



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of August 20, 2020

Case No./Petitioner:

SDP-20-036, Mangione Enterprises of Turf Valley

Project Name:

Ravenwood Condominiums at Turf Valley

DPZ Planner:

Derrick Jones, djones@howardcountymd.gov

Request:

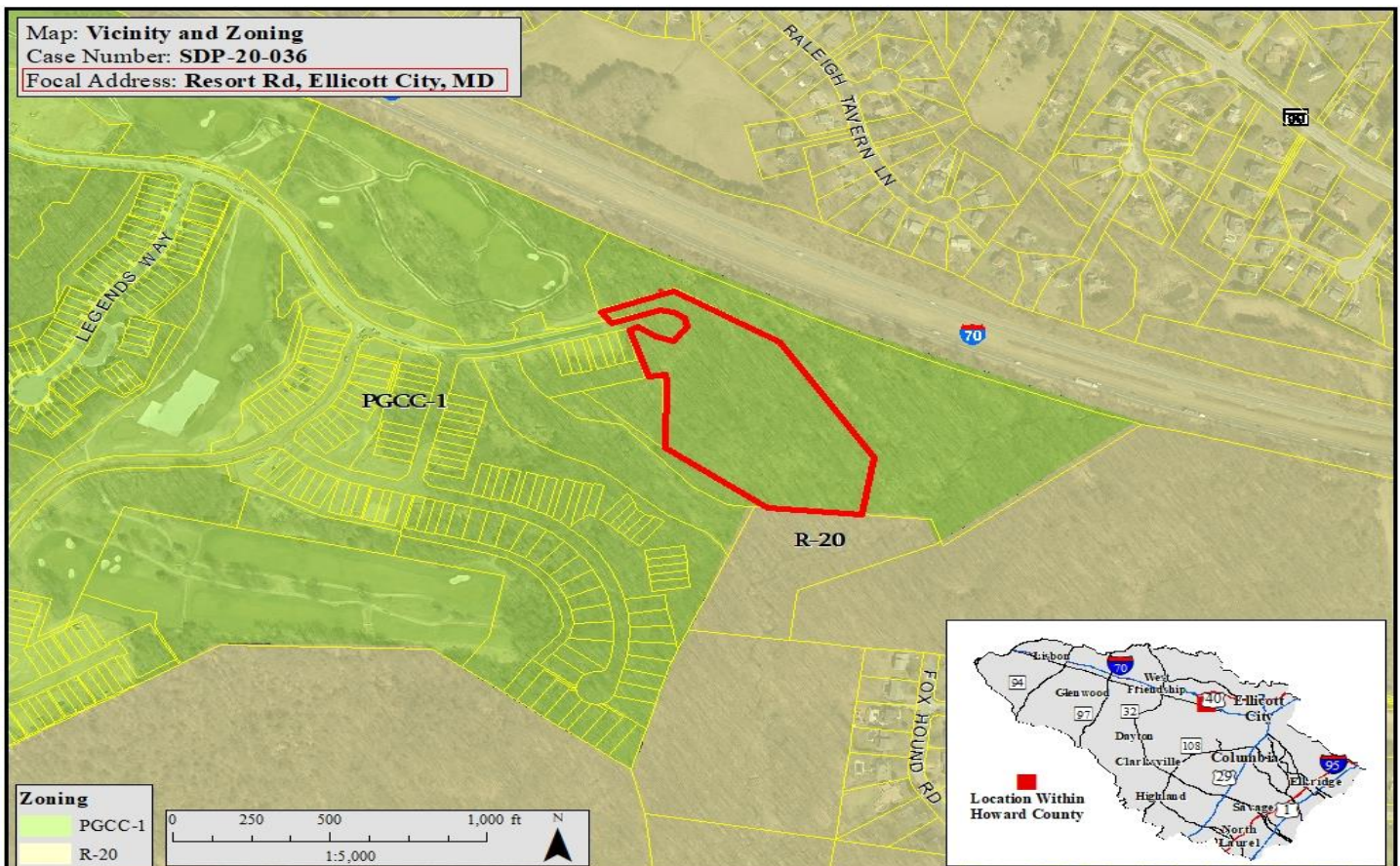
The applicant seeks Site Development Plan approval for 7 single-family attached units (townhomes) and 84 condominium units contained in four buildings on 9.64 acres. The property is zoned "PGCC" (Planned Golf Course Community) and is part of the PGCC-1 Residential Subdistrict.

Location:

The site is located at the terminus of Resort Road in the northeast section of Turf Valley as identified on Tax Map 17, Grid 13, Parcel 706.

DPZ Recommendation:

Approval, subject to complying with remaining technical comments from the Subdivision Review Committee (SRC) and any conditions by the Planning Board.



Vicinal Properties:

The surrounding properties are in the Turf Valley development, except for one County owned property. They include:

North – Golf Space Lot 11 of Ravenwood at Turf Valley

East – Resort Road; Golf Space Lot 76; and part of Bulk Parcel J

South – Open Space Lots 10 and 11 of Ravenwood at Turf Valley and Parcel 103 (David Force Park), zoned R-20

West – Golf Open Space Lot 11 of Ravenwood at Turf Valley

Legal Notice:

The property was properly posted and verified by DPZ in accordance with the legal requirements.

Regulatory Compliance:

The Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, FDP-PGCC Residential Subdistrict (2nd Amendment), the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Landscape Manual all apply.

I. General Information:

History:

- **FDP-PGCC Residential Subdistrict, 2nd Amendment, Final Development Plan** - Amended FDP criteria for the PGCC District, Residential Sub-district for Turf Valley. Recorded October 24, 2008.
- **S-86-013, Sketch Plan** - Fourth Amended Comprehensive Sketch Plan, This plan was approved by the Planning Board on April 27, 2006.
- **S-11-002, Sketch Plan** - The Bluffs at Turf Valley, Golf Space Lot 1 and Bulk Parcels A – F. The plan was approved on December 12, 2011.
- **SP-16-011, Preliminary Equivalent Sketch Plan** - Ravenwood at Turf Valley, The plan was approved March 29, 2017.
- **F-16-004, Final Plan** - Bluffs at Turf Valley, Non-Buildable Bulk Parcels A and B. This plat was recorded on January 6, 2017.
- **F-17-095, Final Plan** - Turf Valley, Pod E-1, Phase One, Lots 1-17, Open Space Lots 73 and 74, Golf Space Lots 75 and 76 and Non-Buildable Bulk Parcels G, H and I. This plat was recorded January 18, 2019 as plat numbers 24898-24909.
- **ECP-16-059, Environmental Concept Plan** - Ravenwood at Turf Valley, This plan was approved on November 22, 2016.
- **F-18-027, Final Plan** - Ravenwood at Turf Valley, Lots 1-7, Open Space Lots 8-10, Golf Space Lot 11 and Buildable Bulk Parcel AA. This plat was recorded on July 3, 2019 as plat numbers 25078-25081.

PGCC Residential Subdistrict Allowable Units: The 2nd Amendment to the residential subdistrict FDP consists of a total acreage of 277.26 acres which establishes the maximum allowable units at 485. The proposed 91 units (7 townhome units and 84 condominium units) within the Ravenwood site development plan brings the current total unit count within the residential subdistrict to 454 units.

Existing Site Conditions: The site was previously wooded and has since been excavated for the construction of underground utilities as approved under the road construction plans for Final Plan F-18-027.

II. Description of the Site Development Plan Proposal and Bulk Regulations Compliance:

Proposed Site Improvements - The applicant seeks approval for seven (7) single-family attached residential units (townhomes) and four (4) condominium buildings that will house a total of eighty-four (84) condominium apartments; each of the 4 condominium buildings will contain 21 apartment units. In addition, the project will include the required parking, landscaping, stormwater management and related site improvements for the townhomes and condominium buildings.

Setbacks - The development complies with the setbacks established in the 2nd amended Turf Valley Residential Sub-District Final Development Plan.

Minimum Distances Between Attached Dwelling Units and Apartment Buildings - This project complies with the minimum distances between the single-family attached dwellings and the closest condominium apartment building.

Structure Height - A maximum structure heights for single-family attached structures and apartment buildings are 34 feet and 40 feet, respectively. The structures proposed for this project comply with the height limitation.

Building Length - Residential structures are limited to a maximum building length of 120 feet. Each of the four (4) proposed condominium buildings exceed the 120-foot building length limit by 22.8 feet (142.8 feet). **In accordance with Item E. of the Bulk Regulations for FDP-PGCC Residential Subdistrict, the Planning Board may approve a greater building 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.**

Lot Coverage - Single-family attached lots have a maximum lot coverage of 60%. The maximum coverage proposed for the single-family attached lots are 52.7%.

Roads - No new roads are proposed; the project shall be accessed from Resort Road.

Environmentally Sensitive Areas - The site does not contain any environmentally sensitive areas.

Storm Water Management (SWM) - Storm water management is provided with M-5 dry wells and M-6 micro bio-retention practices. These practices comply with the Maryland Department of the Environment Stormwater Management Act of 2007 and the Howard County Design Manual Volume 1, Chapter 5.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Landscaping, and credit for existing vegetation, is provided along the project perimeters, internal to the development and within the parking lot for the condominium buildings.

Forest Conservation - Forest conservation was previously satisfied with the retention of 18.9 acres of forest and recorded under final plan F-17-095.

Parking - This project's parking requirement is subject to Section 133.D.2. of the Zoning Regulations. A total of 211 parking spaces are required and a total of 231 parking spaces are provided.

Lighting - Outdoor lighting consists of street lighting along Resort Road and the condominium parking lot lighting. The freestanding light fixtures for the parking lot are 16 feet tall and exceed the 14-foot height maximum allowed per the Zoning Regulations. Designs or locations for light fixtures that do not comply with the requirements of Section 134.0.C or D may be approved administratively by the Director of Planning and Zoning. On July 14, 2020, the Director approved the developer's request of an alternative lighting plan based on justification provided by the developer.

Adequate Public Facilities - Complies with the requirements established by the Howard County Adequate Public Facilities Ordinance.

III. Planning Board Criteria:

This plan complies with the Planning Board criteria as stipulated in Section 126.0.F.4 and H.1.c. of the Zoning Regulations.

1. The plan is consistent with the Howard County General Plan:

The development plan is consistent with the General Plan's (*PlanHoward 2030*) vision of smart growth and compact development that fosters green space, the protection of natural resources and connectivity among the surrounding communities. It is identified on the Designated Places Types map (page 69) as a Targeted Growth and Revitalization Area which is defined as an area where current and future policies, zoning, and other regulations, seek to focus most future County growth (page 74). Furthermore, PlanHoward 2030 encourages Planned Unit Developments (PUD) in Targeted Growth and Revitalization areas where opportunities exist for compact, well-designed and site-specific developments (page 81).

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

The plan is in Development Pod Area 'E-2' as depicted in the 2nd Amendment to the Turf Valley Final Development Plan. The area is projected for "All permitted uses in the PGCC Residential Subdistrict", which includes single-family attached dwellings and apartment units. The proposed land uses are consistent with the land use arrangement defined in the FDP.

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

The plan provides for adequate parking for this project. The townhome and condominium units require a combined total of 211 parking spaces; 231 spaces are provided. The location of the parking is established in areas that have direct access to Resort Road (a public roadway). Parking spacing and layout complies with the DPW Design Manual standards.

4. 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.

Public water and sewer for this project was approved under Contact 24-5133-D on June 24, 2020.

5. The plan ensures that the existing dwelling units will be buffered from the proposed development:

Existing dwellings in Ravenwood at Turf Valley will be buffered from the proposed development by existing vegetation of mature forested trees that are protected by a public forest conservation easement.

6. 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. By letter dated January 16, 2020, the developer's traffic engineer determined that this project is in conformance with the overall traffic study for Turf Valley that was approved in years 2005 and 2006.

IV. Item E. of the Bulk Regulations for FDP-PGCC Subdistrict Building Length

The maximum building length for a residential structure in the PGCC Residential Subdistrict is 120 feet. Each of the four (4) proposed condominium buildings exceed the 120-foot building length limit by 22.8 feet (142.8 feet). In accordance with Item E. of the Bulk Regulations for FDP-PGCC Residential Subdistrict, the Planning Board may approve a greater building 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.

To mitigate the increased length of the building’s façade, the applicant proposing multiple vertical elements are designed to draw the eye to look upwards. These elements include projections, stacking of windows, connecting windows between floors with accent panels and breaking the soffit line at numerous points. In addition, the four condominium buildings are isolated as they are surrounded with existing forest from the David Force Park to the east and forest conservation easements to the north and south. The project is at the terminus of Resort Road and, therefore, there would be no through traffic and the buildings would only be visible to the residents.

SRC Action: The SRC recommends approval, subject to addressing remaining comments that must be corrected prior to DPZ signature approval.

Recommendation: The Department of Planning and Zoning recommends approval of Site Development Plan SDP-20-036, subject to complying with SRC comments and any Planning Board conditions.

DocuSigned by:
Mary Kendall
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FOR Amy Gowan, Director
Department of Planning and Zoning

8/6/2020
Date