SDP-27-005
Poplar Park at Turf Valley

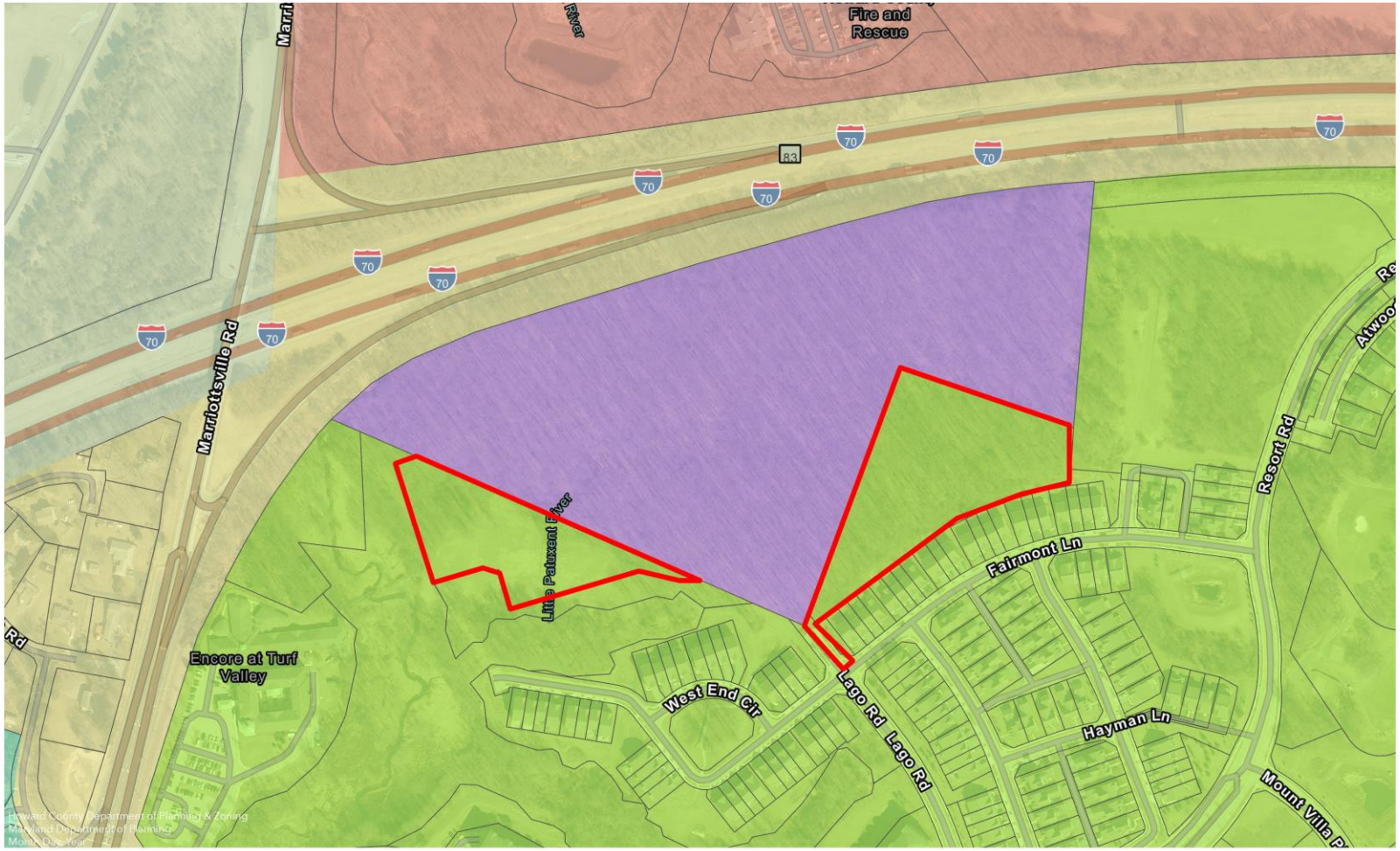
Planning Board Meeting
November 5, 2026

Howard County
Department of Planning & Zoning

Planning Board Evaluation and Approval

- 126.0.F and 126.0.H of the Howard County Zoning Regulations and the Multi-Use Subdistrict per the Third Amendment of the PGCC FDP.
- Evaluate Site Development Plan Submittal: Site Development Plan to construct (39) single family attached townhouse dwellings adjacent to Lago Road and Laguna Lane in Turf Valley.

Vicinity Map



Zoning & Vicinity

Lago Road, Turf Valley

SDP-27-005

Zoning

- CEF-M
- PEC
- PGCC-2
- POR
- R-20
- RC-DEO

N

0 0.07 0.15 mi.

Location in County

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

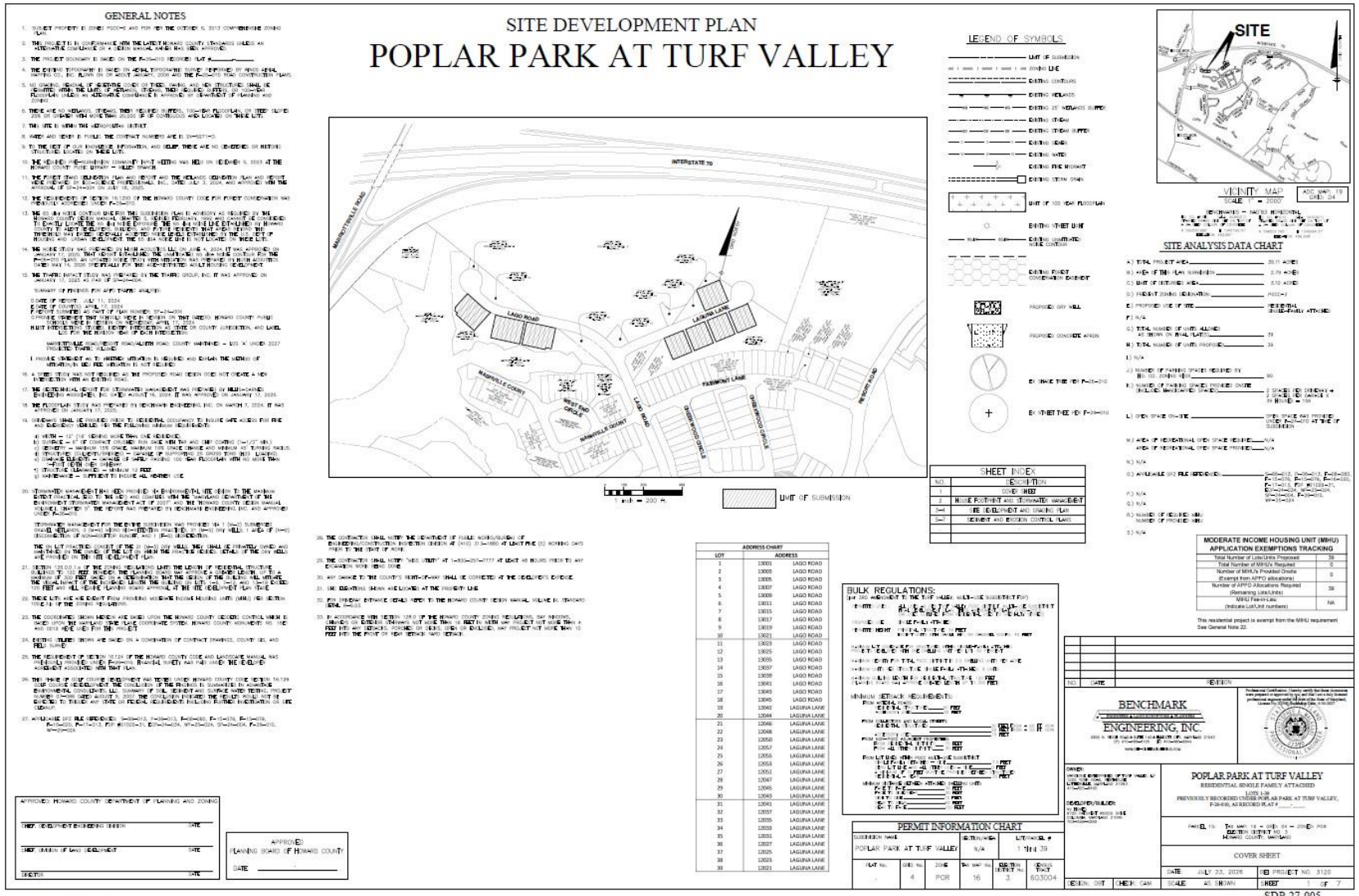
Howard County
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Existing Aerial View



Howard County
Department of Planning & Zoning

Site Overview



SITE DEVELOPMENT PLAN

POPLAR PARK AT TURF VALLEY

GENERAL NOTES

LEGEND OF SYMBOLS

SITE ANALYSIS DATA CHART

SHEET INDEX

BULK REGULATIONS:

PERMIT INFORMATION CHART

BENCHMARK ENGINEERING, INC.

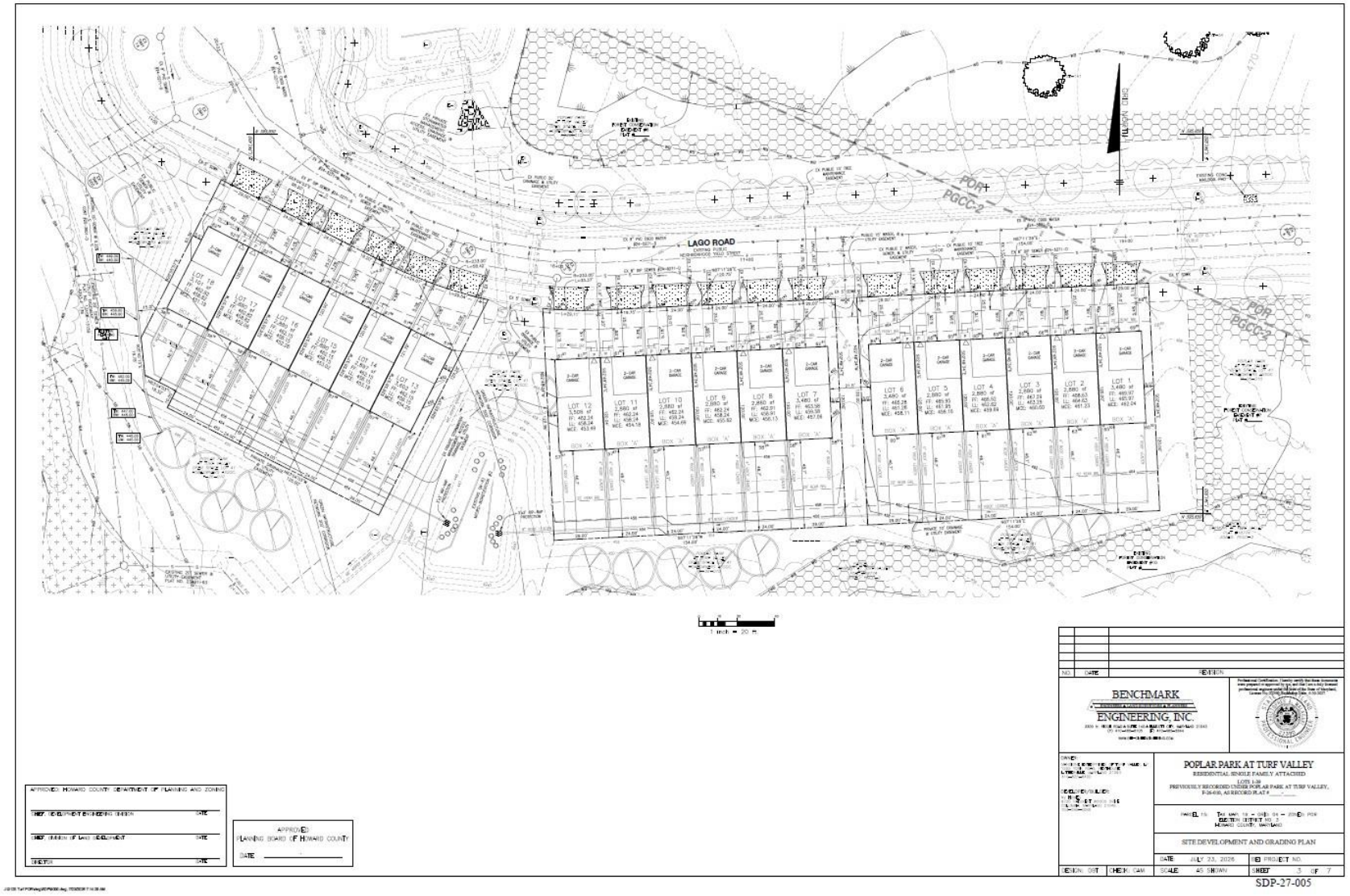
POPLAR PARK AT TURF VALLEY

COVER SHEET

SDP-27-005

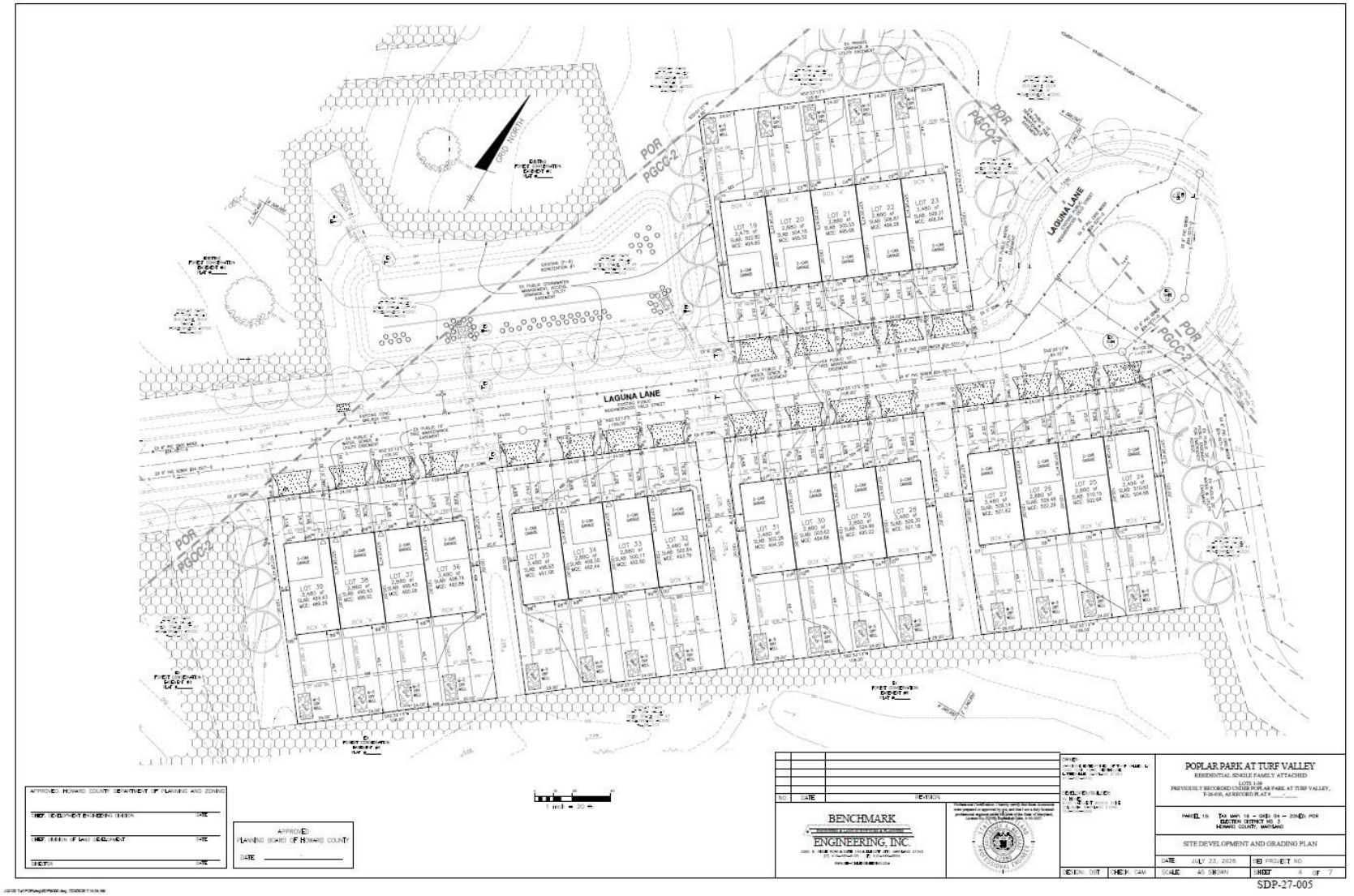
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Site Plan Sheet 3



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Site Plan Sheet 4



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Rendered Landscaping Site Plan



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Rendered Architectural Elevations 1



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Rendered Architectural Elevations 2



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Planning Board Criteria

- **Permitted Uses:** Per the 3rd Amendment of the PGCC Multi-Use Subdistrict FDP.
  - Single-family attached dwelling units are uses permitted as a matter of right in the Multi-Use Subdistrict.
  - The proposal contains 39 new townhouse units.
- **Parking**: 2.5 parking spaces per unit. 90 spaces are required and 156 spaces are provided
- **Building Height:** The maximum height permitted is 40 feet. The proposed buildings are 39 feet 11 ½ inch tall.

Planning Board Criteria Page 1

- **Landscaping:** Per the subdivision and Land Development Regulations.
  - The landscaping requirements were established under the associated Final Plan F-26-010. 19 shade trees and 9 evergreen trees were required to fulfill the perimeter landscaping requirements in addition to retaining areas of the existing vegetation around the perimeter.
  - 19 shade trees and 9 evergreen trees were provided to meet the perimeter landscaping requirements.
- **Setbacks:** Residential and non-residential structures must maintain a 20-foot setback from the 50-foot public right-of-way for collector roads and local streets.
  - The residential buildings are all within the established setbacks.

Planning Board Criteria Page 2

- **The Plannang Board shall approve a Site Development Plan if it finds that the plan is in conformance with the following Criteria:**

  Section 126.0.F Criteria

  - The plan is consistent with the approved Final Development Plan and Development Criteria.
  - The plan results in an appropriate arrangement of land uses within the district.
  - The plan ensures that existing dwelling units will be buffered from the proposed development.
  - The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance.
  - Necessary water and sewer facilities are available to serve the proposed development.
  - Any other factors which affect the orderly growth of the County.

Planning Board Criteria Page 3

- **<u>The Plannang Board shall approve a Site Development Plan if it finds that the plan is in conformance with the following Criteria:</u>**

  Section 126.0.H Criteria

  - Locations, layout and adequacy of parking, loading and unloading facilities.
  - 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.

Summary of Action

Planning Board shall consider Site Development Plan SDP-26-035 according to the development criteria in the 3rd Amendment of the PGCC Multi-Use Subdistrict FDP and:

- Approve
- Approve with Comments
- Deny