



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 October 9, 2025

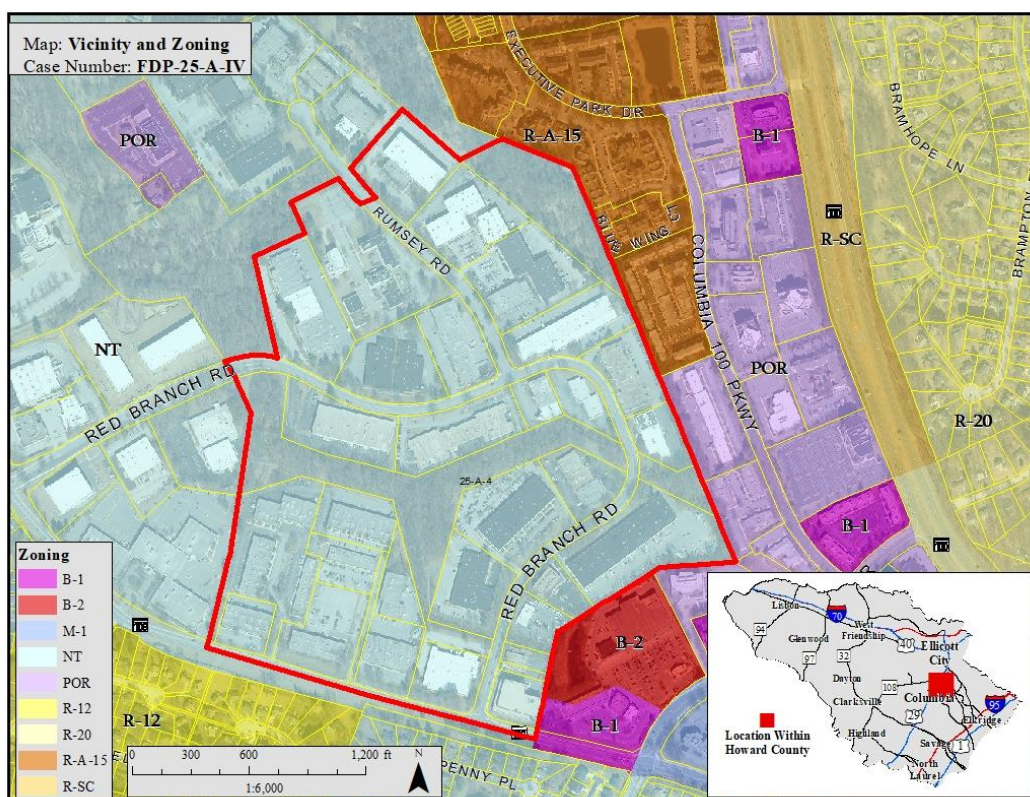
Case No./Petitioner: FDP-25-A-V, GM Oakland Ridge LLC

Project Name: Oakland Ridge Industrial Park, Section 2, and a Portion of Parcel A of Oakland Ridge Industrial Park, Section 3

DPZ Planner: Jason Lenker
jlenker@howardcountymd.gov

Request: A final development plan amendment to FDP-25-A-IV. Request to amend the FDP to establish animal hospitals as a permitted use and add parking requirements for animal hospital uses.

Location: The subject area is located in Oakland Ridge Industrial Park on the north side of Old Annapolis Road. The subject area encompasses properties identified on Tax Map 30, Parcels 14, 26, 269, 274, 302, 330, 336, 366, and 370. It is zoned New Town (NT) as New Town-Industrial and New Town-Open Space and is 126.4 acres in size. The majority of Oakland Ridge Industrial Park is improved with office buildings, warehouses, retail/service centers, and associated parking. Parcel 26 is undeveloped Open Space.



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Vicinal Properties:

North: Equestrian Center, Section 1 which includes office buildings and open space

South: Old Annapolis Road

East: Columbia Palace Shopping Center, Columbia 100 Research Park & Business Center, M.J.F Farms Condominiums, and Orchard Crossings Apartments

West: Oakland Ridge Industrial Park, Section 1 which includes office buildings and open space

Site History:

- FDP-25 was originally approved on May 8, 1968, for NT-Industrial and NT-Open Space land uses and to establish right-of-way locations. The FDP was amended five times between 1968 and 1994. The most recent amendment, FDP-25-A-IV, was recorded on July 8, 1994 to assign a land use of open space credited to Parcel A and update criteria references to the Zoning Regulations.
- F-68-022 was recorded in Plat Book 15, Folio 8 on May 8, 1968 for the Oakland Ridge Industrial Park, Section 2 subdivision to create Lots 10-60 and Parcel A.
- F-72-002 was recorded in Plat Book 22, Folio 26 on August 23, 1971 for the resubdivision of Lot 60 into Lots 72-74.
- F-79-162 was recorded as Plat #4311 on June 15, 1979 for the resubdivision of Lots 72 & 74 into Lots 96-98.
- SDP-79-119 was approved for multiple office, warehouse and retail/service structures on Lots 96 & 97 on August 23, 1979. Five redlines have been approved between October, 2018 and March, 2025 to change the uses of multiple buildings, update parking requirements, and add minor site improvements.

Description and Purpose of the Proposed Final Development Plan Amendments:

The owner of Oakland Ridge Industrial Park, Section 2, Lot 96 has an animal hospital identified as a potential tenant for one of the buildings located on site at 8990 Old Annapolis Road, Columbia, MD. In order to permit this establishment, the petitioner proposes the following amendments to be incorporated into FDP-25-A-V:

1. **Criteria 7:** This criterion sets out the permitted uses for Oakland Ridge Industrial Park, Section 2, and a Portion of Parcel A of Oakland Ridge Industrial Park, Section 3. Uses permitted within the industrial use area of this FDP include all uses permitted in the M-1 zoning district, except, however, that uses permitted only in M-2 are prohibited. An enumerated list of commercial uses ancillary to or compatible with permitted industrial uses are also permitted. The petitioner requests that 'Animal Hospital' uses be permitted as a compatible commercial use under criteria 7.B since pet grooming establishments, daycares, and kennels are permitted industrial uses in the M-1 zoning district. The site development plan for the site, SDP-79-119, would be redlined to reflect the animal hospital in an existing building if this FDP amendment is approved.
2. **Criteria 9:** This criterion sets out the required parking for use categories in Oakland Ridge Industrial Park, Section 2 and a Portion of Parcel A of Oakland Ridge Industrial Park, Section 3. Since Animal Hospitals are not considered an office, retail or industrial use, the petitioner is proposing to add the specific parking ratio for animal hospitals listed in Section 133.0.D of the Zoning Regulations, which is 4 spaces per 1000 square feet of building dedicated for this use. Per SDP-79-119, there is

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abundant parking to accommodate the animal hospital with the other uses on site, and the SDP will be redlined to show the additional parking needs should the FDP amendment be approved.

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:

Lynda Eisenberg
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9/22/2025

Lynda Eisenberg, AICP, Director

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.