



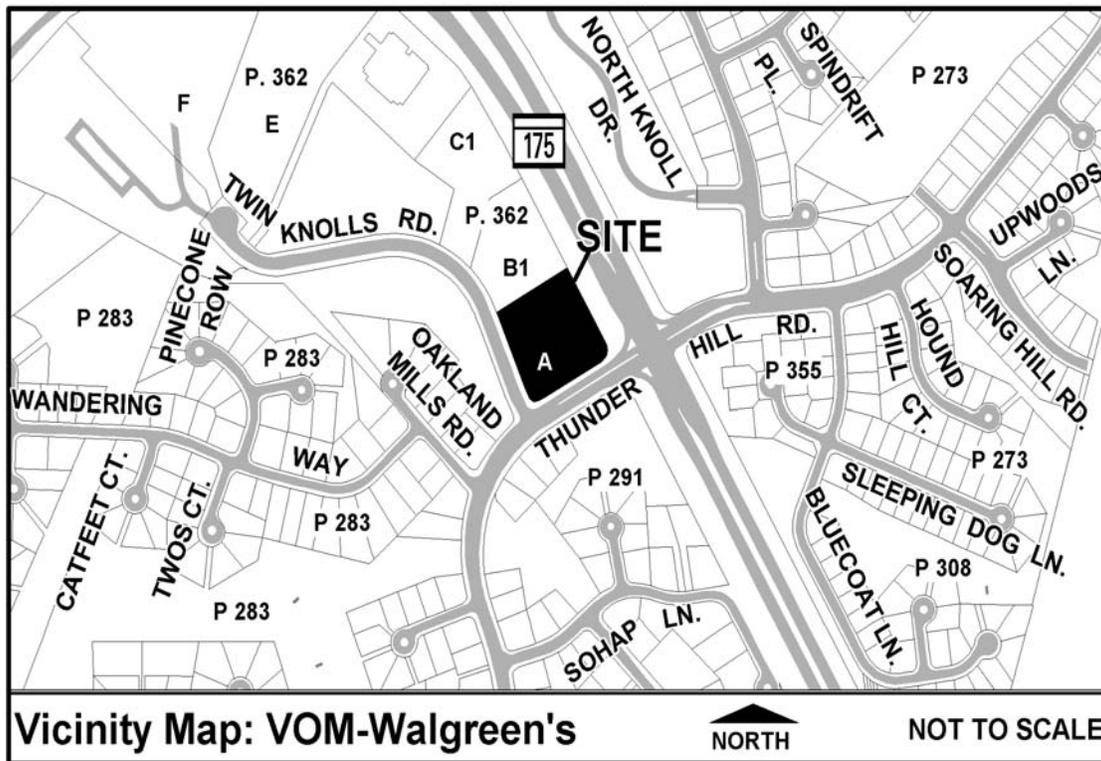
TECHNICAL STAFF REPORT
“Village of Oakland Mills-Section 3, Area 1-Walgreens”
Planning Board Meeting of September 17, 2009

Case No./Petitioner: SDP-08-097, Thunder Hill, LLC

Project Name: Village of Oakland Mills, Section 3, Area 1-Walgreens

Request: The request is for approval of a site development plan (SDP) for the construction of a 14,820 square foot commercial building and other site improvements in accordance with Final Development Plan Phase 43-A-III (FDP-43-A-III). The project area for this SDP is 2.62 acres of Lot/Parcel A.

Location: The subject site is identified as “Village of Oakland Mills”, Section 3, Area 1 on Tax Map 30, Grid 22, Parcel 362, Lot “A”. The site is located on Thunder Hill Road between its intersection with Twin Knolls Road and its intersection with Maryland Route 175. It is located in the 6th Election District of Howard County. The property is zoned New Town (NT) Employment Center Commercial.



Vicinal Properties:

- To the east of Lot/Parcel A is Maryland Route 175 (Little Patuxent Parkway).
- To the south of Lot/Parcel A is Thunder Hill Road.
- To the west of Lot/Parcel A is Twin Knolls Road.
- To the north of Lot/Parcel A is Parcel B-1 (owned by the Columbia Association, Inc.), which is currently unimproved open space.

SEE ALSO MAP ON PAGE 1Site History:

FDP-43-A-III: Recordation is pending.

FDP-43-A-II: Recorded December 5, 1983 (Plat Book No. 3054A, FOLIO 621-625)

SDP-80-150C: Elkridge National Bank; Approved August 25, 1980.

F-79-21C: Village of Oakland Mills, Section 3, Area 1; Approved October 10, 1978; recorded as plat #4108.

FDP-43-A-I: Recorded June 20, 1978 (Plat Book No. 3054A, FOLIO 85-89)

FDP-43-A: Recorded April 29, 1976 (Plat Book No. 3054: Q through U)

FDP-43: Recorded May 23, 1974 (Plat Book No. 20, FOLIO 31-36)

Site Analysis:

Lot/Parcel "A" of the Village of Oakland Mills is a 2.62-acre site that is currently improved with a vacant bank building and associated parking area. Manekin, LLC, the developer of the property, proposes to remove the existing masonry building and erect a one-story 14,820 square-foot Walgreens store with parking, stormwater management, landscaping and other associated improvements, including two access points into the site. The primary access point is proposed off of Twin Knolls Road and a "right-in-only" (with a 113' deceleration lane) from Thunder Hill Road is also proposed.

General Comments:

Site Improvements: The SDP proposes the construction of a 1-story commercial building measuring 21.33 feet in height and consisting of 14,820 square feet of floor area. The area of the plan submission is 2.62 acres of Lot/Parcel A, with 1.397 acres to be paved or dedicated to the building footprint. The building would be accessed from Twin Knolls Road and a "right-in-only" from Thunder Hill Road. Since the current FDP of record (FDP-43-A-II) restricts access to/from the site to Twin Knolls Road only, the amended FDP which will alter site access (FDP-43-A-III) must be recorded prior to signature approval of this SDP.

In accordance with FDP-43-A-III, Section 7: Permitted Uses, a commercial building is permitted by right.

Environmental Concerns: The site contains existing wooded and open areas, areas of man-made steep slopes (6,717 s.f.) and a small pocket of wetlands and streamhead and associated buffers in the northeastern portion of the property. On December 3, 2008, the Planning Director approved a waiver (WP-09-016) to **Section 16.116(c)** to allow disturbance of a stream/wetland buffer in the northwestern portion of the property in order to accommodate the outfall for the underground stormwater management facility.

Stormwater Management: The applicant proposes to use the existing stormwater management facility until after demolition. The outfall for this existing facility is currently located within the pocket of existing wetlands. After demolition is complete, the applicant proposes to replace this outfall in the same general location. Quantity will be addressed with the use of an underground pipe storage system and quality will be addressed with an underground storm filter vault and recharge trenches.

Landscaping: The Landscape Plan for this project complies with the New Town alternative

compliance provision of the Howard County Landscape Manual and Section 16.124 of the Howard County Code. GGP/HRD approved the landscape plan as proposed and native trees and shrubs will be used as dictated under Section 3.f., Site Criteria-Landscaping of the FDP.

Lighting: All exterior lighting shall conform to Section 134 of the Howard County Zoning Regulations and Section 3.e., Site Criteria-Lighting of the FDP.

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 and has had preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).

Height: Per FDP-43-A-III, "the maximum height of any building is limited by the number of stories permitted in each "zone" of the FDP". Lot/Parcel A is located within designated Zone 2, which permits a one-story building with parking. The proposed building will be a 1-story building, 21.33 feet in height.

Parking: Per FDP-43-A-III, Site Design Criteria-Program Criteria, 60 parking spaces (at 4 spaces per 1,000 square feet of gross leasable area) are required. The plan proposes 92 parking spaces (including 4 handicapped spaces).

Applicable Setback Requirements:

The following setbacks are required per FDP-43-A-III for Employment Center Land Use Areas-commercial:

- All public structures must be 50' from any property line or public street right-of-way and 100' from Maryland Route 175.
- All parking lot areas must be 30' from any property line.

All required setbacks are being respected by the proposal.

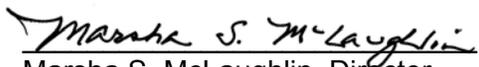
SRC Action:

By letter dated June 23, 2009, the Department of Planning and Zoning informed the Petitioners the SDP was approvable, subject to review and approval by the Planning Board.

This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve Site Development Plan,
SDP-08-097.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

09/10/09

Date