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HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT

Planning Board Meeting of November 5, 2026

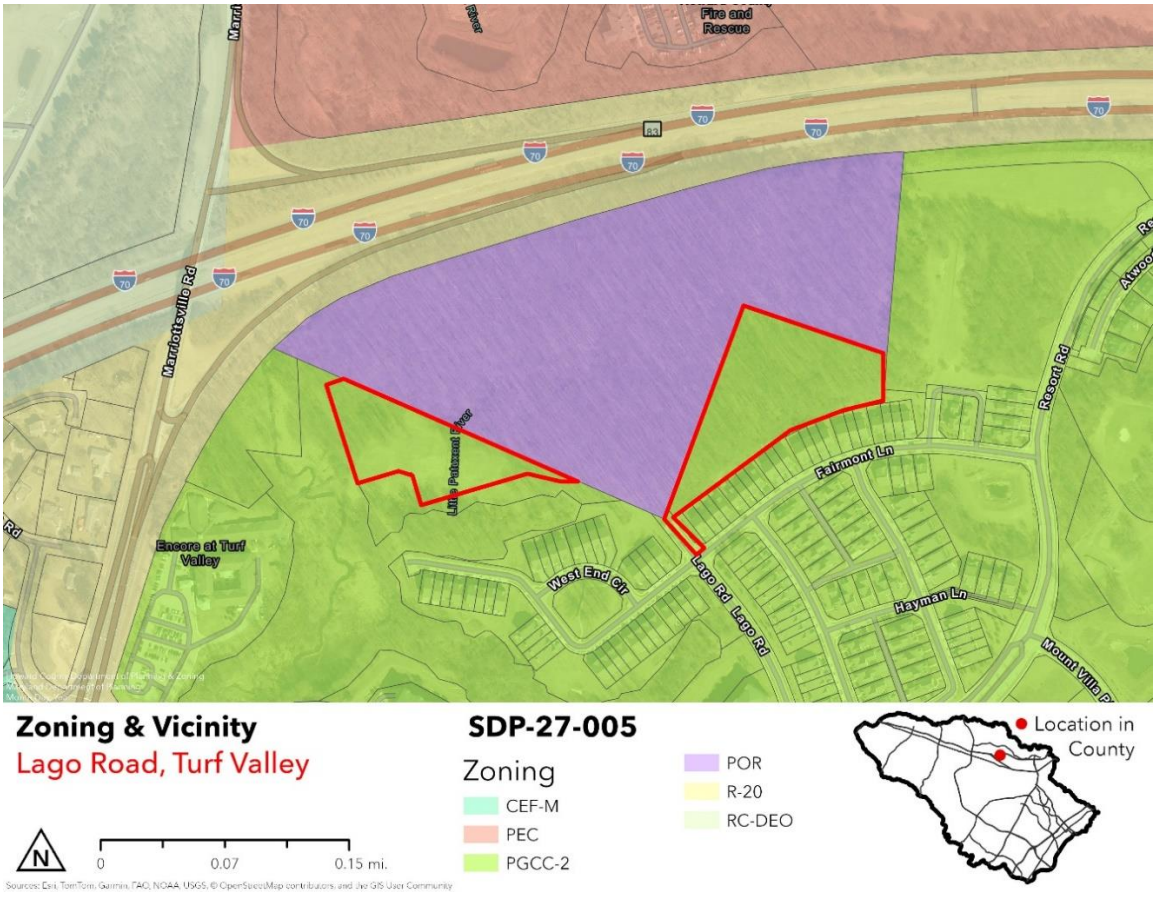
Case No./Petitioner: **SDP-27-005, Mangione Enterprises Turf Valley**

Project Name: Poplar Park at Turf Valley, Lots 1-39

DPZ Planner: Nicholas Haines

Request: A Site Development Plan (SDP-27-005) to construct 39 single family attached townhouses on 35.11-acres. The property is zoned "PGCC" (Planned Golf Course Community). Planning Board approval is required for any development other than single-family detached residential, as reserved on the approved Final Development Plan (FDP).

Location: The properties are located on Lago Road and Laguna Lane (Tax Map 16, Grid 4, Parcels 8, Parcel GG, and Parcel AA in the First Election District of Howard County, Maryland) and are accessed directly from Lago Road.



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Vicinal Properties:

The surrounding properties all fall within the PGCC-2 zoning and are part of the Oakmont at Turf Valley residential Development and the Villages at Turf Valley West End Village. There is an undeveloped POR Zoned property to the north that will be the future development for age-restricted adult housing. The remaining area of the project site is undeveloped open space within the Turf Valley Development.

These properties include:

North – Buildable Bulk Parcel 8 which is zoned POR and slated for future development with Age restricted housing border the property to the north. Currently the parcel is undeveloped and is forested.

West – Part of Parcel X borders the site immediately to the west and includes undeveloped land that contains stream and vegetated areas. The Lorien Encore nursing home and Marriottsville Road are opposite the vegetated area and stream located on Parcel X.

East – Parcel CC-2 borders the site immediately to the east and is a vegetated and currently undeveloped parcel that is the intended site for the future elementary school. Opposite Parcel CC-2 is Resort Road and single family detached houses within the Villages at Turf Valley development.

South – Townhouses that are part of the Oakmont at Turf Valley residential Development and the Villages at Turf Valley West End Village are immediately to the south of the proposed residential development. Further south of the townhouse developments are the Oakmont Village Apartment buildings and Resort Road.

Legal Notice: The property was legally posted and verified by DPZ pursuant to legal requirements.

Site History:

- **FDP-PGCC Multi-Use Subdistrict 3rd Amendment, Final Development Plan** – Amended FDP criteria for the PGCC District, Land Use tabulation Multi-Use Subdistrict for Turf Valley. Recorded March 26, 2010.
- **S-86-013, Sketch Plan** - Submitted July 26, 2006, Fourth Amended Comprehensive Sketch Plan for Turf Valley, the plan was approved April 27, 2006.
- **ECP-24-034 Environmental Concept Plan**- Submitted April 12, 2024 for the Turf Valley POR, illustrating the proposed residential development. The plan was signed August 6, 2024.
- **F-26-010 Final Plat**- Submitted December 8, 2025 for the Poplar Park at Turf Valley Development. The plat received technically complete status on May 1, 2026 but has not yet been recorded.

Existing Site Conditions:

The combined Parcels 8, GG, and AA contain 35.11 acres of land area and is currently undeveloped South of the Interstate 70 border and the Oakmont at Turf Valley and the Villages at Turf Valley West End Village residential developments to the south. The project site is accessed via frontage along Lago Road. The site is mostly with forested areas and contains some wetlands, streams and stream buffer areas along the perimeters of the site.

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Proposed Site Improvements:

The petitioner proposes to construct 39 townhouse units along the newly created Laguna Lane and Lago Road extension. Surrounding the residential development is forest conservation area and perimeter landscaping. Access to the proposed townhouses on Lots 1-39 will be provided through two new public roadways. Each unit has a 2-car garage and driveway to meet the parking requirements. Stormwater management is addressed through bioretention facilities established with the supplemental plans that were submitted with the associated plat F-26-010.

Regulatory Compliance:

The Planning Board, before acting upon the Site Development Plan, shall hold a public meeting and shall give consideration of the guides and standards listed in Section 126.0.F. and the criteria listed in Section 126.0.H of the Howard County Zoning Regulations.

Section 126.0.F Criteria

1. **The plan is consistent with the Howard County General Plan:**

   The Plan complies with criteria established in the 3rd Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan requirements and the Howard County Zoning Regulations for the PGCC Zoning District. The SDP is consistent with the most recent General Plan, HoCo by Design. The property falls within the Growth and Revitalization area with the single-family attached dwellings being a use permitted as a matter of right.

2. **The plan results in an appropriate arrangement of land uses within the district:**

   The plan is in Development Area 'M' as depicted in the 3rd Amendment to the Turf Valley Final Development Plan. The area allows for "All permitted uses in the PGCC Multi-Use Sub-District", which includes single-family attached dwelling units. The proposed development with this phase includes 39 new townhome units which is consistent with the land use arrangement defined in the FDP.

3. **The plan ensures that the existing dwelling units will be buffered from the proposed development:**

   The proposed townhouse units are being constructed along the edges of the POR zoned Buildable Bulk Parcel 8. Existing forested area is being preserved around the outer boundaries of the development and additional proposed perimeter landscaping will provide a vegetated buffer between the proposed homes and the existing homes to the south in the Oakmont at Turf Valley residential development and the Villages at Turf Valley West End Village. The natural environmental area within existing Parcel X will buffer the proposed residential units from the existing Lorien Encore nursing facility to the west of the proposed development. Landscaping proposed with the supplemental plans and forest conservation areas will buffer the proposed townhouses from the future school site on the neighboring Parcel CC-2 to the west of the proposed development.

4. **The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:**

   The development is served by a new extension of Lago Road and Laguna Lane via Resort Road, which enable connections from the development to Marriottsville Road, Baltimore National Pike, and I-70. A traffic study for the development was approved under the 4th Amended

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Comprehensive Sketch Plan S-86-13 (PB 368) approved April 27, 2006. DPZ review confirms the access road conforms with the requirements of the Howard County Engineering Manuals.

5. Necessary water and sewer facilities are available to serve the proposed development:

Public water and sewer services will be provided. Water and sewer will be extended under Contract #24-5271-D with F-26-010.

6. Any other factors which affect the orderly growth of the County:

The additional townhome units are adding to the diverse housing options provided in the Turf Valley community which is supported by HoCo by Design.

Section 126.0.H Criteria

1. The locations, layout and adequacy of parking, loading and unloading facilities.

Adequate parking is being provided for the proposed uses on site. Single-family attached housing uses require 2 parking spaces per dwelling unit and an additional 0.3 spaces per dwelling unit must be provided for visitor parking. The Poplar Park at Turf Valley as shown on this SDP requires 90 parking spaces. 156 parking spaces are being provided with a combination of garage spaces, driveway parking and on street parking.

2. 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.

All required SRC agencies have reviewed the Site Development Plan and approved, subject to addressing remaining comments prior to signature approval.

Additional Regulatory Requirements:

While not regulated by the FDP, the Subdivision and Land Development Regulations require compliance with the following additional items:

1. Storm Water Management (SWM): Stormwater management is required for the proposed development and is being addressed for the proposed dwellings though the creation of new bioretention facilities in open space lots created under F-26-010.

2. Forest Conservation: This site development plan is part of a larger comprehensive plan SP-24-004 which included the 23.78 acre POR zoned Buildable Bulk Parcel 8. Forest conservation is being provided around the perimeter of the development in order to meet the requirements established for the POR zoned parcel.

3. Landscaping: This project is proposing perimeter landscaping in addition to preserving natural forested areas to provide buffering from neighboring residences and uses.

DocuSigned by:
Lynda Eisenberg
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10/20/2026

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.