



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of January 22, 2026

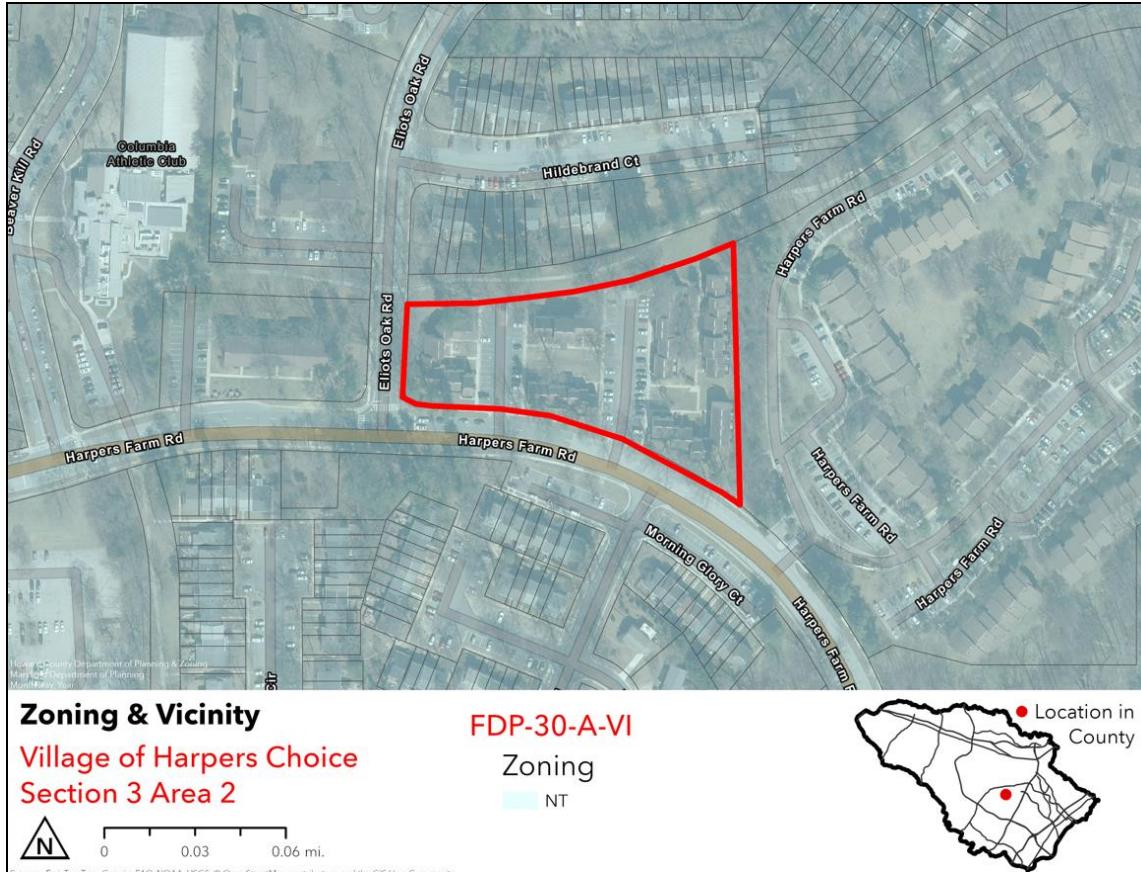
Case No./Petitioner: FDP-30-A-VI, Howard Hughes Corporation through Enterprise Homes

Project Name: Village of Harper's Choice, Section 3, Area 2

DPZ Planner: Jill Manion, Planner
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Request: A final development plan amendment (FDP-30-A-VI). Request to amend the final development plan to split Lot 8 into Lot 8A and 8B and change the land use for Lot 8B from "Apartments" to "Single Family Attached", and to adjust bulk criteria for specific building height and setbacks Lot 8-B, and to adjust the minimum parking required for Lot 8B from 1.5 spaces per unit to 1.34 spaces per unit. *These amendments are related to the redevelopment of Fall River Terrace (SDP-26-014).*

Location: The subject property is located at the northwest corner of the intersection of Eliots Oak Road and Harpers Farm Road in the Village of Harper's Choice, Section 3, Area 2. The property is identified on Tax Map 29, Parcel 262, Lot 8. It is zoned New Town (NT) and 2.84 acres in size. The existing Fall River Terrace apartment community currently exists on the site.



Vicinal Properties:

North: The north side of the subject property is bordered by Open Space Lot 6, a Columbia Association property that provides a portion of the neighborhood's existing trail network between residential communities. A single-family attached community is north of the open space lot.

South: The site is bordered on the south by Harpers Farm Road. Beyond the public right-of-way is an existing single-family attached residential community.

East: The existing condominium community, Deering Woods, borders the site to the east.

West: Eliots Oak Road borders the site to the west. Beyond the public right-of-way is the existing Columbia Choice apartment community.

Site History: Lot 8 is a 2.84-acre parcel currently developed with an aging townhome-style apartment complex known as Fall River Terrace (SDP-68-006, approved April 9, 1969). The property is identified for "Apartments" on FDP Phase 30, which was originally recorded in the Howard County Land Records in Plat Book 14, Folio 97-104. The FDP Phase has been amended multiple times over the years to address land use designation and criteria changes on other properties. The current active FDP-30-A-V was recorded November 21, 2022 as plat 26212-26218.

On October 5, 2020, the Zoning Board of Howard County approved ZB 1120 to amend the Preliminary Development Plan for Columbia. The Decision and Order for ZB 1120 increased the overall residential density in the New Town District from 2.4029 to 2.4239 dwelling units per gross acre, increased the Apartment-Multi-family Density from 14.6463 to 14.9565 dwelling units per acre, increased the allowed Apartment-Multifamily units from 14,163 to 14,463, and increased the total dwelling units from 34,294 to 34,594. These additional 300 units permitted in the New Town District are limited to 5 specific apartment sites in Columbia owned by Enterprise Homes to redevelop into mixed-income housing. Lot 8 on FDP-30-A-5 is the fourth site to be redeveloped under ZB 1120, with the site's density proposed to increase from 65 units to 76 units. The proposed development (SDP-26-014) will be reviewed by Planning Board at a future meeting.

Description and Purpose of the Proposed Final Development Plan Amendments:

Subdivision of Lot 8: The petitioner proposes subdividing existing Lot 8 into two parcels. Lot 8A will be 2.241 acres. Lot 8B will be 0.6 acres. This amendment can be found on Sheet 4.

Revision of Land Use Designation for Lot 8B: The petitioner proposes amending the land use designation for the newly created Lot 8B as "Single Family Attached". Lot 8A will continue to have the Apartment Land Use Designation. The purpose is to provide a variety of housing types offered with the ZB 1120 redevelopment.

Please note that "Single Family Attached" is not a New Town Preliminary Development Plan (PDP) land use designation. For land use acreage percentages, "Single Family Attached" is calculated with the Apartment land use designation. However, the maximum unit density for this product type is reduced to 10 units per acre (from 15 units per acre for Apartments) consistent with Section 125.0.A.5 of the Zoning Regulations. Single Family Attached is an existing land use designation on FDP Phase 30; this amendment adds Lot 8B to the list of parcels identified for single-family attached development.

Building Height for Lot 8B: The petitioner is requesting a maximum height of 45' for the future single-family attached units on Lot 8B. Other single-family attached properties in FDP Phase 30 have a maximum height of 34'. The additional height offers architectural flexibility for this small 0.6-acre parcel.

Setback for Lot 8B: The petitioner is requesting a 10' setback from Eliots Oak Road. Elsewhere in the FDP Phase 30 area there is a 30' setback along Eliots Oak Road and similar public rights-of-way. The purpose of this reduced setback is to provide design flexibility for this smaller parcel to be designated for single-family attached development.

Parking Requirement for Lot 8A: The petitioner is requesting a reduced parking ratio for the apartments to be redeveloped on Parcel 8A. FDP Phase 30-A-V has a 1.5 spaces per unit requirement for Apartment Land Use Areas. The petitioner proposes a 1.34 spaces per unit parking ratio specific to Lot 8A. A parking demand study prepared by The Traffic Group was submitted to justify this request. The study indicates that 56 affordable units are proposed, along with 20 market rate units, and suggests that affordable units are anticipated to generate a lower parking demand. The study references previous parking demand studies for apartment communities in Howard County to demonstrate that several of these sites have an effective parking rate between 1.36-1.39 spaces per unit (parking counts conducted between 1am and 3am on weekday and weekend hours). The Traffic Group also cited a 2022 parking demand study specific to Columbia that demonstrated parking demand at 1.28 spaces per unit averaged over three apartment complexes. Finally, the study references the 6th edition of the ITE Parking Generation Manual's "Affordable Housing" land use code that suggests an average peak parking demand may be reduced by 10-20% compared to market rate units. Final parking for the site will be evaluated with the SDP.

DocuSigned by:



1/7/2026

Lynda Eisenberg, AICP, Director

Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.