

SDP-25-003

**Villages at Turf Valley, Phase 2,
Section I, Lot 203**

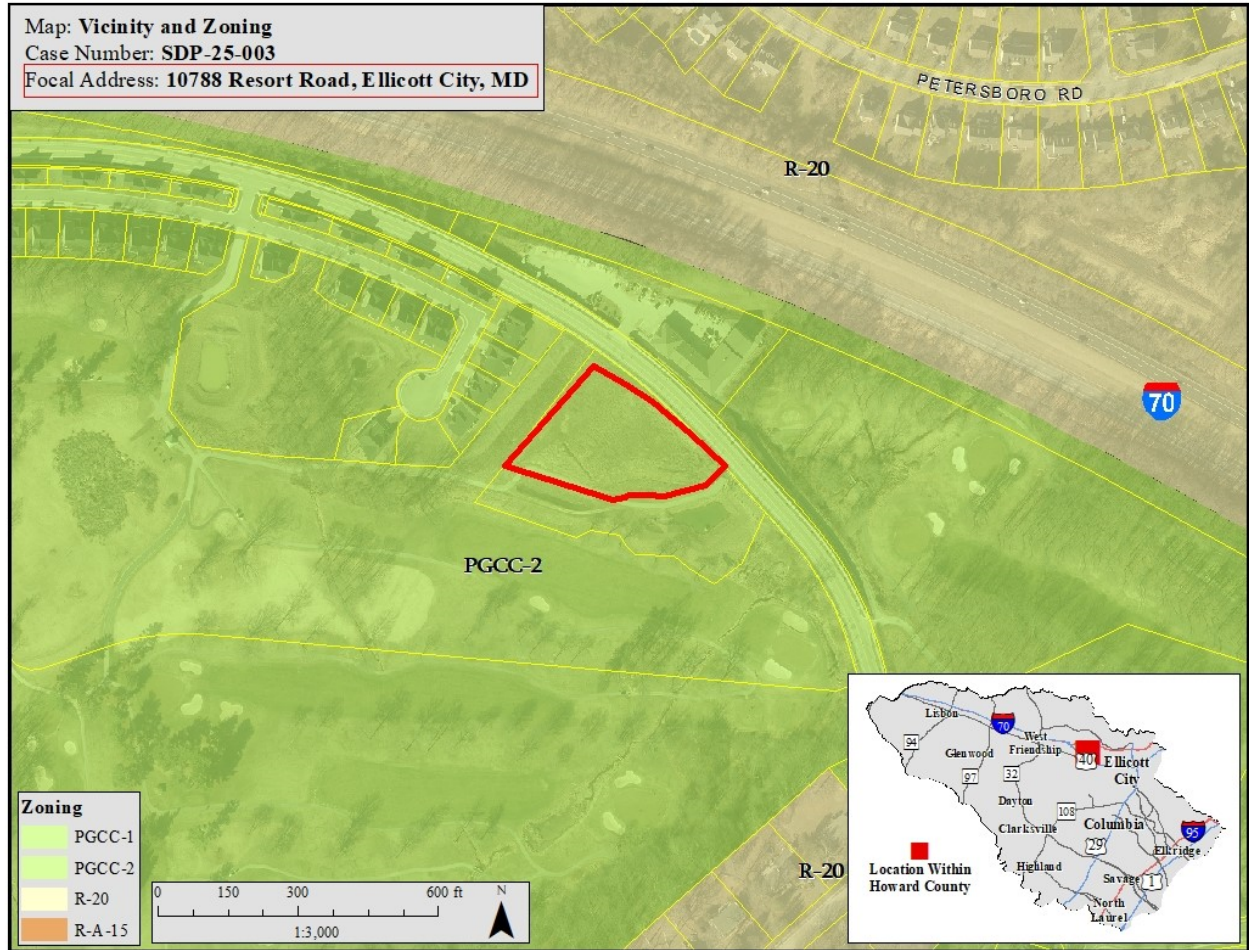
Planning Board Meeting
July 24, 2025



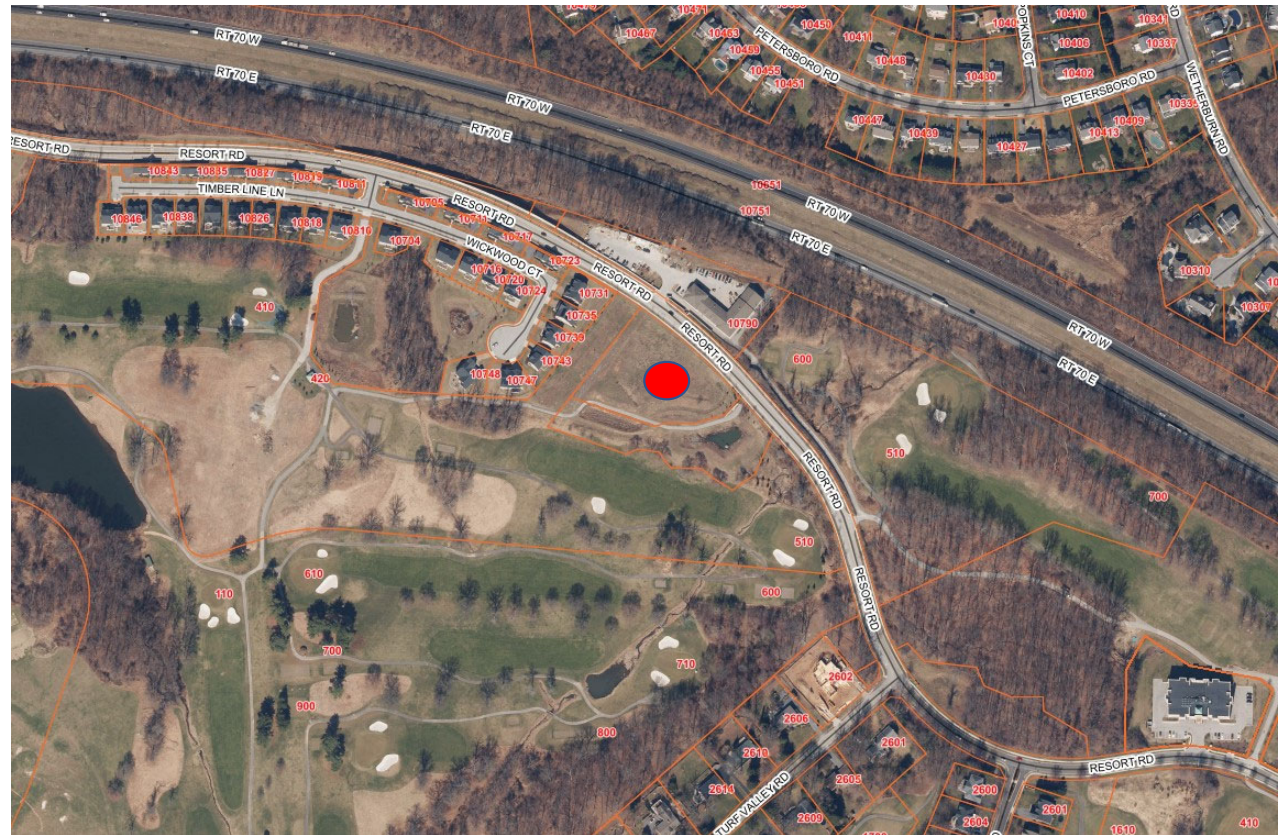
Planning Board Evaluation and Approval

- Section 126.0.F and 126.0.H of the Howard County Zoning Regulations and the Multi-Use Subdistrict per the Third Amendment of the PGCC FDP.
- Evaluate the Site Development Plan to develop 32 apartment style dwelling units

Vicinity Map

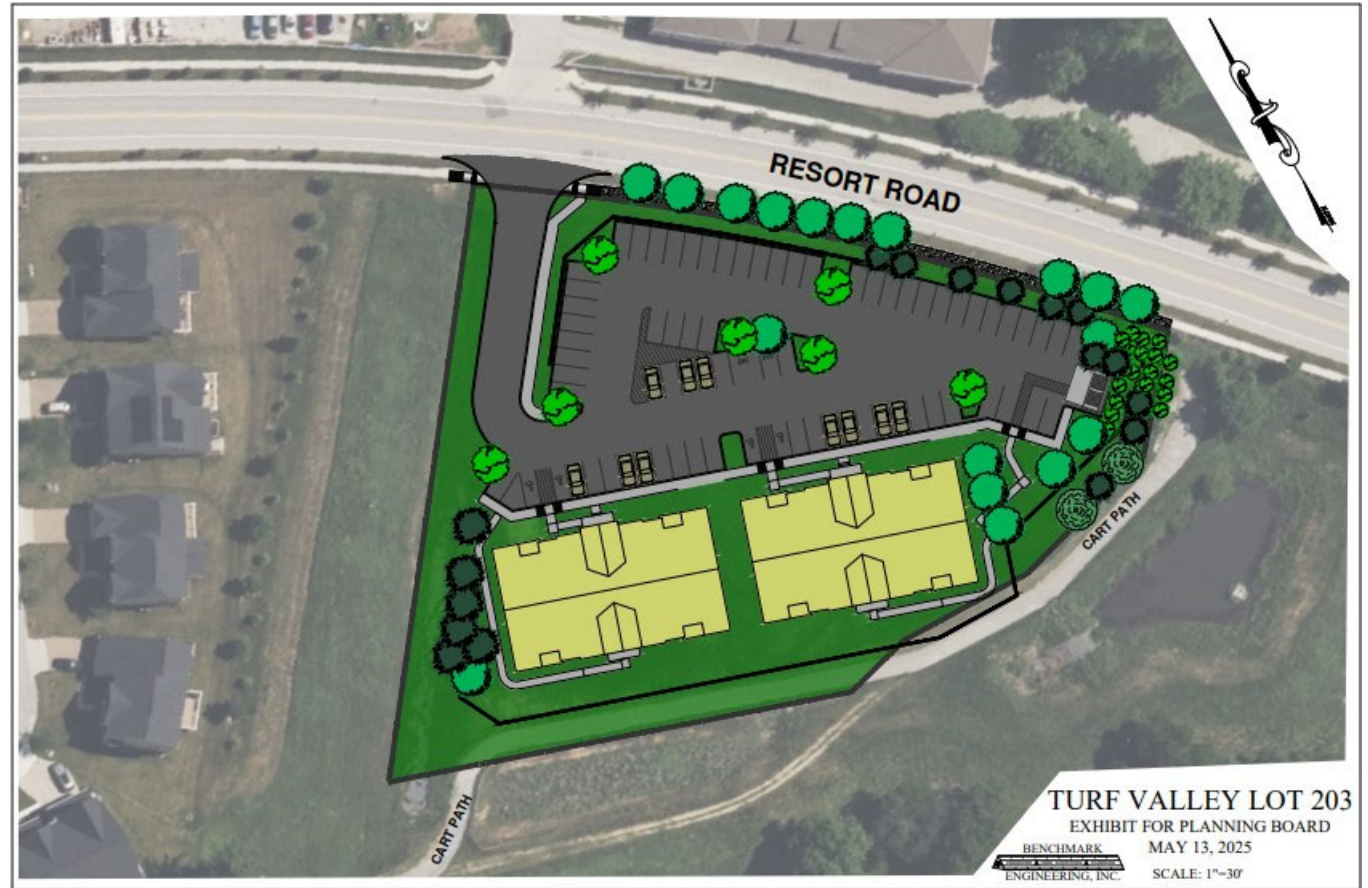


Existing Aerial Site

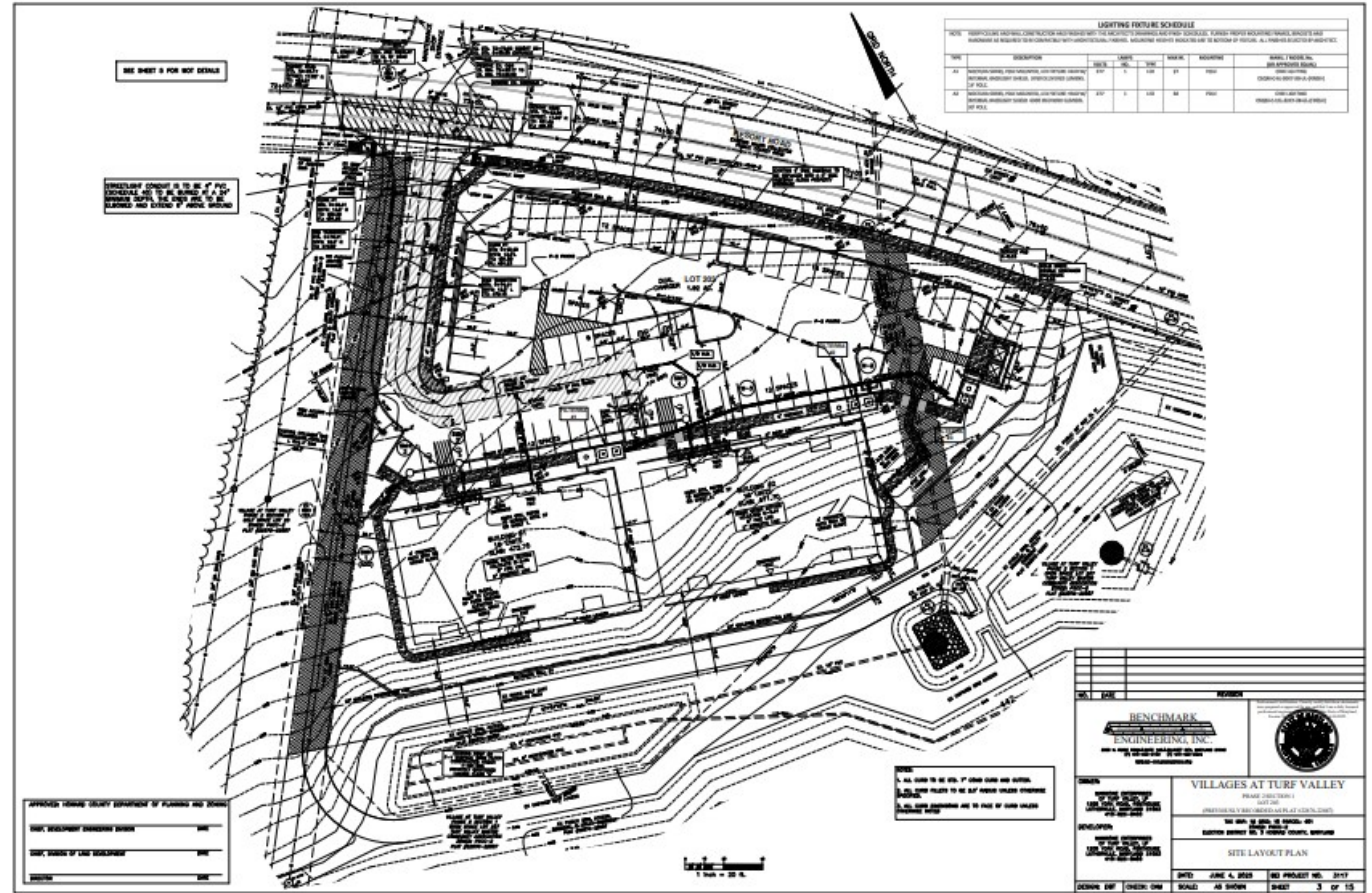


Site Overview

The applicant proposes to Construct Villages at Turf Valley Phase II, Section I, on the 1.92 acre Lot 203 with 32 apartment style dwelling units.



Site Development Plan



Building Front Elevations



Building Rear Elevations



Building Side Elevations



Planning Board Criteria and Regulatory Requirements

Permitted Uses: Per the 3rd Amendment of the PGCC Multi-Use Subdistrict FDP.

Apartments are permitted in this Multi-use District

Maximum units per structure 40 feet or greater is 120

Proposal contains two 16-unit buildings.

Parking: 2.3 spaces per dwelling unit. 74 spaces are required and 74 spaces are proposed.

Building Height: Maximum height permitted is 80 feet and proposed buildings are 50 feet tall.

Planning Board Criteria and Regulatory Requirements

Landscaping: Per the subdivision and Land Development Regulations.

The plan requires 4 shade trees, and 10 shrubs.

Perimeter plantings supplement the existing streetscape plantings along Resort Road. Additional internal plantings are also proposed adjacent to the parking areas, and the proposed building facades, and along the boundaries to provide additional screening and buffering

Setbacks: Residential and non-residential structures must maintain a 30-foot setback from the public right-of-way for collector roads.

The residential building closest to the ROW maintains a 34.5-foot setback

One retaining wall is proposed 9.3 feet from the property line and is subject to approval by the Planning Board.

Planning Board Criteria

The Planning Board shall approve a Site Development Plan if it finds that the plan is in conformance with the following criteria:

Section 126.0.F Criteria

- The plan is consistent with the approved Final Development Plan and Development Criteria.
- The plan results in an appropriate arrangement of land uses within the district.
- The plan ensures that existing dwelling units will be buffered from the proposed development.
- The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance.
- Necessary water and sewer facilities are available to serve the proposed development.
- Any other factors which affect the orderly growth of the County.

Planning Board Criteria

The Planning Board shall approve a Site Development Plan if it finds that the plan is in conformance with the following criteria:

Section 126.0.H Criteria

- Locations, layout and adequacy of parking, loading and unloading facilities.
- The Site Development Plan shall not be approved unless water facilities and public sewerage facilities have been approved by all required county, state and federal agencies.

Summary of Action

Planning Board shall approve, approve with modifications and/or conditions attached, or disapprove the Site Development Plan according to the development criteria in the 3rd Amendment of the PGCC Multi-Use Subdistrict FDP.