



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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TECHNICAL STAFF REPORT

Planning Board Meeting of December 18, 2025

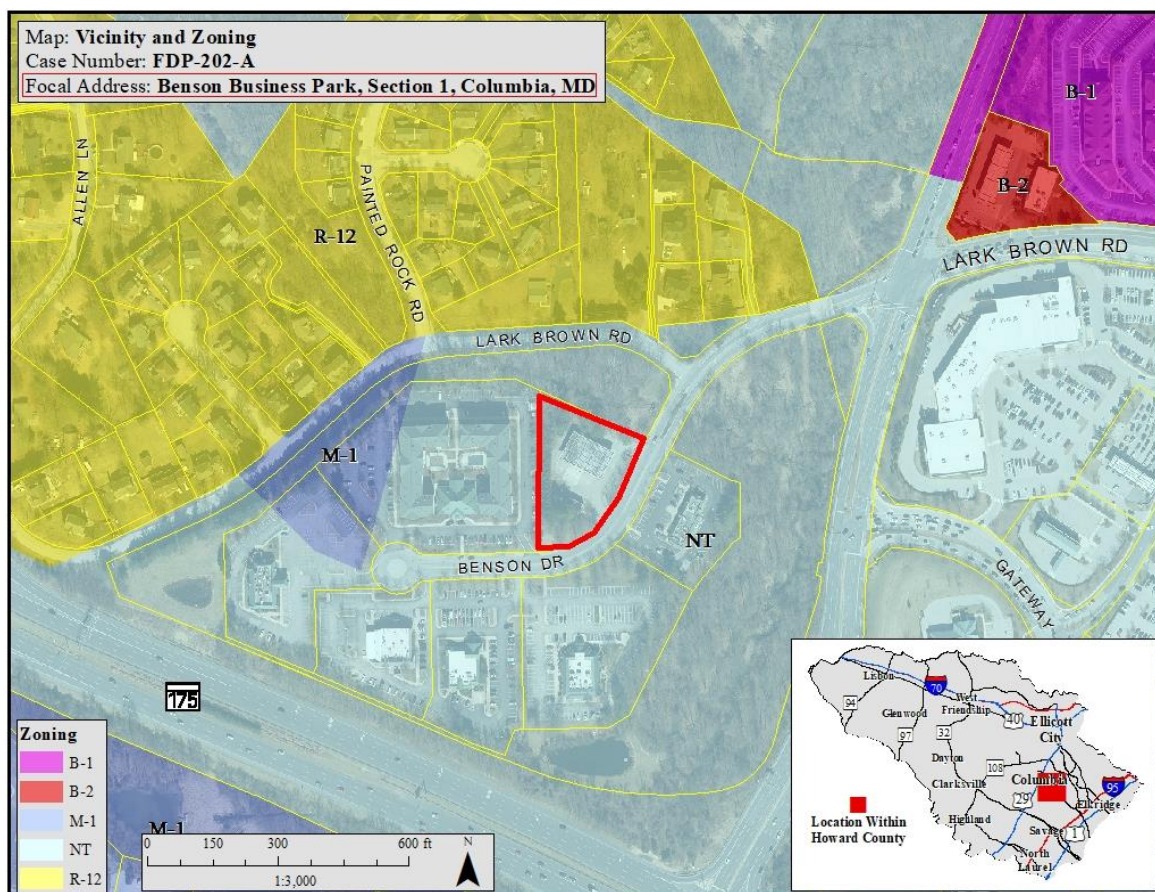
Case No./Petitioner: FDP-202-A, Howard Hughes Corporation through Woodbine Bank WI LLC

Project Name: Benson Business Center, Section 1

DPZ Planner: Jill Manion, Planner
jmanion@howardcountymd.gov

Request: A final development plan amendment (FDP-202-A). Request to amend the final development plan to remove the Gasoline Station Use on Parcel C of Benson Business Center, Section 1.

Location: The subject property is located in the Benson Business Center at 8300 Benson Drive in Columbia. The property is identified on Tax Map 37, Parcel 667, Parcel C. It is zoned New Town (NT) and 1.25 acres in size. It is the former location of an Exxon fuel facility. The former convenience store, gas tank canopy and car wash structures are still located on the site.



Vicinal Properties:

North: Open Space Lot 2, an undeveloped property with environmental features owned by the Columbia Association.

South: Benson Drive public right-of-way. An Olive Garden restaurant is located on the opposite side of the road on Parcel B of Benson Business Center, Section 1.

East: Benson Drive public right-of-way. A McDonalds restaurant is located on the opposite side of the road on Parcel A of Benson Business Center, Section 1, as well as Open Space Lot 1, an undeveloped property with environmental features owned by the Columbia Association.

West: Homewood Suites Hotel, located on Parcel E of Benson Business Center, Section 1.

Site History:

The subject property, Benson Business Center, Section 1, Parcel C, was first identified on Final Development Plan (FDP) Phase 202. The FDP area is identified for Employment Center Land Uses and Open Space. Parcels in the FDP area have been developed with a series of restaurants, a hotel and an Exxon gasoline service center. The area is known locally as "Restaurant Row". Parcel C was created by subdivision filed under F-90-154 (Plat #9613). The Gasoline Center, which included gasoline tanks and canopy, a convenience store and a car wash, was constructed on the site under SDP-91-028. The facility is no longer in service, but the empty structures are still located on the site.

Description and Purpose of the Proposed Final Development Plan Amendments:

The purpose of this final development plan amendment is to remove the Gasoline Station identified use for Parcel C as shown on Sheet 1 of FDP 202. The Special Site Criteria for Gasoline Stations listed on Sheet 3 will also be removed. The purpose of this change is that the co-petitioner Woodbine Bank WI LLC seeks to redevelop this parcel with restaurant uses consistent with the adjacent uses. The Department of Planning and Zoning requested that the "Gasoline Center" label for this parcel and associated criteria be removed from the FDP plan drawings. The redevelopment will be reviewed by Planning Board as part of a future site development plan or redline to the existing site development plan.

It should be noted that "Gas Center/Car Wash" is still listed as a permitted use under Section 7C-3 for permitted Employment Center Commercial Uses on Sheet 2. Should this use be proposed on any parcel in the FDP area in the future, the provisions under Section 125.0.A.11 would be enforced, which states that if a recorded Final Development Plan identifies a gasoline service center or Motor Vehicle Fueling Facilities as a specific permitted use, the site is required to meet the Conditional Use requirements for Motor Vehicle Fueling Facilities listed in Section 131 of the Zoning Code and reviewed by Planning Board at a public hearing.

Section 125.0.F.1 states that amendments to a Final Development Plan (FDP) shall be reviewed in accordance with Section 125.0.D of the Zoning Regulations, which governs procedures for the approval of Final Development Plans in the New Town Zoning District. Section 125.0.D.2 requires a Final Development Plan to be considered at a public meeting.

DocuSigned by:

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Lynda Eisenberg, AICP, Director
12/3/2025
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.