



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of January 20, 2022

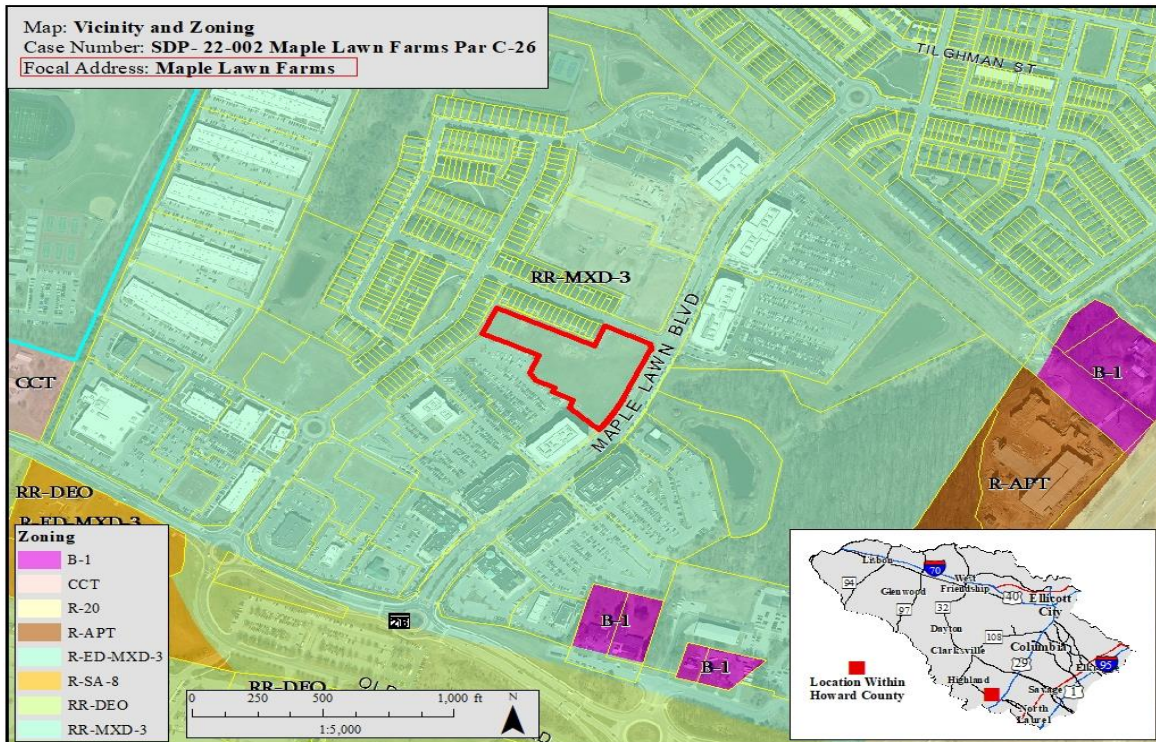
Plan No./ Applicant: SDP-22-002, MLFCC Parcel 5, LLC

Project Name: Maple Lawn Farms, Business District – Area 1
Parcel C-26 (Office Building No. 5)

DPZ Planner: Derrick Jones, djones@howardcountymd.gov

Request: A site development plan (SDP-22-002). Request to construct a 3-story, 86,143 S.F. office building (with possible first-floor retail, personal services and restaurant uses) and other related site improvements on “MXD-3” (Mixed Use Development) zoned property in accordance with Section 127.0.F.1. of the Zoning Regulations.

Location: The property is located at 8150 Maple Lawn Boulevard, Fulton, MD. It is identified on Tax Map 46, Parcel C-26 and contains 3.53 acres of the 605.3-acre Maple Lawn Farm development.



Vicinal Properties:

North: An existing row of residential townhomes in the Maple Lawn Westside District, Area 5.

East: Maple Lawn Boulevard.

South: An existing office building in the Maple Lawn Business District, Area 1 addressed as 8160 Maple Lawn Boulevard.

West: An existing row of residential townhomes in the Maple Lawn Westside District, Area 2.

General Information:**Plan History:**

- **ZB Case No. 995M:** Established the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and Development Criteria, approved December 29, 2000. The PDP was signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353:** Comprehensive Sketch Plan (CSP) and Development Criteria, approved by the Planning Board on July 11, 2001.
- **S-01-17:** Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on March 20, 2006.
- **ZB Case No. 1039M:** Established the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms, approved on March 20, 2006.
- **PB Case No. 378:** Amended Comprehensive Sketch Plan and Development Criteria, approved by the Planning Board on January 25, 2007.
- **S-06-16:** Amended Sketch Plan for the entire 605.3-acre Maple Lawn Farms MXD project, received signature approval on February 20, 2007.
- **P-02-12:** Preliminary Plan for the Workplace District, Area 1, Parcels C-1 and C-2, Open Space Lots 1 and Lot 2, received signature approval on July 11, 2002.
- **F-03-07:** Final Plan for the Business District, Area 1, Parcels C-1 and C-2 and Open Space Lots 1 and 2, recorded on July 28, 2003.
- **F-04-113:** Final Plan for Business District, Area 1, to resubdivide Parcel C-1 into Parcels C-7 through C-9, recorded on April 15, 2004.
- **F-06-140:** Final Plan for the Business District, Area 1, to resubdivide Parcel C-9 into Parcels C-12 through C-14, recorded on March 23, 2006.
- **F-07-037:** Final Plan for the Business District, Area 1, to resubdivide Parcels C-13 and C-14 into Parcels C-15 and C-17, recorded on May 3, 2007.
- **F-07-183:** Final Plan for the Business District, Area 1, to resubdivide Parcels C-12 and C-15 into Parcels C-18 through C-20, recorded on July 12, 2007.
- **F-11-085:** Final Plan for the Business District, Area 1, to consolidate Parcels C-16 and C-20 into new Parcel C-26, recorded on June 17, 2011.

Existing Site Conditions: The site is an undeveloped grassed parcel located in the Business District of Maple Lawn. This parcel has frontage on both Maple Lawn Boulevard and Market Street.

Regulatory Compliance: The project must comply with Section 127.0.F.2. of the Zoning Regulations, the Preliminary Development Plan, the criteria listed in Comprehensive Sketch Plan (S-06-016), the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Act and the Howard County Landscape Manual.

Site Data:

Total Site Area.....	3.53 acres
Total Building Coverage.....	29,280 SF (19% of site area)
Total Building Floor Area.....	86,143 SF (3 floors)
Limit of Disturbance Area.....	3.65 acres
Maximum Employment Land Use Floor Area Permitted (per S-06-016).....	1,860,012 SF
Cumulative Employment Land Use Floor Area Provided (including this SDP).....	1,851,900 SF
On-site Parking Spaces Required per code.....	301 spaces
On-site Parking Spaces Provided.....	254 spaces*
Shared Parking Spaces Required for 5 office buildings (Parcels B-29, B-30, C-23 thru C-26).....	1,097 spaces
Shared Parking Spaces Provided (on-site) and on Public Street	1,122 spaces

**Parking to meet the requirement will be permitted on the adjacent parking lots on Parcels B-29, B-30, C-23 thru C-26 under a recorded shared access and parking agreement and as per shared parking adjustment chart that is permitted under Section 133.0.F.1 of the Zoning Regulations. See sheet 1 of the SDP for the shared parking calculations confirming that the total required parking of 1,097 spaces is being exceeded with the 1,122 spaces provided to serve these buildings.*

Proposed Site Development Plan:

Site Improvements: This SDP proposes a 3-story office building and associated on-site parking, streetscape improvements and landscaping. This SDP is designed in accordance with the “Traditional Neighborhood Design” (TND) concept. The front of the office building will be sited close to Maple Lawn Boulevard (within 20 feet at its closest point) to define an urban streetscape, thereby promoting pedestrian traffic within the Business District. In addition to the office building, a 529 SF pavilion, complemented with a patio, benches and landscaping shall be provided on north side of the site, near the Market Street entrance. The remainder of the site shall include perimeter and internal sidewalks, pavers, perimeter and internal landscaping, outdoor lighting and a landscaped dumpster enclosure. The first floor of the building may possibly provide space for retail, personal services and restaurant uses.

Landscaping: The Landscape Plan complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria.

- Commercial buildings require 1 shrub per 4 feet of building length, measured at the sides and rear. A total of 121 shrubs are required and 121 shrubs are provided.
- Parking lots require at least 1 shade tree per 20 parking spaces. A total of 13 shade trees are required and 34 shade trees are provided.

- In addition to the required street tree plantings, the side parking area adjacent to Market Street and Maple Lawn Boulevard requires 1 shrub per 4 feet of parking lot perimeter. A total of 46 shrubs are required and 46 shrubs are provided. Street trees were previously provided with construction of those roads.
- Landscaping required to buffer the existing residential townhomes to the north and west of this site was previously provided by the master developer of Maple Lawn when those townhomes were constructed.

Roads: No new roads are proposed. The site access will be obtained from two existing public roads: Maple Lawn Boulevard and Market Street.

Stormwater Management: Stormwater management is provided in accordance with the 2000 Maryland Stormwater Management Design Manual, Volumes I and II. Stormwater management for all of Maple Lawn Farms is provided in existing regional facilities.

Environmental Features: There are no environmental features on the site.

Forest Conservation: Forest conservation requirements of Section 16.1200 of the Howard County Code have been satisfied under Final Plans F-13-07 and F-13-08.

Development Criteria:

This SDP is subject to the Development Criteria approved by the Planning Board under the amended Comprehensive Sketch Plan (PB Case 378, S-06-016). It complies with all Development Criteria requirements approved under PB Case 378 and S-06-016 for the employment land use category.

Parcel Size: No minimum or maximum parcel sizes apply.

Building Height: The development criteria specify that commercial buildings in the Business District beyond 500 feet of MD Route 216 shall not exceed 8 stories. The proposed office building is 1,030' from MD Route 216, is 3 stories and measures at 55 feet in height.

Permitted Uses: The development criteria permit all uses permitted as a matter of right in the POR, B-1 and M-1 Zoning Districts. Office, retail, personal services and restaurant uses are permitted.

Lot Coverage: No coverage requirement is imposed in the employment land use areas.

Floor Area Ratio (FAR): The maximum FAR permitted for all the employment use areas in Maple Lawn is 35%. This is the last undeveloped parcel in the employment land use area. This SDP adds 86,143 SF of floor space, which totals a 34.8% FAR.

Setback Requirements: Commercial structures shall not be within 10 feet of the Maple Lawn Boulevard right-of-way, nor within 10 feet of any property line. Parking areas shall not be within 15 feet of the Maple Lawn Boulevard right-of-way, nor within 10 feet to any other property or boundary line. The proposed office building and parking area complies with the setbacks.

Parking: A minimum of 3.3 parking spaces shall be provided for each 1,000 SF of net leasable area that is devoted to office uses and 5.0 parking spaces shall be provided for each 1,000 SF of net leasable area that is devoted to retail, restaurant, personal services and medical offices (should these uses occupy the first floor). Parking for the proposed office building is to be shared with the adjacent office buildings. Collectively, the five office buildings require a total of 1,097 parking spaces. A total of 1,122 parking spaces are provided, which includes 41 on-street parking spaces and exceeds the total required of the three buildings.

Planning Board Criteria:

The following section evaluates each of the five criteria requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan.

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The site design for the proposed buildings and associated site improvements is consistent with the approved PDP, CSP, and Development Criteria requirements approved for this project, as indicated above.

2. Satisfies the applicable requirements of Section 127.0.E.3 (Decision by the Planning Board for the CSP and Development Criteria).

This SDP satisfies the requirements of Section 127.0.E.3. of the Zoning Regulations, which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.


The developer proposes enhanced landscaping at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual, and the MLF Landscape Design Criteria. The developer has exceeded the required landscaping for the site by including a mix of shade trees, ornamentals, shrubs and groundcover plantings, as indicated above. There are existing landscaping plantings that buffer the existing residential townhomes to the north and west perimeters. These plantings were previously provided by the master developer of Maple Lawn when those townhomes were constructed.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

This SDP will provide a landscaped plaza area at the north side of the site where office employees and visitors may gather for leisure activities. This plaza will feature an assortment of landscape plantings, a pavilion, benches and a walkway.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP will accommodate pedestrian circulation, including sidewalks and crosswalks, for the Business District. A sidewalk will be provided along the westside of Maple Lawn Boulevard, which will connect to the existing sidewalk on Market Street, in accordance with this SDP.

DocuSigned by:

 Amy Gowen, Director
 Department of Planning and Zoning

1/5/2022

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.