



TECHNICAL STAFF REPORT  
Planning Board Public Meeting of September 17, 2015

**Plan:** SDP-14-013, Royal Farms Store #186, Gas Station and Canton Car Wash

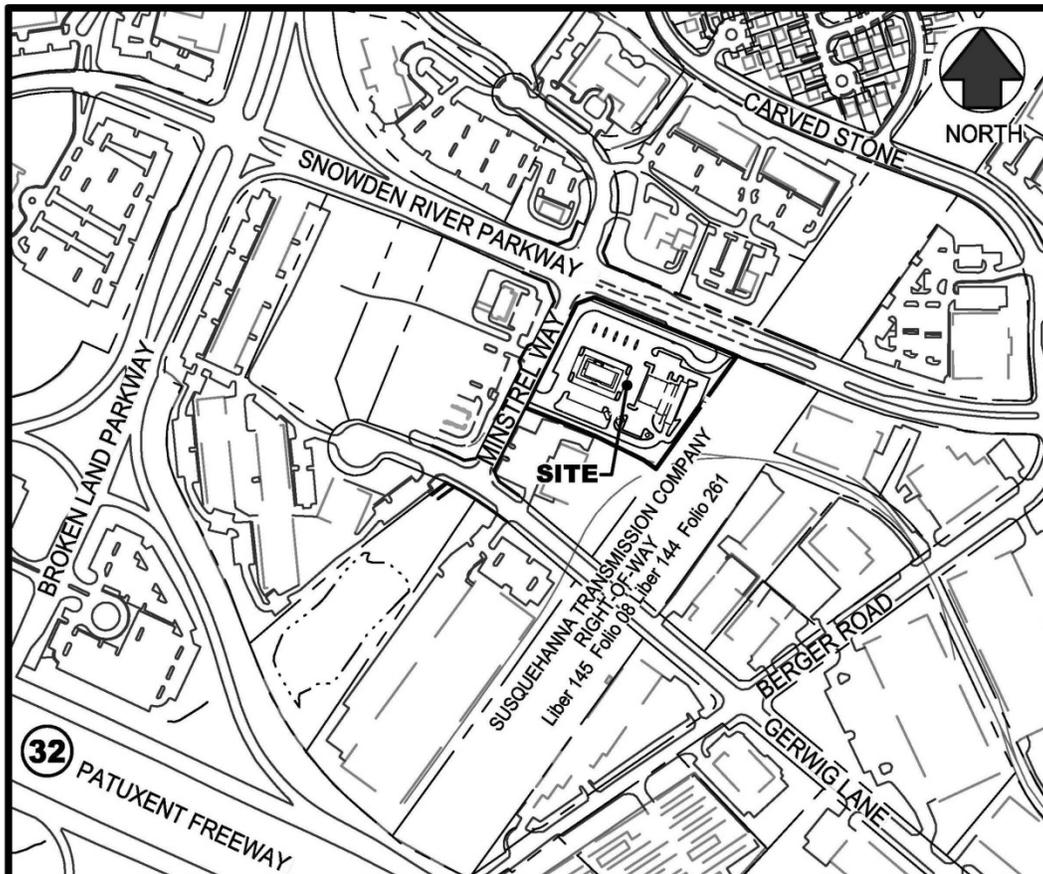
**DPZ Planner:** Dave Boellner, 410-313-3956, [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov)

**Petitioner:** Two Farms, Inc.

**Request:** The request is for the Planning Board to approve Site Development Plan SDP-14-013, consisting of a gasoline station, convenience store and car wash and associated site improvements. Site improvements include “right-in/right-out” access at Snowden River Parkway. The Snowden River Parkway access requires a break in the existing vehicular access restriction, which must be approved by the Planning Board. The subject property contains 3.81 acres of land zoned “New Town – Employment Center – Industrial.”

**Recommendation:** *Approval, subject to any conditions imposed by the Planning Board.*

**Location:** The proposed development is located 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 in the Sixth Election District of Howard County, Maryland. It is addressed by Columbia Final Development Plan FDP-55.



Vicinity Map

SDP-14-013, Royal Farms Store #186 and Canton Car Wash

**Site Description:** The site is currently occupied by a warehouse/office building and parking areas. A majority of the site consists of impervious surfaces and does not contain forests or other environmental resources. Access to the site is currently gained solely from Minstrel Way, a public local road.

**Vicinal Properties:** The site is located in the Columbia EGU Subdivision, Section 2, Area 2, Lot 22, and is surrounded by the following:

- North Side – To the north is Snowden River Parkway, a public intermediate arterial road. Proposed direct vehicular access to the development from Snowden River Parkway is subject to Planning Board approval.
- East Side – To the east is a 250-foot wide Baltimore Gas and Electric Company right-of-way occupied by overhead power lines.
- South Side – To the south is a warehouse/office building located on Lot 23 of the Columbia EGU Subdivision, Section 2, Area 2.
- West Side – To the west is Minstrel Way, a public local road, which currently provides vehicular access to the site.

**Site History:**

- 06/02/1969: Final Development Plan FDP-55 recorded, delineating area including project site and establishing development criteria.
- 10/03/2013: Final Plan F-14-018, Columbia, EGU Subdivision, Section 2, Area 2, Lot 22 revision plat submitted by petitioner for the purpose of dedicating land to the County for the widening of Snowden River Parkway, adding private and public utility easements and creating a break in Snowden River Parkway access restriction.
- 01/10/2014: Waiver Petition WP-14-080 submitted requesting waiver of Subsection 16.119(f)(1) of the Subdivision and Land Development Regulations. Waiver approval would allow the street layout of the project to include vehicular access to an arterial road (Snowden River Parkway) while having existing access to a lower classification public road (Minstrel Way). WP-14-080 was approved by DPZ, subject to submission of SDP-14-013, Subdivision Review Committee (SRC) agency review and Planning Board approval.
- 02/14/2014: F-14-018 determined “technically complete” by DPZ. Petitioner informed by DPZ that recordation of the revision plat is subject to Planning Board approval of the site development plan including the proposed break in the Snowden River Parkway access restriction.
- 02/19/2014: Site Development Plan SDP-14-013 submitted by Two Farms, Inc. 11/18/2014: Waiver Petition WP-15-058 approved by DPZ to reactivate SDP-14-013.
- 12/15/2014: Reconsideration of WP-15-058 approved by DPZ to extend previous approval of F-14-018.
- 01/29/2015: SDP-14-013 determined “approvable” by DPZ subject to Planning Board approval.

**Site Improvements:** The site development plan proposes two one-story commercial buildings (convenience store and car wash), gas pumps and overhead canopy, detailing shelter, pay shelter, attendant’s booth, parking facilities and associated site improvements, including “right-in/right-out” access at Snowden River Parkway with acceleration and deceleration lanes.

**Vehicular Access:** Vehicular access is proposed from Minstrel Way, a public local road, and Snowden River Parkway, a public intermediate arterial. Subdivision and Land Development Regulations Subsection 16.119(f)(1) states “[w]here 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...”. The petitioner applied for a waiver of this regulation (WP-14-080), and following coordination with the Department of Public Works, Traffic Engineering Division, DPZ approved the waiver to allow direct right-in/right-out access to the arterial Snowden River Parkway, subject to SRC and Planning Board approval of SDP-14-013. (A similar right-in/right-out access onto Snowden River Parkway for the Wegman’s food store was approved by DPZ under WP-10-071 and SDP-07-131.)

Recorded Plat 14470 of the Columbia EGU Subdivision, Section 2, Area 2, Lots 22 and 23 indicates a vehicular ingress and egress restriction notation along the Lot 22 frontage on Snowden River Parkway. Final Plan F-14-018 revises Lot 22, including a break in the Snowden River Parkway ingress and egress restriction. The revision plat was approved by the SRC subject to Planning Board approval of SDP-14-013 indicating the Snowden River Parkway access.

Columbia Final Development Plan FDP-55 states that "vehicular ingress and egress to proposed Northsouth Parkway will be permitted only at points of access approved by the Howard County Planning Board." Ultimate approval of the point of access proposed by WP-14-080, F-14-018 and SDP-14-013 is contingent on Planning Board approval. Planning Board approval also will meet the requirement of FDP-55 for permitting a point of vehicular access on Snowden River Parkway (formerly Northsouth Parkway).

**Stormwater Management:** This project utilizes environmental site design (bioretention and micro-bioretention facilities) for all stormwater management practices. Stormwater management for existing impervious surfaces will be provided by an existing facility located south of Gerwig Lane.

**Environmental Considerations:** The site contains no environmental resources.

**Landscaping:** The landscape plan for this project complies with Section 16.124 of the Howard County Code and the Landscape Manual. Alternative compliance was requested and approved to address landscaping requirements for Perimeters 1, 6 and 7 due to the presence of public right-of-way and above- and underground public utilities that restrict the planting of trees. Additional street trees are proposed to be planted along the Snowden River Parkway frontage under the future capital project to widen Snowden River Parkway.

**Forest Conservation:** The plan is exempt from forest conservation requirements in accordance with Subsection 16.1202(b)(1)(iv) of the Howard County Code since it is part of a planned unit development (New Town) which had preliminary plan approval prior to December 31, 1992.

**Adequate Public Facilities:** The traffic study was approved by the Department of Public Works and the DPZ, Development Engineering Division on March 11, 2014. Payment of a fee-in-lieu to satisfy APFO requirements was approved on September 26, 2014.

**Evaluation and Conclusions:** The site development plan complies with all applicable requirements of Final Development Plan FDP-55, as follows:

- **Setback Requirements (Criterion 6):** Criterion 6 of FDP-55 states that no structure or parking lot shall be located within 25 feet of the right-of-way of any public street, road or highway. The fuel canopy, convenience store and car wash are located 49 feet, 165 feet and 115 feet, respectively, from the Snowden River Parkway right-of-way, and are located 64 feet, 109 feet and 277 feet, respectively, from the Minstrel Way right-of-way. The detailing shelter, pay shelter and attendant's booth are located internal to the site, on the opposite sides of the fuel canopy, convenience store and car wash from the public road rights-of-way. Parking lots are located 25 feet and 71 feet from the Minstrel Way and Snowden River Parkway rights-of-way, respectively. The plan complies with Criterion 6 of FDP-55 with respect to structure and parking lot setbacks.
- **Permitted Land Uses (Criterion 7):** Criterion 7 addresses permitted uses within the area delineated by the final development plan. The criterion permits all uses permitted in the M-1 Zoning District except that uses permitted in the M-2 Zoning District are prohibited. Car wash facilities is a use permitted only in the M-1 Zoning District; the proposed car wash facility is therefore a permitted use. Criterion 7 explicitly indicates gasoline service stations as a permitted use for the NT Industrial Zone. The convenience store, being ancillary to and compatible with the gasoline service station, is permitted by Criterion 7. The plan therefore complies with Criterion 7 of FDP-55 with respect to permitted land uses. Please note that an FDP amendment pursuant to Section 125.0.D.6 of the New Town Zoning Regulations is not required for this project because there is no proposed change in the primary use different from the already permitted uses under FDP-55.

- **Height Requirements (Criterion 8):** A maximum height of 50 feet is imposed on structures located within the limits of FDP-55. The mean height of the convenience store is 24 feet, 9 inches, the mean height of the fuel canopy is 19 feet, 0 inches and the mean height of the car wash is 25 feet, 4 inches. The mean height of the detailing shelter is 12 feet, 0 inches, the mean height of the pay shelter is 11 feet, 4.5 inches and the mean height of the attendant's booth is 13 feet, 4 inches. The plan complies with Criterion 8 of FDP-55 with respect to height requirements.
- **Parking Requirements (Criterion 9):** Criterion 9 requires 1 parking space for each 2 employees for industrial uses and 5 parking spaces for each 1,000 square feet of commercial uses. The car wash, an industrial use permitted under M-1 Zoning, will include 35 employees, resulting in a parking requirement of 18 spaces. The car wash provides 37 parking spaces including spaces located at vacuum facilities. The convenience store and gasoline service station, compatible industrial uses permitted by FDP-55, consist of a floor area of 3,500 square feet, resulting in a parking requirement of 18 spaces. The convenience store and gasoline service station provide 66 parking spaces. Criterion 9 of FDP-55, addressing parking requirements, is met by the plan.
- **Lot Coverage (Criterion 12):** Criterion 12 stipulates that no more than 50 percent of the land included within any lot within FDP-55 may be covered by buildings or other major structures. The lot area covered by buildings or other major structures is 0.51 acres; the total lot area is 3.81 acres. This results in lot coverage of 14 percent, below the 50 percent maximum. The plan complies with Criterion 12 of FDP-55.

**SRC Action:** The DPZ, Division of Land Development, by letter dated January 29, 2015, notified the petitioner that the site development plan revision may be approved, subject to Planning Board approval.

**The file for this project 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 DPZ recommends approval of Site Development Plan SDP-14-013, subject to compliance with any conditions of Planning Board approval.

 Valdis Lazdins, Director Department of Planning and Zoning	<u>9/3/15</u> Date
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VL:DBB:dbb



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Marsha S. McLaughlin, Director

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FAX 410-313-3467

TDD 410-313-2323

February 11, 2014

Two Farms, Inc.  
3611 Roland Avenue  
Baltimore, Maryland 21211

Re: Royal Farms Store #186 and Canton Car Wash  
Waiver Petition WP-14-080  
(Related Plans ECP-13-002, F-14-018, SDP-14-013)

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsection 16.119(f)(1) of the Howard County Subdivision and Land Development Regulations as it applies to the plans referenced. Waiver approval would allow the street layout of the proposed Royal Farms Store development to include vehicular access to an arterial road (Snowden River Parkway) while the development currently has existing access to a lower classification public road (Minstrel Way).

As of the date of this letter, the Planning Director approved your request to waive Subsection 16.119(f)(1), subject to the following conditions:

1. Waiver approval is contingent on completion by the Petitioner of the submission of Site Development Plan SDP-14-013, SRC agency review of the plan, and approval by the Howard County Planning Board.
2. Petitioner shall add general notes to F-14-018 and SDP-14-013 referencing this waiver petition, sections, approval and conditions.

Our decision to approve the waiver was made based on the following justification:

Provision of a right-in/right-out access from the development directly on to Snowden River Parkway was recommended to the developer by the developer's traffic engineer. This recommendation was presented to representatives from the Department of Public Works, who agreed with the recommendation.

Neither the Department of Public Works nor the DPZ, Development Engineering Division objected to approval of this waiver.

Two Farms, Inc.  
February 11, 2014.  
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Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related plats and site development plans. This waiver will remain valid for one year from the date of this letter or as long as the site development plan remains in active processing.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/DBB:dbb

CC: DPZ, Research  
DPZ, DED  
Sang Oh, Esq.  
Chris Alleva

