



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

## TECHNICAL STAFF REPORT

Planning Board Meeting of January 19, 2023

**Case No./Petitioner:** SDP-22-051, Enterprise Homes

**Project Name:** Village of Harper's Choice, Lot 18, Ranleigh Court

**DPZ Planner:** Jill Manion, Planning Supervisor  
[jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov)

**Request:** A Site Development Plan (SDP-22-051). The request is to approve the Site Development Plan for one apartment building with a total 82 units and associated improvements.

**Location:** Lot 18 (Tax Map 29, Parcel 262) is located on the north side of Little Patuxent Parkway, west of the Harpers Farm Road intersection in the Village of Harpers Choice. The apartment complex is accessed via a private drive named Turnabout Lane on the north side of the property.

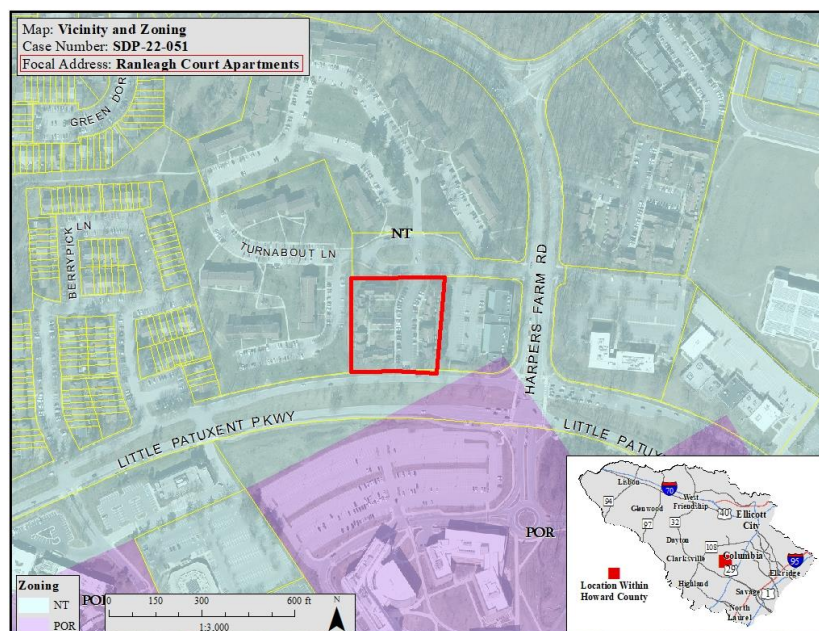
### **Vicinal Properties:**

**North:** Turnabout Lane, which is a private access place for several apartment buildings. Apartments are located to the north of the driveway (FDP 29, Lot 1, Apartments)

**South:** Little Patuxent Parkway. The Howard County Community College Campus is on the south side of Little Patuxent Parkway.

**East:** Commercial Office Building (Employment Center Commercial, FDP 48).

**West:** Apartments (FDP-30-A-V, Lot 17, Apartments).



**Site History:**

- **FDP-30:** The property was identified as Lot 18 and designated for Apartment Use with the initial Final Development Plan (FDP-30) which was recorded in the Howard County Land Records on February 23, 1968 in Plat Book 14, Folio 37-43.

This FDP was amended four times between August 18, 1968 and July 8, 1987 to address clerical errors and adjust permitted residential uses on specific lots. There were no changes to the land use designation or permitted height for structures on Lot 18 within these amendments. These amendments to FDP-30 were recorded in the land records as:

- **FDP-30- A:** PB 14, Folio 97-103, minor changes to permitted use criteria section for single-family attached, and replace handwritten criteria on the original recorded FDP with type-lettering.
  - **FDP-30-A-I:** PB 16, Folio 71-77, which subdivided Lot 2 into 2A, 2B and 2C, revised the permitted land use on Lot 2B from open space to SFA, and amend credited open space.
  - **FDP-30-A-II:** PB 16, Folio 170-177 which re-recorded the changes from PB 16, 71-77 and clarified the wording under apartment unit permitted uses to state that the density calculation cannot exceed an average of 15 dwelling units per acre “between all the land zoned for apartment uses in this (FDP-30) development phase.”
  - **FDP-30-A-III,** PB 3054A, Folio 913-919, which amended 2.395 acres of land previously designated for single-family attached development to single-family medium density.
  - **FDP-30-A-IV** was recorded on April 21, 1989 at Plat number 3054A-1050 to 1056. The purpose of that amendment was to add 0.191 acres of non-credited open space to Lot 19 and update the land use charts accordingly. There were no amendments related to Lot 18.
  - **FDP-30-A-V** was recorded on November 21, 2022 as Plat #26212-26218. The purpose of the amendment was to increase the allowable building height on Lot 18 from 40 feet to 60 feet.
- **Plat Book 13, Folio 89:** Lot 18 was created through a subdivision plat, which was recorded in the Howard County Land Records on April 10, 1968.
  - **SDP-68-006:** The property was approved for the development of 41 apartments on April 9, 1969. There was a subsequent site development plan (SDP-74-031) to add play areas to this lot and other apartment properties in the Village of Harpers Choice, which was approved on October 30, 1973.
  - **ZB1120M:** On October 5, 2020, the Howard County Zoning Board signed a Decision and Order approving a 300-unit increase to the Columbia Preliminary Development Plan (PDP) which was to be spread across five (5) apartment properties proposed for redevelopment. The subject property is identified as one of the five properties to receive an increase of density.
  - **ECP-22-054:** An Environmental Concept Plan (ECP) was approved on May 19, 2022 for Lot 18 to demolish the existing apartment units and replace them with a 4-story apartment building consisting of 111 units and associated site improvements. ECP’s are conceptual plans which propose a site layout in context with property conditions, and to provide an initial proposal for stormwater management under the State regulatory framework. Approval of an ECP does not constitute an approval of the overall development plan.
  - **WP-22-043:** An alternative compliance for the removal of one specimen tree, a 35” Red Maple, located interior to the site in the southwest quadrant between two existing apartment buildings. The tree is in fair-to-good condition, as it is split trunk making it vulnerable to failure. The removal was approved on December 22, 2022 by the Department of Planning and Zoning, the Department of Recreation and Parks, and the Office of Community Sustainability. The tree’s removal will be mitigated with a 2:1 replacement with 3” DBH native shade trees.
  - **SDP-22-051:** This current site development plan, which proposes a single 4-story apartment building

containing 82 residential units with a parking garage beneath, surface parking, a fenced play area, and a fenced parking lot. Site access from Turnabout Lane is also reoriented with this plan and sidewalk reconstructed. This development complies with the parameters of ZB1120 to redevelop aging apartments that provide affordable housing.

Site Development Plan Analysis:

The Planning Board should evaluate the proposed SDP for compliance with FDP-30-A-V.

**Permitted Uses:** FDP-30-A-V identified Lot 18 for Apartment Use. SDP-22-051 proposes 82 apartment units in a single 4-story building. The density of the apartments uses for all lots within in the FDP-30-A-5 phase area must average 15 dwelling units per acre. The applicant provided a detailed analysis of the existing density of the other apartment properties in the FDP area with the 82 units proposed for Lot 18. The resulting average density is 13.16 units per acre.

**Setbacks:** Structures devoted to apartment uses must maintain a 25-foot setback from the public right-of-way. The proposed building is 25.2' from the public right-of-way at the closest point. Similarly, structures in open space uses must be at least 25' from the public right-of-way. The closest structure in open space, a fence, is 33' from the public right-of-way. No structures are proposed within the right-of-way setback.

**Building Height:** Per FDP-30-A-V, the maximum building height permitted for apartment buildings is 60 feet, excluding parapets, which screen rooftop equipment, and stair towers for rooftop maintenance. The proposed building height for both buildings is 43'-3 1/4", with an additional 6' parapet.

**Coverage:** FDP-30-A-V states that in no event can more than 30% of any lot devoted to apartment uses be covered by buildings and other major structures. The lot coverage proposed for Lot 18 is 26.8%.

**Parking:** FDP-30-A-V requires 1.5 parking spaces for each apartment unit. 123 parking spaces are required for the proposed 82 apartment units. 123 parking spaces are provided.

Additional Regulatory Requirements:

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

**Stormwater Management:** The project was reviewed to be in accordance with the 2010 Stormwater Management regulations and qualified for redevelopment. A microbioretention facility and a stormceptor facility are proposed to manage stormwater.

**Forest Conservation:** The development will address forest conservation obligations with the payment of a \$7351.88 fee-in-lieu for a 0.14-acre afforestation obligation. The obligation takes into account areas of the property covered by impervious surface prior to the enactment of the Forest Conservation Act, which are exempt from forest conservation requirements under Section 16.1202(b)(xiii) of the Subdivision and Land Development Regulations.

**Landscaping:** Landscaping is provided in accordance with the Howard County Landscape Manual. Perimeter landscaping will be adding 36 shade trees, 7 evergreen trees and 76 shrubs to screen the project from adjacent properties, and to screen the surface parking from Turnabout Lane. In addition, 8 shade trees will provide canopy cover for the surface parking spaces and 11 shade trees, 10 ornamental trees, and 120 shrubs will provide visual relief along the building edges. In addition to the required landscaping, the applicant included a

“Betterments Planting Plan” to enhance the internal landscaping on site. The Department of Planning and Zoning received confirmation from the Architectural Review Committee that it has reviewed the plan and approved it under their covenant process.

DocuSigned by:

*Amy Gowan*

5B4D5DD9470C4D4...

---

Amy Gowan, Director  
Department of Planning and Zoning

**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.**