



TECHNICAL STAFF REPORT

EGU Subdivision Royal Farms Store 186 and Canton Carwash

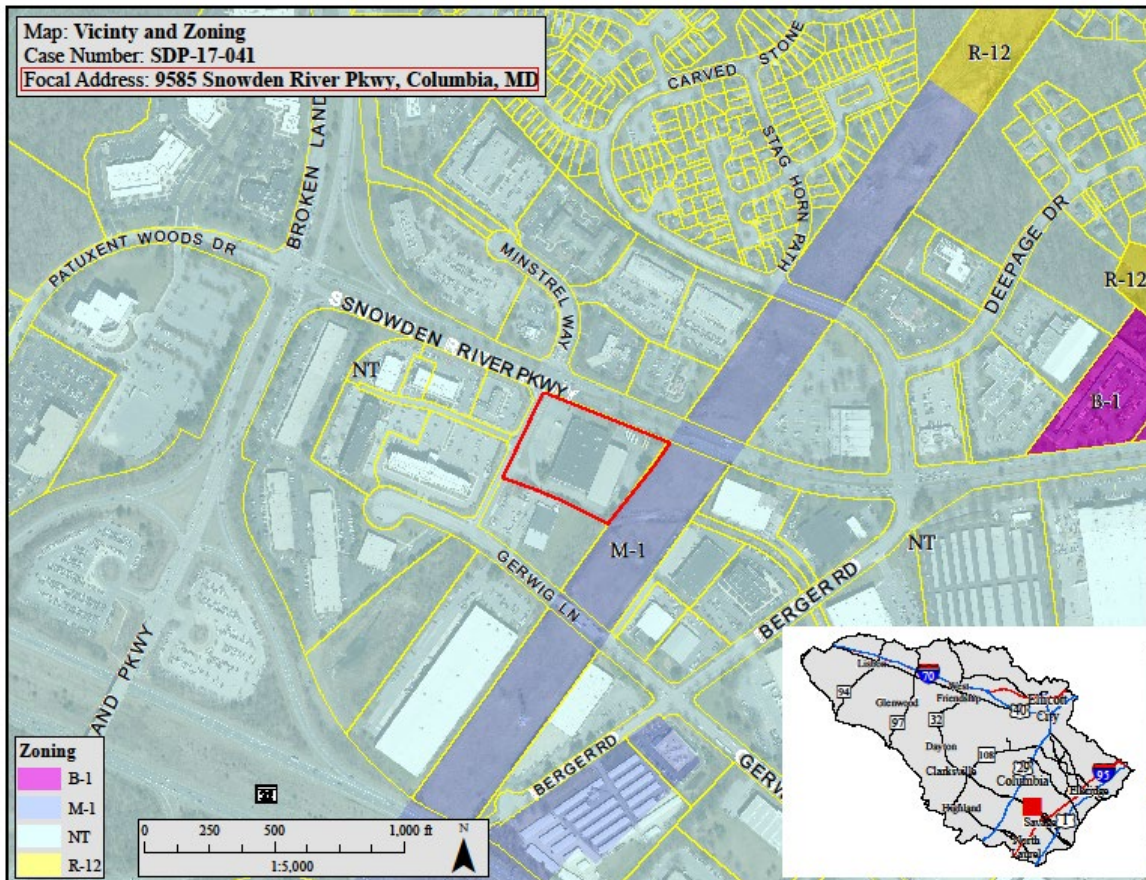
Planning Board Meeting March 7, 2019

File No. / Petitioner: Site Development Plan SDP-17-041, Two Farms, Inc.

Subject: SDP-17-041 EGU Subdivision, Section 2, Area 2, Lot 22
Royal Farms Store 186 & Canton Carwash

Request: For the Planning Board to approve SDP-17-041, consisting of a gasoline station, convenience store, car wash, and associated site improvements; including: two one-story commercial buildings (convenience store and car wash), gas pumps and an overhead canopy, detailing shelter, pay shelter, attendant’s booth, parking facilities, landscaping and stormwater management facilities. The 3.81 acre property is zoned New Town – Employment Center – Industrial.

DPZ Recommendation: On May 3, 2018, after one year of plan review by the Subdivision Review Agencies (SRC), the Department of Planning and Zoning (DPZ) determined SDP-17-041 complies with County and State requirements and now recommends **approval**, subject to Planning Board conditions of approval.



Location:

The property is at the southeast corner of Snowden River Parkway and Minstrel Way, as shown on Tax Map 42, Grid 9, Parcel 375, EGU Subdivision, Section 2, Area 2, Lot 22, Sixth Election District, Howard County, Maryland.

Site Description:

The site is accessed from Minstrel Way, a public local road, and contains a warehouse/office building and parking. It is mostly paved and does not contain forests or environmental resources.

Vicinal Properties:

The site is in Columbia EGU Subdivision, Section 2, Area 2, Lot 22, and is surrounded by:

- North:** Snowden River Parkway, a public intermediate arterial road.
- East:** 250-foot wide Baltimore Gas and Electric Company right-of-way with overhead power lines.
- South:** Warehouse/office building on Lot 23, Columbia EGU Subdivision, Section 2, Area 2.
- West:** Minstrel Way, a public local road providing site access and across the street is a bank and hotel on Lots 24 and 26, Parcel 7 & 8, EGU Subdivision, Section 2, Area 2, Plat No. 19555. The lots are also known as Land Unit 1 and 5, Parcel 529, Condominium Plat No. 20305.

General Comments:

- A. Regulatory Compliance:** This project is subject to Section 125.0.G.1 of the Howard County Zoning Regulations (effective October 6, 2013), Final Development Plan FDP-55 development criteria, and the amended Fifth Edition Howard County Subdivision and Land Development Regulations (approved April 8, 2009).
- B. DPZ Plan History:**
- Columbia E.G.U. Subdivision Section 2, Area 1** – recorded April 18, 1968, Plat Book 13, Folio 97.
- FDP-55** - recorded June 2, 1969, Plat Book 16, Folio 118-121.
- FDP-55-A** – Denied by the Planning Board September 28, 2017, to amend FDP criteria to prohibit retail fuel sales.
- F-69-026, E.G.U. Subdivision, Section 2, Area 2** – Final Plat recorded June 2, 1969, Plat Book 17, Folio 35-37 – a re-subdivision of Section 2, Area 1.
- F-73-45C, Columbia EGU Subdivision Section 2, Area 2**– Resubdivision of Lots 6 & 9 into Lots 6A & 9A. Recorded as Plat Book 25, Folio 86, August 10, 1973.
- F-01-051, Columbia EGU Resubdivision Section 2, Area 2 Lots 22 and 23** – A resubdivision of Lots 6A & 9A to revise a common division line between Lots 6A & 9A and a vehicular ingress and egress note. Recorded October 16, 2000, Plat #14470.
- SDP-71-070, Warehouse and Office** – Site Development Plan approved by the Planning Board May 19, 1971; signed by DPZ November 1971.
- SDP-72-078c, Proposed Office and Shop for Grinnell** – Planning Board approved the Site Development Plan April 19, 1972; signed by DPZ April 26, 1972.
- SDP-14-013, Royal Farms Store 186 & Canton Carwash** – Site Development Plan denied by the Planning Board, October 8, 2015. Proposed motor vehicle fueling station, convenience store and carwash with a proposed right-in/right- out access to Snowden River Parkway. Related files:
- ECP-13-002, Environmental Concept Plan** – approved by DPZ September 5, 2012.

F-14-018, EGU Subdivision Section 2, Area 2, Lot 22 – Revision Plat to dedicate land to the County to widen Snowden River Parkway - adding private and public utility easements, and creating a break in the Snowden River Parkway access restriction. Approved by DPZ February 14, 2014, subject to Planning Board approval of SDP-14-013.

WP-14-080 Alternative Compliance Request – Requested relief from Section 16.119(f)(1) of the Subdivision Regulations to allow vehicular access to Snowden River Parkway. Approved by DPZ February 11, 2014, subject to Planning Board approval of SDP-14-013.

WP-15-058 Alternative Compliance Request – Approved December 15, 2014, - extend approval of F-14-018 and the deadline to submit final plat originals to August 13, 2015.

SDP-17-041, EGU Subdivision Royal Farms Store 186 & Canton Car Wash – The current plan - submitted May 5, 2017, which proposes a motor vehicle fueling station, convenience store and carwash with access from Minstrel Way. After a one year review by SRC agencies to ensure that the plan complies with County and State requirements, DPZ determined on May 3, 2018, that the plan was approvable, subject to approval by the Planning Board. Related files:

WP-18-017 Alternative Compliance Request – Approved by DPZ September 7, 2017, to extend the deadline to submit revised plans to October 22, 2017.

WP-18-047 Alternative Compliance Request – Approved by DPZ October 26, 2017, to extend the deadline to submit revised plans from October 22, 2017, to December 25, 2017.

- C. **Proposed Development Plan/Site Improvements:** SDP-17-041 proposes two, one-story commercial buildings (convenience store and car wash), gas pumps and an overhead canopy, detailing shelter, pay shelter, attendant's booth, parking facilities and associated site improvements. The buildings total 13,315 square feet.
- D. **Vehicular Access:** Access is proposed from Minstrel Way, a public local road, in compliance with Subdivision and Land Development Regulations Section 16.119(f)(1) - "*Access Restrictions: (1) Where a proposed subdivision involves frontage on an arterial road, ..., the street layout should provide vehicular access to the subdivision by a lower classification public road...*" An existing entrance on Minstrel Way, constructed under SDP-72-78, will be used.
- E. **Stormwater Management:** Environmental site design (bioretention and micro-bioretention facilities) will be used for stormwater management practices.
- F. **Environmental considerations:** The site contains no environmental resources.
- G. **Landscaping:** The landscape plan complies with Section 16.124 of the Howard County Code and the Landscape Manual. Landscaping meets or exceeds requirements except for the eastern perimeter of the site. Landscaping Alternative Compliance, as outlined in the Landscape Manual, was approved for this area to avoid conflicts with utilities and easements. Shrubs will be substituted for trees at a 10:1 ratio and relocated to other property borders.
- H. **Forest Conservation:** The plan is exempt from forest conservation requirements in accordance with Subtitle 12, Section 16.1202(b)(1)(iv) of the Howard County Code – "Exemptions... A planned unit development which has preliminary development plan approval and 50 percent or more of the land is recorded and substantially developed before December 31, 1992."
- I. **Adequate Public Facilities:** The traffic study for this project, dated October 18, 2017, was approved by DPZ, Development Engineering Division January 9, 2018.
- J. **Final Development Plan Analysis:** SDP-17-041 complies with all FDP-55 requirements:
 - 1. **Setback Requirements (Criterion 6):** A structure or parking lot shall not be located within 25 feet of a public street, road, or highway right-of-way. The fuel canopy, convenience store, and car wash are located 49 feet, 163 feet, and 123 feet respectively, from the Snowden River Parkway right-of-way,

and 64 feet, 98 feet, and 281 feet respectively, from the Minstrel Way right-of-way. The detailing shelter, pay shelter and attendant's booth are all located internal to the site. Parking areas are located 25 feet or more from the Snowden River Parkway and Minstrel Way rights-of-way. Consequently, the plan complies with Criterion 6 with respect to structure and parking setbacks.

2. **Permitted Land Uses (Criterion 7):** All uses in the M-1 zoning district are permitted, which includes car wash facilities. Uses that are ancillary to, or compatible with permitted industrial uses are also permitted including, but not limited to: restaurants, lunchrooms and similar establishments serving food and/or beverages (item a) and gasoline service stations (item d). Therefore, the convenience store and carryout uses, which are ancillary to or compatible with both the gasoline service station and restaurant, are permitted and comply with Criterion 7.
3. **Height Requirements (Criterion 8):** The maximum building height is 50 feet. The mean height of the convenience store is 24'-9" and the car wash is 23'-4". The detailing shelter, pay shelter and attendant's booth are all less than 20' tall; therefore, the plan complies with Criterion 8 height requirements.
4. **Parking Requirements (Criterion 9):** For industrial uses, one parking space is required for each two employees. For commercial uses, five parking spaces are required per 1,000 square feet of building area. Based on the below, the plan complies with Criterion 9.
 - a. The FDP considers the car wash an industrial use; however, the more restrictive zoning regulations apply and require one space per employee and one space per customer. Parking is based on 15 employees per shift and up to 23 customers, for a total of 38 required parking spaces and 40 spaces are provided. The Howard County Design Manual requires 15 stacking spaces for customers queued up for service and the plan provides 25 spaces.
 - b. For the gas station/convenience store, parking is calculated under the commercial use criterion of 5 spaces per 1000 square feet of building area. In this case, the FDP and the zoning requirements are consistent. The proposed building totals 4,649 square feet and includes the convenience store, the carry out restaurant, restrooms and register area. The required parking is 24 spaces and the plan provides 65 spaces.
5. **Lot Coverage (Criterion 12):** No more than 50 percent of a lot may be covered by buildings or major structures. The lot is 3.69 acres and 0.36 acre (9.75%) is covered by buildings and major structures. Consequently, the plan complies with Criterion 12.

K. SRC Action

In a letter dated May 3, 2018, the Division of Land Development notified the petitioner that the site development plan may be approved, subject to Planning Board approval.

DPZ Recommendation: Based upon the above findings, the Department of Planning and Zoning recommends **Approval** of SDP-17-041, subject to any conditions by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

This file is available for 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.

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VL/DD/JMF/KS