



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 March 2, 2023

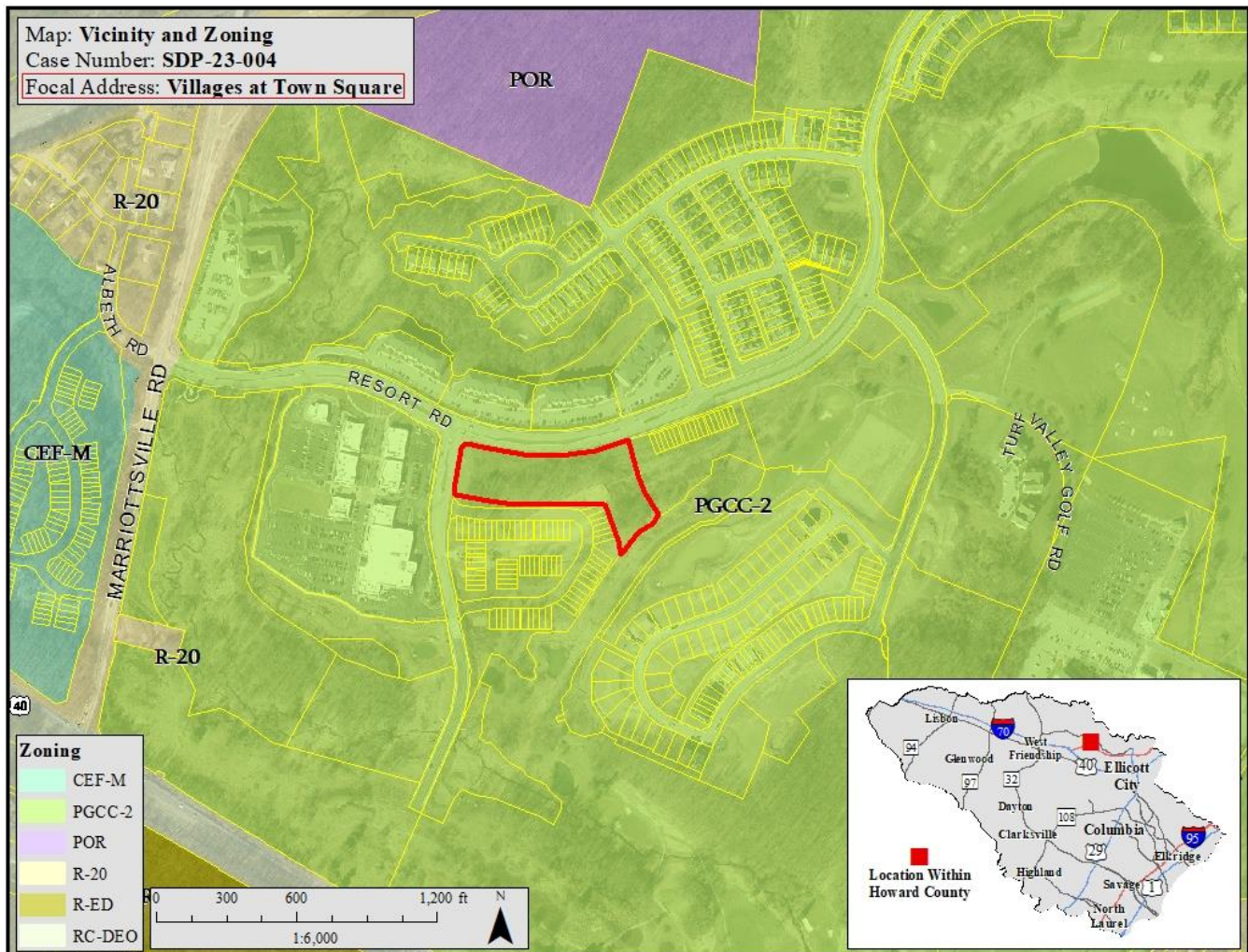
Case No./Petitioner: SDP-23-004, Mangione Enterprises of Turf Valley

Project Name: Villages at Town Square, Phase III, Lots 72 thru 88

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

Request: A Site Development Plan (SDP-23-004). Request to construct 64 units arranged in 2 over 2 apartments on 4.67 acres. The property is zoned "PGCC" (Planned Golf Course Community). Planning Board approval is required for the single-family attached townhome unit, as reserved on the approved FDP.

Location: The property (Tax Map 16, Grid 19, Bulk Parcel B, in the Fifth Election District of Howard County, Maryland) is accessed via Verona Place off of Resort Road.



Vicinal Properties:

Surrounding properties are zoned 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. They include:

North – The Villages at Town Square Phase III borders Resort Road to the north. Apartments that are part of the Oakmont Village development are directly across Resort Road.

South – The Villages at Town Square Phase I borders the project to the south. Townhouses that are part of Phase II of the development are directly across Verona Place.

East – The Villages at Town Square Phase II borders the development to the east. Townhouses along Resort Road are directly across the Verona Place access road. Part of Parcel 8 containing golf course and open space areas.

West – Immediately to the west of the development is Town Square Parkway. Opposite the roadway is commercial development included under the Turf Valley Professional Buildings Development.

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.
- **SP-86-013 Preliminary Equivalent Plan**- Submitted on January 25, 1994 for the Turf Valley Villas. The plan included the three apartment buildings that currently exist on site. The plan was approved April 16, 1986.
- **ECP-17-047 Environmental Concept Plan**- Submitted July 11, 2017 for The Village at Town Square Phases 1-3 showing the proposed apartment buildings and townhome layout. The plan was signed October 4, 2017
- **F-20-072 Final Plan**- Submitted May 13, 2021 to resubdivide Town Square Parcels 1 - 3 into Lots 1-68, Open Space Lots 69, 70, & 71, and Buildable Bulk Parcels A & B. Plat was recorded on February 28, 2022.

Site Development Plan Analysis:

The Planning Board should evaluate the proposed SDP for compliance with Third Amendment of the PGCC Multi-Use Subdistrict FDP.

Permitted Uses – The PGCC Multi-Use Subdistrict FDP permits apartment units on Parcel B. SDP-23-004 proposes 64 new units in 2 over 2 apartments within 7 separate buildings. The FDP lists the maximum units per structure for structures less than 40 feet as 24 units. The proposed SDP complies with this criterion and provides one 12-unit building, four 8-unit buildings and two 10-unit buildings, along with associated utilities additional guest spaces, pedestrian pathways and sidewalks, and landscaping. Dwellings are oriented east to west with the western most units facing toward Town Square Parkway. Access to rear-loading garages is provided from Verona Place and private access roads.

Setbacks – Structures are subject to the minimum setback requirements except that structures may be constructed at any location within such setback if such construction is in accordance with a site development plan approved by the Howard County Planning Board. All residential and non-residential structures must maintain a 30-foot setback from the public right-of-way for collector roads. The residential structures comply with the setback requirement. Of those proposed buildings, the closest setback dimension is 34.5' from the public right-of-way. There is a proposed retaining wall that encroaches 10 feet within the 30-foot setback which is subject to the Planning Boards consideration.

Building Height – Per the PGCC Multi-Use Subdistrict FDP the maximum height for principal apartment buildings is 80 feet. The proposed buildings have a maximum height of 46 feet to the top of the parapet at the highest point.

Coverage – The PGCC Multi-Use Subdistrict FDP only has lot coverage requirements for structures within single family attached projects developed with one dwelling unit per lot. This SDP is not subject to lot coverage requirements.

Parking – Parking requirements are established under Section 133.0.D in the Howard County Zoning Ordinance. Per Section 133.0.D.2.b; 2.0 spaces per dwelling unit plus 0.3 spaces per dwelling unit for visitors are required. The proposed 64 units will require 148 parking spaces. Through a combination of garages, driveways, and off-street parking spaces, a total of 178 parking spaces are being provided which exceeds the requirement.

Landscaping – The FDP requires the plan comply with the Subdivision and Land Development Regulations and Howard County Landscape Manual. This SDP includes the required 8 shade trees, 7 evergreen trees, and 4 shrubs. Perimeter plantings are proposed to supplement the existing streetscape plantings along Resort Road and Verona Place. Additional internal plantings are also proposed adjacent to the parking areas and bio-retention facilities south Building #7, along the southern building facades, and at the ends of the access alleys to provide shade and some buffering to the adjacent properties.

Planning Board Criteria:

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

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 Plan Howard 2030 as 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 ‘L’ 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 apartments. The proposed development with this phase includes 64 apartment 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 2 over 2 apartments are the final phase of dwellings constructed in the Villages at Town square development and is located at the southeast corner of Resort Road. Perimeter and accent landscaping is being provided as part of this site development plan to provide environmental buffering between the proposed homes and the surrounding developments. Landscaping and retaining walls have been provided with the previous two phases of the development. There is also a natural environmental area within existing Parcel 8 and a section of golf course that separate the Phase III development from the neighboring Caperton Village to the southeast. Street trees along both sides of Resort Road and a retaining wall will also buffer the proposed townhomes and the Oakmont Village Apartments.

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 Verona Place 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 Comprehensive Sketch Plan S-86-13 (PB 368) approved April 27, 2006. An Adequate Public Facilities Traffic

Evaluation was prepared for this Villages at Town Square Phase 3 for the County to verify that the proposed SDP is in conformance with the phasing of the approved traffic study. The traffic evaluation letter dated September 7, 2022 was submitted with the SDP and verified by DPZ to be in conformance with the requirements of the traffic study.

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 #24-5090-D with F-20-072.

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

The apartment style units contributes to the diverse housing options provided in the Turf Valley community which supports the County’s overall housing goals.

Section 126.0.H Criteria

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

Adequate parking is provided for the proposed residential uses on site- 148 spaces are required and 178 are provided with a combination of garage spaces, driveway parking and off-street parking. The proposed apartments are designed as 2 over 2 units which function similar to attached units. As such, there are no dedicated loading or unloading facilities proposed with these apartments.

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, which have been reviewed by agencies for technical compliance:

Storm Water Management (SWM) Storm water management for the parcels is provided with this SDP. Stormwater management for this site will be met with bio-retention facilities, and existing SWM facilities in accordance with the 2010 Stormwater Management Act.

Forest Conservation – The project is exempt from the Howard County Forest Conservation Requirements per Section 16.1202(b)(1)(iv) 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.

Adequate Public Facilities – Complies with the requirements established by the Howard County Adequate Public Facilities Ordinance. The adequate public facilities traffic study was approved for Turf Valley on January 7, 2005 that included the proposed units at the Villages at Town Square, Phase 3. A supplemental analysis dated August 11, 2006 was requested by the Maryland Department of Transportation State Highway administration and approved.

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Amy Gowan
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2/16/2023

Amy Gowan, Director
Department of Planning and Zoning

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.