



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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## TECHNICAL STAFF REPORT

Planning Board Meeting of August 20, 2020

**File No./Petitioner:** SDP-74-122, Snowden Crossing, LLC

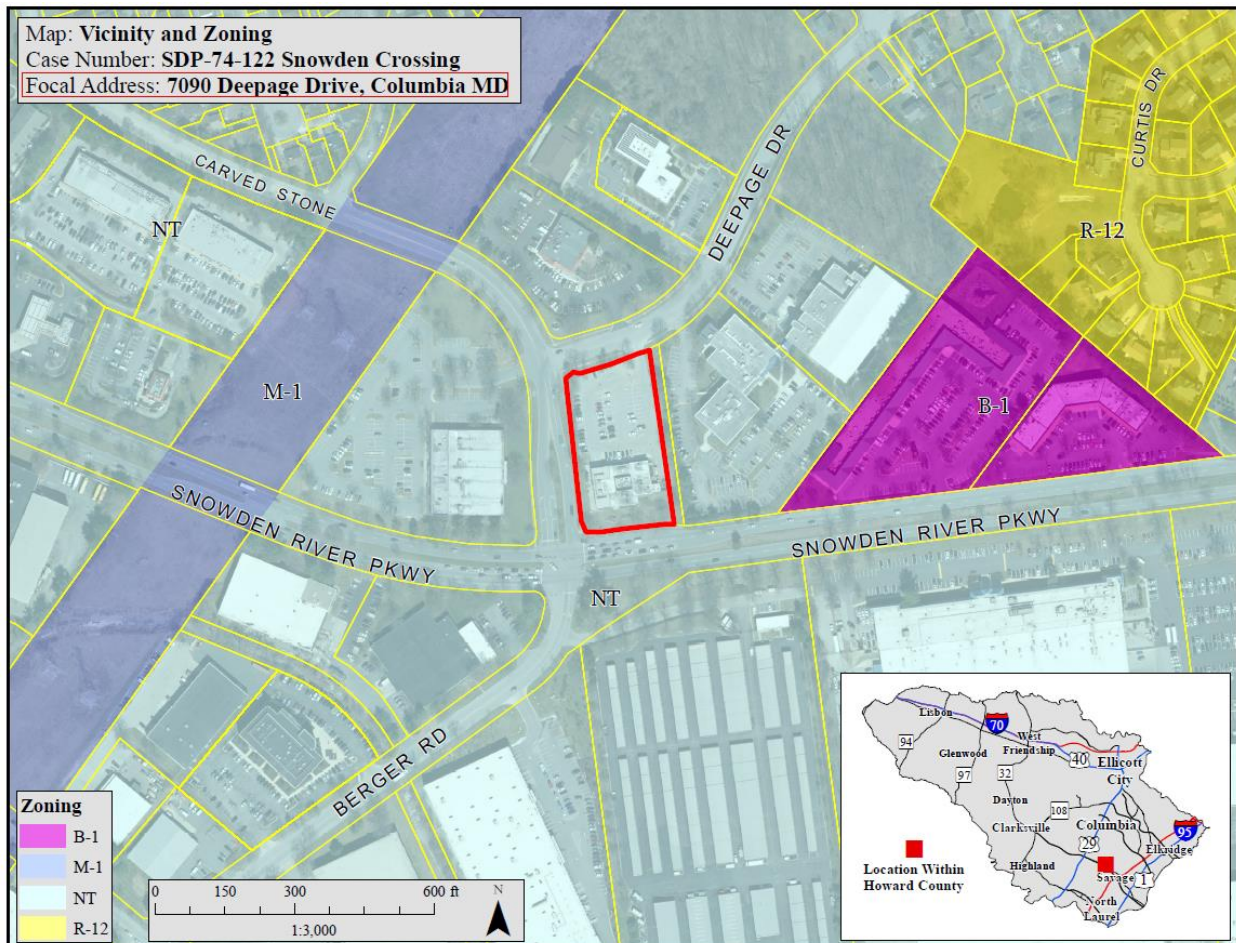
**Project Name:** Snowden Crossing

**DPZ Planner:** Julia Sauer, Planning Supervisor

**Request:** Approval of a Site Development Plan modification for a 2,100 square foot (SF) addition to the existing retail and restaurant building, a 300 SF outdoor seating area, and a drive-through access lane for a fast food restaurant (Starbucks), and approval of a setback adjustment for a drive-through clearance bar, speaker post and menu signs.

**Recommendation:** **Approval**, subject to complying with the remaining Subdivision Review Committee (SRC) comments, Planning Board approval of the setback adjustment and any conditions by the Planning Board.

**Location:** The New Town (NT) zoned site is located at 7090 Deepage Drive; identified as Tax Map 42, Parcel 397, Lots D1 & D8. The property is on the bounded by Snowden River Parkway, Carved Stone and Deepage Drive. This plan is being processed under the existing NT-Commercial designation in accordance with FDP-118-A-III Part 2, per Section 125.0.G of the Zoning Regulations.



**Vicinal Properties:** Zoned NT and include

North: Deepage Drive and NT-Commercial property developed with a restaurant owned by Full Sun Enterprise Partnership, LLP.

East: NT-Commercial property developed with an athletic facility owned by Columbia Association.

South: Snowden River Parkway and NT-Industrial property developed with a self-storage facility owned by Mini U Storage Columbia LTD Partnership

West: Carved Stone and NT-Commercial developed with a bowling alley owned by BW Bowling Properties LP.

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

**I. General Information:**

Site History:

- **FDP-118-A-III Part 2, Village of Owen Brown, Section 2, Area 2, Part II**, recorded July 22, 1992.
- **Plat Book 24, Folio 85, Columbia, Village of Owen Brown, Section 2, Area 2**, recorded May 2, 1973.
- **Plat Book 27, Folio 41, Columbia, Village of Owen Brown, Parcel B-1, Lots C-1, C-2 and D-1 thru D-4**, resubdivision of Parcel D, recorded May 24, 1974.
- **Plat No. 3337, Columbia, Village of Owen Brown, Lots D-6, D-7 and D-8**, resubdivision of Lot D-2, recorded November 13, 1975.
- **SDP-74-122, Columbia, Village of Owen Brown, Section 2, Area 2, Lot D-1**, development of a restaurant site.

Existing Site Conditions: The site contains a 10,238 SF one-story retail and restaurant building with outdoor seating and 84 parking spaces accessed from Deepage Drive.

Regulatory Compliance: The project must comply with Section 125.0.G of the Zoning Regulations, the criteria listed in FDP-118-A-III Part 2, 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. Previous Proposal:**

On July 16, 2020 the Planning Board denied a site development plan modification for a 2,100 square foot (SF) addition, a 300 SF outdoor seating area, a drive-through access lane, and a setback adjustment for a dumpster, drive-through clearance bar, speaker post and menu signs. The Planning Board has requested the petitioner revise the site development plan to relocate the dumpster outside the setback and provide additional landscaping between the drive-through access lane and Snowden River Parkway.

**III. Description of the Site Development Plan Proposal and Analysis:**

Proposed Site Improvements: The applicant seeks approval to amend the Site Development Plan for a 2,100 SF addition to the east side of the existing retail and restaurant building, a 300 SF outdoor seating area and a drive-through access lane for a fast food restaurant. Parcels D-1 and D-8 will be consolidated to accommodate the addition, drive-through lane, ten parking spaces and dumpster. Minor modifications to the parking lot will provide a net gain of three parking spaces.

Setback Requirements: Per the FDP, structures shall not be within 50 feet of a freeway or primary road (Snowden River Parkway) nor within 30 feet of a public street, road or highway (Carved Stone and Deepage Drive), and parking shall not be within 10 feet of a lot line. The FDP further states that structures and parking may be located at any location within Commercial Land Use Areas if constructed in accordance with a site development plan approved by the Howard County Planning Board. The proposed site improvements comply with the setbacks, except the

drive-through clearance bar is within the 30-foot setback from Carved Stone and a drive-through speaker post and menu signs are within the 50-foot setback from Snowden River Parkway. The drive-through lane is considered a parking use and adheres to the 10-foot parking setback. The Planning Board must approve the adjustment in accordance with Section 125.0.G.4.d of the Zoning Regulations (See setback adjustment criteria in next Section).

**Building Height:** The FDP does not impose a height limit if buildings are consistent with a site development plan approved by the Howard County Planning Board.

**Lot Coverage:** The FDP does not impose a lot coverage requirement for Commercial Land Use Areas.

**Roads:** No new roads are proposed. The site access will remain from Deepage Drive.

**Snowden River Right-of-Way Improvement Project:** Snowden River Parkway will be widened between Oakland Mills Boulevard and Broken Land Parkway under County Capital Project J-4222. The project is phased and is anticipated to be completed in 2023. The proposed development will not impact the completion of the infrastructure improvements.

**Parking:** Per the FDP and zoning regulations, five spaces shall be provided for each 1,000 SF of retail sales, fourteen spaces for each 1,000 SF of restaurant use and three spaces for each 1,000 SF of outdoor seating.

<b>PARKING TABULATIONS</b>			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED
EXISTING RESTAURANT – CRAVIN	4,364 SF	14/1,000 SF	61
EXISTING RETAIL – GYM SOURCE	2,807 SF	5/1,000 SF	14
EXISTING RETAIL – CHARM CITY RUN	1,485 SF	5/1,000 SF	8
EXISTING RESTAURANT – VACANT	1,582 SF	14/1,000 SF	22
PR. ADDITION – COFFEE/DONUT SHOP	2,100 SF	14/1,000 SF	30
PR. OUTDOOR SEATING AREA – COFFEE/DONUT SHOP	300 SF	3/1,000 SF	1
TOTAL PARKING REQUIRED			136
TOTAL PARKING PROVIDED (83 + 4 ADA SPACES)			87*

A parking needs study was approved by DPZ to reduce the required parking from 136 spaces to 87 spaces. The study analyzed existing parking occupancy and considered the effect that a drive-through service has on parking demand. According to the Institute of Transportation Engineers (ITE) Parking Generation Manual, a Coffee/Donut Shop with a drive-through service reduced the parking demand by 40 percent. With this reduction, the total number of parking spaces needed to accommodate the expansion is 19 spaces, opposed to the 31 spaces required by the zoning regulations. Furthermore, the parking occupancy analysis determined that there are at least 20 spaces available at any given time. Therefore, considering these effects, parking is projected to be adequate to accommodate the addition.

**Dumpster Location:** The relocated dumpster complies with the County technical requirements for circulation.

**Landscaping:** Landscaping is proposed in accordance with the Landscape Manual and augmented to enhance site aesthetics. Additional landscaping has been provided per request of the Planning Board at the June 4, 2020 Planning Board meeting.

**Stormwater Management:** The site is considered a redevelopment site and the new impervious area will be treated by a micro-bioretenion facility and two Filterras.

**Environmental Considerations:** The site is not constrained by environmental features.

**Forest Conservation:** The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because it is zoned NT and received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(ii).

**IV. Setback Adjustment Review Criteria**

The drive-through lane will include a drive-through clearance bar; 10 feet from Carved Stone, and a drive-through speaker post and two menu signs; 40 feet from Snowden River Parkway. Per Section 125.0.G.4.d of the Zoning Regulations the Planning Board may grant the setback adjustment if:

- The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and
- The adjustment (a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or (b) results in better design that would be allowed by strict compliance with the development criteria.

DPZ does not oppose the setback adjustment. By Zoning Code definition, a drive-through land is considered a parking use and the FDP allows the parking to be setback 10 feet from the public road but provides a greater setback for structures. The existing building and site design restrict the drive-through lane to within the structure setback. It is not practical to construct a drive-through lane without the typical accessory structures; clearance bar, speaker post and menu signs.

**SRC Action:** The SRC recommends approval, subject to minor review comments.

**Recommendation:** **Approval**, subject to complying with the remaining SRC comments, Planning Board approval of the setback adjustment and any conditions by the Planning Board.

<small>DocuSigned by:</small>		
<i>Mary Kendall</i>	For	8/6/2020
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Amy Gowan, Director Department of Planning & Zoning		Date