



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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## TECHNICAL STAFF REPORT

Planning Board Meeting of December 11, 2019

**Case No./Petitioner:**

SDP-20-002, Mangione Enterprises of Turf Valley

**Project Name:**

Park View At Turf Valley Phase Two Lots 18 - 72

**DPZ Planner:**

Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

**Request:**

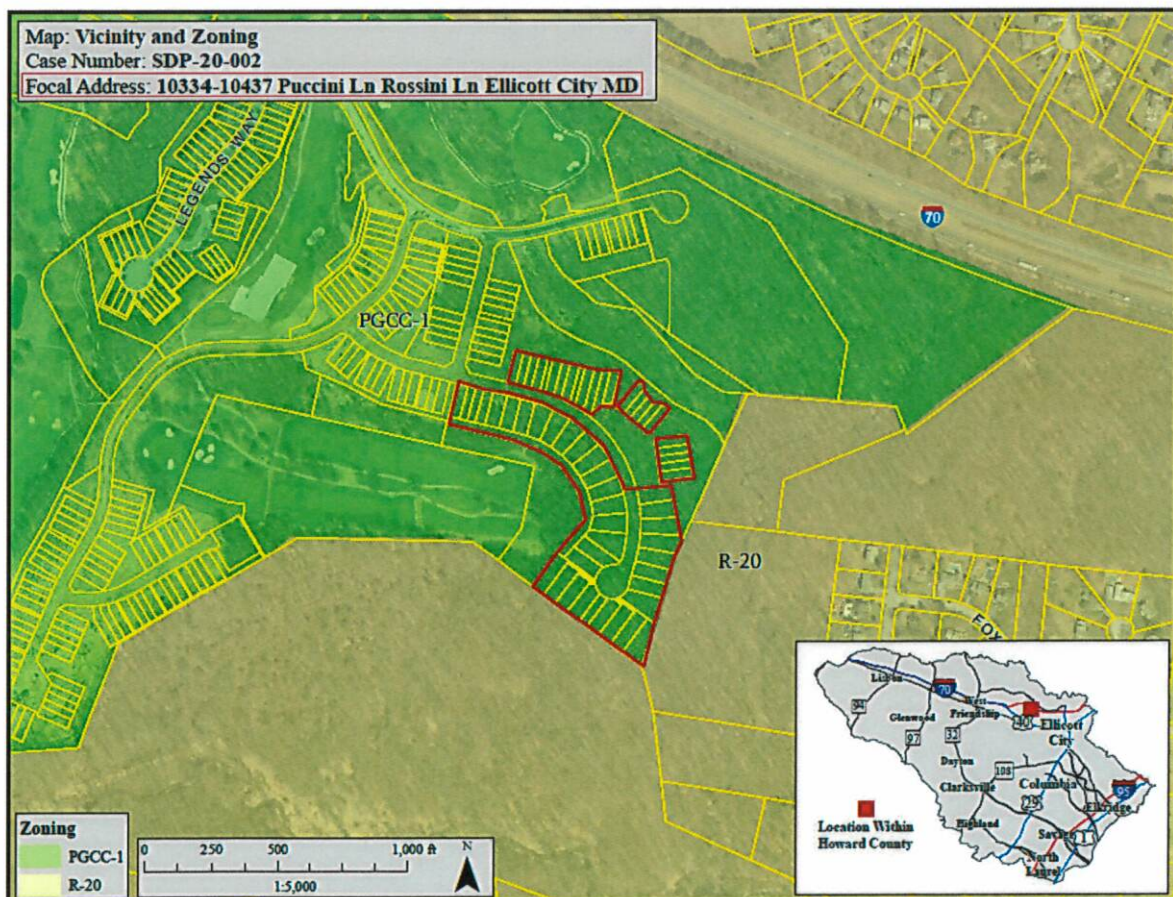
The applicant seeks Site Development Plan (SDP) Approval for 30 single family detached homes and 25 townhome units on 8.04 acres. The property is zoned "PGCC" (Planned Golf Course Community). Planning Board approval is required only for the single-family attached townhome unit, as reserved on the approved FDP.

**Location:**

The property (Tax Map 17, Grid 13, Parcel 706, in the Second Election District of Howard County, Maryland) is accessed via Puccini Lane at the intersection of Vivaldi Lane.

**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:

Surrounding properties are zoned PGCC and are part of the Fairways at Turf Valley development. They include:

**North** – Open Space Lot 77 with Forest Conservation Easement 4 and 5.

**East and South** – Howard County Recreation and Parks Open Space known as David Force Park.

**West** – Existing single family attached lots and multi-family units in Phase One of the Fairways at Turf Valley.

### Regulatory Compliance:

The Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Landscape Manual all apply.

### 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-11-004, Sketch Plan** - Submitted September 1, 2011 for Turf Valley, POD E-1 Lots 1-74, Open Space Lots 75-78 and Non-Buildable Bulk Parcel H. The plan was approved November 8, 2011.
- **P-16-001 Preliminary Plan**- Submitted August 25, 2016 for Turf Valley, POD E-1 Lots 1-72, Open Space Lots 73-76 and Non-Buildable Parcel G. The plan was approved November 21, 2016.
- **SP-08-006 Preliminary Equivalent Plan**- Submitted July 28, 2008 for Phase II Lots 48-80, Open Space Lots 81-84, Bulk Parcel E POD 'E-1' Section IV. The plan was approved February 10, 2009.
- **F-17-095 Final Plan**- Submitted March 5, 2018 for Turf Valley POD E-1 Phase 1, Lots 1-17, Open Space Lots 73-76 and Non-Buildable Parcels G, H and I. The Plat was recorded January 18, 2019.
- **F-17-096 Final Plan**- Submitted June 29, 2018 for Turf Valley POD E-1 Phase Two Lots 18-72, Open Space Lots 77, 78, 80 and 81, Golf Space Lot 70 and Non-Buildable Bulk Parcel J. The Plat was recorded June 13, 2019.

### Analysis:

**Site Improvements** – Six rows of single family attached townhomes are proposed on Lots 18 through 42, and 30 single family dwellings on Lots 43 through 72. Utilities and landscaping will be provided.

**Setbacks** – The development complies with the setbacks established in the 3<sup>rd</sup> amended Turf Valley Multi-Use Sub-District Final Development Plan.

**Storm Water Management (SWM)** - Storm water management for the roads has been provided under F-17-096 Turf Valley, POD E-2 Phase II Road and Supplemental Plans approved November 7, 2008. Storm water management for the lots is provided with this SDP.

**Landscaping** - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is provided along the public street and property boundaries.

**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.

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

**Development Criteria** – Complies with the 2<sup>nd</sup> Amendment to the Turf Valley Residential Subdistrict Final Development Plan requirements.

**Planning Board Criteria:**

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

*PlanHoward 2030, Chapter 6 – Growth, discusses the need for more compact mixed-use developments and specifically references the planned community of Turf Valley. The following General Plan policies and implementing actions are consistent with the proposed SDP.*

**Policy 6.5 – Plan well designed, and complete communities through the Comprehensive Zoning process**

**Implementing Action b-** *Designate appropriate additional areas within the County's Priority Funding Area for well-designed, compact development in order to accommodate future job and housing growth.*

**Implementing Action c – Planning Unit Development.** *Consider Planning Unit Development (PUD) zoning to allow increased flexibility for unique, well-designed, site-specific development which provide benefits and protections to surrounding communities.*

**Implementing Action d- Compact Development.** *Encourage compact development with adequate green spaces and connectivity within and between developments which provides residents with a high quality of life and allows residents to take advantage of the benefits of the compact development.*

The SDP also complies with criteria established in the 2<sup>nd</sup> Amendment to the Turf Valley Residential Subdistrict Final Development Plan requirements and the Howard County Zoning Regulations for the PGCC Zoning District.

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

The plan is in Development Area 'E-1' as depicted in the 2<sup>rd</sup> Amendment to the Turf Valley Final Development Plan. The area allows for "All permitted uses in the PGCC Residential Sub-District", which includes single-family detached and single-family attached dwellings. The proposed land uses are 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 northern portion of the property is buffered from existing dwellings in the Fairways at Turf Valley by existing Open Space Lot 77. Forest Conservation Easements 4 and 5 provide an additional buffer to the north. A Type "A" landscape buffer is proposed along the eastern project boundary between the single family detached (SFD) homes and the Howard County Open Space Parcel 103. A Type "A" landscape buffer is also provided along the south project boundary between the SFD homes and Howard County Open Space Parcel 9. Existing Phase One development on the west will be buffered by Open Space Lots 92 and 77 and internal landscape plantings approved with Phase One. The rear of Townhome Lots 18-21 and SFD Lots 58-72 are adjacent to Open Space Lot 78 and further buffered by Golf Space Lots 75 and 79.

**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 Resort Road, Vardon Lane and Vivaldi Lane, which enables connections from the development to Turf Valley Road, Marriottsville Road, Baltimore National Pike, and I-70. A traffic study for the development was approved under the 4<sup>th</sup> Amended Comprehensive Sketch Plan S-86-13 (PB 368) approved April 27, 2006.

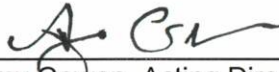
**5. Necessary water and sewer facilities are available to serve the proposed development:**

Public water and sewer service will be provided. Water and sewer will be extended under Contracts #24-4671-D, 24-4354-D and 20-1890-D.

**SRC Action:**

The SRC determined the subdivision plan can be approved, 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-20-002), subject to complying with SRC comments and any Planning Board conditions.



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Amy Gowan, Acting Director  
Department of Planning and Zoning

11-27-19  
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.