

SDP-26-014 Fall River Terrace Apartments

Planning Board Meeting
July 23, 2026



Planning Board Evaluation and Approval

- Section 16.125.0.G of the Subdivision and Land Development Regulations: Site Development Plans
- NT – Apartment Land Use Areas per FDP-30-A-VI
- Planning Board review criteria in accordance with FDP-30-A-VI and Section 125.0.G of the Zoning Regulations

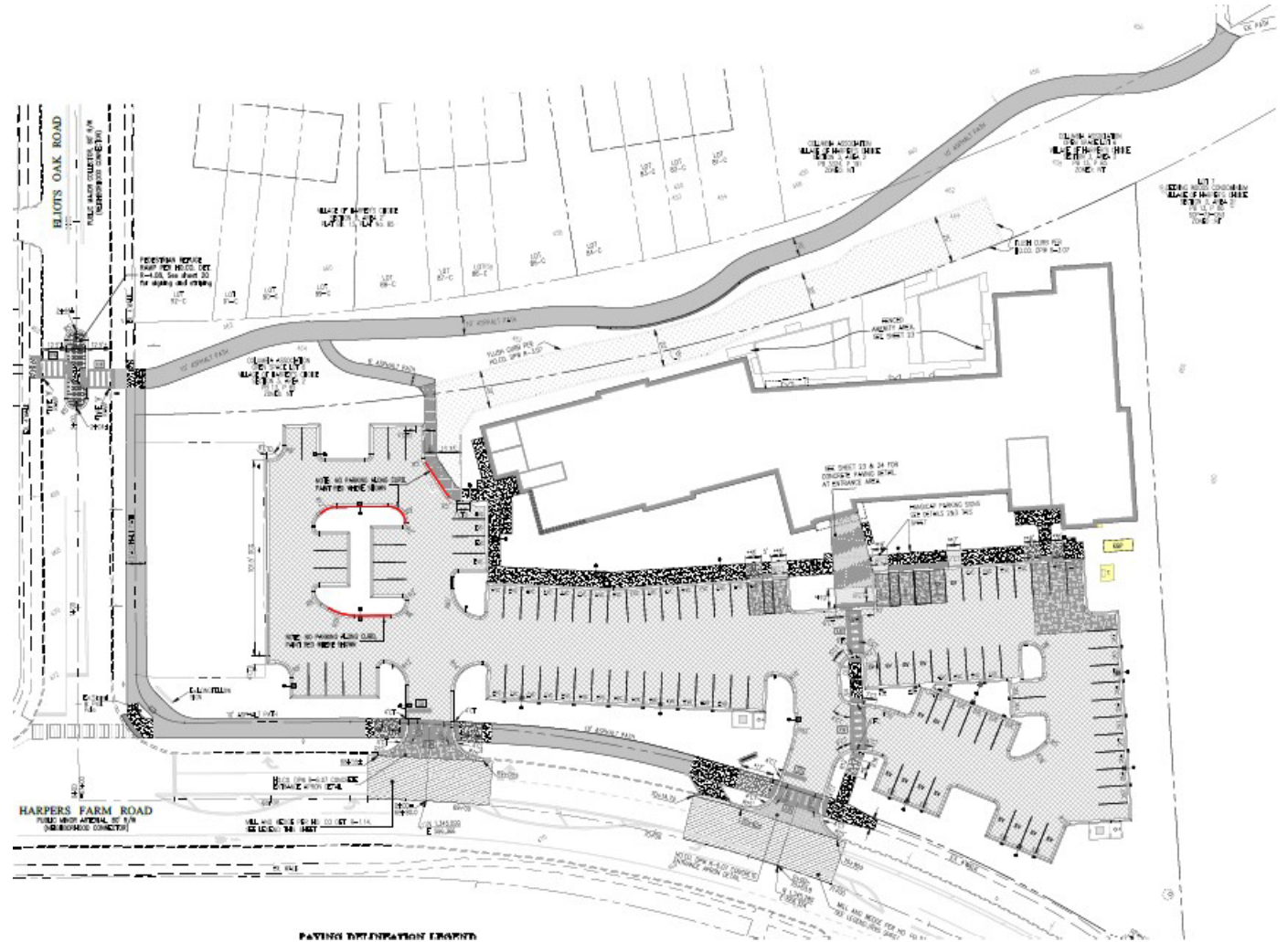
Existing Aerial of Site



Existing Conditions



Project Proposal



Site Plan



RENDERING
FALL RIVER TERRACE
HOWARD COUNTY, MD JUNE 2026

Planning Board Criteria FDP-30-A-VI

Final Development Plan

- **Permitted Land Use** – Criterion 7B permits apartment uses on Parcel 8A
- **Setback Requirements** – Criterion 6B, specific to apartment uses, provides no structure shall be located within 25' of the public road. The building is setback 102' from Harpers Farm Road.
- **Height Requirements** - criterion 8B, the proposal complies with the maximum height limitation of 60' for Lot 8A. The proposed building has a maximum height of 47 feet as shown on sheet 9 of the SDP
- **Parking Requirements** - Criterion 9B is specific to apartment uses and states Lot 8A to have a minimum of 1.34 off-street parking spaces for each dwelling unit. The proposed apartment building will provide 76 dwelling units requiring 102 parking spaces. The proposal provides 1.34 spaces per unit.

Planning Board Additional Information

The Plan was found to conform with the following:

- **Forest Conservation** for the project site was addressed with final plan F-26-025 in accordance with Section 16.1200 of the Subdivision and Land Development Regulations.
- **Landscaping:** In accordance with Section 16.124 of the Land Development Regulations and the 2026 Landscape Manual, this project shall provide a Landscape Surety of \$42,448.00 for the completion of the required plantings shown on the SDP.
- **Harpers Choice Community Association** approved the application to redevelop the existing townhome community into a 4 story 76 unit apartment building.
- **Stormwater Management** for this site will be met with stormceptors, drywells and filterrras in accordance with Chapter 5 of the MDE Stormwater Design Manual. All stormwater management facilities will be privately owned and maintained.

Summary of Action

Approve or Deny the Plan

- Section 16.125.0.G of the Zoning Regulations
- Development criteria as required on the Final Development Plan FDP-30-A-VI