



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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Voice/Relay

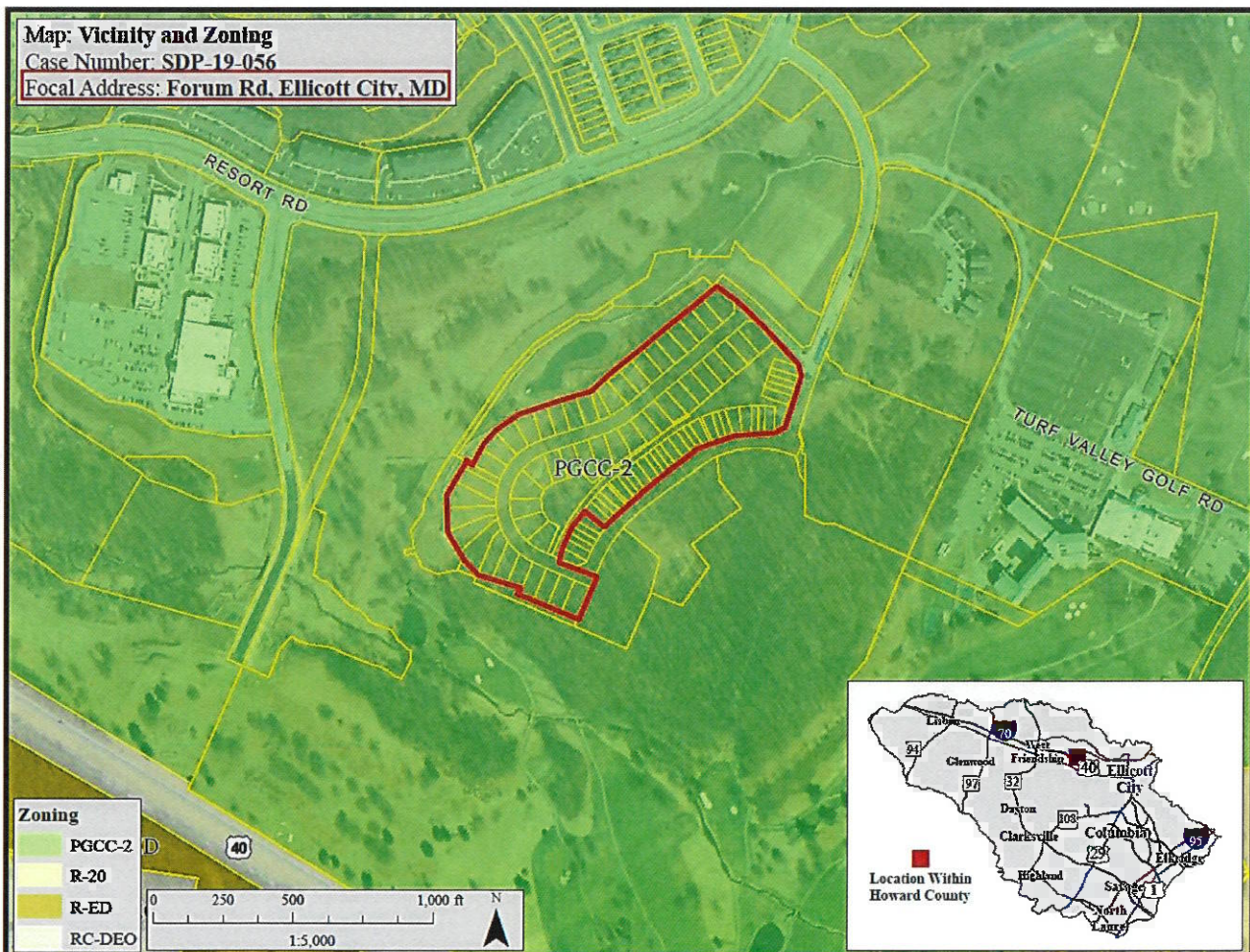
Valdis Lazdins, Director

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## TECHNICAL STAFF REPORT

Planning Board Meeting of July 11, 2019

- Case No./Petitioner:** SDP-19-056, Mangione Enterprises of Turf Valley
- Project Name:** Caperton Village at Turf Valley, Phase 2, (SDP-19-056)
- DPZ Planner:** Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov
- Request:** The applicant seeks Site Development Plan approval for 50 single family detached homes, and 30 townhome units on 9.93 acres. The property is zoned "PGCC" (Planned Golf Course Community).
- Location:** The property (Tax Map 16, Grid 19, Parcel 8, in the Third Election District of Howard County, Maryland) is accessed via Cavalier Wood Road and Forum Place.
- 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 Caperton Village at Turf Valley development. They include:

**North** – Proposed single family attached lots.

**East** – Buildable Bulk Parcels 'A' and 'B'.

**South** – Part of Parcel 8 that contains existing golf open space lots.

**West** – Proposed single family attached lots and multi-family units in the Village of Town Square development.

### 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 Multi-Use- Third Amendment, Final Development Plan** – Amended FDP criteria for the PGCC District, Multi-Use Sub-district for Turf Valley. Recorded March 26, 2010.
- **S-08-001, Amended Sketch Plan** - Submitted July 26, 2007, for the Turf Valley Clubhouse containing Lots 1 thru 46, Open Space Lots 1 thru 5, Bulk Parcels A and B, and Pod L. The plan was approved December 22, 2008.
- **S-11-003 Sketch Plan**- Submitted May 31, 2011, for the Turf Valley Clubhouse containing Lots 54 thru 106, Open Space Lots 107 thru 111, Bulk Parcel B, and Pod L. The plan was approved September 22, 2011.
- **F-17-101 Final Plan**- Submitted July 17, 2017, Caperton Village at Turf Valley subdivision for Lots 1 thru 50, Open Space Lots 51 thru 54, Buildable Bulk Parcels 'A' and 'B', and Non-Buildable Bulk Parcels 'C' and 'D'. The plat was recorded September 28, 2018.
- **F-17-102 Final Plan**- Submitted November 11, 2017, Caperton Village at Turf Valley Resubdivision of Non-Buildable Bulk Parcel 'D' for Lots 56 thru 91, Open Space Lots 92 & 93, and Non-Buildable Bulk Parcel 'E'. The plat was recorded October 26, 2018.

### Analysis:

**Site Improvements** – Four rows of single family attached townhomes are proposed on Lots 1 through 30, and 50 single family detached dwelling on Lots 37-50 and 56-91. 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 has been provided under F-17-101 and F-17-102.

**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 3<sup>rd</sup> amended Turf Valley Multi-Use Sub-District Final Development Plan requirements.

**Planning Board Criteria:**

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

The Plan complies with criteria established in the 3<sup>rd</sup> Amendment to the Turf Valley Final Development Plan requirements and the Howard County Zoning Regulations for the PGCC Zoning District. Since the zoning regulations are based on the Howard County General Plan and the SDP complies with all applicable regulations, the SDP is consistent with the General Plan.

**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 3<sup>rd</sup> Amendment to the Turf Valley Final Development Plan. The area is projected for "All permitted uses in the PGCC Multi-Use 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:**

Existing dwellings in the Oakmont Village at Turf Valley will be buffered from the proposed development by existing vegetation, proposed vegetation, 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 and Mount Villa Parkway, 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 S-08-001 and S-11-003 "Caperton Village at Turf Valley," which was formerly referred to as "Turf Valley Clubhouse".

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

Public water and sewer service will be provided under Contracts #14-4977-D and #14-4978-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-19-056), subject to complying with SRC comments and any Planning Board conditions.

  
Valdis Lazdins, Director  
Department of Planning and Zoning

6-27-19  
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 Friday, 8:00 a.m. to 5:00 p.m.