



TECHNICAL STAFF REPORT
MAPLE LAWN FARMS

Planning Board Meeting of December 17, 2015

File No./Petitioner: SDP-16-011 St. Johns Properties

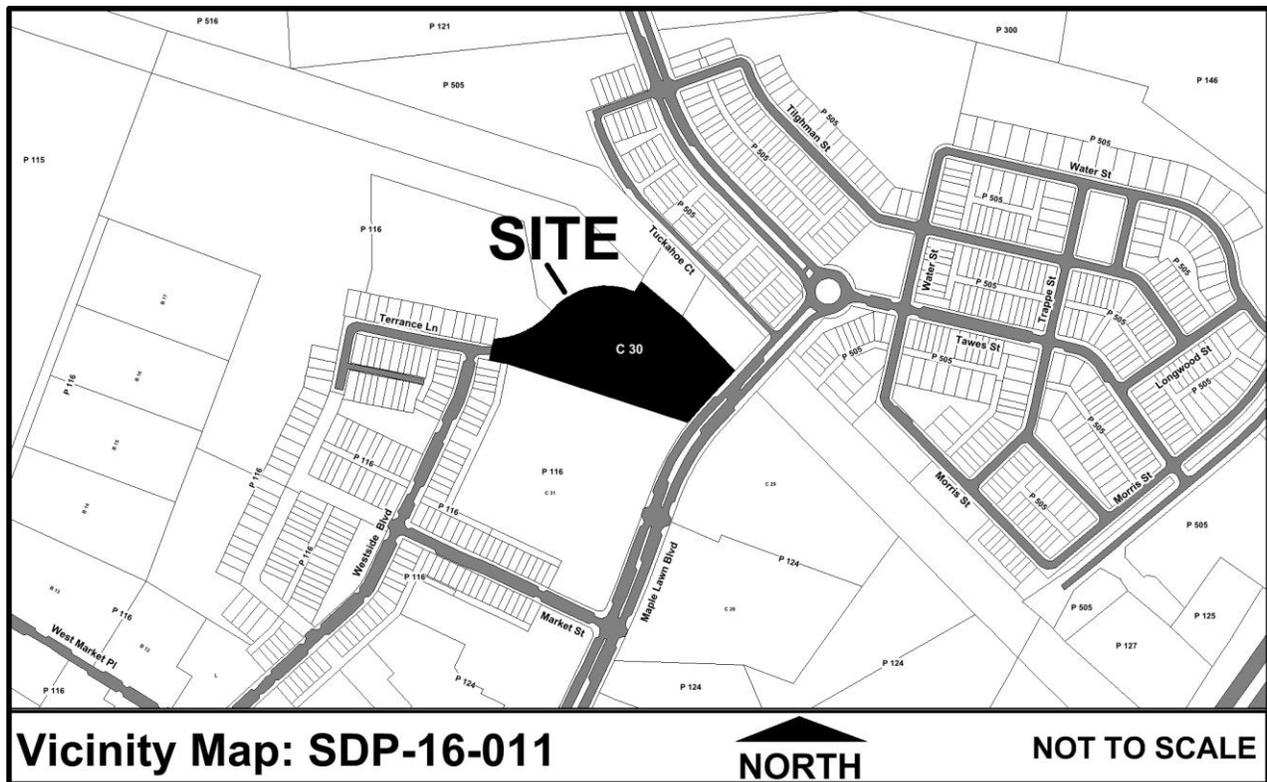
Project Name: Maple Lawn Farms, Business District, Area 2, Parcel C-30
(Office Building No. 10)

DPZ Planner: Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

Request: The request is to approve a Site Development Plan (SDP) to construct a 4-story office building (includes a total of 104,412 gross square feet of floor space) and other related site improvements in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 5.40 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

Location: The office building will be located on the west side of Maple Lawn Boulevard, north of MD Route 216 and just south of the PEPCO power line right of way (in the Business District), identified as Parcel No. C-30 on Tax Map 46, Grid Nos. 3 and 4 in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation: **Approval**, subject to compliance with remaining SRC agency technical comments, and compliance with any comments issued by the Planning Board.



Vicinal Properties:

The office building will be located in the Business District, Area 2, of the Maple Lawn Farms project and is surrounded by the following:

North Side - To the north is an existing stormwater management pond and PEPCO right of way. Farther North is the Hillside District of Maple Lawn (a townhome community).

East Side - To the east is Maple Lawn Boulevard and across the street is Parcel C-29 which contains Maple Lawn Office Building number 8.

South Side – To the south is undeveloped Parcel C-31 of the Business District (Area 2).

West Side - To the west are existing townhomes located within the Maple Lawn Farms Westside District and a community open space park.

Site History:

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan (CSP) and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms was approved on March 20, 2006.
- **PB Case No. 378**, Amended Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project received signature approval on February 20, 2007.
- **P-02-12**, Preliminary Plan to establish the Business District, Area 1, a subdivision of Parcel 124 into Parcels C-1 and C-2, Lots 1 and 2, received signature approval on July 11, 2002.
- **F-05-112**, Final Plan to establish the section of Maple Lawn Blvd. from Market Street to the PEPCO R/W. The Road Construction Drawings show the sidewalk and street infrastructure along Parcel C-30. This plan was recorded on December 1, 2005.
- **F-12-086**, Final Plan to establish the Business District, Area 2, Parcels C-28, C-29 and Open Space Lot 3. This plan was recorded on August 24, 2012.
- **F-16-032**, Final Plan to establish the Business District, Area 2, Parcels C-30, C-31 and a utility easement. This plan is currently in review.

Site Analysis:

Site Improvements - This SDP proposes to construct a 118' x 220' four story office building with a total of 104,412 square feet of floor space (23,493 square feet of retail and restaurant and 70,479 square feet of general office space) and associated parking, site, and landscape improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept with the mid-rise office building fronting closely to the public street to define an urban streetscape to promote pedestrian traffic within the Business District. The office building will consist of four floors with all or a portion of the first floor to be potentially used for retail and

restaurant uses. There is a total of 352 off-street parking spaces required for this office building (5.0 spaces per 1000 square feet of retail use and 3.3 spaces per 1000 square feet of office use) with 460 surface parking spaces provided on site. In addition, there are 9 on-street parking spaces available for overflow and visitor parking within the Maple Lawn Boulevard right of way.

Storm Water Management (SWM) - Storm water management for this project is provided in regional SWM facilities constructed under Final Plan, F-05-112.

Environmental Considerations - There are no 100 year flood plain, wetlands, streams or buffers located within the subject parcel.

Landscaping - The Landscape Plan for this project complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required shrubs (at a rate of 1 per 4 feet of building length at the sides and rear). A total of 114 shrubs are required to be planted along the sides and the rear of the proposed office building. Also, a total of 23 shade trees are required to be planted within the parking lot area, based on a rate of 1 tree per 20 spaces. Additional landscaping for open space and stormwater management areas is provided where applicable.

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-13-007 and F-13-008.

Adequate Public Facilities - This project passed the APFO tests for road adequacy under the CSP, S-01-17 and Amended CSP, S-06-16.

Development Criteria – This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. The proposed office building and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

Planning Board Criteria:

This SDP is in compliance with 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 as follows:

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The site design for the proposed office and retail / restaurant uses and associated site improvements are consistent with the approved PDP, CSP and Development Criteria requirements approved for this project.

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 at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the MLF Landscape Design Criteria. The MLF Landscape 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, for parking lots that are adjacent to roadways, the MLF Landscape Design Criteria requires the planting of 1 shade tree per 40 feet and 1 shrub per 4 feet. In addition, the landscaping for internal parking is 1 tree for every 20 spaces. The developer has exceeded the required number of plantings for the site, by including a mix of shade trees, shrubs, ornamentals, and groundcover plantings. Therefore, with the required 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.

This SDP will provide the landscaping and other site amenities including on-site parking, lighting, street trees, and pedestrian sidewalks as part of the development of this office building. Landscaping, benches, and planters will be provided as usable amenities on the site.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-05-112 and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Business District of Maple Lawn Farms. Sidewalks will be provided on both sides of all public streets adjacent to the proposed office building in accordance with approved Final Plan, F-05-112 and this SDP.

SRC Action:

On November 20, 2015 the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

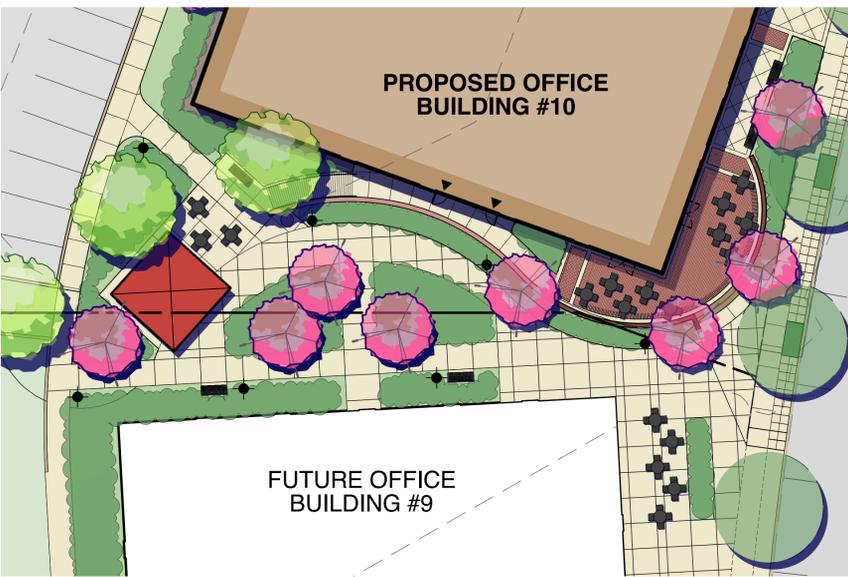
Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to remaining SRC technical comments, and any comments issued by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

12/1/15
Date

Please note that 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.



PATIO ENLARGEMENT (FUTURE)

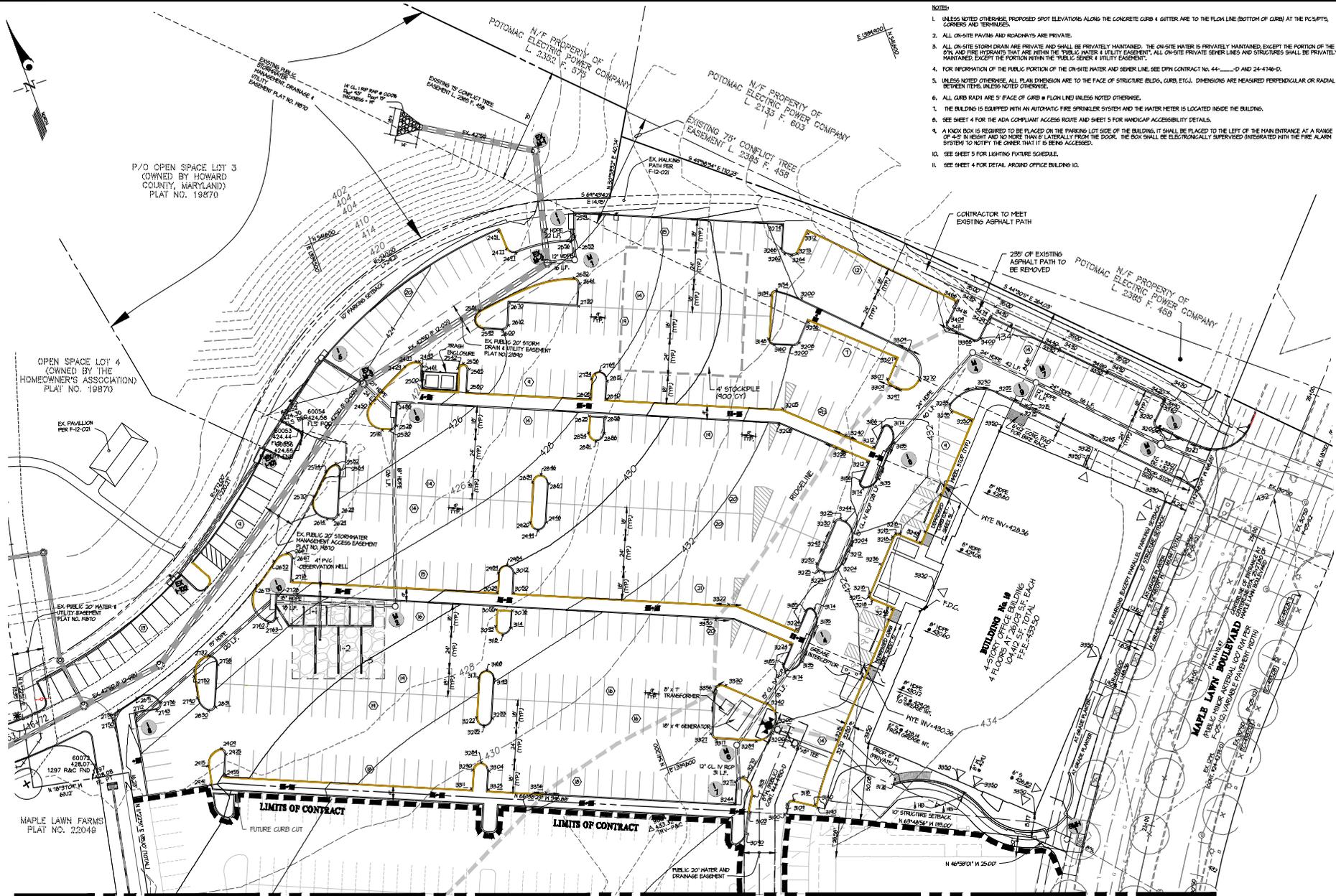


SITE PLAN



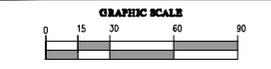
SITE DEVELOPMENT LEGEND

- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- 69.8 PROPOSED SPOT ELEVATION
- XXXXXX EXISTING SPOT ELEVATION
- MEK MATCH EXISTING
- LIMIT OF DISTURBANCE
- 6.0' --- PROPOSED EDGE OF PAVING
- EX 1- EXISTING STORM DRAIN
- EX 1-1 INLET
- EX 1-2 OUTLET
- EX 8.5- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER PRIVATE
- EX 8.7A WATERLINE (PUBLIC)
- EX 8.7B FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING CURB 4 GUTTER
- CONCRETE CURB 4 GUTTER (DET. 15)
- FACE OF CURB
- BACK OF CURB
- SPILL (REVERSED) 6/6 PORTION
- CONCRETE SIDEWALK PER NO. CO. DET. R-305
- EASEMENT AREA (SHADED)
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING DESIGNATION
- EX LIGHT FIXTURE 4 POLE
- FRUIT LIGHT FIXTURES 4 POLE
- REFUSE DUMPSTER
- ELECTRICAL TRANSFORMER
- BUILDING INGRESS/EGRESS
- SOIL BORING LOCATION AND NO.
- FOREST CONSERVATION EMT. (PCD)
- LIMIT OF WETLAND
- WETLAND AREA
- WETLAND BUFFER
- STREAM BUFFER
- FLOODPLAIN BUFFER
- TRANSFORMER
- SWITCH GEAR
- T TELEPHONE LINE
- E ELECTRIC LINE
- G GAS LINE
- TREE PIT



- NOTES:
1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB 4 GUTTER ARE TO THE FLOOR LINE (BOTTOM OF CURB) AT THE PC/SPTS CORNERS AND TERMINUSES.
 2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
 3. ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE DRY AND FIRE HYDRANTS THAT ARE WITHIN THE PUBLIC WATER 4 UTILITY EASEMENT. ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED EXCEPT THE PORTION WITHIN THE PUBLIC SEWER 4 UTILITY EASEMENT.
 4. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE OPEN CONTRACT NO. 44-____-D AND 24-4146-D.
 5. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE BLDGS, CURB, ETC. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS NOTED OTHERWISE.
 6. ALL CURB RADI ARE 5' FACE OF CURB # FLOOR LINE UNLESS NOTED OTHERWISE.
 7. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
 8. SEE SHEET 4 FOR THE ADA COMPLIANT ACCESS ROUTE AND SHEET 5 FOR HANDICAP ACCESSIBILITY DETAILS.
 9. A KNOX BOX IS REQUIRED TO BE PLACED ON THE PARKING LOT SIDE OF THE BUILDING. IT SHALL BE PLACED TO THE LEFT OF THE MAIN ENTRANCE AT A RANGE OF 4-2' IN HEIGHT AND 10 MORE FEET 4' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRICALLY SUPERVISED (INTERGRADED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED.
 10. SEE SHEET 5 FOR LIGHTING FIXTURE SCHEDULE.
 11. SEE SHEET 4 FOR DETAIL AROUND OFFICE BUILDING 10.

MATCHLINE
FOR CONTINUATION, SEE SHEET 3



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director _____ Date _____
Chief, Division of Land Development _____ Date _____
Chief, Development Engineering Division _____ Date _____

GLWGutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 300 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20846
TEL: 301-421-0241 FAX: 410-850-1850 DC/VA: 301-968-2524 TX: 301-421-4186

DATE	REVISION	DES. DEV	DRN. JRD	CHK. DEV

PREPARED FOR:
OWNER: MAPLE LAWN C.O. SUSTAINABILITY TRUST
1529 RESTERSTOWN ROAD
SUITE 300
BALTIMORE, MD 21208
PK. 102-54-8402
ATTN: MARK BENNETT

DEVELOPER:
ST. JOHN PROPERTIES
2965 LOBB BALTIMORE DR.
BALTIMORE, MD 21244
PK. 102-788-0022
ATTN: KAREN WITSC
LICENSE NO. 29775
EXPIRATION DATE: MAY 26, 2017

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29775
EXPIRATION DATE: MAY 26, 2017

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Business District - Am 2
Parcel C-3W (Office Building No. 10 - A LEED Certified Green Building)
(Proposed Office Space with a Possible First Floor Retail)
PLAT No. _____

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	15043
DATE	TAX MAP - GRID	SHEET
NOV, 2015	46: 3&4	2 OF 12



MAPLE LAWN OFFICE BUILDING 10
FULTON, MD

DEVELOPED BY : ST. JOHN PROPERTIES, INC.

