



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of July 22, 2021

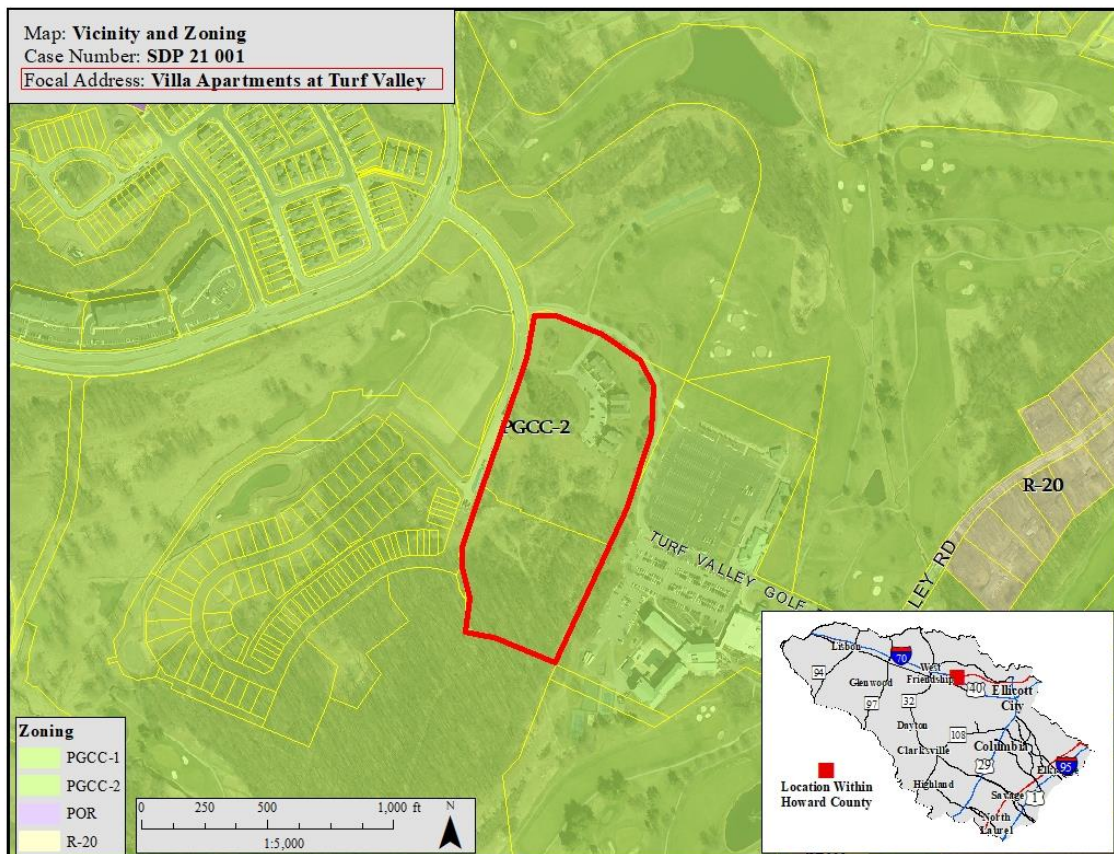
Case No./Petitioner: SDP-21-001, Mangione Enterprises of Turf Valley

Project Name: Villa Apartments at Turf Valley, Parcel B-7

DPZ Planner: Nicholas Haines, Planner II

Request: A Site Development Plan (SDP-21-001). Request to develop Parcels B-1 and E-1 (pending plat of resubdivision to consolidate into one parcel; Parcel B-7) as 192 apartment units and 1 commercial retail/fitness structure on 14.186 acres. The property is zoned "PGCC-2" (Planned Golf Course Community). Planning Board approval is required for any development within the PGCC Multi-Use-Subdistrict, as reserved on the approved FDP.

Location: The property (Tax Map 16, Grid 17, Parcels B-1 and E-1, in the Fifth Election District of Howard County, Maryland) is accessed via Mount Villa Parkway and Turf Valley Golf Road West of the Turf Valley Hotel and Country Club.



Vicinal Properties:

Surrounding properties are zoned PGCC-2 and are part of the Caperton Village of Turf Valley, Turf Valley Hotel and Clubhouse, and active golf course. They include:

North – Turf Valley Golf Road borders the site to the north and includes an area of Parcel 8 containing a portion of the Turf Valley active golf course and driving range on the opposite side of the roadway.

South – Part of Parcel 8 containing existing forest resources and part of the Turf Valley Golf Course is located to the south of the site.

East – The Turf Valley Hotel and Clubhouse development are located to the east of the site.

West – Mount Villa Parkway borders the western edge of the site, Single family attached and detached homes that are part of Phases 1 and 2 of the Caperton Village of Turf Valley development are located opposite the roadway.

Regulatory Compliance:

This project is subject to the Third Amendment of the PGCC Multi-Use Subdistrict, 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.

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.
- **SDP-94-080 Site Development Plan**- Comprehensive plan for Turf Valley Section 2. The plan was approved November 4, 1994.
- **F-14-096 Final Plan**- Submitted March 6, 2014 to create Turf Valley Bulk Parcels B-1 and E-1. The Plat was recorded January 30, 2015.
- **F-21-073 Final Plan**- Submitted January 19, 2021 to combine Turf Valley Parcels B-1 and E-1 into Parcel B-7. Plat is currently circulating for signatures.
- **ECP-20-032 Environmental Concept Plan**- Submitted March 25, 2020 for Turf Valley Bulk Parcels B-1 and E-1 showing the new apartment and sales/fitness building layout. The plan was signed June 24, 2020.

Analysis:

Site Improvements – Five new apartment buildings containing a total of 192 units and one commercial sales/fitness structure are proposed on the combined parcels. Associated utilities, 484 Parking Spaces, pedestrian pathways and sidewalks, and landscaping will be provided on site.

Setbacks – The development complies with the setbacks established in the 3rd amended Turf Valley Multi-Use Subdistrict Final Development Plan.

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, micro Bio-retention facilities, and permeable paving in accordance with the 2010 Stormwater Management Act.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria and includes 118 shade trees and 16 evergreen trees. Perimeter plantings are proposed to supplement the existing streetscape along Mount Villa Parkway and Turf Valley Golf Road. Foundation plantings, proposed adjacent to the new buildings and parking islands, are designed to include shade trees within the new parking areas. Additional plantings are provided along the existing parking areas adjacent to the existing apartment buildings. Proposed trees are between the buildings and around the proposed sales/fitness building.

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.

Development Criteria – Complies with the 3rd Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan requirements.

Planning Board Criteria:

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 it 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 apartment uses, athletic centers, and specialty stores selling or renting goods. The proposed development includes five new apartment buildings containing a total of 192 units and one commercial sales/fitness structure 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:

Existing dwellings in the Villa Apartments at Turf Valley are incorporated into the overall site design. Building #5 proposes to complete the arrangement of apartment buildings lining Turf Valley Golf Road, providing organization for the existing apartment buildings to focus around the proposed sales/fitness center and associated open space. The parking areas are interconnected, and the new apartment buildings are connected via drive aisles and proposed pedestrian pathways. The neighboring Caperton Village shares some frontage with the Villa Apartments at Turf Valley development along Mount Villa Parkway. Due to the topography on site, the new apartment buildings have their primary entrance on the interior of the site. Additional landscaping and bioretention facilities are placed along Mount Villa Parkway, adding to the existing streetscape and mitigating the change in use and height from the existing townhomes. The proposed development is meeting all required setbacks on site. The other surrounding residential developments will be buffered by portions of Parcel 8 which contain existing vegetated areas and the existing golf course.

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, Mount Villa Parkway and Turf Valley Golf Road, which enable 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 4th Amended Comprehensive Sketch Plan S-86-13 (PB 368) approved April 27, 2006. The April 2021 Adequate Public Facilities traffic evaluation submitted with the SDP confirmed that the plans conform and meet the approved traffic study and verified that the traffic counts are still valid.

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 #44-5152-D with SDP-21-001.

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

The additional apartment units are adding to the diverse housing options provided in the Turf Valley community which is supported by Plan Howard 2030.

Section 126.0.H Criteria

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

Adequate parking is being provided for the proposed uses on site. The apartment uses require 2.3 parking spaces per dwelling unit and the clubhouse/fitness building requires 10 spaces per 1000 square feet of assembly area. The total project requires 474 parking spaces and 484 parking spaces are being provided with a combination of garage spaces and parking lot spaces.

The loading area for the clubhouse is provided along the side of the structure in a recessed area of the building at a lower elevation than the surrounding area. Parking lot plantings are being provided in planting islands and around the border of the buildings and property edges. The proposed parking layout also connects with the existing parking facilities and expands their capacity through the design.

8. 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.

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

7/8/2021

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.