



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of April 21, 2022

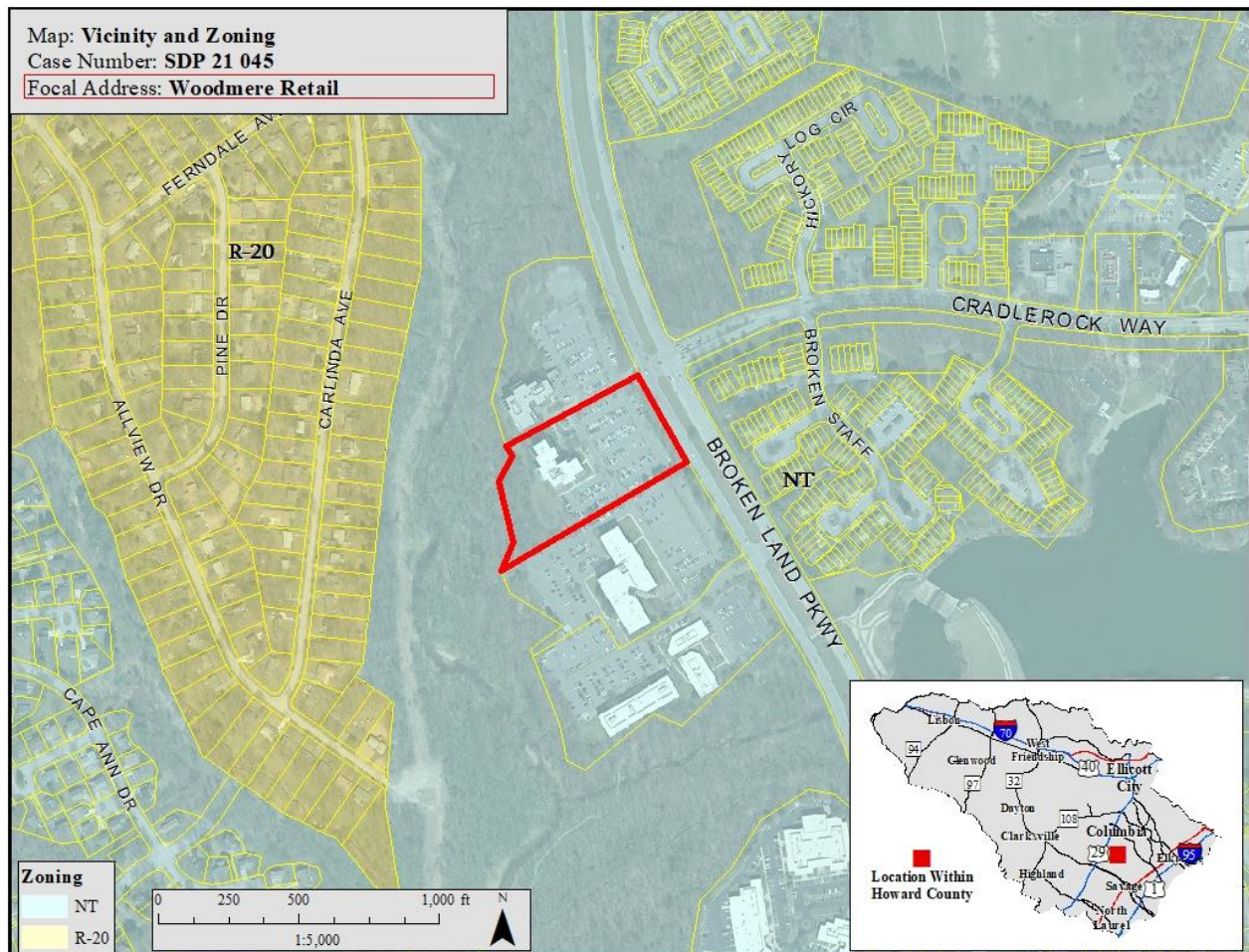
Plan No./Applicant: SDP-21-045, FKW Woodmere Retail, LLC

Project Name: Woodmere Retail, Village of Owen Brown, Section 3, Area 1 Parcel A-6

DPZ Planner: Donna Despres

Request: A Site Development Plan (SDP-21-045). Request to construct a 1-story, 5000 SF restaurant building. This plan is being processed under the NT-Employment Center Commercial designation in accordance with FDP-125-A and Section 125.0.G of the Zoning Regulations.

Location: The New Town (NT) zoned site is located at 9881 Broken Land Parkway at the Woodmere Office Center in Columbia, Village of Owen Brown; identified on Tax Map 42, Grid 3, Parcel A-6.



Vicinal Properties: Zoned NT and include:

North: North of the property is zoned NT-Employment Center Commercial property developed with an office building.

East: East of the property is Broken Land Parkway (a public intermediate arterial road).

South: South of the project is NT-Employment Center Commercial property developed with an office building.

West: To the west of the site is Columbia Association open space.

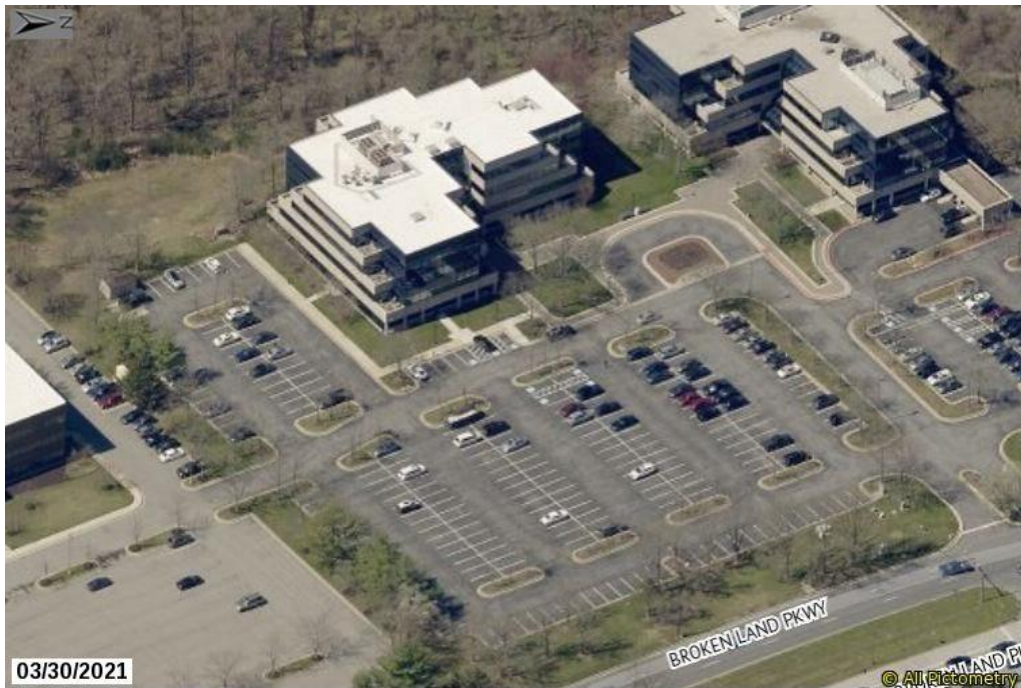
Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

I. General Information

Site History:

- **FDP-125:** A final development plan for the Village of Owen Brown, Section 3, Area 1, Parcel A, 24.37 acres to establish an employment center-commercial land use; recorded on March 23, 1972 as Plat Book 20, Folio 90-92.
- **Plat Book 23, Folio 44 Village of Owen Brown, Section 3, Area 1:** recorded March 31, 1972 Parcel A, 24.47 acres.
- **FDP-125-A:** A final development plan for the Village of Owen Brown, Section 3, Area 1, Parcel A, 24.37 acres to revise the point of access to and from Broken Land Parkway; recorded on November 24, 1980 as Plat 3054A-305.
- **F-80-061:** A final plat to resubdivide Parcel A into new Lots A-1 and A-2; recorded on December 29, 1980 as plat no. 4778.
- **F-86-020:** A final plat to resubdivide Parcel A-1 into new lots, Parcel A-5 and A-6; recorded on November 29, 1985.
- **SDP-86-027:** A site development plan for a four-story office building, parking lot and associated storm water management and landscaping; approved December 5, 1985.
- **ECP-21-028:** An environmental concept plan to demonstrate the site's ability to manage stormwater runoff and to identify any environmentally sensitive areas for the proposed commercial building; approved April 13, 2021.
- **Design Manual Waiver:** A request to reduce the minimum width of a one-way drive lane in a parking lot from 16' (per the Design Manual Vol. III, Appendix G) to 12' was approved on June 15, 2021. The approval prohibits the area of the drive lane from any other use, including loading.

Existing Site Conditions: Lot A-6 is an existing commercial/office development improved with a four-story office building, 243 surface parking spaces, private access road, drive lanes, stormwater management, internal walks and landscaping.



9881 Broken Land Parkway (Lot A-6)

Regulatory Compliance: The project must comply with Section 125.0.G of the Zoning Regulations, the land use criteria listed in FDP-125-A, the Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance and the Howard County Landscape Manual.

II. Description of the Site Development Plan Proposal and Development Criteria:

The Planning Board should evaluate the proposed SDP for compliance with the FDP 125-A. Specific development criteria, such as height and minimum lot size and coverage, were reserved in the FDP to be determined with an SDP.

Permitted Uses: Per FDP-125-A, all uses permitted in commercial districts or commercial land use zones are permitted including but not limited to, all uses permitted in the B-1 (Business: Local), B-2 (Business: General) and S-C (Shopping Center) districts. The Petitioner proposes standard restaurant and fast food restaurant uses which are both permitted in B-1, B-2 and S-C.

Proposed Site Improvements: The applicant proposes to construct a stand-alone 1 story, 5,000 SF commercial building for restaurant use on a pad-site of Lot A-6 of the Woodmere Office Center. The proposal includes a drive-thru lane (for a fast food type restaurant), an outdoor seating area connected by sidewalks, landscaping, parking, stormwater management, and an asphalt pathway connection to the proposed (SDP-20-042) path adjacent to the site. This pedestrian path is intended to complete the connection from the existing bus stop along Broken Land Parkway to the existing Patuxent Branch Trail pathway that crosses underneath the existing roadway to the south of the site and connects to the broader pathway system. No new roads are proposed. Access will remain from Broken Land Parkway.

Setbacks and Bulk Requirements:

The bulk requirements for the subject property are contained in the Development Criteria on the approved Final Development Plan. The Proposed plan complies with the requirements as follows:

Required	Provided in the proposal
30' or 50' structure setback from any public street right-of-way* unless otherwise approved by the Howard County Planning Board	109.3' from Broken Land Pkwy to building 53.7' from Broken Land Pkwy to dumpster enclosure

No minimum setback between buildings	180' from existing office building
No height limitation, provided that improvements are constructed in accordance with a site development plan approved by the Howard County Planning Board	24' height to top of parapet
No lot coverage requirement is imposed upon commercial land uses unless in accordance with a site development plan approved by the Howard County Planning Board	Existing building 1.52 AC Proposed building 0.11 AC Total impervious 2.75 AC (includes buildings, surface parking and walks) 51% lot coverage

**FDP-125-A criterion 6 requires a general structure setback from freeways of 50' and criterion 6C-1 allows a 30' structure setback from a road right-of-way. SDP-21-045 applied the more restrictive 50' structure setback.*

Parking: SDP-86-027 provided 243 spaces. The proposed restaurant building and drive through lanes will result in the loss of on-site parking spaces. However, the proposal reconfigures parking islands to replace some of the eliminated parking spaces. The current proposal provides a total of 197 spaces on-site which exceeds the minimum number required for peak use of the site.

Per FDP-125-A and SDP-86-027, the existing office building (Building A), requires 2 spaces per 1,000 square feet of net leasable area within an office building. The existing 63,975 square foot of net leasable area within the office building requires 128 spaces.

The FDP does not provide a parking requirement for a stand alone restaurant uses outside of an office or hotel office building. However, Sections 133.0.D.4.m and 133.0.D.4.n of the Zoning Regulations require 14 spaces per 1,000 square feet for standard and fast food restaurants.

Of the proposed 5,000 square foot building, the developer anticipates 2500 square feet of regular restaurant use, requiring 35 spaces and 2500 square feet of fast food restaurant use divided into two 1250 square foot spaces, requiring 18 spaces each for a total of 71 spaces (35+18+18). Calculated individually and rounding up, the existing and proposed buildings would require 199 parking spaces. The overall parking requirement for 5,000 square feet is 198 spaces.

However, Section 133.0.F.1 of the Zoning Regulations permits a reduction in off-street parking requirements for uses in a common facility when the hours or days of peak parking are different, allowing a percentage of spaces to be shared between the proposed uses. The Shared Use Parking Table on Sheet 1 of the SDP follows the provisions provided for in this section of the Zoning Regulations and demonstrates that the parking required for the office and restaurant uses in a shared parking lot is 182 spaces for peak use hours of weekday mid-day and afternoon hours. The proposed parking of 197 on-site spaces exceeds the 182 on-site spaces required by the Zoning Regulations.

Stormwater Management: The stormwater management for this project is provided in accordance with Section 5.5.2.1.c. of the Maryland SWM Manual. A Stormceptor and the disconnection of non-rooftop runoff credit (N-2) shall be utilized to manage stormwater.

Forest Conservation: The property is a previously developed parcel in the priority funding area and per the Forest Conservation Regulations Section 16.1202(b)(1)(xiii), the area of the project on existing impervious area is exempt. The offsite work in the public ROW is not on existing impervious and is subject to the regulations. A Forest Conservation worksheet prepared by a Landscape Architect calculated the entire project area and netted out the exemptions per the regulations and the Forest Conservation Manual Section 3.2.4.1. The worksheet is part of the plan set and establishes a Forest Conservation obligation of 2,361 SF, which will be satisfied by fee-in-lieu payment.

Landscaping: FDP-125 requires adequate planting and landscaping to be provided, as required by the Howard County Planning Board at the time an SDP is submitted for approval, whenever employment center commercial areas are in proximity to residential land use area. The distance from the east property boundary to the existing townhomes across Broken Land Parkway, zoned NT, is approximately 207'. The distance from the west property boundary to the single-family homes on the other side of the open space lot, zoned R-20, is approximately 530'

Landscaping is proposed in accordance with the Landscape Manual which requires 20 shade trees and 2 evergreen trees. The project exceeds the requirements and provides 30 shade trees, 21 ornamental trees, 9 evergreens and 121 shrubs. Plantings include trees along Broken Land Parkway to replace trees to be removed for construction of the asphalt path. Plantings are also provided to bring the perimeter and parking lot plantings into compliance with SDP-86-027.

In addition to the required landscaping, the landscape plan includes perennials grasses and groundcovers around the building and in the islands separating the drive-through lane from the parking lot. Lot A-6 does not contain any environmentally sensitive areas. The Architectural Review Committee, Howard Research and Development Corporation reviewed and approved the landscape plan August 27, 2021.

DocuSigned by:

Amy Gowan

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Amy Gowan, Director
Department of Planning and Zoning