



*Queen  
Anne's  
County*

**DEPARTMENT OF PLANNING & ZONING**

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To:	Planning Commission
From:	Steven Johnson, Senior Planner
Meeting Date:	October 10, 2024
File Number:	SUB-24-04-0418
File Name:	Aspire at Ewing Farm
Owner	T. R. Ewing Lands, Inc. 1123 Parson Island Road Chester, MD 21619
Developer:	K. Hovnanian Homes of Maryland, LLC 2499 South Dupont Boulevard Suite G Smyrna, DE 19977
Engineer:	Lane Engineering, LLC 117 Bay Street Easton, MD 21601

**General Information:**

Map /Parcel:	58I / 40
Location:	5400 Main Street, Grasonville, MD
Parcel Size:	112.244 acres±
Zoning District:	Grasonville Planned Residential Neighborhood (GPRN)

**Proposal and Requested Action:**

The applicant is proposing a 292-lot major subdivision that includes 218 single-family units, 72 townhouse units, a pump station lot, required open space, and the associated infrastructure in the Grasonville Planned Residential Neighborhood (GPRN) zoning district.

The applicant is requesting Sketch Plan approval.

**Project History:**

- Original Submittal: April 29, 2024
  - Initial STAC Review: June 5, 2024
  - 25-Day Submittal: September 13, 2024

## **FACTS AND FINDINGS**

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- The subject site is located within the Grasonville Planned Residential Neighborhood (GPRN) zoning district.
- The GPRN district purpose is:
  - §18:1-30.A: To provide for planned residential developments on sites as identified in the Grasonville Community Plan. The district provides for a flexible development concept, good site design, architectural integration in the configuration and style of buildings, functional open space, adequate public facilities, and the protection of sensitive natural, cultural and historic resources as part of a unified and coherent plan of development.
- The applicant is proposing a major subdivision within the GPRN zoning district that includes both multifamily and single-family residential.
- In accordance with §18:1-30.C.(1)(g) and (h), *multifamily* and *single-family* residential are permitted uses in the GPRN zoning district.
- The subject parcel is located within the Grasonville Growth Area.

### **EXISTING CONDITIONS:**

- The subject parcel (Tax Map 58I, Parcel 40) totals 112.244 acres and is currently utilized for agricultural production.
- Located at 5400 Main Street, Grasonville, MD.
- There are two barns, two trailers, and a shed on-site. All structures are to be removed except for one barn.
  - The remaining barn will be renovated and utilized by the community as a rental space.

### **PROJECT DETAILS:**

- The applicant is proposing a 292-lot major subdivision that includes 218 single-family units, 72 townhouse units, a pump station lot, required open space, and the associated infrastructure.
- Development Standards - §18:1-30.D:
  - A minimum of 75% of the total residential units shall be single-family, fully detached homes.
    - The applicant is proposing 75%, 218 single-family units.
  - A minimum of 25% of the total residential units may be attached housing units.
    - The applicant is proposing 25%, 72 townhouse units.
  - The maximum density permitted is 3.5 dwelling units per acre.
    - A maximum of 392 residential units are permitted.
    - The applicant is proposing 290 residential units.
  - A minimum of 25% of the total site area must be in open space with 10% of that to be provided as active recreational area.
    - Minimum required open space (25%) ----- 28.061 acres
    - Proposed open space (44.7%) ----- 50.201 acres
    - Minimum required active open space (10%) ----- 2.806 acres
    - Proposed active open space (10.7%) ----- 2.993 acres
      - Active recreation areas are identified on sheets 3 and 4 of the plan set. The applicant is proposing community parks, a dog park, and a playground.

- Design Standards - §18:1-30.D.(8):
  - Building setbacks, lot sizes, impervious coverage, height, landscaping, buffer yard, lighting and road standards shall be determined by the Planning Commission. The applicant is proposing the following:
    - Single-family Lot Dimensional and Bulk Standards:
      - Front setbacks ----- 20'
      - Side setbacks ----- 8'
      - Rear setbacks ----- 10'
      - Minimum lot area ----- 6,000 sq. ft.
      - Minimum lot frontage ----- 35'
      - Minimum lot width ----- 50'
      - Maximum building height ----- 35'
    - Townhouse Lot Dimensional and Bulk Standards:
      - Front setbacks ----- 20'
      - Side setbacks ----- 0'
      - Rear setbacks ----- 10'
      - Minimum lot area ----- 2,000 sq. ft.
      - Minimum lot frontage ----- 20'
      - Minimum lot width ----- 20'
      - Maximum building height ----- 40'
    - Nonresidential Lot Development Standards (Pump Station and Open Space):
      - Front setbacks ----- 25'
      - Side setbacks ----- 10'
      - Rear setbacks ----- 15'
      - Minimum lot area ----- 10,000 sq. ft.
      - Minimum lot frontage ----- 35'
      - Maximum building height ----- 42'
      - Maximum impervious area ----- 70%
    - Landscaping, Buffer Yards, and Screening:
      - 25' wide street buffer yards will be provided along MD Route 18, Grasonville Cemetery Road, and Sawmill Lane.
      - A 25' wide district boundary buffer yard will be provided north of lots 200 through 206.
      - A 20' wide district boundary buffer yard will be provided south of the townhomes.
      - Board on board fencing will be utilized to provide screening near the barn, boat / RV parking lot, and within the district boundary buffer yards.
      - Evergreen trees will be provided around the pump station and boat / RV parking lot for screening and to lessen negative impacts to surrounding homes.
      - Street trees will be provided along the public streets.
      - Plantings will be provided adjacent to the townhome guest parking areas to provide screening and to lessen negative impact to surrounding areas.

- Lighting:
  - Typical street lighting will be provided along the public streets and the private alleys in the townhouse development.
  - Lighting will also be provided in the parking area for the community barn and on the pump station building.
- Roads:
  - The applicant will provide right-of-way dedications for road frontage improvements. They are as follows:
    - ◆ 40' wide along MD Route 18.
    - ◆ 25' wide along Grasonville Cemetery Road.
    - ◆ 10' wide along Sawmill Lane.
  - 36' wide internal public roads and private alleys are provided.
  - There are no dead ends or cul-de-sacs as required by 18:1-30.D.(9).
- Parking:
  - Parking spaces required ----- 580 spaces
  - Parking spaces provided ----- 580 spaces
  - Townhome guest parking provided ----- 20 spaces
  - Boat / RV parking provided ----- 20 spaces
- Site Access:
  - Access to the proposed development will be taken from MD Route 18, Grasonville Cemetery Road, and Sawmill Lane.
  - The northern access point will be located on MD Route 18, directly across from Grasonville Elementary School.
  - The western access point will be located across from Fisher Manor.
  - The eastern access point will be located across from residential lots along Sawmill Lane.
- Pedestrian Access:
  - Sidewalks are provided along MD Route 18, Grasonville Cemetery Road, and Sawmill Lane.
  - Sidewalks are provided throughout the development to connect residents to the green spaces, dog park, playground, community parks, and trails.
  - To provide pedestrian access to existing sidewalks, surrounding homes, and surrounding uses, there are two proposed crosswalks across existing roads. They are located at:
    - MD Route 18 (includes a proposed pedestrian push button hazard indicator beacon).
    - Fisher Manor.
- Signage:
  - There are four proposed development identification signs.
    - Two at the main entrance off MD Route 18.
    - One at the entrance from Grasonville Cemetery Road.
    - One at the entrance from Sawmill Lane.
    - A sign rendering is included on sheet 6 of the plan set.

- Stormwater management has been conceptually proposed as shown on sheets 3 and 4. The Department of Public Works will continue their review throughout the subdivision process.
- The proposed development is required to be served by public water and sewer.
  - The site does not currently hold any water or sewer allocation.
    - The project will require a total of 72,500 gallons per day of water and sewer allocation.
  - The site is mapped S-3/W-3 therefore the project requires a Comprehensive Water and Sewer Plan map amendment.
  - The applicant must file an application to the Sanitary Commission for the required allocation necessary to serve this project.

#### Heritage:

- There are no heritage sites on or adjacent to the proposed development.
- The applicant has provided a historic features and cultural resource memo as required by §18:1-30.E.(2).

#### Inclusionary Housing:

- In accordance with §18:1-108.C, this project will be required to address moderately priced dwelling units (MPDU) equal to 10% of the total number of units.
  - The applicant will be required to address the MPDU standards for twenty-nine (29) units. (10% x 290 units = 29 units)
  - Compliance may be achieved through either of or a combination of the following options:
    - Constructing MPDU units,
    - Paying a fee-in-lieu of constructing MDPU units, or
    - Donating land to the County.
  - At this time the applicant is pursuing a fee-in-lieu payment and is working with the Housing Program Administrator to determine the rate to be paid. If a mutually agreeable amount cannot be agreed upon, the applicant will provide the units on-site.

#### Environmental Details:

- There are 8.633 acres of nontidal wetlands and 4.340 acres of nontidal wetlands buffer on-site.
  - The applicant is proposing to disturb 0.595 acres of nontidal wetlands and 1.082 acres of nontidal wetlands buffer.
    - Authorization from the Maryland Department of the Environment for the proposed disturbance must be provided during the subdivision review process.
- There are 21.675 acres of woodlands on-site.
  - The applicant is proposing to clear a total of 1.03 acres of woodlands.
- Forest conservation requirements are being met through the long-term protection of 20.64 acres of existing on-site woodlands and 2.06 acres of required on-site afforestation plantings.
- The site is not located within the 100-year floodplain or Chesapeake Bay Critical Area.
- There are no streams, steep slopes, or erosion hazards.
- The site is not located within the Sensitive Species Project Review Area; however, the applicant did provide correspondence from the Maryland Department of Natural Resources (DNR). A letter dated April 17, 2023, from DNR, indicates:

- There are no official State or Federal records for listed plant or animal species located on-site.
- The wooded areas of the subject property contain Forest Interior Dwelling Bird habitat.

**Adequate Public Facilities Ordinance:**

- As a development that is proposing 20 or more units, a determination of adequacy for water, sewer, and transportation is required.
- As a development that is proposing more than 7 units, a determination of adequacy for schools is required.
- During the subdivision review process, the applicant will be required to satisfactorily address the Queen Anne’s County Adequate Public Facilities Ordinance.
  - A preliminary APFO analysis has been provided as required by §18:1-30.E.(2).

**Project Phasing - §18:1-30.D.(10):**

- The applicant is proposing to phase the proposed development.
  - Phase 1 includes 173 units comprised of 101 single-family and 72 townhome units.
  - Phase 2 includes 117 single-family units.
  - The project phasing line is illustrated on sheets 3 and 4 of the plan set.

**2022 COMPREHENSIVE PLAN:**

- Chapter 4: Land Use
  - Map 4-7, Growth & Priority Funding Areas: identifies this property as being located within a Growth and Priority Funding Area.
  - Map 4-10 Comprehensive Plan Map: Detailed Future Land Use: Identifies the property as Medium Density Residential and as being located within the Grasonville Growth Area.
- Chapter 5: Environmental Resources
  - Map 5-8 Water Service Areas: Identifies the property as W3 - Water Service 4 to 10 years.
  - Map 5-10 Sanitary Sewer Services: Identifies the property as S3 - Sewer Service Area 4 to 10 years.
  - Goal 5-3, Implement a growth management strategy to direct new and infill development to existing Growth Areas.
    - *The proposed development is located within an existing Growth Area.*
- Chapter 8: Economic Development & Tourism
  - Page 8-20 indicates that directing commercial, retail, and housing development to Town Centers and Growth Areas is a central element in strengthening economic vitality in the County.
- Chapter 9: Housing
  - Strategies and Actions – Goal 9-1 – Strategy 1 – Recommendations 2 and 3. “Encourage and allow appropriate density increases and a range of unit types to make affordable, workforce, and attainable housing an economically viable development option” and “Encourage incorporation of affordable, workforce, and attainable housing within developments in appropriate locations.”
    - *The applicant is proposing both single and multifamily units and will provide a fee-in-lieu to be used by the County to further inclusionary housing initiatives.*
- Chapter 11: Community Plans

- Map 11-3 Community Plans Detailed Future Land Use: Identifies the property as Medium Density Residential and as being located within the Grasonville Growth Area.

**CONCLUSION:**

No agencies that have reviewed this Sketch Plan have offered objections to its approval.

**SUGGESTION FOR RESOLUTIONS:**

**Design Standards**

RESOLVED, that the Planning Commission, regarding the minimum design standards for the project as provided in the staff report and shown on the Sketch Plan, and as more particularly described in Department of Planning & Zoning file SUB-24-04-0418 hereby finds:

1. The design standards **ARE / ARE NOT** consistent with public health and safety objectives.
2. The design standards **PROVIDE / DO NOT PROVIDE** for a coherent plan of development.

..... and hereby **GRANTS / DENIES** approval of the design standards.

**Sketch Plan**

RESOLVED, that the Planning Commission, regarding the request by K. Hovnanian Homes of Maryland, LLC for Sketch Plan approval for a 292-lot major subdivision that includes 218 single-family units, 72 townhouse units, a pump station lot, required open space, and the associated infrastructure, and as more particularly described in Department of Planning & Zoning file SUB-24-04-0418 hereby finds:

1. The Sketch Plan **IS / IS NOT** consistent with the goals and objectives of the Queen Anne's County 2022 Comprehensive Plan.
2. The Sketch Plan **IS / IS NOT** consistent with the Queen Anne's County Zoning & Subdivision Regulations.

..... and hereby **GRANTS / DENIES** Sketch Plan approval with the following conditions:

1. Any remaining edits and/or documents required by a reviewing agency, the Department of Public Works or Planning & Zoning be reviewed and approved.
2. Any remaining edits and/or documents required by the Maryland Department of Transportation State Highway Administration must addressed at the time of subdivision submittal.
3. The architecture, and overall site design must substantially reflect the documents provided.