SDP-27-005 Poplar Park at Turf Valley
Planning Board Meeting: November 5, 2026
Developer Presentation

This site development plan consists of 8 sticks of townhouses with a total of 39 units located along Lago Road and Laguna Lane. The site is zoned PGCC (planned Golf Course Community). The associated road construction plans have been approved, and site construction is currently underway. The subdivision plat has been submitted for recordation.

The site is accessed by an extension of Lago Road with Laguna Lane extending over towards the east.

The townhouse sticks along Laguna Lane were kept at 4-unit sticks to mimic the existing units along Fairmont Lane which are back-to-back to these new units. There is also a proposed forest conservation planting easement proposed between the new units and existing units to help act as a buffer.

FUTURE
AGE-RESTRICTED
ADULT HOUSING
DEVELOPMENT

FUTURE
AGE-RESTRICTED
ADULT HOUSING
DEVELOPMENT

LAGO ROAD

LAGUNA LANE

NASHVILLE COURT

WEST END CIRCLE

LAGO ROAD

FAIRMONT LANE

BLUE HAVEN LANE

POPLAR PARK AT TURF VALLEY

EXHIBIT FOR PLANNING BOARD
NOVEMBER 5, 2026

The townhouse sticks along Lago Road are 6-unit sticks. The Developer is asking the Planning Board to approve an increase in building length for those 3 townhouse sticks. These sticks are farther away from the existing units along Nashville Court and are separated by environmental features such as wetlands and wetlands buffers. There is also a forest conservation retention easement.

Section 126.0.D.1.e of the Zoning Regulations limits the building length of a residential structure to 120 feet.

However, the Planning Board may approve a greater length, up to a maximum of 300 feet, based on a determination that the design of the building will mitigate the visual impact of the increased length.

The buildings on Lots 1-6, 7-12, and 13-18 along Lago Road are 144 feet in length (six 24'-wide units)

Renderings are being provided for these 6-unit sticks. Each unit within the stick shall be set back or forward creating a 2' stagger. There will be no instance of two units being flat across the front. Different shades of brick color, the use or lack of shutters, and differentiating roof lines will also be utilized to mitigate visual impact.



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Planning Board criteria - Section 126.0.H:

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

   There is no loading or unloading facilities as this is a single family attached residential development. The parking provided consists of 2 spaces per driveway and 2 spaces per garage for a total of 4 spaces per lot which amounts to 156 spaces provided. The requirement is 90 spaces (2.3 spaces per unit). Thus, the parking requirement is met

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.**

   Water and sewer service to these lots is public. The public water and sewer plans have been approved and signed by Howard County and the water and sewer mains are currently being installed.