



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

SDP-19-068 Taco Bell Redevelopment

Planning Board Meeting of September 17, 2020

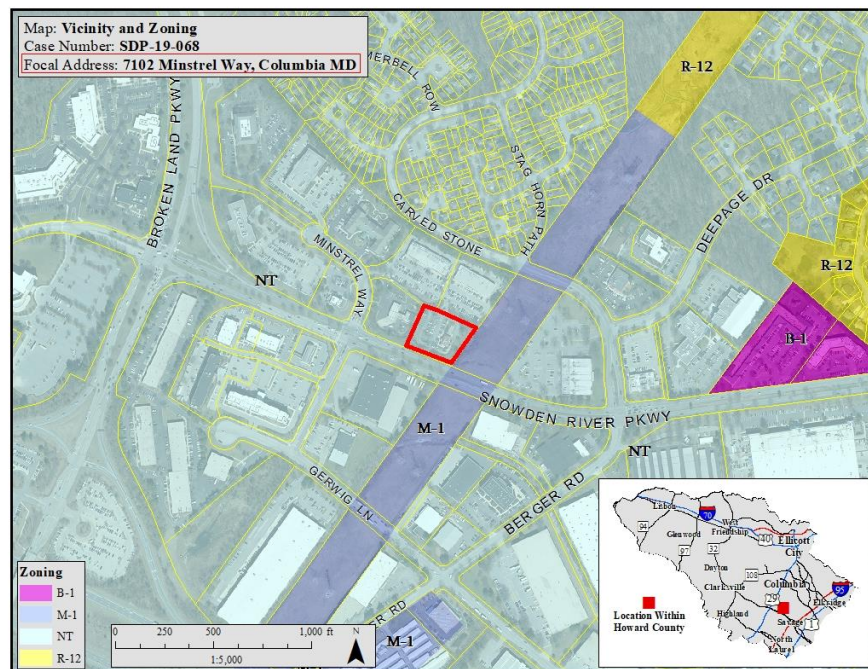
Case No./Petitioner: SDP-19-068, Taco Bill of Baltimore, Inc.

Project Name: Taco Bell

DPZ Planner: Kathryn Bolton, Planning Specialist 1

Request: The request is for the demolition and redevelopment of the Taco Bell pad site. The proposal is to construct a 2,753 square foot, fast food restaurant and associated site improvements.

Location: The subject property is located at 7102 Minstrel Way, Columbia. The property contains approximately 1.14 acres of land and is identified as Lot A-33 in the Village of Owen Brown, Section 2, Area 2, located on Tax Map No. 42, Grid No. 5, Parcel 410 in the 6th Election District of Howard County, Maryland.



DPZ Recommendation: The Department of Planning and Zoning recommends **approval** of this Site Development Plan, SDP-19-068, subject to compliance with any modifications imposed by the Planning Board.

Vicinal Properties:

- To the North:** The proposed development site is located within in a shopping center. To the north of the property is a parking area for the adjoining strip mall, which includes multiple retail locations.
- To the East:** Adjoining to the east of the site is an easement for Baltimore Gas and Electric Company with transmission towers.
- To the South:** Immediate to the south of the site is Snowden River Parkway.
- To the West:** Directly to the west of the property is a gas station with an attached convenience store owned by Nova Oil, LLC.

General Comments:

- A. **Regulatory Compliance:** This project is subject to compliance with Section 125.0.G.4 of the Zoning Regulations (effective October 6, 2013), "if the Planning Board reserved for itself the authority to approve a Site Development Plan and for all Downtown Revitalization, except as provided in "2" and "3" below, no permit shall be issued for any use until the Site Development Plan is approved by the Planning Board.

The project is also subject to the development criteria listed in the Final Development Plan 118A-III, Part II, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (the October 7, 2007 Edition), the Howard County Design Manual, and the Village Board of Owen Brown.

B. **DPZ Plan History:**

- FDP-118A-III, Phase II – An amended Final Development Plan and Criteria for the subject property was recorded September 22, 1992. The subject property is Parcel A-33 of the Village of Owen Brown, Section 2, Area 2 and zoned New Town (NT). The FDP was recorded as Plat Book 20, Pages 196-199 in the Land Records of Howard County, MD.
- Plat No. 10110 – A resubdivision of the site to create the final layout and Parcel A-33. The plat was recorded October 28, 1991.
- ECP-19-006 - Environmental Concept Plan approved by the Department of Planning and Zoning January 8, 2019.

- C. **Proposed Development Plan/Site Improvements:** The Site Development Plan (SDP) proposes the demolition and redevelopment of the Taco Bell fast food restaurant with drive thru. The proposed architectural plan has been reviewed and approved by the Village Board of Owen Brown on February 5, 2020. This SDP shows the development of a 2,753 square foot Taco Bell fast food restaurant with a double lane drive thru, and other associated site improvements.

D. **Existing Site Conditions:**

- **Access, Structures, and Parking Area:** Currently the property contains a Taco Bell restaurant with adequate parking area. Access is provided to the parcel by Minstrel Way.
- **Environmental Characteristics:**
 - i. Forest Cover: There is no forest onsite.
 - ii. Topography: The site is mostly flat and paved with a steep area on the south of the site adjacent to Snowden River Parkway.
 - iii. Wetlands, Streams, and 100 Year Floodplain: There are no wetlands, streams, or floodplain located on the subject property.

- E. **Final Development Plan Analysis:** This Amended Site Development Plan has been evaluated for compliance with FDP-118A-III, Phase II. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required.

Below is a summary of the major FDP criteria used in this evaluation:

1. **Permitted Land Uses:** In accordance with FDP-118A-III, Phase II, the proposed project is in compliance with the Permitted Uses outlined in the FDP criteria and approved by the Howard County Planning Board.
2. **Stormwater Management:** Stormwater Management for this site was reviewed and approved by the Development Engineering Division as part of the SDP review of the project. Stormwater Management is provided in private micro bio-retention devices to be constructed with the redevelopment of the project.
3. **Forest Conservation:** The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT which had preliminary development plan approval and was 50% or more developed prior to December 31, 1992 per Section 16.1202.(b)(1)(ii).
4. **Environmental Concerns:** The property does not contain wetlands, wetland buffers, streams, steep slopes, Forest Conservation Easements, or 100-year floodplain exist onsite.
5. **Setback Requirements:** This project meets the applicable setbacks as required by the Site Development Plan and FDP-118A-III, Phase II, specifically the 30' setback from the right-of-way for buildings, and 10' parking setback.
6. **Height Requirement:** In accordance with FDP-118A-III, Phase II, no height limitation is imposed upon structures constructed within this Final Development Plan provided improvements thereon are constructed in accordance with an SDP approved by the Howard County Planning Board. The proposed structure will be 24 feet at its highest point.
7. **Coverage Requirements:** Per FDP-118A-II, Phase II, no coverage requirement is imposed upon land within this FDP for commercial land use.
8. **Parking Requirements:** The FDP criteria does not establish parking requirements for restaurants located on a pad site. Therefore, the parking requirement is derived from Section 133.0.D.4.m of the Howard County Zoning Regulations, which requires 14 spaces per 1,000 square feet for fast food restaurants. This site requires 39 parking spaces and 39 parking spaces are shown onsite.

SRC Action:

The SRC determined the site development plan can be approved, subject to addressing remaining drafting comments that must be corrected prior to the Department of Planning and Zoning signature approval of the originals.

DPZ Recommendation:

Based upon all the above findings, the Department of Planning and Zoning recommends **approval** of this Site Development Plan, SDP-10-068, subject to compliance with any modifications imposed by the Planning Board.

DocuSigned by:
Amy Gowan 9/3/2020
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Amy Gowan, Director
Department of Planning and Zoning