



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT Planning Board Meeting of August 18, 2016

Case No./Petitioner: SDP-16-054/Mangione Enterprises of Turf Valley, LP

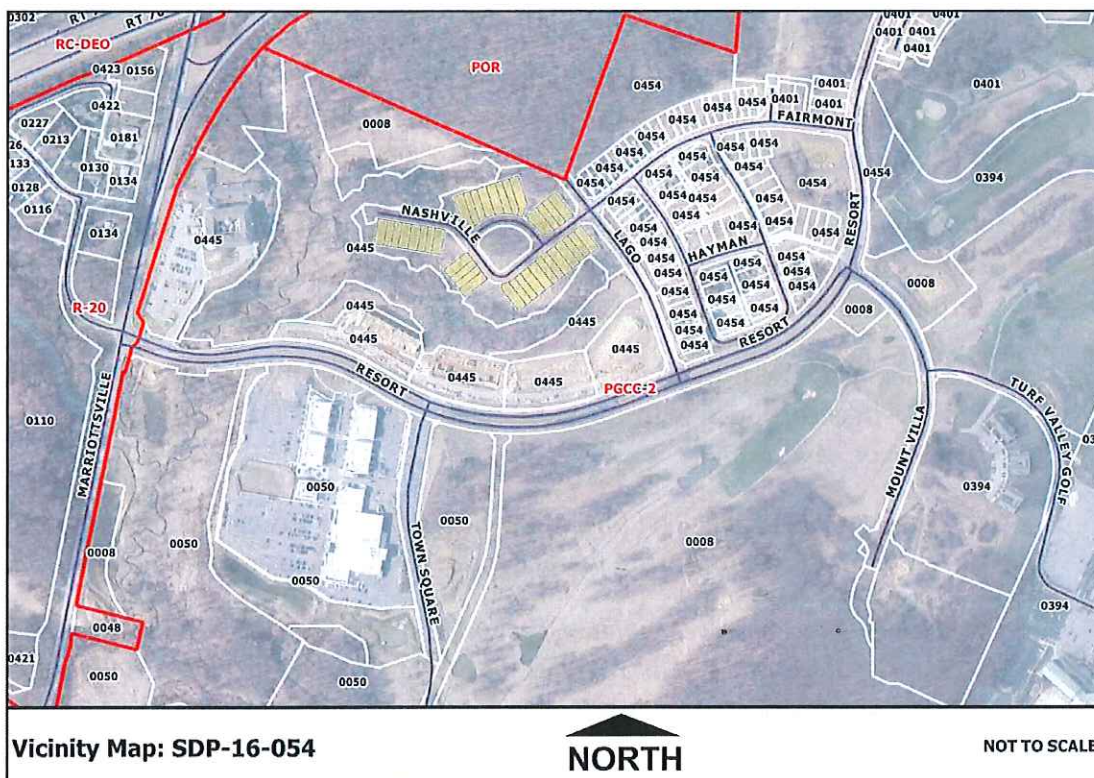
Project Name: West End Village

Planner: Dave Boellner, Planning Specialist II, 410-313-3956, dboellner@howardcountymd.gov

Request: To approve a site development plan to construct 36 single-family attached residential units in accordance with Section 126.0.H. of the Howard County Zoning Regulations.

Recommendation: Approval, subject to compliance with remaining SRC agency comments and any conditions imposed by the Planning Board.

Location: The proposed development is located west of the intersection of Lago Road and Fairmont Avenue, approximately 750 feet north of Resort Road in Ellicott City. It is located on Tax Map 16, Grid 11, in the Third Election District of Howard County. The development is proposed in the Villages at Turf Valley, Phase 5 subdivision, Lots 261 through 296. The total project area is 3.51 acres and the total disturbed area is 3.95 acres.



Vicinal Properties: The development is bounded on the north by Parcel 'X' of the Oakmont at Turf Valley subdivision and by Bulk Parcel 'GG' and Open Space 299 of the Villages of Turf Valley,

Phase 5 subdivision. These areas are occupied mainly by forest, environmental features, golf cart paths, stormwater management facilities, and landscaping. The development is bounded on the east by Open Space Lots 298 and 299 of the Villages at Turf Valley, Phase 5 subdivision, dominated mainly by landscaping. Additional areas of Oakmont at Turf Valley Parcel 'X' and Villages at Turf Valley, Phase 5 Open Space Lot 298 lie to the south and west, and contain stormwater management facilities, landscaping, and environmental features.

- General Comments:**
- A. *Existing Conditions:* The site has been prepared in accordance with the approved F-15-079 (Villages at Turf Valley, Phase 5) road construction drawings. The roads are base paved, water and sewer are installed, and stormwater management facilities are currently under construction. The site does not contain golf course facilities such as tees, greens, fairways, or maintenance facilities. No wetlands, wetland buffers, streams, stream buffers, 100-year floodplain, steep slopes, cemeteries, existing structures, or historic resources exist within the project boundaries.
 - B. *Site Improvements:* The SDP proposes to grade the site and construct 36 single-family attached units.
 - C. *Environmentally Sensitive Areas:* There are no streams, wetlands, or their associated buffers, or a 100-year floodplain within the limits of the SDP. Therefore, the SDP will not impact environmentally sensitive areas.
 - D. *Stormwater Management:* Stormwater management is provided in accordance with the 2010 MDE Stormwater Design Manual and Howard County Design Manual Volume I. Stormwater management will be provided by facilities previously constructed as part of the road serving the Villages at Turf Valley, Phase 5.
 - E. *Erosion and Sediment Control:* The SDP includes erosion and sediment control measures designed in accordance with the latest Standards and Specifications for Soil Erosion and Sediment Control.
 - F. *Landscaping:* Required landscaping was addressed by F-15-079, Villages at Turf Valley, Phase 5 in accordance with the Subdivision and Land Development Regulations and the Landscape Manual.
 - G. *Forest Conservation:* The SDP does not include a Forest Conservation Plan, since the development is exempt from forest conservation requirements.
 - H. *Height, Lot Coverage, Building Length, Lot Size, Setback and Parking Requirements:* The SDP complies with all bulk regulations established by the Howard County Code and the Third Amendment to the Turf Valley Multi-Use Subdistrict FDP.

Planning Board Criteria:

- A. *The plan is consistent with the Howard County General Plan:* The West End Village SDP complies with criteria established by the Third Amendment to the Turf Valley

Multi-Use Subdistrict Final Development Plan (FDP) and the Howard County Zoning Regulations for the PGCC Zoning District. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.

B. *The plan results in an appropriate arrangement of land uses within the district:* The West End Village single-family attached residential development is located in Development Area "M", as depicted on the Third Amendment to the Turf Valley Multi-Use Subdistrict FDP. This area is projected for "All Permitted Uses in the PGCC Multi-Use Subdistrict", which includes single-family attached dwelling units. The land use proposed by the SDP is consistent with the land use arrangement defined by the FDP.

C. *The plan ensures that existing dwelling units will be buffered from the proposed development:* The existing homes in the Villages at Turf Valley, Phase 1, Section 2 development, located east of West End Village, will be buffered by open space lots containing perimeter landscaping. Areas south and west will be adequately buffered from the proposed development by landscaping and street trees. Forest and environmental features located in Oakmont at Turf Valley Parcel 'X' will adequately buffer the existing Oakmont at Turf Valley condominiums from West End Village.

D. *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 will be served by Resort Road, Fairmont Avenue, and Lago Road. The roads will enable connections from the development to existing Turf Valley Road, Baltimore National Pike, Marriottsville Road, and I-70. The traffic study was approved under SP-15-003, Villages at Turf Valley, Phase 5.

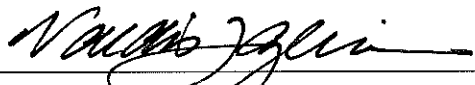
Additionally, existing highway infrastructure will be upgraded as part of a capital project consisting of improvements to Marriottsville Road. The developer is contributing funds to those improvements, which include mitigating traffic impacts resulting from Turf Valley.

E. *Necessary water and sewer facilities are available to serve the proposed development:* Public water and sewer service for the West End Village development will be provided by utilities installed under Contract No. 24-4887-D.

SRC Action: The Subdivision Review Committee (SRC), by a letter dated February 6, 2015 notified the petitioner that SDP-15-058 may be approved, subject to Planning Board approval.

The file for this project is available for public review, by appointment, at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends approval of Site Development Plan SDP-16-054, subject to any conditions imposed by the Planning Board.



Valdis Lazdins, Director
Department of Planning and Zoning

8-4-16
Date





LEFT SIDE ELEVATION (END OF GROUP UNIT)
 30' x 50' TOWNHOME - SIDE ENTRY



FRONT ELEV. 'B' - (TOWNHOME)
 30' x 50' TOWNHOME - SIDE ENTRY

FRONT ELEV. 'A' - (TOWNHOME)
 30' x 50' TOWNHOME - FRONT ENTRY

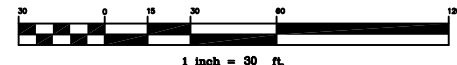
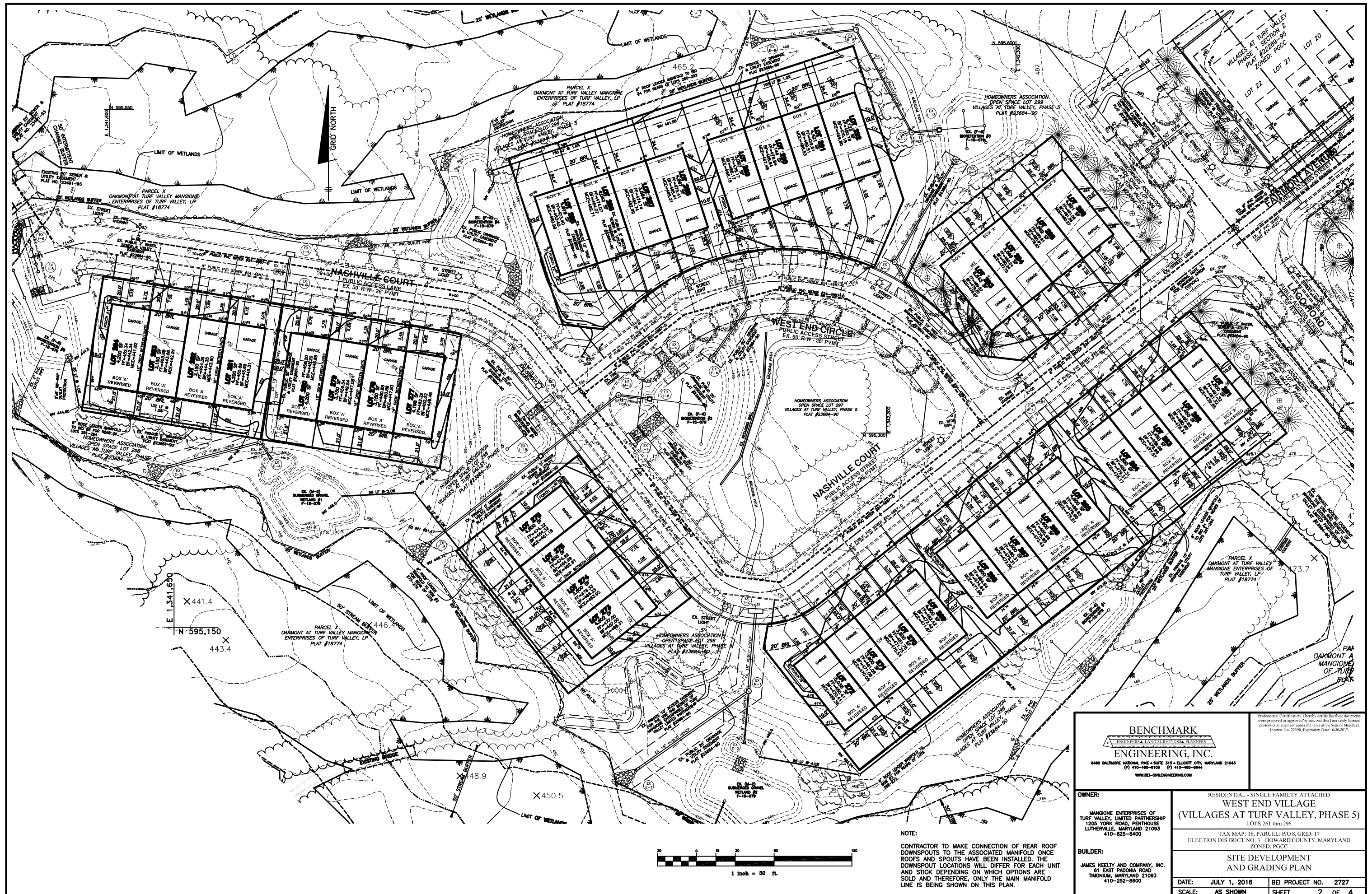
FRONT ELEV. 'C' - (TOWNHOME)
 30' x 50' TOWNHOME - FRONT ENTRY

FRONT ELEV. 'B' - (TOWNHOME)
 30' x 50' TOWNHOME - FRONT ENTRY

05-23-12

The Villages at Turf Valley

Howard County, Maryland



NOTE:
 CONTRACTOR TO MAKE CONNECTION OF REAR ROOF DOWNSPOUTS TO THE ASSOCIATED MANIFOLD ONCE ROOFS AND SPOUTS HAVE BEEN INSTALLED. THE DOWNSPOUT LOCATIONS WILL DIFFER FOR EACH UNIT AND STICK DEPENDING ON WHICH OPTIONS ARE SOLD AND THEREFORE, ONLY THE MAIN MANIFOLD LINE IS BEING SHOWN ON THIS PLAN.

BENCHMARK
 ENGINEERS & LAND SURVEYORS PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLETTT CITY, MARYLAND 21043
 (P) 410-465-8109 (F) 410-465-8844
 WWW.BE-CHILDENGINEERING.COM

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400	RESIDENTIAL - SINGLE FAMILY ATTACHED WEST END VILLAGE (VILLAGES AT TURF VALLEY, PHASE 5) LOTS 261 thru 296	
	TAX MAP: 16, PARCEL: P0 8, GRID: 17 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC	
BUILDER: JAMES KEELY AND COMPANY, INC. 61 EAST PADONIA ROAD TIMONIUM, MARYLAND 21093 410-252-8600	SITE DEVELOPMENT AND GRADING PLAN	
	DATE: JULY 1, 2016	BEI PROJECT NO. 2727
SCALE: AS SHOWN	SHEET 2 OF 4	

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22790, Expiration Date: 6/30/2017.