



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of July 11, 2019

Case No./Petitioner:

SDP-19-061, Mangione Enterprises of Turf Valley

Project Name:

Turf Valley POD E-1, (SDP-19-061)

DPZ Planner:

Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

Request:

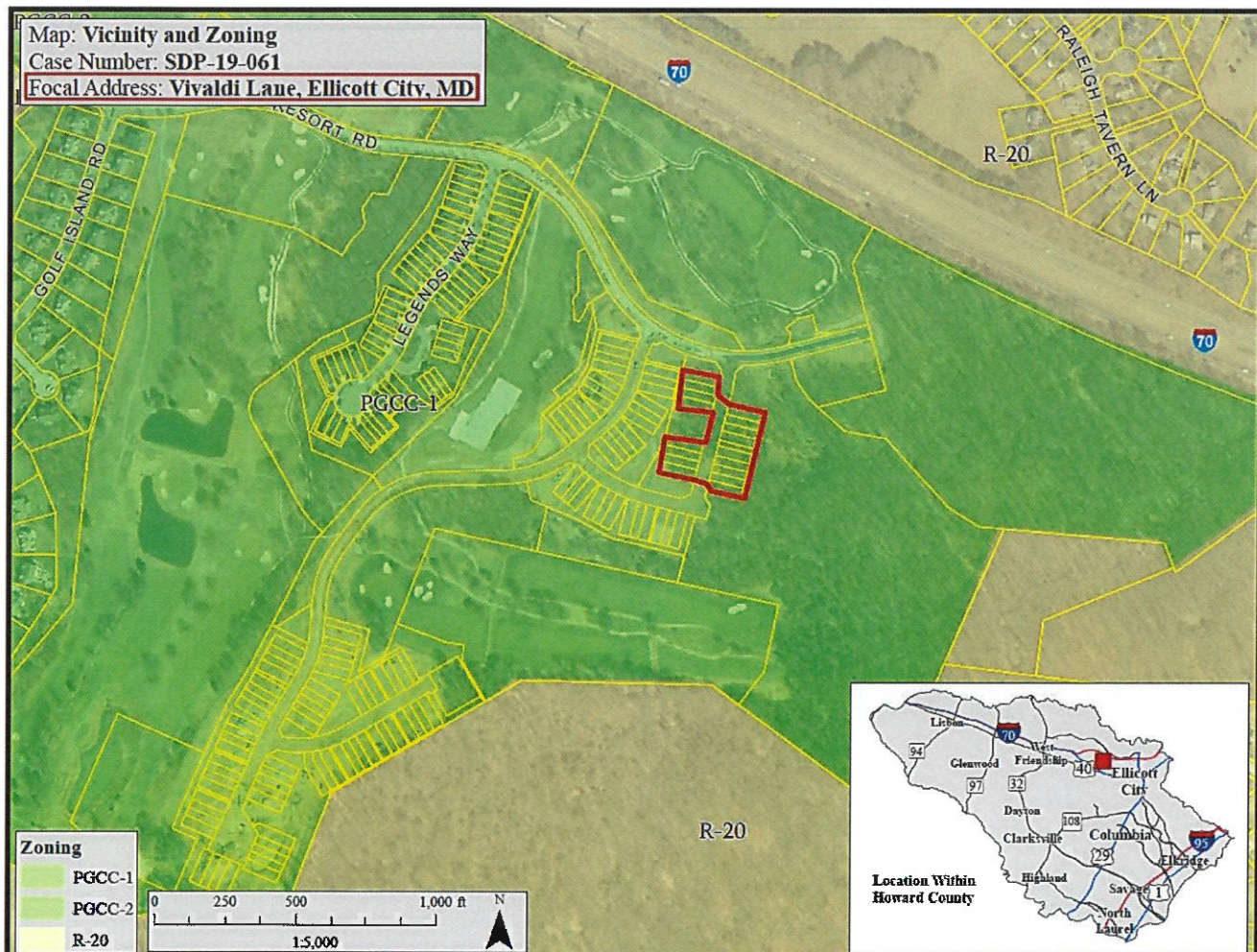
The applicant seeks Site Development Plan approval for 17 single family attached units on 1.59 acres. The property is zoned "PGCC" (Planned Golf Course Community).

Location:

The property (Tax Map 17, Grid 13, Parcel 706, in the Third Election District of Howard County, Maryland) is accessed via Vivaldi Lane from Resort Road.

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 – Existing golf course lots.

East – Proposed single family attached houses in the Turf Valley POD E-1 subdivision.

South – Proposed single family attached houses in the Turf Valley POD E-1 subdivision.

West – Proposed single family attached houses in the Fairways of Turf Valley subdivision.

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-11-004, Sketch Plan** - Submitted September 1, 2011, for Turf Valley POD E-1 containing lots 1 thru 74, Open Space Lots 75 thru 78, Non-Buildable Bulk Parcel H. The plan was approved November 11, 2011.
- **ECP-11-062b Environmental Concept Plan**- Submitted July 31, 2014, for Turf Valley POD E-1 containing lots 1 thru 74, Open Space Lots 75 thru 78, Non-Buildable Bulk Parcel H. The plan was approved August 13, 2014.
- **F-17-095 Final Plan**- Submitted March 5, 2018, for Turf Valley POD E-1 containing Lots 1 thru 17, Open Space Lots 73 and 74, Golf Open Space Lots 75 and 76, and Non-Buildable Bulk Parcels G, H, and I. The plan was approved August 11, 2018.

Analysis:

Site Improvements – Four rows of single family attached townhomes are proposed on Lots 1 through 17. Utilities and landscaping will be provided.

Setbacks – Complies with setbacks established in the 3rd amended Turf Valley Multi-Use Sub-District Final Development Plan.

Storm Water Management (SWM) - Provided under F-17-095.

Landscaping - Complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is provided along the public street and property boundaries.

Forest Conservation – 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 3rd amended Turf Valley Residential 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 3rd 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 site is in a Residential Subdistrict, as depicted in the 3rd Amendment to the Turf Valley Final Development Plan and projected for Residential Uses, such as the single-family attached dwelling units. 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 Legends 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 Vivaldi Lane, 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-11-004 "Turf Valley, POD E-1" 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 Contract #24-4979-D.

SRC Action:

The SRC determined the site development 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-19-061), 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.