

FDP-30-A-VI

Village of Harpers Choice –
Fall River Terrace

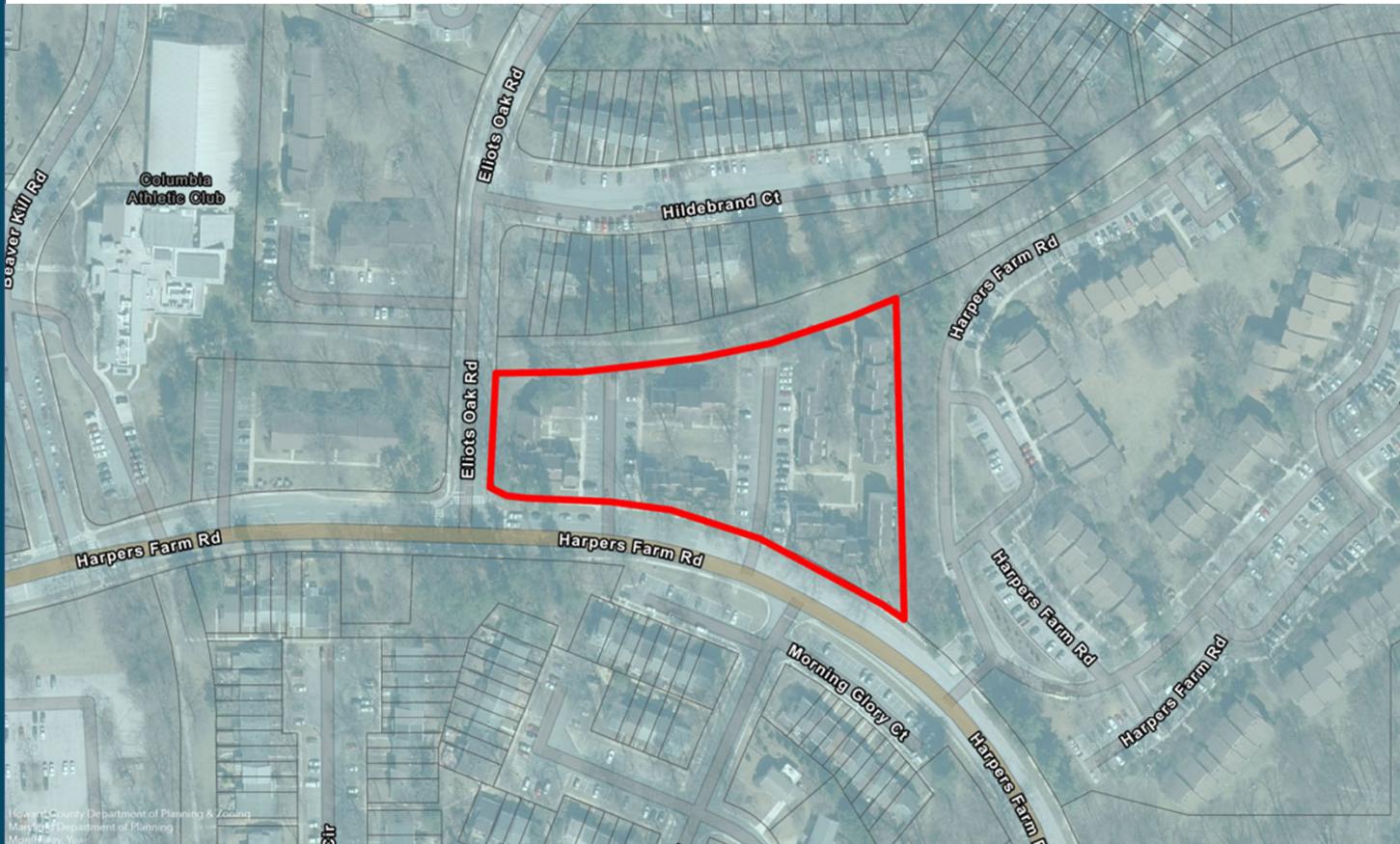
January 22, 2026



Planning Board Evaluation and Action

- Review the proposed amendment to the Final Development Plan in accordance with Section 125.0.D and Section 125.0.F of the Howard County Zoning Regulations;
- Review the alterations to the plan view and land use designations
- Review the alterations to text criteria
- Approve or Deny the amendment to the Final Development Plan

Vicinity Map



Zoning & Vicinity

Village of Harpers Choice
Section 3 Area 2



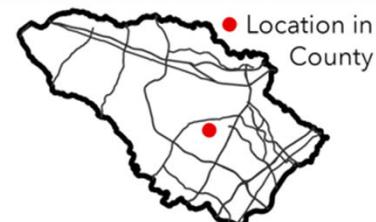
0 0.03 0.06 mi.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. © OpenStreetMap contributors, and the GIS User Community

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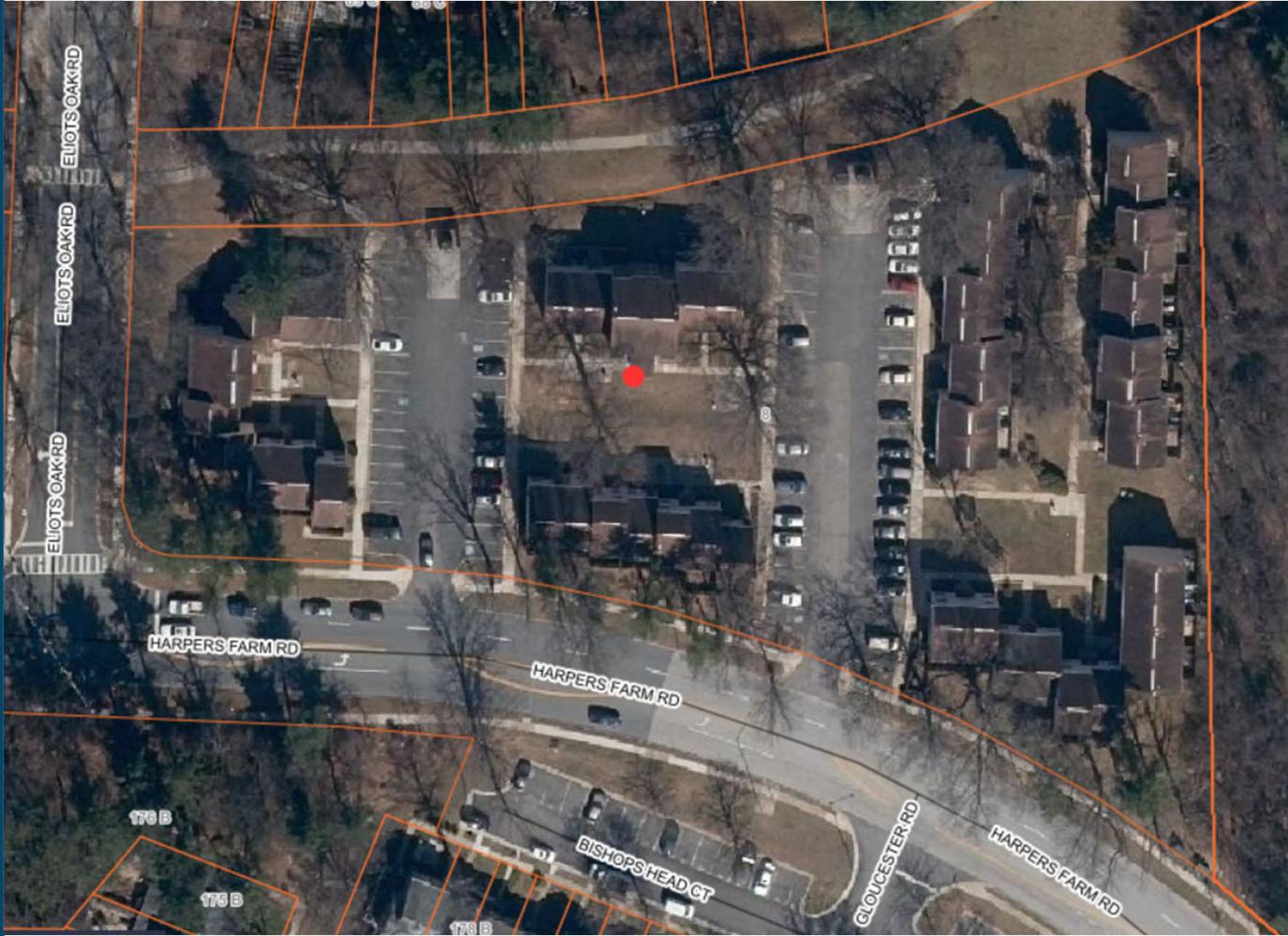
Zoning

NT



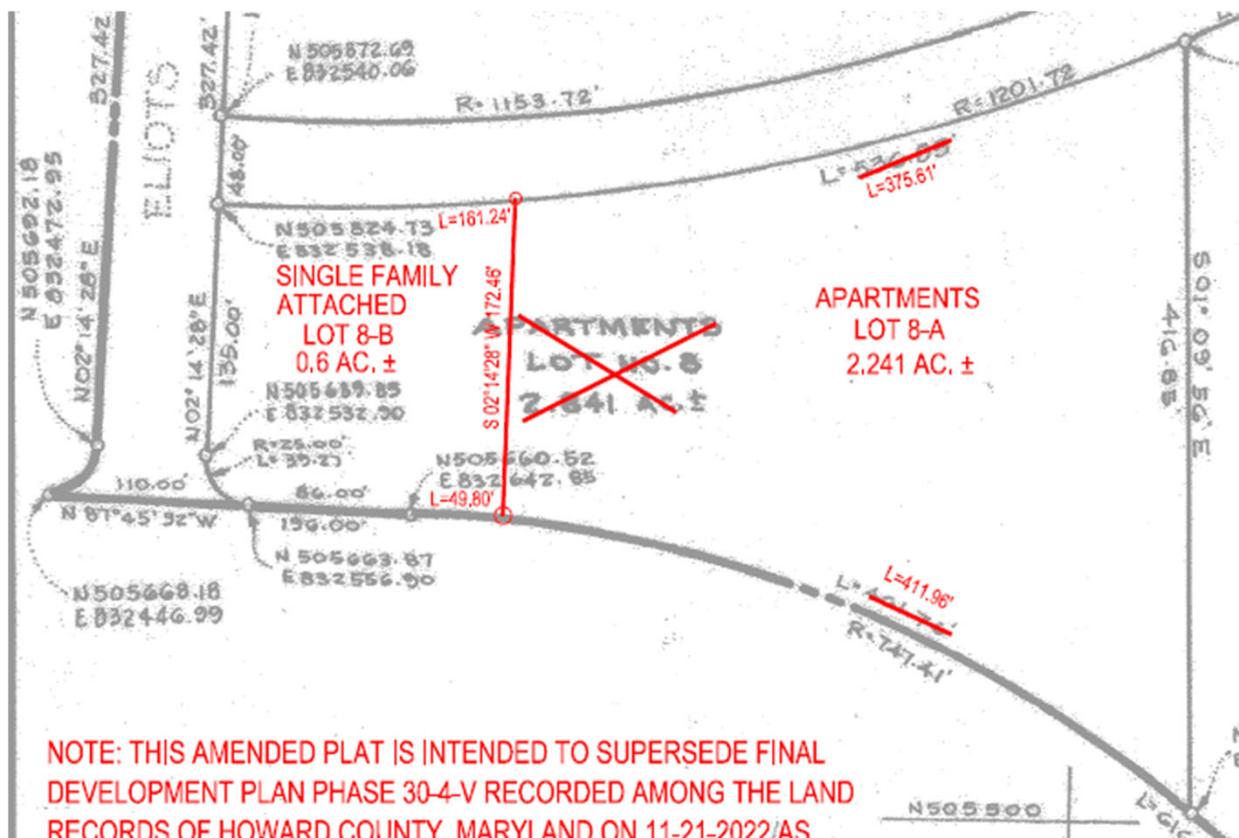
Existing Site Conditions

- Apartments – Garden/Townhouse
- Surrounded by residential
- SFA/Apartment



Proposed FDP Amendment

- Subdivide Lot 8 into Lot 8A and 8B
 - Lot 8A – Apartments
 - Lot 8B – Single-Family Attached



Proposed FDP Amendment

- Subdivide Lot 8 into Lot 8A and 8B
 - Lot 8A – Apartments
 - Lot 8B – Single-Family Attached



7B APARTMENT USE AREAS
Lots 7, 8A, 9, 11, 17 and 18 shall be devoted to apartment uses provided however, that no more than an average of fifteen dwelling units per acre shall be constructed on land zoned for apartment uses within this final development plan phase.

7C SINGLE FAMILY ATTACHED USE AREAS
~~8B and~~
Lots 1, 2B, 3, 4, 5, ~~13A~~ shall be devoted to single family attached land uses, provided, however, that no more than an average of ten dwelling units per acre may be constructed upon such land and, further provided, that single family attached dwelling units shall be constructed in groups having no more than ten units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Single family attached land use areas shall be considered as "Apartments" for the purpose of application of the use limitations of Section 122-4-5-6 of the Howard County Zoning Regulations.

TABULATION OF LAND USE IN ACRES

Zoning Use	Total
Apts.	43.320 42,723
S.F.A.	37.270 37,878
Single Family Medium Density	2.395
Open Space	
Credited	25.613
Non-Credited	3,057
Total	111.666

Proposed FDP Amendment

Adjust building height on Lot B
(SFA) for design flexibility

8C

SINGLE FAMILY ATTACHED USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation, except on lot 8B no structure shall be constructed more than 45 feet in height from the highest adjoining ground elevation

Proposed FDP Amendment

- Reduce parking for Apartments on Lot 8A from 1.5 spaces per unit to 1.34 spaces per unit.
- Parking Study
- Justification –
 - Parking counts on existing apartments in HoCo and Columbia
 - Mixed-rate/Affordable Units
 - Walkability/Transit

9B

APARTMENT USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within Lots 7, ~~9~~, 11, 17 and 18 devoted to apartment uses. Lot 8-A to have no less than 1.34 off-street parking spaces for each dwelling unit.

Proposed FDP Amendment

- Establish a 10' structure setback from Eliot's Oak Road
- Existing setback is 30'
- Purpose is to provide Single-Family Attached on Lot 8B

10C **SINGLE FAMILY ATTACHED USE AREAS**

a. Setbacks shall conform to the provisions set forth in Section 6 above.

b. Buildings and other structures may be located within one foot of the right-of-way of interior public streets if in accordance with a site development plan approved by the Howard County Planning Board. All streets, other than Eliot's Oak Road, Hesperus Drive, Faulkner Ridge Circle, and Harper's Farm Road are interior streets. Buildings and other major structures shall not be located within thirty feet of Eliot's Oak Road, Hesperus Drive, Faulkner Ridge Circle, and Harper's Farm Road. Except for Lot 8B no structure shall be located within 10 feet of Eliot's Oak Road.

Summary of Action

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- Review the alterations to the plan view and land use designations
- Review the alterations to text criteria
- Approve or Deny the amendment to the Final Development Plan