

FDP-202-A

Benson Business Center

Planning Board Meeting

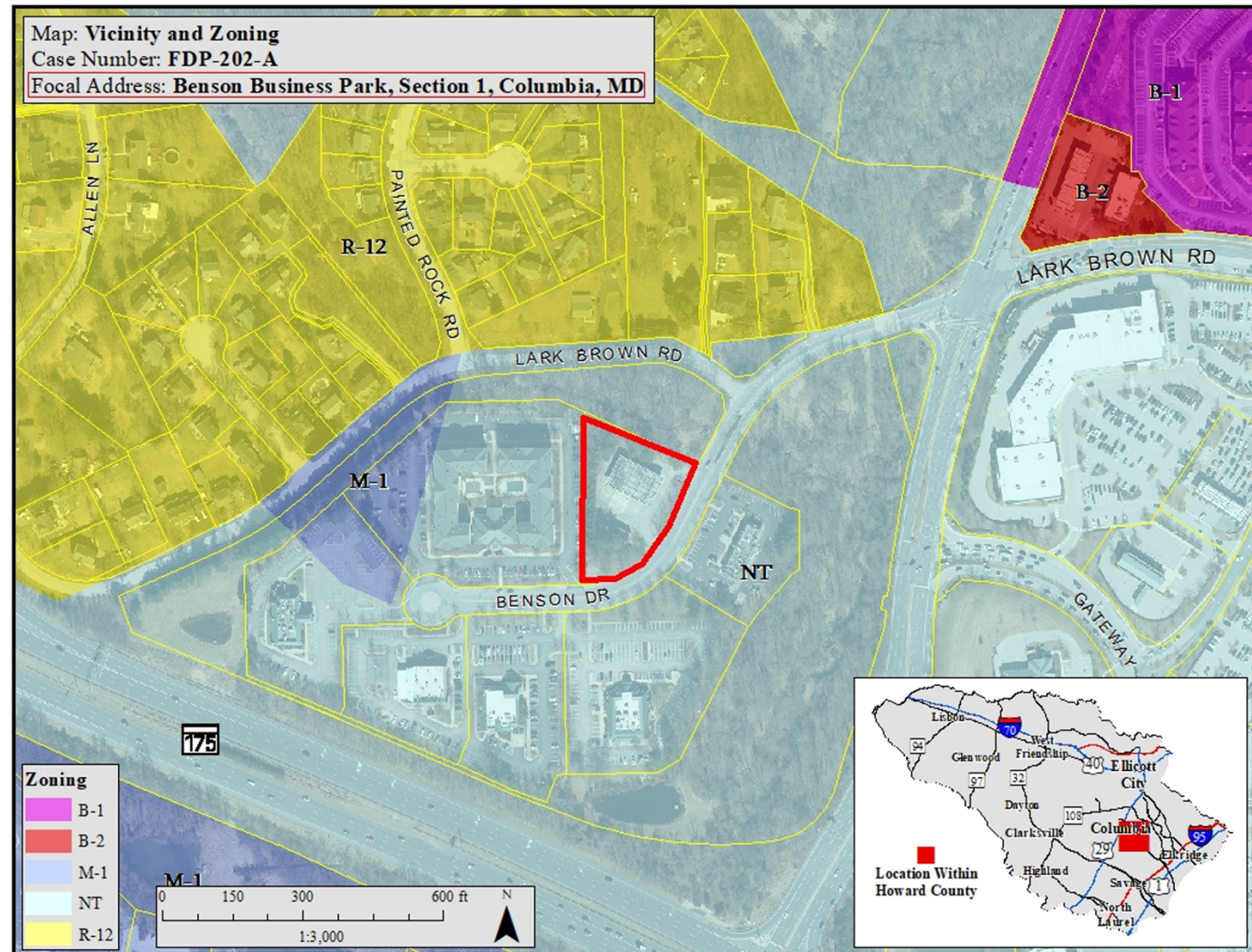
December 18, 2025



Planning Board Evaluation and Action

- Review the proposed amendment to the Final Development Plan in accordance with Section 125.0.D and Section 125.0.F of the Howard County Zoning Regulations;
- Review the alterations to the plan view and land use designations
- Review the alterations to text criteria
- Approve or Deny the amendment to the Final Development Plan

Vicinity Map



Existing Site Conditions

- Parcel C
- Employment Center – Commercial
- “Restaurant Row”



Existing Site Conditions

- Parcel C = 1.25 acres
- Designated as “Gasoline Center” on FDP-202
- Convenience store, fuel canopy, car wash, and paving still exist on site.
- Existing pavement

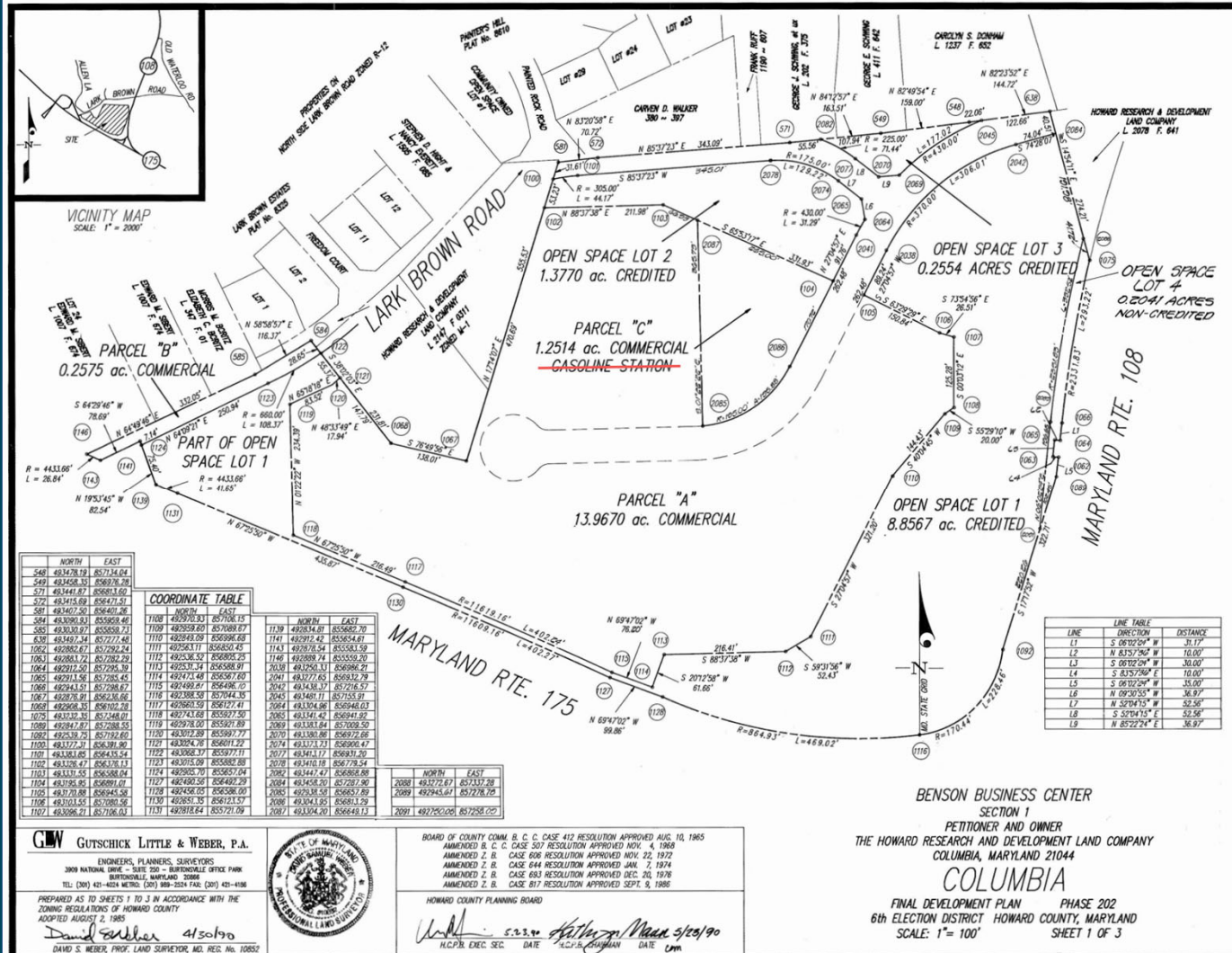


Proposed FDP Amendment

Sheet 2:

Remove Gasoline Station
label as specific land use for
Parcel C on FDP

Howard County
Department of Planning & Zoning



Proposed FDP Amendment

- Remove Special Site Criteria for Gasoline Stations (Parcel C)

FINAL DEVELOPMENT PLAN CRITERIA Phase 202 Benson Business Center Section 1 (Continued)

9. PARKING REQUIREMENTS – Section 122-C-3-d-(3):

9C-2 COMMERCIAL LAND USE AREAS

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
- Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
- One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of such facility.
- One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five (5) employees of any such facility.
- Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.

9E OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board in excess of the 1.0 Acre of Non Credited Open Space shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 122-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS – Section 122-C-3-d(3)

10A GENERALLY:

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES – Section 122-C-3-d(3):

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS – Section 122-C-3-d(3):

12C COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

12E OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

SPECIAL SITE CRITERIA FOR GASOLINE STATIONS (PARCEL "C")

- PARCEL SIZE:** The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.
- PARCEL FRONTAGE:** A minimum frontage of one-hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.
- ACCESSES:** Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.
- SETBACKS:**
 - A minimum fifty (50) feet shall be required between the public right-of-way and any building on the site.
 - Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
 - Paving and storage areas shall not be permitted within ten (10) feet of any property line nor within fifteen (15) feet of an adjacent residential property line.
- BUILDINGS:**
 - The main building, the pump island, and any ancillary buildings shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.
 - Provision shall be made for restroom facilities for use by the public.
 - Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
 - Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service station.
- SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:**
 - Service racks and/or pits shall be located within the main building.
 - Outdoor storage and/or refuse areas shall be fenced or screened from view.
 - The site plan shall indicate the disposal methods to be used for all waste material including waste oil.
- LANDSCAPING, FENCES, WALLS AND SCREENING:**
 - Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
 - Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
 - When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
 - Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, with adjacent properties and with the neighborhood.
- OFF-STREET PARKING:**
 - The number of off-street parking spaces to be provided is as follows:
 - Three (3) spaces per grease rack or working bay.
 - One (1) space per employee on duty.
 - One (1) space per accessory vehicle such as tow trucks and service vehicles.
 - Where a convenience store is proposed, provide one (1) space per 200 square feet of floor area available to the public.
 - Where a car wash service is proposed, sufficient parking and holding lanes for the facility shall be provided so that public streets will not be used for queuing.

L. LIGHTING

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding adjoining premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION

- The operation of the facility shall be confined to normal service station activities. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air, the changing of tires, and minor servicing. Storage of all automotive supplies shall be within the approved buildings.
- The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines, exclusive of passenger cars, is prohibited.
- The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plants, materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
- Where a gasoline service station is adjacent to a Residential District, its hours of operation may be established by the Howard County Planning Board.

K. OTHER USES

The uses listed below may be located on the same lot as a gasoline station. The combination of uses on the site is allowed if the minimum parcel is adequate to accommodate the parking area, by a minimum area equal to the gross square footage of floor area, parking area, loading and stacking areas for the additional uses on the site. The parcel size must still be adequate to satisfy the necessary service, setback and buffering requirements.

- Convenience stores, provided that the gross floor area does not exceed 3,500 square feet.
- Car washes, provided that onsite stacking area clear of the circulation area for the gas station is provided for at least fifteen (15) automobiles.

SECTION 1 TABULATION OF LAND USE

LAND USE	ACRES
COMMERCIAL	15.4759
ROADS – 25579 Ac.	
OPEN SPACE – CREDITED	10.4891
OPEN SPACE – NON CREDITED (ROADS)	0.2041
TOTAL	26.1691

Proposed FDP Amendment

- Gas Center/Car Wash remains in the list of permitted uses in FDP Phase Area
- Section 125.0.A.11 will apply if a motor vehicle fueling facility is proposed in FDP area

FINAL DEVELOPMENT PLAN CRITERIA Phase 202 Benson Business Center Section 1

The Area included within this Final Development Plan Phase 202 is Applicable to Section 1 of the Benson Business Center,

- 1. PUBLIC STREET AND ROADS** – Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- 2. PUBLIC RIGHTS-OF-WAY** – Section 122-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2B Vehicular ingress and egress to Maryland Route 175 and Maryland Route 108 is restricted

- 3. MAJOR UTILITY RIGHTS-OF-WAY** – Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

- 4. DRAINAGE FACILITIES** – Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

- 5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES** – Section 122-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

- 6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES** – Section 122-C-3-d-(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices and eaves	roof or building overhangs
bay windows, oriel, vestibule, balcony	privacy walls or screens
all parts of any buildings dwelling,	chimneys
or accessory buildings	porches, decks, open or inclosed

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriel, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 50' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	trellises
shrubbery	excavations or fill
trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

60-1 EMPLOYMENT CENTER LAND USE AREAS – COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 60-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

60 OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES – Section 122-C-3-d-(2):

7C-3 EMPLOYMENT CENTER LAND USE – COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional, business (general), medical and dental offices, and conference centers.
3. Banks, savings and loans associations, investment companies, credit bureaus, brokers, and similar financial institutions, including drive-thru facilities.
4. Private colleges and universities, trade schools, art schools and commercially-operated schools.
5. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
6. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
7. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
8. Self-service laundry and laundry and/or dry cleaning pickup stations.
9. Non-profit clubs, lodges, community halls.
10. Liquor stores.
11. Drug and cosmetic stores.
12. Clothing and apparel stores with goods for sale or rent.
13. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repair, sewing machines, sporting goods, stationery, works of art.
14. Antique shops, art galleries and craft shops.
15. Blueprinting, printing, duplicating or engraving services.
16. Gas Center/Car Wash.
17. Convenience Store.
18. Day Care Centers.
19. Hotels, Motels, Inn and Conference Center.

Division of Commercial Land Use into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

7E-1 OPEN SPACE LAND USE AREAS

Lots 1,2 and 3 all credited to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary provided that such easements are shown on the subdivision plat if required by the Howard County Department of Planning and Zoning.

8. HEIGHT LIMITATIONS – Section 122-C-3-d-(3)

8C-3 COMMERCIAL LAND USE

No structure shall be constructed more than 50 feet in height from the highest adjoining ground elevation adjacent to the building, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

BENSON BUSINESS CENTER SECTION 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 202
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 2 OF 3

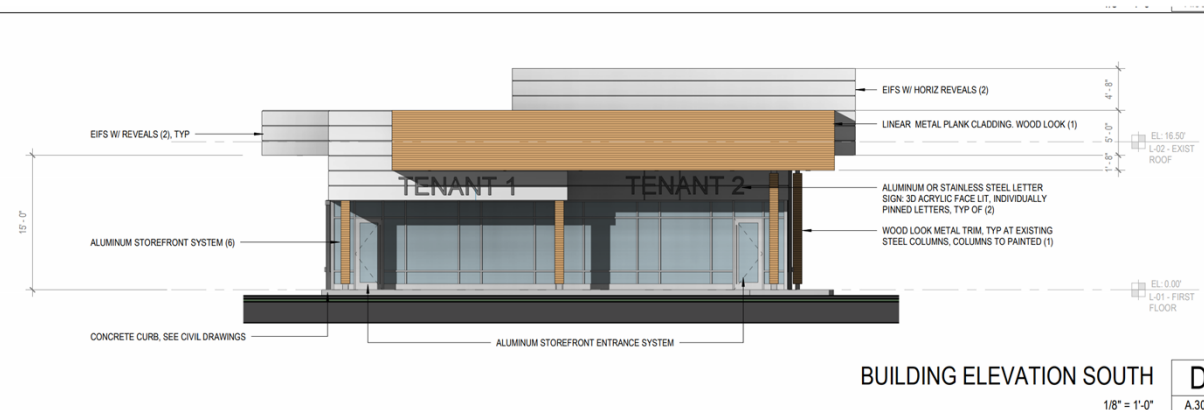
Section 125.0.A.11 of Zoning Regulations

Notwithstanding any other provisions in this Section 125.0, **if the criteria in a recorded Final Development Plan identifies a gasoline service station or Motor Vehicle Fueling Facility as a specific permitted use, a newly proposed Motor Vehicle Fueling Facility is permitted only upon approval by the Planning Board after a public hearing where the petitioner establishes that the general standards and specific criteria in Section 131.0 which are applicable to a conditional use for a Motor Vehicle Fueling Facility are met.**

To the extent there is any conflict between the criteria in the recorded Final Development Plan and the general standards and specific criteria for a Conditional Use for a Motor Vehicle Fueling Facility in Section 131.0, the more restrictive provision shall apply.

Future Project Proposal

- Restaurant Use
- Utilize and update existing convenience and fuel canopy structures
- Redline revision to the site development plan will be subject to future Planning Board review for approval



BUILDING ELEVATION SOUTH

Summary of Action

- Review the proposed amendment to the Final Development Plan in accordance with Section 125.0.D and Section 125.0.F of the Howard County Zoning Regulations;
- Review the alterations to the plan view and land use designations
- Review the alterations to text criteria
- Approve or Deny the amendment to the Final Development Plan