



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

## TECHNICAL STAFF REPORT

### Site Development Plan for the Maple Lawn Farms Panera Bread

Planning Board Meeting of February 18, 2021

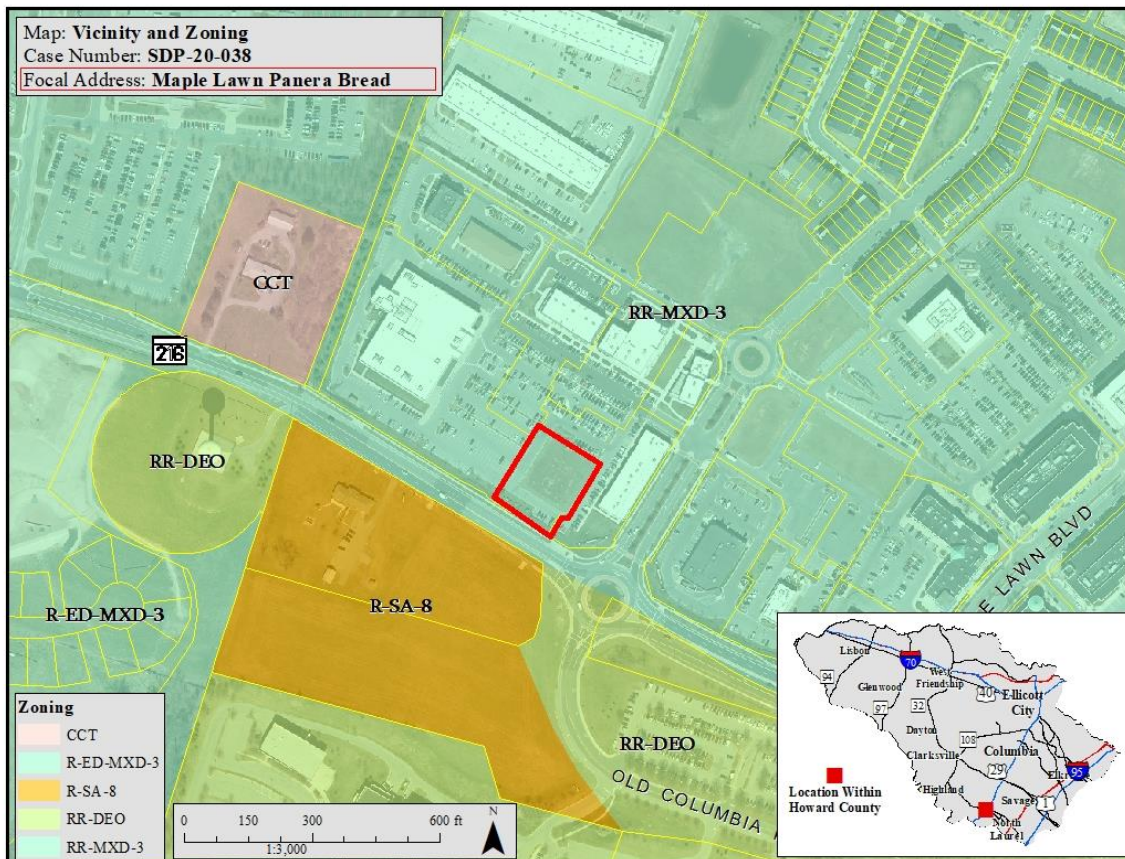
**Plan No./Petitioner:** SDP-20-038, G&R Wessel, LLC

**Project Name:** Maple Lawn Farms, Westside District – Area 1

**DPZ Planner:** Nicholas Haines, Planning Specialist II, [nhaines@howardcountymd.gov](mailto:nhaines@howardcountymd.gov)

**Request:** The applicant is requesting the Planning Board approve a Site Development Plan (SDP) for a 1-story, 4,003 square foot restaurant and other related site improvements on “MXD-3” (Mixed Use Development) zoned property in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations.

**Location:** The property is located at 8190 Westside Blvd, Fulton, MD. It is identified on Tax Map 41, Parcel 116, Lot B-11 and contains 0.801 acres of the 605.3-acre Maple Lawn Farm development.



**Vicinal Properties:**

**North:** North of the site is shared parking for the retail and restaurant uses in the surrounding commercial development. Opposite the parking lot is the Hudson Costal Grill.

**South:** South of the site is Route 216. The proposed restaurant will be clearly visible from the roadway.

**East:** East of the site is a commercial retail site that is part of the Maple Lawn Farms development. The commercial building contains a copy and printer business, hair salon, barber, and cleaners.

**West:** West of the site is a parking lot serving the Harris Teeter grocery store. The Harris Teeter is opposite the parking lot and will be directly visible to the proposed restaurant.

**General Information:**

**Plan History:**

- ZB Case No. 995M: Established the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and the Development Criteria. The PDP was signed by the Zoning Board on February 8, 2001.
- PB Case No. 353: Comprehensive Sketch Plan (S-01-017) and Development Criteria approved by the Planning Board on July 11, 2001.
- ZB Case No. 1039M: Established an MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms. The PDP was approved on March 20, 2006.
- PB Case No. 378: Amended Comprehensive Sketch Plan (S-06-016) and Development Criteria approved by the Planning Board on January 25, 2007.
- F-08-054, Maple Lawn, Westside District, Area 1: Plat creating Westside Blvd and establishing Parcel B-4. The plat was recorded on April 18, 2008.
- F-08-105, Maple Lawn, Westside District, Area 1: Plat re-subdividing Parcel B-4 into parcels B-6 through B-11. The plat was recorded on May 13, 2008.
- SDP-08-058, Maple Lawn, Westside District, Area 1, Parcel B-11: Initial design for a proposed bank. Construction did not proceed as approved. The SDP was signed on November 11, 2008.

**Existing Site Conditions:** The site is largely undeveloped. The pad site initially intended for the proposed bank is currently covered by lawn. Seven parking spaces were constructed that currently lend to the parking needs of the surrounding commercial businesses. The subject property is surrounded by parking shared by the neighboring commercial businesses. There is existing landscaping along the Maryland Route 216 property boundary installed under F-08-054.

**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, and the Howard County Landscape Manual.

## **Description of the Site Development Plan Proposal and Analysis:**

**Proposed Site Improvements:** The applicant seeks Site Development Plan approval for a 4,003 square foot, 1-story Panera Bread restaurant, parking area, raised patio and walkway, and associated landscaping.

**Landscaping:** Landscaping is proposed in accordance with the Landscaped Design Criteria. The Design Criteria requires the planting of 1 shrub per 4 linear feet of the building length at the sides and rear of the building. Additionally, 1 shade tree per 40 linear feet and 1 shrub per 4 linear feet is required for parking lots that are adjacent to roadways, and 1 tree for every 20 spaces is required for internal parking lot landscaping. The project requires 50 shrubs around the building perimeter and 2 parking lot trees to be planted on site. The developer is meeting the required number of plantings for the site, which will include a mix of shade trees, evergreens, and shrubs. 50 shrub plantings are being provided along the southern and eastern sides of building where planting area is available. 8 evergreen trees and shrubs are proposed along the northern side of the restaurant opposite the drive thru aisle to provide additional screening for the building and the dumpster enclosure. Lastly 2 shade trees are also being provided adjacent to the parking areas. There is existing landscaping that was provided under F-08-054 to provide screening from headlights into the public roadway.

**Roads:** No new roads are proposed. The site access will be obtained from Westside Boulevard through an access drive.

**Stormwater Management:** This site was planned to have a structure on it but has been temporarily stabilized pending plans for this pad site. As such, the existing conditions are currently impervious parking area with the restaurant building location being coved by lawn and the southern portion of the property along Route 216 containing landscaped areas. The stormwater management for this project is being satisfied by an existing privately owned and maintained extension/detention facility with a permanent pool which was constructed under Final Plan F-03-007 on open space lot 3. F-03-007 included the restaurant project area in its calculations and the SWM facility was designed to support the stormwater management needs of the overall planned development area. The water quantity and quality amount for the restaurant site were available in the pond, which will therefore be used to satisfy the SWM requirements.

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

**Forest Conservation:** This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plan, F-08-054.

## **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 S-06-016 and PB Case No. 378 for the employment land use category:

**Parcel Size:** No minimum or maximum parcel sizes apply.

**Permitted Uses:** The development criteria permits fast food restaurants and those restaurants permitted in the B-1 and POR zoning districts.

**Setback Requirements:** Commercial structures shall not be within 50 feet of the right-of-way of Route 216, and within 10 feet of any property line. The proposed site improvements comply with the setbacks.

**Building Height:** The development criteria specify that commercial buildings in the Westside District within 300 feet of Route 216 shall not exceed 2 stories. The proposed building is one story measuring 19 feet in height.

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

**Parking:** The approved development criteria within the amended Comprehensive Sketch Plan, S-06-016 requires one parking space be provided for each three seats within any restaurant and an additional one space

for each five employees. The restaurant will have 114 seats and 10 employees, which requires 40 parking spaces, total. However, in accordance with the approved development criteria, parking reductions are permitted pursuant to the Shared Parking Adjustment regulations in Section 133.0.F.1 of the Zoning Regulations and the plan proposes 30 parking spaces within the parcel boundary. Section 133.0.F allows two or more uses to share their off-street parking spaces in a common facility if the hours or days of peak parking are so different that a lower total will provide adequately for all uses served by the facility, without conflict or encroachment. Shared parking spaces for such uses shall be provided according to the table provided under Section 133.0.F.1.a of the Howard County Zoning Regulations for review and approval by DPZ. The shared parking analysis proposed with this SDP evaluated the uses on Parcels B6, B10, B11, and B-22 through B-26 and determined the peak parking demand occurs during the daytime on the weekends and requires 590 total parking spaces. The proposed shared parking area meets this demand by providing 591 parking spaces. DPZ has reviewed the shared parking analysis, finds it sufficient, and will be approving it if the SPD is approved.

### **Planning Board Review 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 restaurant use and associated site improvements are consistent with the applicable site requirements of the approved PDP, CSP and Development Criteria for the project. Under the Employment Land Use category, uses specified under the B-1 and M-1 districts are permitted, which list restaurants as a permitted use. The specific site design meets the site design criteria such as setbacks, parking, and floor area ratio that were established under the Employment land use category on the CSP. The plans also reflects the requirements established under the Landscape Design Criteria in the CSP.

**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 to install enhanced landscaping for this commercial site in accordance with or in excess of what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is meeting the required number of plantings for the site, which will include a mix of shade trees, evergreens, and shrubs. Evergreen trees and shrubs have been added to provide screening for the building and the dumpster enclosure on site. Shrub plantings along the southern border will help screen headlights from parked cars facing the restaurant. Parking provided along the southern border will utilize existing shrub plantings to screen headlights from Route 216. Therefore, with the existing streetscape planting along the public streets and the proposed on-site landscaping, the site design for this parcel will be enhanced.

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



Although not an apartment development, office development, or focal point, this SDP will provide landscaping and other site amenities including shade trees, a raised outdoor patio area for dining, pedestrian sidewalks and a bicycle rack as part of the development of this restaurant.

5. **Implements the pedestrian circulation system for the Mixed Use Development.**

This SDP in conjunction with the approved Final Plan, F-08-105, and other approved or future SDP's will provide a pedestrian circulation system for the Westside District of Maple Lawn Farms. Existing sidewalks are located along MD Route 216 and Westside Boulevard in accordance with F-08-054 and SDP-08-114. This SDP will provide sidewalks internal to the site to facilitate safe pedestrian circulation and provide a sidewalk connection to the existing sidewalk on MD Route 216.

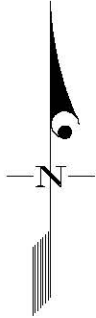
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*Amy Gowan*

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Amy Gowan, Director  
Department of Planning and Zoning



RESERVOIR HIGH SCHOOL  
P. 115  
THE BOARD OF EDUCATION  
L3218 F.618  
ZONED: RR-MXD

OPEN SPACE  
LOT 3

OPEN SPACE  
LOT 4

MAPLE LAWN  
FARMS  
HILLSIDE  
DISTRICT

MAPLE LAWN FARMS  
WESTSIDE DISTRICT  
AREAS 1-3

SWM  
POND

OPEN  
SPACE  
LOT 1

SWM  
POND

PARCEL  
C-30

PARCEL  
C-31

MAPLE LAWN FARMS  
BUSINESS DISTRICT

PARCEL  
C-29

PARCEL  
C-28

Parcel-A  
Arbor Terrace  
Fulton  
PN 24384-85  
Zone: CCT

PARC.  
B-23

PARC.  
B-22

PARC.  
B-27

PARC.  
B-28

PARCEL  
C-16

46BC

P. 282  
MLT MAPLE LAWN LLC  
118404 / 00347

"MAPLE LAWN"  
WATER TOWER

PARC.  
B-11

PARC. B-10

PARC. B-9

PARC. B-8

PARC. B-7

PARC. B-6

PARC. B-5

PARC. B-4

PARC. B-3

PARC. B-2

PARC. B-1

PARC. B-0

PARC. B-19

PARC. B-18

PARC. B-17

PARC. B-16

PARC. B-15

PARC. B-14

PARC. B-13

PARC. B-12

PARC. B-11

PARC. B-10

PARC. B-9

PARC. B-8

PARC. B-19

PARC. B-18

PARC. B-17

PARC. B-16

PARC. B-15

PARC. B-14

PARC. B-13

PARC. B-12

PARC. B-11

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PARC. B-12

PARC. B-11

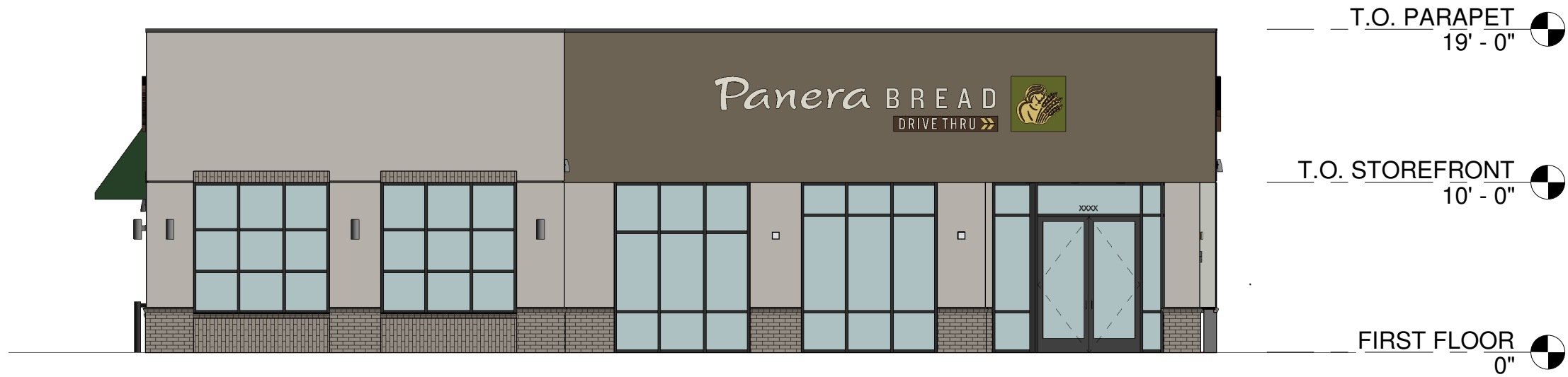
PARC. B-10

PARC. B-9

PARC. B-8

# SITE VICINITY

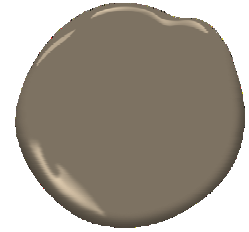
# ELEVATIONS



## 1 WEST ELEV.

1/8" = 1'-0"

EIFS, DRYVIT 'LYMESTONE' TEXTURE-PAINTED, COLOR: BENJAMIN MOORE #HC-85 'FAIRVIEW TAUPE' [P99]



EIFS, DRYVIT 'LYMESTONE' TEXTURE-PAINTED, COLOR: BENJAMIN MOORE #AF-680 'WISH'



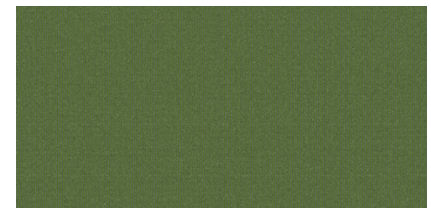
MODULAR THIN BRICK, RUNNING BOND, SUMMITVILLE, TEXTURE:VELOUR, COLOR: RALEIGH



## 2 SOUTH ELEV.

1/8" = 1'-0"

FABRIC AWNING, COLOR: 'SATTLER 314-043' FABRIC



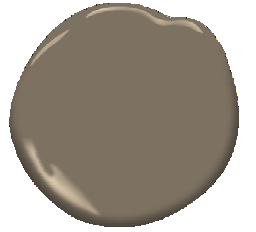
# ELEVATIONS



## 1 EAST ELEV.

1/8" = 1'-0"

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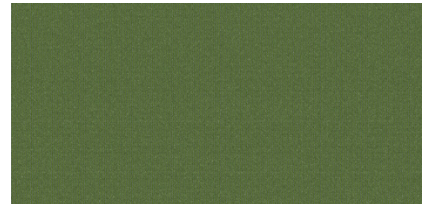
EIFS, DRYVIT 'LYMESTONE' TEXTURE-PAINTED, COLOR: BENJAMIN MOORE #AF-680 'WISH'



MODULAR THIN BRICK, RUNNING BOND, SUMMITVILLE, TEXTURE:VELOUR, COLOR: RALEIGH



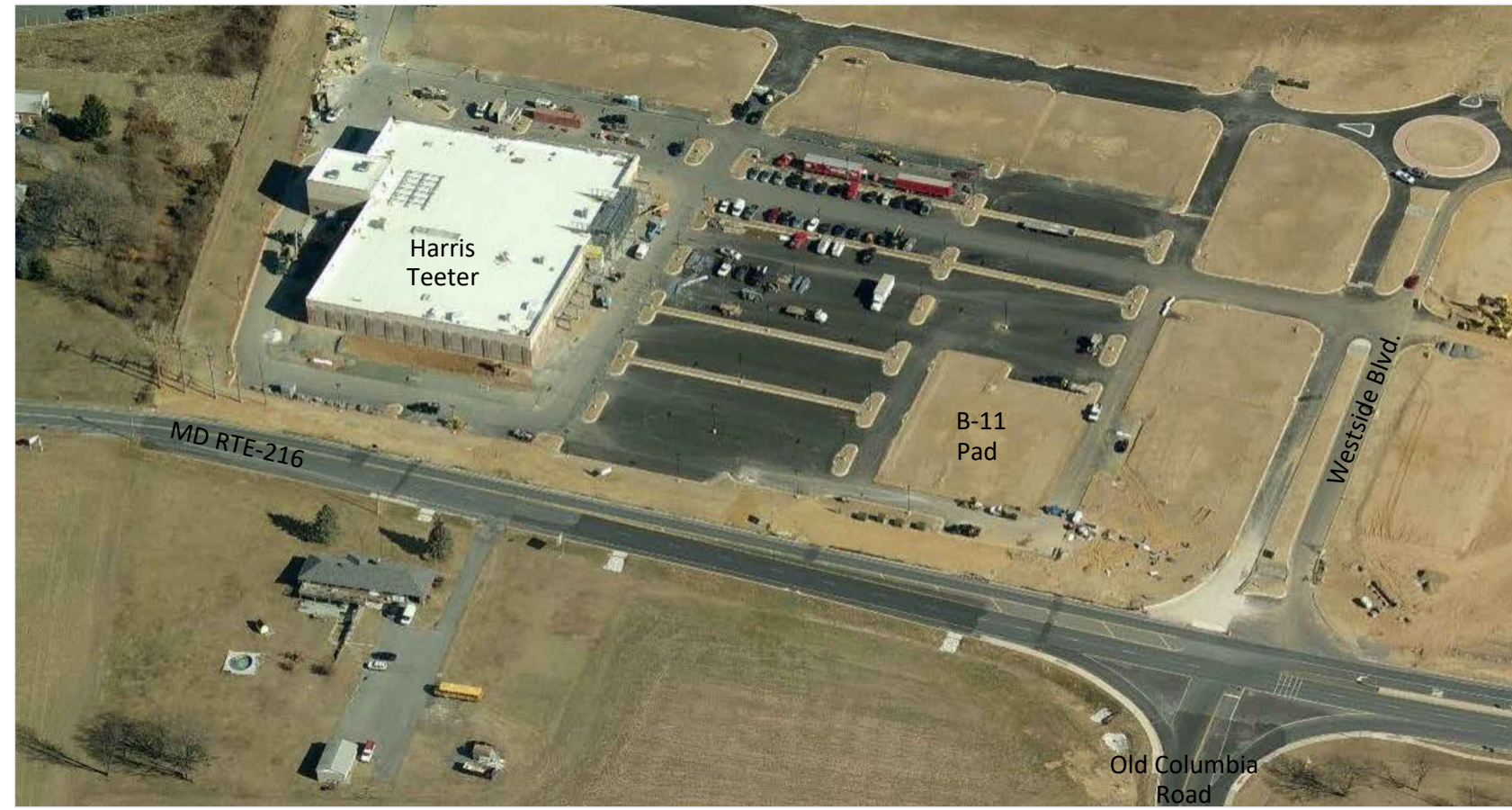
FABRIC AWNING, COLOR: 'SATTLER 314-043' FABRIC



## 2 NORTH ELEV.

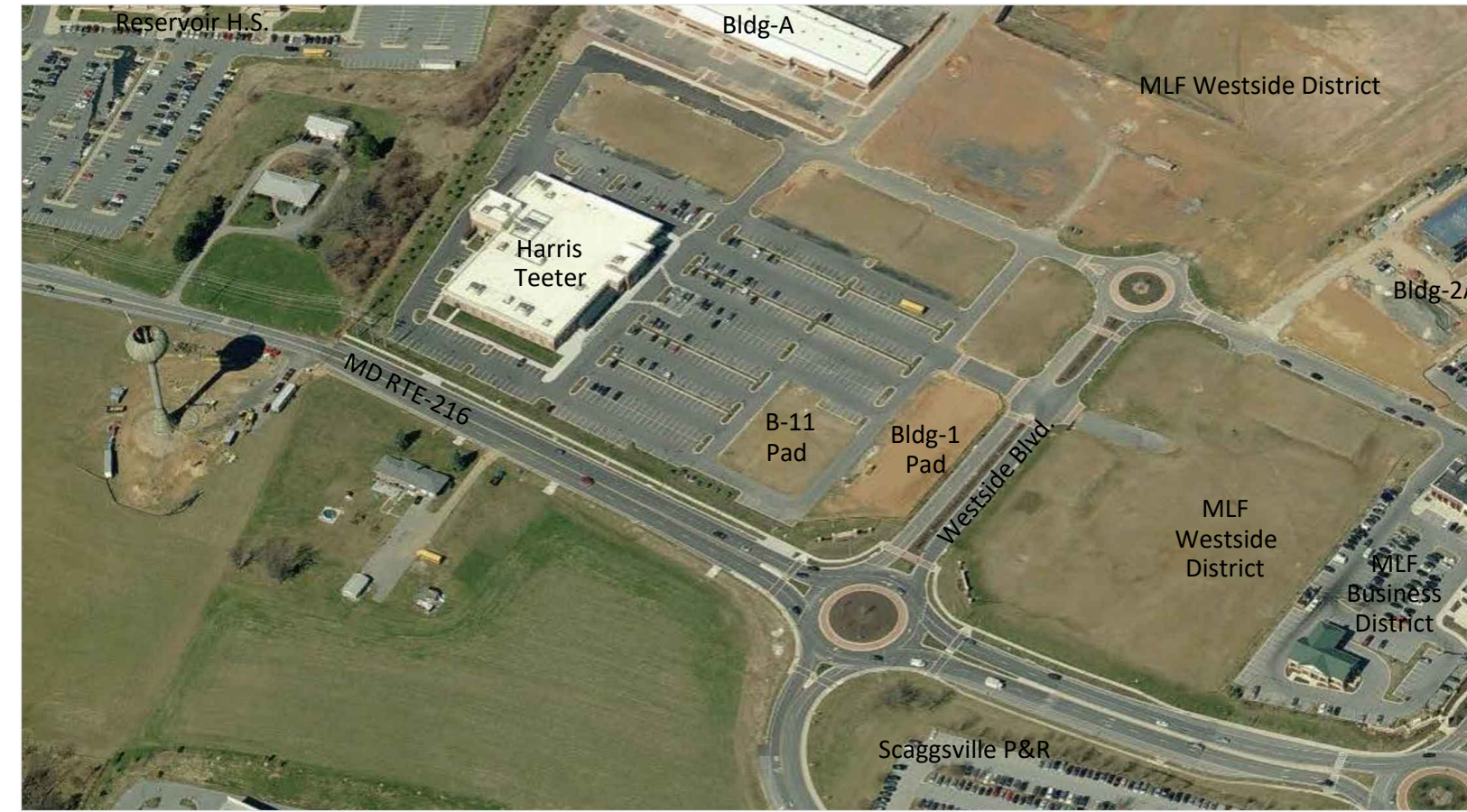
1/8" = 1'-0"





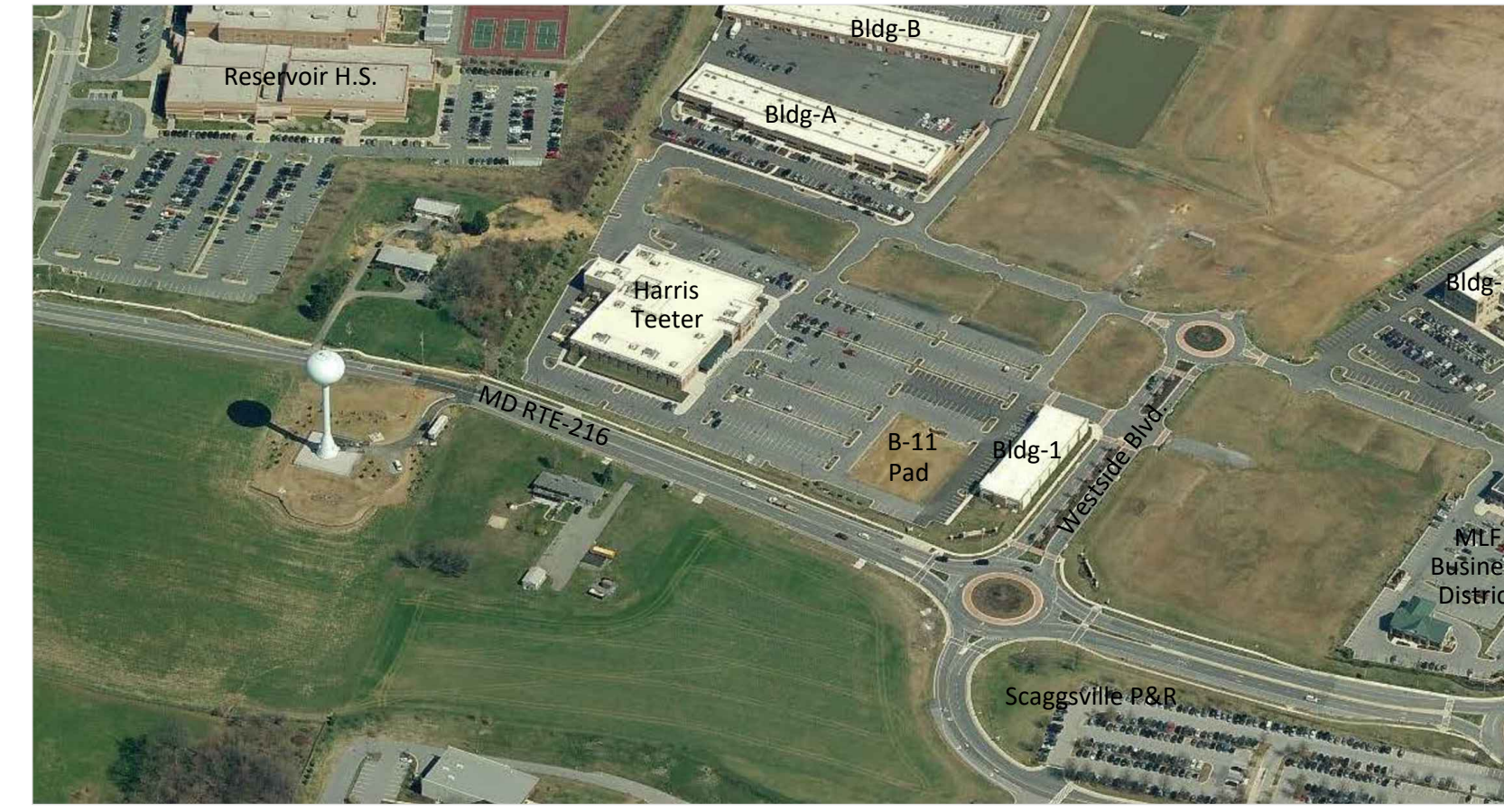
**FEBRUARY 2009**

- Westside District infrastructure work underway
- Harris Teeter under construction



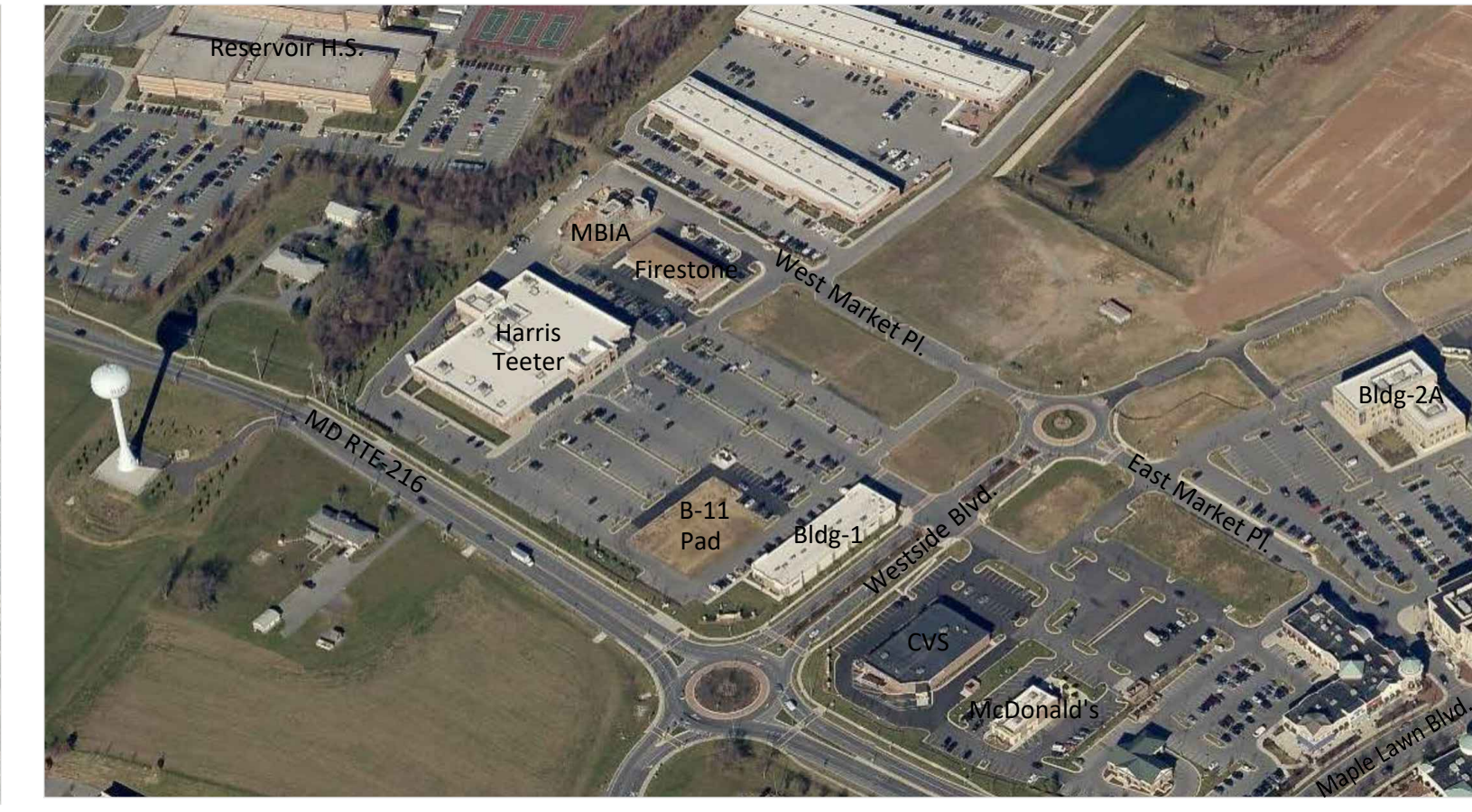
**March 2010**

- Harris Teeter (since Grand Opening in Oct/2009)
- Maple Lawn water tower under construction
- Site work for Westside Bldg-1 underway
- Westside Bldg-A and Bldg-B (not shown) under construction
- Building No.2A (Baltimore-Washington Conference of the United Methodist Church) in the Business District under construction



**April 2011**

- Westside Bldg-1 completed



**December 2012**

- Maryland Builder Industry Association HQ under construction
- Firestone Auto Care built
- Westside Blvd. extended north of East & West Market Place
- CVS Pharmacy & McDonald's built



**December 2013**

Residential construction of SFA houses underway.



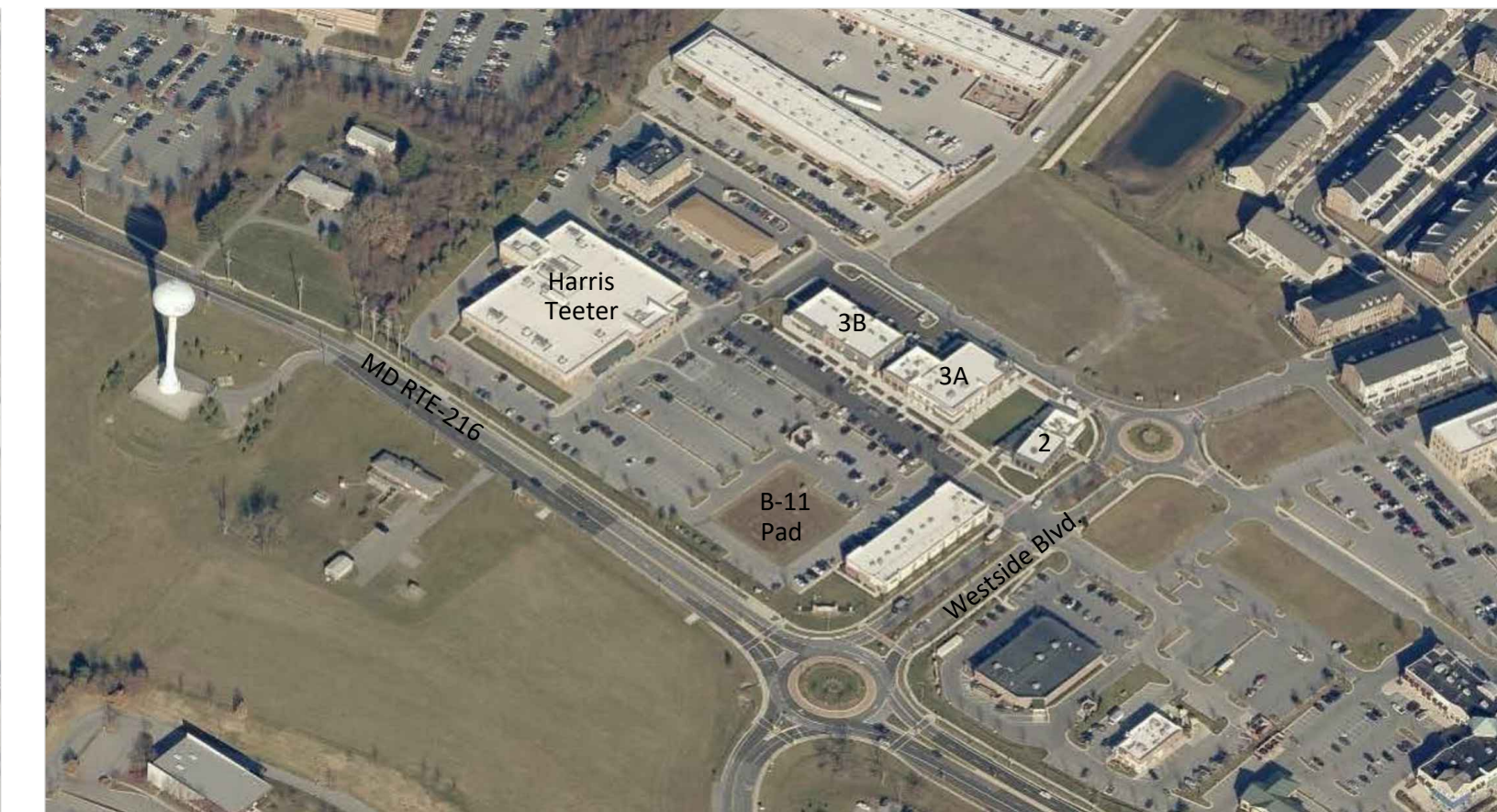
**December 2014**

Residential construction of SFA house construction progresses.



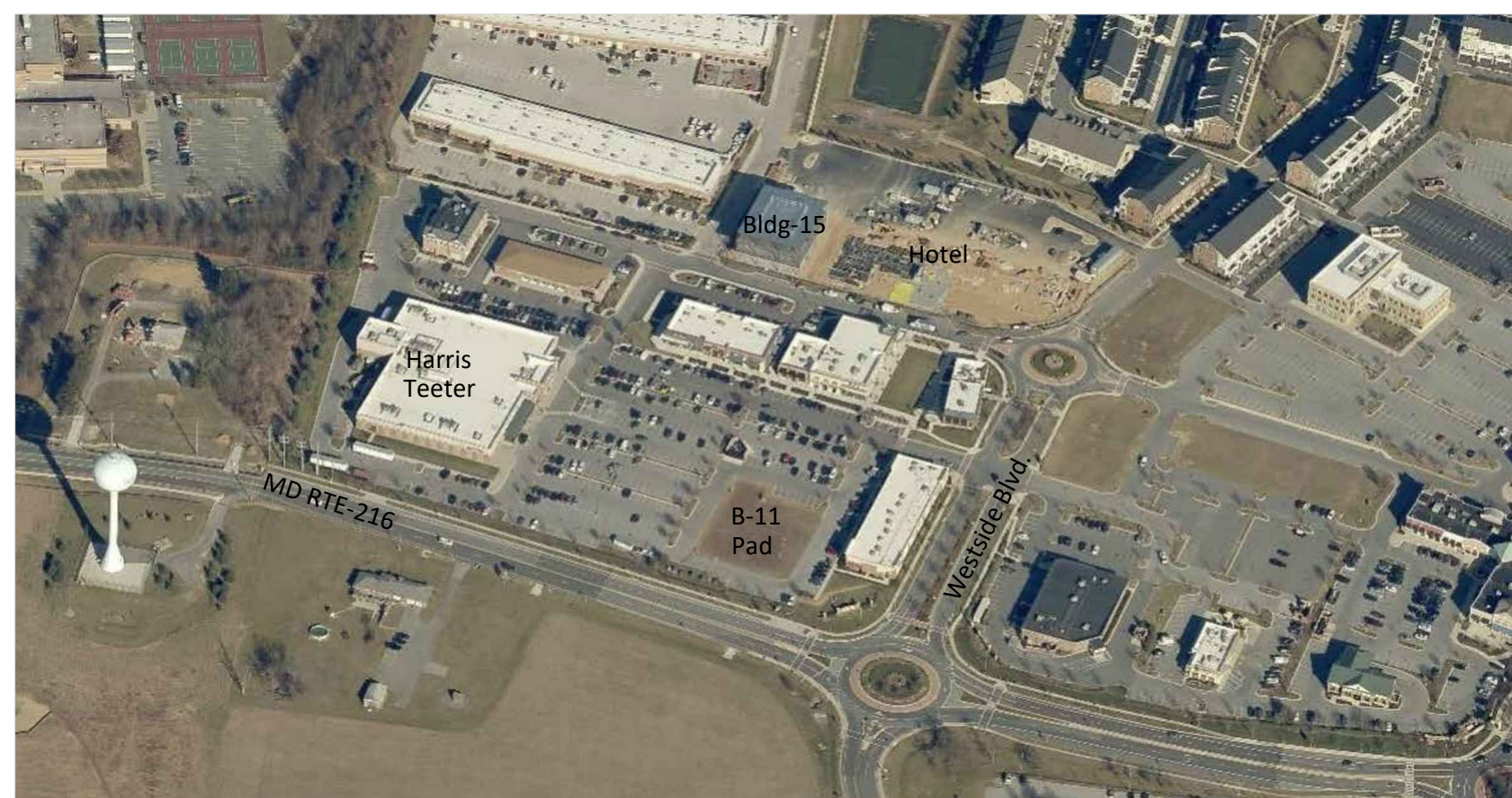
**April 2015**

Site work underway for Building Nos. 2, 3A and 3B.



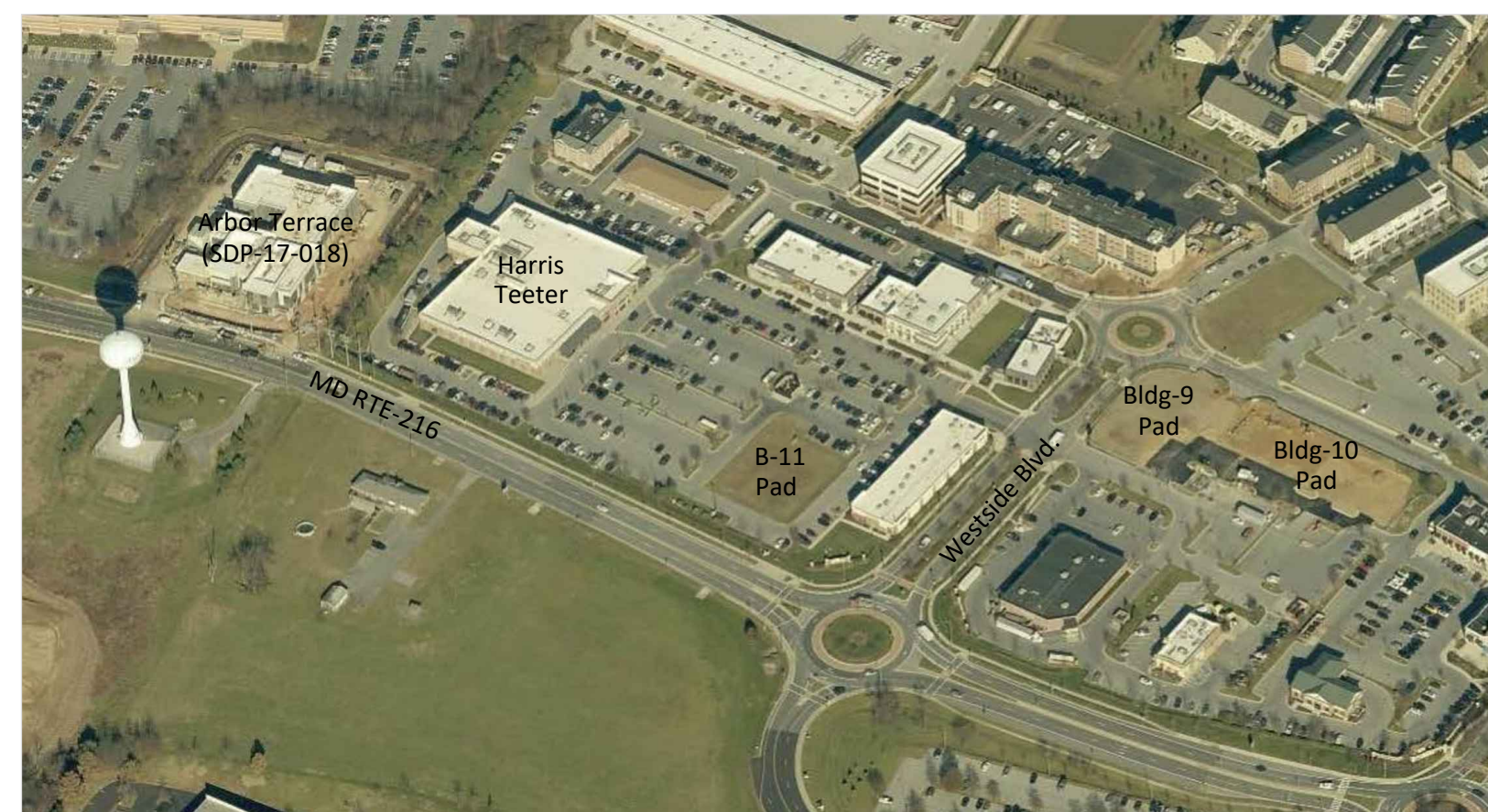
**April 2016**

Building Nos. 2, 3A and 3B near completion.



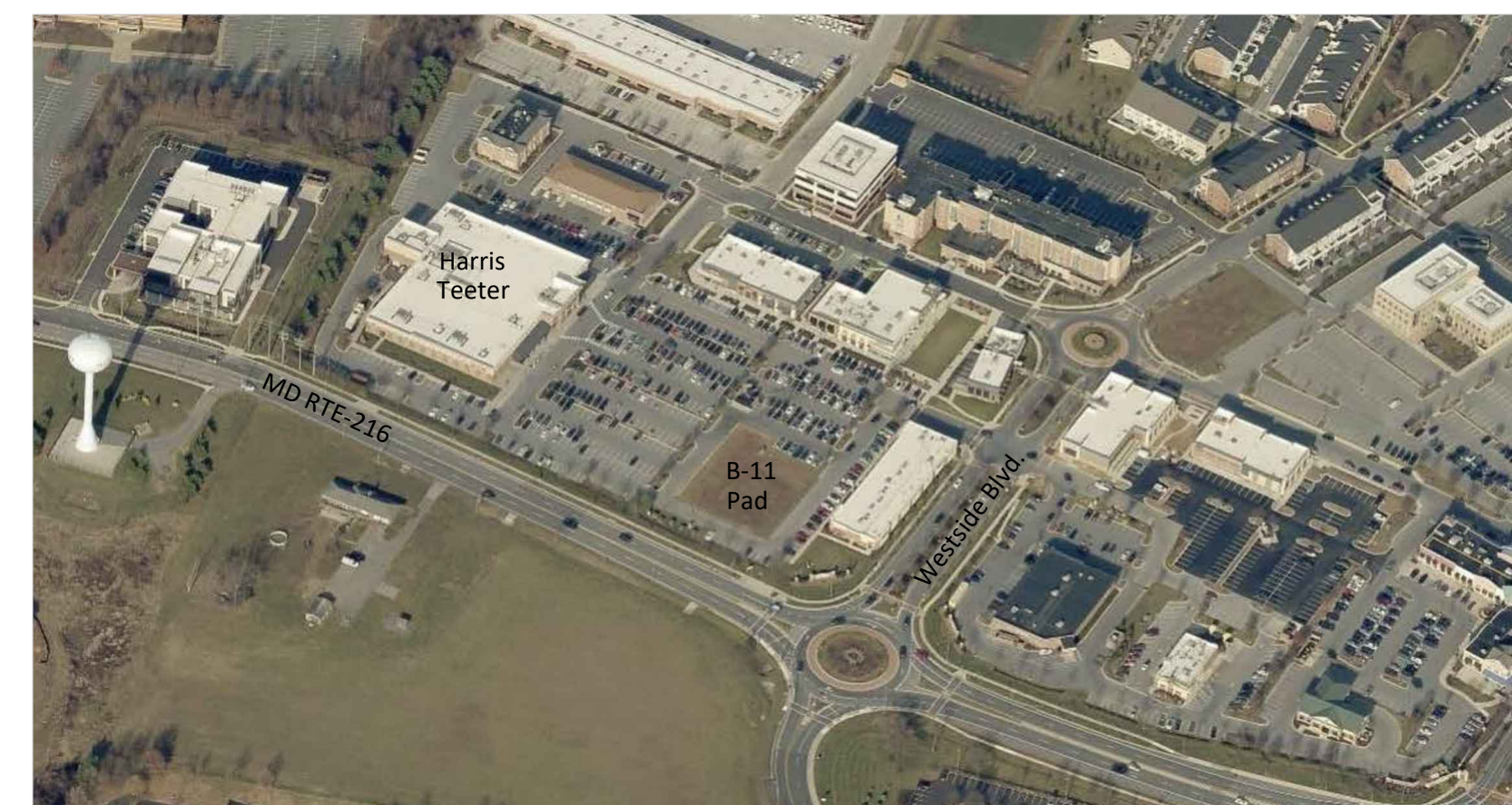
**December 2017**

Residence Inn Hotel and Building #15 under construction.



**December 2018**

- Hotel and Building #15 near completion
- Site work underway for Building No. 9 & 10
- Adjacent Arbor Terrace project under construction.



**December 2019**

- Building Nos. 9 & 10 near completion
- Design for a Panera Bread Store on Parcel B-11 under way for submission as SDP-20-028 (previous SDP-08-058 for a bank on this parcel to be voided).





WEST MARKET PLACE

OFFICE BLDG. 15

MARRIOTT HOTEL

HBAM

FIRESTONE

SDP-08-114

BUILDING 3B

BUILDING 3A

BUILDING 2

BUILDING No. 9

SDP-17-026  
SDP-10-067

HARRIS TEETER

BUILDING 1

CVS Pharmacy

WESTSIDE BOULEVARD

ROUTE 216

PANERA  
Parcel B-11

SDP-20-038

SDP-08-056

WATER TOWER  
SDP-09-035

GATES AT MAPLE LAWN  
ECP-21-016

SCAGGSVILLE  
PARK AND RIDE

MAPLE LAWN FARMS - WESTSIDE DISTRICT - AREA 1  
South West Quadrant

