



**TECHNICAL STAFF REPORT**

**Planning Board Meeting of July 24, 2025**

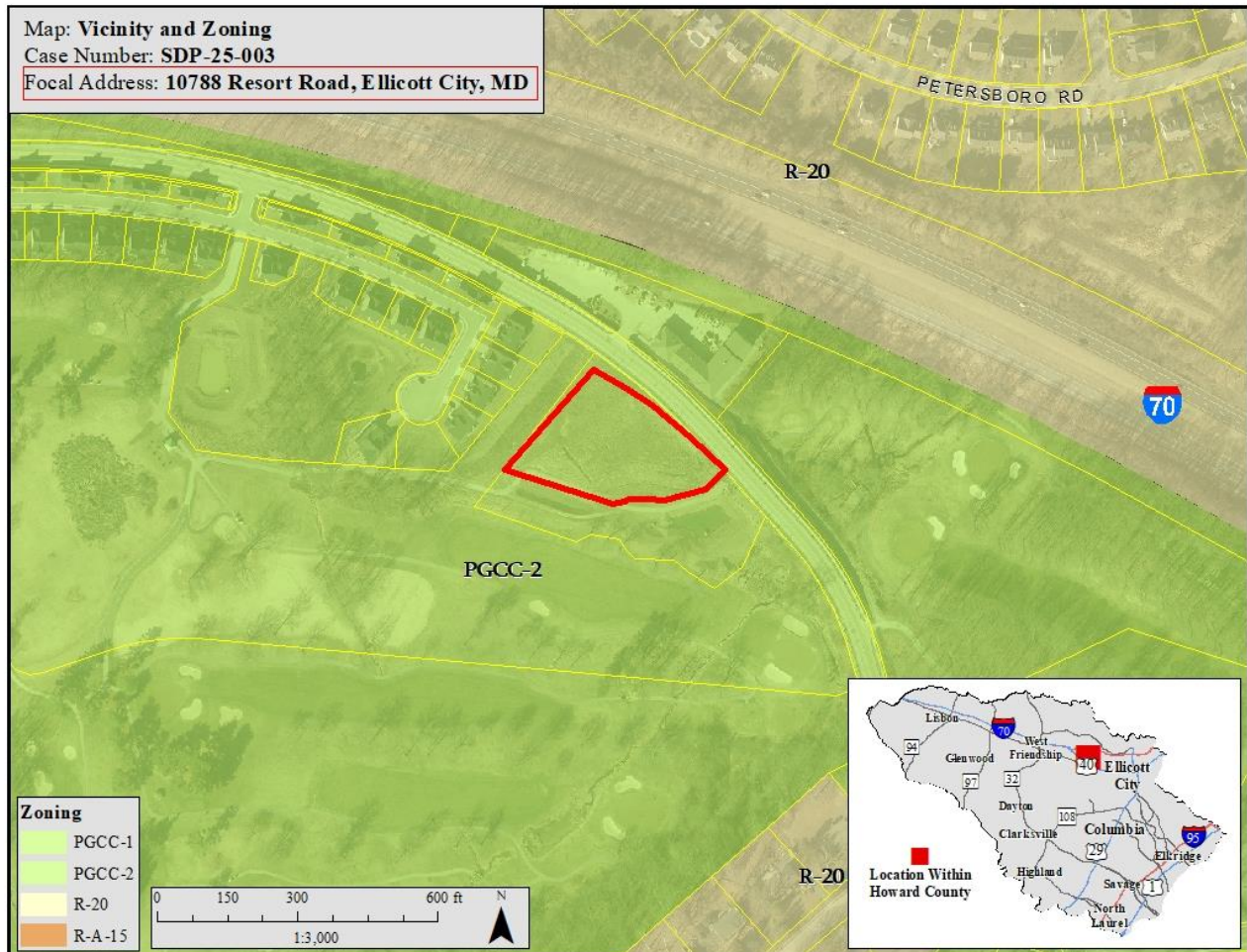
**Case No./Petitioner: SDP-25-003**

**Project Name: Villages at Turf Valley, Phase II, Section 1, Lot 203**

**DPZ Planner: Nicholas Haines, Planner II, nhaines@howardcountymd.gov**

**Request:** A Site Development Plan (SDP-25-003). The request is to construct 32 units arranged in 2 apartment buildings on 1.92 acres. The property is zoned "PGCC" (Planned Golf Course Community). Planning Board approval is required for the single-family attached apartment units, as reserved on the approved FDP.

**Location:** The property located at 10788 Resort Road (Tax Map 16, Grid 10, Lot 203, in the First Election District of Howard County, Maryland) is accessed directly from Resort Road.



**Vicinal Properties:**

The surrounding properties are PGCC-2 and are part of additional phases of the Village at Town Square development, Caperton Village, and part of the active golf course on Parcel 8. The subject property is mostly surrounded by open space lots.

They include:

**North** – Lot 203 directly borders Resort Road to the north. Opposite Resort Road is the Turf Valley maintenance building.

**West** – Private single family detached residences borders the site to the west. The adjoining properties are part of the Villages at Turf Valley Phase II Section 1 initial construction. The Development includes single family detached homes developed along Timber Line Lane and Wickwood Court.

**East** – Turf Valley Open Space Lot 207 immediately borders Lot 203 to the East the lot contains a stormwater management pond and cart path that is part of the existing active golf course.

**South** – Turf Valley Open Space Lot 207 immediately borders Lot 203 to the East the lot contains a stormwater management pond and cart path that is part of the existing active golf course.

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

**Site History:**

- **FDP-PGCC Residential Subdistrict 2nd Amendment, Final Development Plan** – Amended FDP criteria for the PGCC District, 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.
- **P-06-013 Preliminary Plan**- Submitted on December 5, 2006 for the Villages at Turf Valley. The plan included 61 Condominium units, 35 single family detached houses, and 145 townhouses. The plan was approved February 5, 2007.
- **ECP-24-027 Environmental Concept Plan**- Submitted January 23, 2024 for The Villages at Turf Valley Phases 2, Section 1, Lot 203 showing the two proposed apartment buildings. The plan was signed March 6, 2024
- **F-14-026 Final Plan**- Submitted May 13, 2021 to resubdivide Lot 71, Open Space Lots 204-207, Golf Space Lots 208 & 209, and Non-buildable Bulk Parcels CC-1, DD-1, EE-1, and FF-1. Plat was recorded on July 2, 2014.

**Existing Site Conditions:**

Lot 203 contains 1.92 acres of land area and is currently undeveloped. The property is accessed via a use-in-common driveway that extends from Resort Road. The site is mostly flat lawn, and there are no forest, wetlands, streams, or 100-year floodplain on site.

**Proposed Site Improvements:**

The petitioner proposes to construct two 16-unit apartment buildings. This will exceed the 30% allowable on-site lot coverage to 43%. The petitioner is requesting relief from the Planning Board for approval of the amendment to the Site Development Plan per the Final Development Plan Criteria.

**Regulatory Compliance:**

This project is subject to the Third Amendment of the PGCC Multi-Use Subdistrict, the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Landscape Manual.

**Planning Board Criteria:**

*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 general plan, Howard County by Design, as it falls within the Growth and Revitalization area that supports the higher density residential development.

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

The plan is in Development Area 'P' as depicted in the 3<sup>rd</sup> Amendment to the Turf Valley Final Development Plan. The area allows for "All permitted uses in the PGCC Multi-Use Sub-District", which includes apartment uses. The proposed development includes two new apartment buildings containing a total of 32 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:**

Existing dwellings in the Villages at Turf Valley Phase 2 Section 1 were constructed under a previous site development plan SDP-15-014. There is part of Golf Space Lot 20 that separates Lot 203 from the neighboring single family detached houses. Additional landscaping is proposed to buffer the proposed buildings from the neighboring homes. Additionally, the proposed buildings sit about 7 to 8 feet lower in elevation than the average road height along Resort Road and some of the finish floor elevations of the houses in the neighboring subdivision. The grade change and proposed landscaping will help to mitigate the views and buffer the project from the existing dwelling units.

**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 Resort Road which enables connections from the development to Turf Valley Road, Marriottsville Road, Baltimore National Pike, and I-70. A traffic study for the development was approved under the 4<sup>th</sup> Amended Comprehensive Sketch Plan S-86-13 (PB 368) approved April 27, 2006.

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

Public water and sewer service will be provided. Water and sewer will be extended under Contract #24-4595-D under F-08-084.

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

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

*Section 126.0.H Criteria*

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

Adequate parking is being provided for the proposed use on site. Per Section 133.0.D of the Zoning Regulations, apartment uses require 2.3 parking spaces per dwelling unit. The

total project requires 74 parking spaces which are being provided with parking lot spaces in a surface lot in front of the proposed buildings. Parking lot plantings are being provided in planting islands and around the border of the buildings and property edges. The proposed parking layout also connects with the existing parking facilities and expands their capacity through the design.

**8. 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 being provided for the proposed site improvements on site with filterra SWM facilities and then into an existing surface sand filter SWM facility constructed under F-08-084.
2. Forest Conservation: The project is exempt from the Howard County Forest Conservation Requirements per Section 16.1202(b)(1)(ii) of the Howard County Code as it is a Planned Unit Development which had preliminary development plan approval and 50% or more of the land was recorded and substantially developed prior to December 31, 1992.
3. Landscaping: This project is subject to the Howard County landscaping requirements for the perimeter landscaping, parking lot and internal landscaping requirements. Landscaping is being provided as part of the submitted site development plan.

DocuSigned by:  4220B635863942E...	7/9/2025
_____ 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.