsville road), a Minor Arterial, is located on the southern edge of the West District Property and separates the proposed developed from single-family dwellings to the south. MD-216 is located on the southern edge of the Apartment Property. The PDP Development Criteria requires a 300-foot minimum setback for residential buildings from MD-216. The Petitioner is proposing to require a 30-foot setback from multi-story residential apartment buildings from MD-216.

(4) Establishment of landscape design concepts applicable to the edges of the MXD District where specified types of land uses abut. Such standards may include the use of vegetation, berms, walls or fences.

The current PDP requires a 50-foot open space buffer from residential communities. An open space network, consisting of vegetation, is provided along the edge of the proposed West District development. The Apartment Property proposes a landscape edge adjacent to the county-owned institutional property.

(5) Establishment of setback requirements, accompanied by landscape design standards, along the edges of the Mixed-Use Development where different land uses will meet.

The Petitioner is proposing to add a 30-foot setback for multi-story residential apartment buildings from MD Route 216. No other setback changes are proposed to the existing Development Criteria.

(6) Control of the size of buildings along the edges of the Mixed-Use development through limits on building height, F.A.R. or other requirements.

The Petitioner is not proposing new building size limitations. Therefore, the requirements established on the current PDP will apply to the proposed development.

(7) Provision of a transition in land uses such that uses on the edge of the Mixed Use Development are similar to adjacent land uses outside the development.

The property to the east contains three public schools, the properties to the north consist of single-family detached dwellings, a farm and single-family detached dwellings are to the west, and a place of worship and single-family detached homes are to the south.

The Petitioner is providing a transition in land uses by proposing lower density single-family detached dwellings along the perimeter. The apartment building will be adjacent to existing commercial and retail uses. Additionally, open space area provided between the development and adjacent properties as an additional transition.

m. The proposed major open space network will accomplish the following:

(1) Connect, wherever possible, to existing and planned open space adjoining the development.

The proposed open space network connects to existing open space areas and protects environmentally sensitive features. Open space areas in the West District will support parks and outdoor recreational facilities.

(2) Protect major environmental features such as large forest stands or stream valleys; and

The open space network preserves a significant area adjacent to the stream and wetland area north of the Property as well as the pond area on the southern portion of the site. These preserved areas will help protect the environmental features by providing a substantial buffer.

(3) Provide adequate useable land in appropriate locations for parks or recreational facilities. The determination of compliance with this criterion shall be based on a finding that at least 10% of the gross open space shall be usable for active recreation facilities. Active recreation facility includes but is not limited to ball fields, indoor sports facilities, play meadows, tot lots, and pedestrian, biking pathway system.

The proposed open space network connects to existing open space areas and protects environmentally sensitive features. Open space areas in the West District will support parks and outdoor recreational facilities. Compliance with the 10% minimum active recreation requirement will be reviewed at the site development plan stage.

(4) Provide appropriate sites for needed public facilities such as schools and libraries.

The Maple Lawn development has previously established the needs for public facilities, no other changes have been proposed.

n. The proposed development will provide housing and jobs within pedestrian access of each other.

The proposed dwelling units are less than one mile from the Maple Lawn Employment area, which can be accessed by a sidewalk on MD-216.

C. Relation to the General Plan

HoCo By Design describes Maple Lawn as a Mixed-Use Neighborhood, a General Plan character area. The Mixed Use Neighborhoods include land offering the opportunity to live, work, shop, and play in a master-planned community. Mixed-Use Neighborhoods emphasize a mix of uses, a neighborhood activity center, and one or more neighborhoods connected to the activity center by a network of pathways or walkable streets. The design of Mixed-Use neighborhoods transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. Sites effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from neighborhoods. Residential neighborhoods within and adjacent to activity centers are encouraged to offer different home types of varied lot sizes with a range of home choices.

Within the HoCo By Design Dynamic Neighborhoods chapter, Mixed-Use Neighborhoods are “Various character areas on the FLUM are envisioned to have a range of multi-family housing types; however, Multi-Family Neighborhood, Mixed-Use Activity Centers, and Mixed-use Neighborhood character areas are envisioned to contain apartment complexes and condominiums with a higher number of units and buildings at a greater scale” (page DN-54).

The proposal is also in harmony with the following policy statement in HoCo By Design. Policy Statement DN-8: “Support the new development and redevelopment of multi-family communities that meet the County’s current and future rental housing demands and ensure that resident displacement is minimized in redevelopment projects.” Implementing Action #1: “Support multi-family housing projects that serve a range of income levels and integrate traditional market rate housing with affordable housing opportunities.”

The proposal to continue to develop this portion of Maple Lawn in the same traditional neighborhood design as the rest of Maple Lawn supports HoCo By design targeted growth policies. The proposed development will be designed with a series of interconnected roads with open spaces and community facilities. The proposed development will also connect to the existing Maple Lawn Garden District via Federal Street, and with a proposed intersection with Scaggsville Road and Lime Kiln Road, making Maple Lawn one cohesive community.

In terms of housing, the variety of housing options are outlined in the proposed amendment and include a mix of single-family detached homes and multifamily units

Case No.: ZB-1134M

Petitioner: Michael Buch (Olde Scaggsville LLC; G&R Maple Lawn, Inc.)

(apartments). The petitioner is offering a voluntary 15% percent of the units on the Subject Property as MIHUs. The proposed diverse residential types will result in a variety of lot sizes, housing types, and income diversity that furthers the original intention of the MXD-3 district and current General Plan.

D. Fiscal Impact Analysis

A fiscal impact analysis was conducted to compare the tax revenue generated by the proposed Maple Lawn West development to the cost of public services provided by Howard County. The analysis determined that the proposed residential development, including single-family homes and apartments in the business district, is expected to generate a combined annual net surplus of just over \$818,000. This includes an estimated annual surplus of approximately \$2.24 million from the single-family homes and a deficit of approximately \$1.42 million associated with the apartment units. Over a 30-year period, the present value of the net fiscal impact is projected to be nearly \$50 million in surplus for the single-family homes and approximately negative \$160 million for the apartments, resulting in mixed long-term outcomes. In addition, the development is expected to generate more than \$10.2 million in one-time school surcharge fees to support construction and maintenance of public schools. An economic impact analysis further estimates that the proposed development will support approximately 680 jobs, generate \$137 million in economic output, and produce \$56 million in employee compensation.

Approved by:

DocuSigned by:

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 Lynda Eisenberg, AICP, Director 4/9/2026
Date



Agency Comment Form

Zoning Map Amendment / Development plan

Date: March 10, 2026
Proposed Use: To rezone from B-1 to RR-MXD-3/Amend the current PDP
Zoning: RR-MXD-3
File No.: ZB-1134M &P
Petitioner: G&R Maple Lawn, Inc.
Property Address: 11788 Scaggsville Road
Map No: 41
Parcel: 330
Comments Due: March 12, 2026

DCCP COMMENTS:

Request:

The Department of Planning and Zoning, Comprehensive and Community Planning Division (DCCP) reviewed the proposed ZB-1134M for consistency with HoCo By Design (the County’s General Plan). The proposed ZB-1134M consists of two requests:

- The rezoning request would amend the Zoning Map to reclassify two one-acre parcels (at 11292 and 11296 Buch Way, respectively) from the B-1 (Business: Local) Zoning District to the RR-MXD-3 (Rural Residential Mixed Use Overlay) Zoning District for residential use.
- The PDP request would amend the previously approved PDP for Maple Lawn to increase overall residential density, include immediately adjacent parcels within the PDP boundary, and allow for development of multifamily residential units within the Maple Lawn Business District. These amendments are being sought to allow for up to 221 additional single-family detached dwelling units in the Maple Lawn West District, and to allow for the construction of up to 260 multifamily apartment dwelling units within the southeast portion of the Business District and adjacent parcels (including the parcels subject to the rezoning request mentioned above). The petition indicates that 15% of the apartment units will be designated as Moderate Income Housing Units (MIHUs).

General Plan Evaluation

HoCo By Design describes Maple Lawn as a Mixed-Use Neighborhood, a General Plan character area more fully described in Technical Appendix B: Character Areas, pages TAB-21 to TAB-23, which states that:

- Mixed-Use Neighborhoods include land “offering the opportunity to live, work, shop, and play in a master-planned community. Mixed-Use Neighborhoods emphasize a mix of uses, a neighborhood activity center,



Agency Comment Form

Zoning Map Amendment / Development plan

Date: February 24, 2026
 Proposed Use: To rezone from B-1 to RR-MXD-3 / Amend the current PDP
 Zoning: RR-MXD-3
 File No.: ZB-1134M &P
 Petitioner: G&R Maple Lawn, Inc.
 Property Address: 11788 Scaggsville Road
 Map No: 41
 Parcel: 330

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: March 12, 2026

COMMENTS: Health Dept has no comments

____Jeff
 Williams____
 SIGNATURE



Agency Comment Form

Zoning Map Amendment / Development plan

Date: February 24, 2026
 Proposed Use: To rezone from B-1 to RR-MXD-3 / Amend the current PDP
 Zoning: RR-MXD-3
 File No.: ZB-1134M &P
 Petitioner: G&R Maple Lawn, Inc.
 Property Address: 11788 Scaggsville Road
 Map No: 41
 Parcel: 330

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: March 12, 2026

COMMENTS: SHA has no objection to the proposed Zoning amendment.



 SIGNATURE



Agency Comment Form

Zoning Map Amendment / Development plan

Date: February 24, 2026
 Proposed Use: To rezone from B-1 to RR-MXD-3 / Amend the current PDP
 Zoning: RR-MXD-3
 File No.: ZB-1134M &P
 Petitioner: G&R Maple Lawn, Inc.
 Property Address: 11788 Scaggsville Road
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CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: March 12, 2026

COMMENTS:

1. Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.
 - a. The current petition is for the approval of the proposed revisions to the existing PDP to increase overall residential density, to include adjoining parcels, and the development of multifamily residential units within the Business District. The applicant may be required to obtain the approval of a Sketch Plan, Subdivision Plan, and a Site Development Plan prior to the issuance of building permits. Additional information is needed before this Division can determine whether the development has the potential to comply with the technical requirements in subsequent plan stages. These site issues will be evaluated as the project progresses through the subdivision and site development plan stages.
2. CEF – Do the enhancements exceed minimum standards required by County Regulations?
 - a. No development is proposed with the amended Preliminary Development Plan, and this standard cannot be evaluated with this zoning petition.
3. Design Advisory Panel Review
 - a. The proposed project area does not fall within the Design Advisory Panels (DAP) review area.

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Zoning Map Amendment / Development plan

Date: February 24, 2026
 Proposed Use: To rezone from B-1 to RR-MXD-3 / Amend the current PDP
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Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: March 12, 2026

COMMENTS:

The Office of Transportation (OOT) has reviewed the applicant's petition and has no exceptions to the proposal.

David Cookson

SIGNATURE



Agency Comment Form

Zoning Map Amendment / Development plan

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Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: March 12, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to amend the approved First Amended PDP for Maple Lawn based on the justification presented in the application to increase the overall density and the inclusion of immediately adjacent parcels, and development of multi-family residential units within the Business District.

Jim Witmer

 SIGNATURE



Agency Comment Form

Zoning Map Amendment / Development plan

Date: February 24, 2026
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Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: March 12, 2026

COMMENTS: The Dept. of Recreation & Parks takes no exception to the requested PDP amendment.

 SIGNATURE



Agency Comment Form

Zoning Map Amendment / Development plan

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Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: March 12, 2026

COMMENTS: The Resource Conservation Division (RCD) has no objection to the proposed Preliminary Development Plan amendment. The developer is encouraged to prioritize open space and forest conservation within and adjacent to the Green Infrastructure Network in the Maple Lawn West District.

Eric Buschman 2/25/26
SIGNATURE



Gutschick, Little & Weber
3909 National Drive
Suite 250
Burtonsville, MD 20866

Date: March 11, 2026

Re: 11296 and 11292 Buch Way
ZB-1134M

The above referenced plan has been reviewed by the Howard Soil Conservation District for compliance with sediment control, pond safety, temporary stormwater management, and sensitive area protection requirements. Results of the review are as follows:

- (X) Howard SCD approval is not required. However, the following recommendations and requests are being made to the Department of Planning & Zoning.
- () The plan is approved, subject to signatures being placed on the original(s). Any alterations to the plan shall void approval.
- () Address all comments which, due to their minor nature, may be addressed directly on the original(s) at the time of formal signature approval. There is no need to resubmit the plan.
- () Address all comments as noted below and resubmit the plan for further review.

REVIEW COMMENTS:

1. The Howard SCD has no objections to this zoning map amendment request.

Warning: All soils have limitations, ranging from slight to severe, for building homes, constructing roads and ponds, and various other uses. Please consult the *Soil Survey of Howard County* for determining soil types and their suitability for development, engineering and building.

Technical Review by: Alexander Bratchie
Alexander Bratchie, PE