



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of April 7, 2022

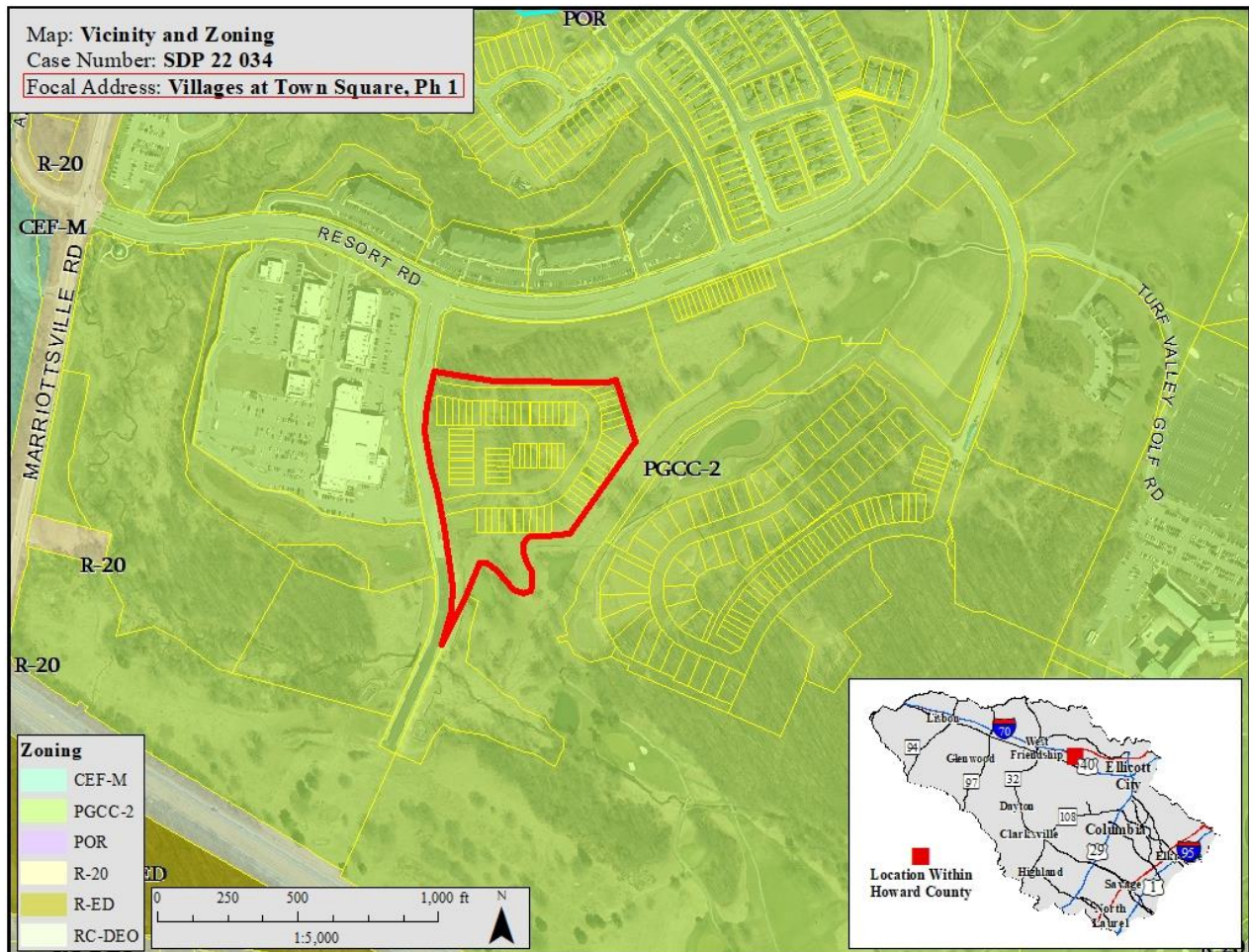
Case No./Petitioner: SDP-22-034, Mangione Enterprises of Turf Valley

Project Name: Villages at Town Square, Phase I, Lots 1 thru 68

DPZ Planner: Nicholas Haines, Planner II

Request: The applicant seeks Site Development Plan Approval for 68 single family attached townhome units on 9.16 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 16, Grid 16, Parcels 8 and 50, in the Fifth Election District of Howard County, Maryland) is accessed via Treviso Lane and Luca Lane off of Town Square Parkway south of Resort Road.



Vicinal Properties:

Surrounding properties are zoned PGCC-2 and are part of additional phases of the Village at Town Square development, Caperton Village and Clubhouse, and The Town Square at Turf Valley commercial development. They include:

North – Buildable Bulk Parcel B borders the site to the north which will include Phase 3 of the Villages at Town Square Development containing the proposed apartment buildings. North of Parcel B is Resort Road.

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 – Single family detached homes of the Caperton Village development are located east of the site opposite Parcel 8.

West – Town Square Parkway borders the western edge of the site. The commercial development of the Town Square at Turf Valley is 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.
- **ECP-17-047 Environmental Concept Plan**- Submitted July 11, 2017 for The Village at Town Square Phases 1-3 showing the proposed apartment buildings and townhome layout. The plan was signed October 4, 2017.
- **P-18-004** - Submitted on July 10, 2018 for the Village at Town Square. The plan included 86 single family attached townhomes and 67 apartment units in four apartment buildings. The plan was approved September 30, 2019.
- **F-20-071 Final Plan**- Submitted May 13, 2021 to resubdivide Town Square Parcels 1 - 3 into Lots 1-68, Open Space Lots 69, 70, & 71, and Buildable Bulk Parcels A & B. Plat was recorded on February 28, 2022.

Analysis:

Site Improvements – The plan proposes 68 new single-family attached townhomes in 13 separate building sticks to be constructed on recorded Lots 1 through 68. Associated utilities, additional guest parking spaces, pedestrian pathways and sidewalks, and landscaping will be provided on site in accordance with F-20-071. Buildings are oriented to front the existing and future public street rights-of-way. A private access street and private alley provide access to rear loading garages for the lots internal to the subdivision.

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, and existing SWM facilities in accordance with the 2010 Stormwater Management Act.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria and includes the required 85 shade trees and 26 evergreen trees. Perimeter plantings are proposed to supplement the existing streetscape along Town Square Parkway and Treviso Lane. Accent plantings are proposed adjacent to the new townhomes and bio-retention facilities. Street trees have been provided along the roadways with additional shade and ornamental trees provided to buffer the proposed development from the surrounding properties. The overall emphasis of the plan was to have units along the perimeter of the subdivision facing the public rights-of-way, there are, however a few instances where the rear of units face the front of other units. To mitigate the front-to-rear orientation, additional landscaping is being required by the Department of Planning and Zoning along the private alley, the stormwater management area, and between pull-in guest parking and units to provide enhanced screening. There is also enhanced landscaping between the units fronting Town Square Parkway to provide additional screening from the rear of the commercial buildings on the opposite side of the road.

Forest Conservation – Pursuant to Section 16.102(h) of the Subdivision and Land Development Regulations and approved P-18-004 this project is exempt from the Howard County Forest Conservation Requirements per former Section 16.1202(b)(1)(ii) of the Howard County Code as 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: The Planning Board, before acting upon the Site Development Plan, shall hold a public meeting and shall give consideration to the guides and standards listed in Section 126.0.F. and to the criteria listed in Section 126.0.H

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 and the Howard County Zoning Regulations for the PGCC Zoning District. The SDP is consistent with Plan Howard 2030 as 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 single-family attached dwelling units. The proposed development with this phase includes 68 new townhome units, which is consistent with the Multi-Use Subdistrict land use arrangement defined in the FDP.

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

The proposed townhomes will be the first dwellings constructed in the Villages at Town square development and will be located at the southeast corner of Resort Road and Town Square parkway. Perimeter landscaping, that meets the requirements of the Landscape Manual, is being provided as part of this site development plan to buffer the proposed homes and the surrounding developments. There is also a natural

environmental area within existing Parcel 8 that separates this development from the neighboring Caperton Village to the southeast.

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 Treviso Lane and Lucca Lane via Town Square Parkway, which connect to Resort 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.

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

Public water and sewer service will be provided for this proposed development. Water and sewer will be provided under Contract #24-5089-D with the recorded plat and supplemental plans, F-20-071.

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

The additional townhouse units provide diverse housing options 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.

Single family attached housing uses require 2 parking spaces per dwelling unit and an additional 0.5 spaces per dwelling unit for visitor parking. The Villages at Town Square Phase I, requires 170 parking spaces. The SDP shows 190 parking spaces to be provided with a combination of garage spaces, driveway parking and on street parking.

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 Subdivision Review Committee (SRC) agencies have reviewed the Site Development Plan for conformance with water and public sewer facilities and approved, subject to addressing remaining comments prior to signature approval.

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Amy Gowan
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Amy Gowan, Director
Department of Planning and Zoning

3/23/2022

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.