



# 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

### Site Development Plan for Roslyn Rise

Planning Board Meeting of September 23, 2021

**Case No./Petitioner:** SDP-21-030, Enterprise Homes

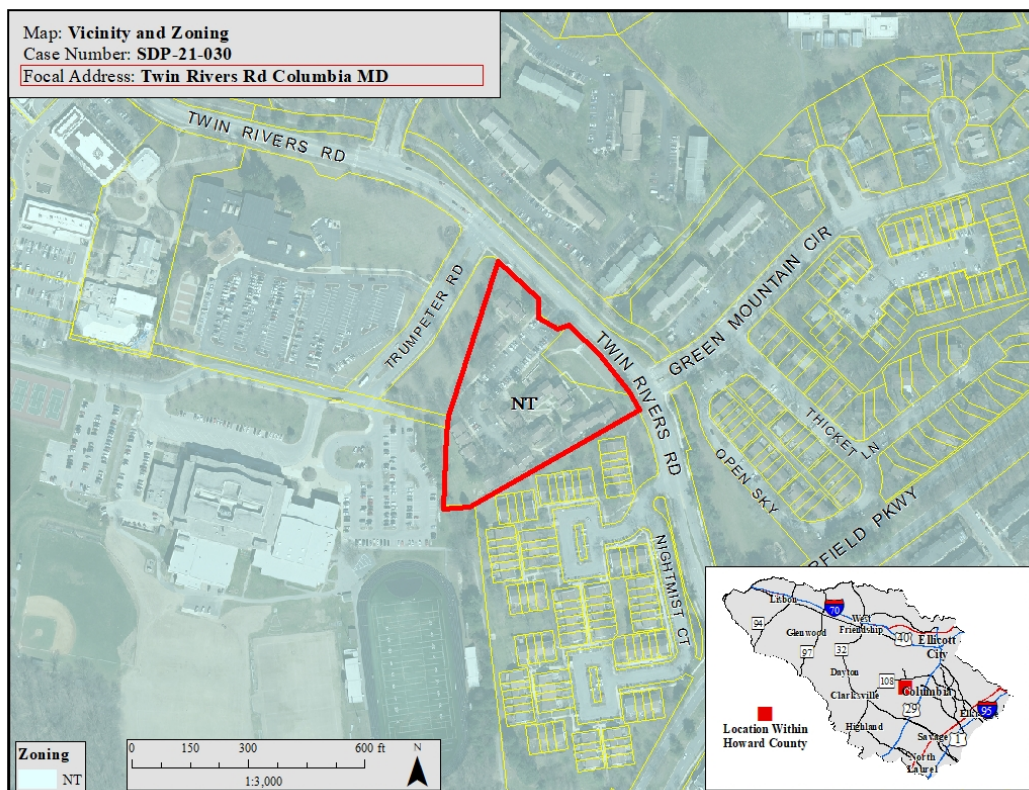
**Project Name:** Site Development Plan for Roslyn Rise, Village of Wilde Lake, Section 10, Area 4, Lot 2

**DPZ Planner:** Jill Manion, Planning Supervisor  
[jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov)

**Request:** A Site Development Plan (SDP-21-030). The request is to approve the Site Development Plan for two apartment buildings with a total of 153 units and open space improvements.

**Location:** The subject properties are located on the southwest side of Twin Rivers Road between Green Mountain Circle and Trumpeter Road and Tax Map 30, Parcel 272, Lot 2 and Tax Map 36, Parcel 81, Lot 3.

### VICINITY MAP



### **Vicinal Properties:**

North: A Columbia Association Open Space lot, Trumpeter Road, and the Wilde Lake Interfaith Center

South: Single-family attached homes

East: Twin Rivers Road with single-family attached homes beyond the right-of-way

West: Wilde Lake High School

### **Site History:**

The site is zoned NT and located on the southwest side of Twin Rivers Road. Lot 2 is a 3.5-acre property currently developed with an aging townhome-style apartment complex known as Roslyn Rise, which was constructed in 1971. Lot 3 is 0.4 acres of credited open space owned by the Columbia Association situated between Lot 2 and Twin Rivers Road. While mostly lawn, Lot 3 is improved with a paved pathway and the entrance to a below-grade pedestrian tunnel beneath Twin Rivers Road. There are no environmental features on either property.

On October 5, 2020, the Zoning Board of Howard County granted approval to amend the Preliminary Development Plan for Columbia to increase allowable density by 300 new units. This request is part of a broader redevelopment effort to replace existing, older housing stock with mixed-used housing. The 300 units are to be distributed over five properties, with the Roslyn Rise property to be the first to be redeveloped and allocated 153 units.

The property is identified as "Apartment Site" on the amended FDP-41-A-1, which is to be recorded in the Howard County Land Records and reflects the increased allowance of unit density, revises the maximum building height and revises the boundary with the open space. A final resubdivision plat (F-22-007) is also currently in process to be recorded to reflect the revised boundaries.

### **Site Development Plan Analysis**

This site development plan is reviewed for compliance with FDP-41-A-1 and the Howard County Subdivision and Land Development Regulations where applicable.

**Permitted Uses:** The proposed site development plan (SDP) matches FDP-41-A-1, which permits Lot 2 to be used for 153 apartment units. Lot 3 is permitted for all open space uses. The applicant has coordinated with the Columbia Association to construct hardscape improvements on Lot 3 including a patio for use by both residents and the public. These improvements include a retaining wall, a reconstructed pathway that connects to the tunnel leading under Twin Rivers Road, and to at-grade connections. There will also be a reconstructed pathway leading to Trumpeter Road and a grasscrete emergency access point constructed on Lot 1 for rear access to Building 1. These uses are permitted on the open space lots.

**Parking:** FDP-41-A-1 requires 1.5 parking spaces for each apartment unit. 230 parking spaces are required for the proposed 153 apartment units and 233 parking spaces are provided on the SDP.

**Setbacks:** Structures devoted to apartment uses must maintain a 25-foot setback from the public right-of-way. Both proposed buildings exceed this setback requirement, with Building 2 located approximately 48 feet from the public right-of-way at its closest point and Building 1 located approximately 150 feet from the public right-of-way. There are no setback requirements for the improvements on the open space lot provided they are constructed in accordance with an SDP approved by the Howard County Planning Board.

Building  
Height:

Per FDP-41-A-1, the maximum building height permitted for apartment buildings is 47 feet, excluding parapets which screen rooftop equipment, and stair towers for rooftop maintenance. The proposed building height for both buildings is 43' 3 1/4", with an additional 6' parapet.

Coverage:

FDP-41-A-1 states that in no event can more than 30% of any lot devoted to apartment uses be covered by buildings and other major structures. The proposed building coverage is 29.74% of Lot 2. No more than 10% of the total open space shown on FDP-41-A-1 may be covered with buildings or similar major structures. This criterion is met because patios, walkways, landscaping and similar improvements do not count toward lot coverage and the proposed retaining walls, exceeding 6 feet in height, account for less than 10% of the open space lot coverage.

Stormwater  
Management:

The project meets the 2010 Stormwater Management regulations and qualifies for redevelopment. Micro bioretention facilities, bioswales, and pervious pavement are proposed to manage stormwater.

Forest  
Conservation:

The development is exempt from Forest Conservation requirements per Section 16.1202(b)(1)(ii) of the Howard County Code since it is part of a Planned Unit Development which has preliminary development plan approval and 50 percent or more of the land is recorded and substantially developed before December 31, 1992.

Landscaping:

Landscaping is provided according to the Howard County Landscape Manual. Perimeter landscaping adds 35 shade trees, 11 evergreen trees and 48 shrubs to screen the project from adjacent properties, and to screen the surface parking from Twin Rivers Road. In addition, 13 shade trees provide canopy cover for the surface parking spaces and 13 shade trees, 40 ornamental trees, and 180 shrubs provide visual relief along the building edges. The Department of Planning and Zoning received confirmation from the Architectural Review Committee that it has reviewed the plan and approved it under their covenant process.



Amy Gowan, Director  
Department of Planning and Zoning