

FDP-25-A-V

Oakland Ridge Industrial Park, Section 2

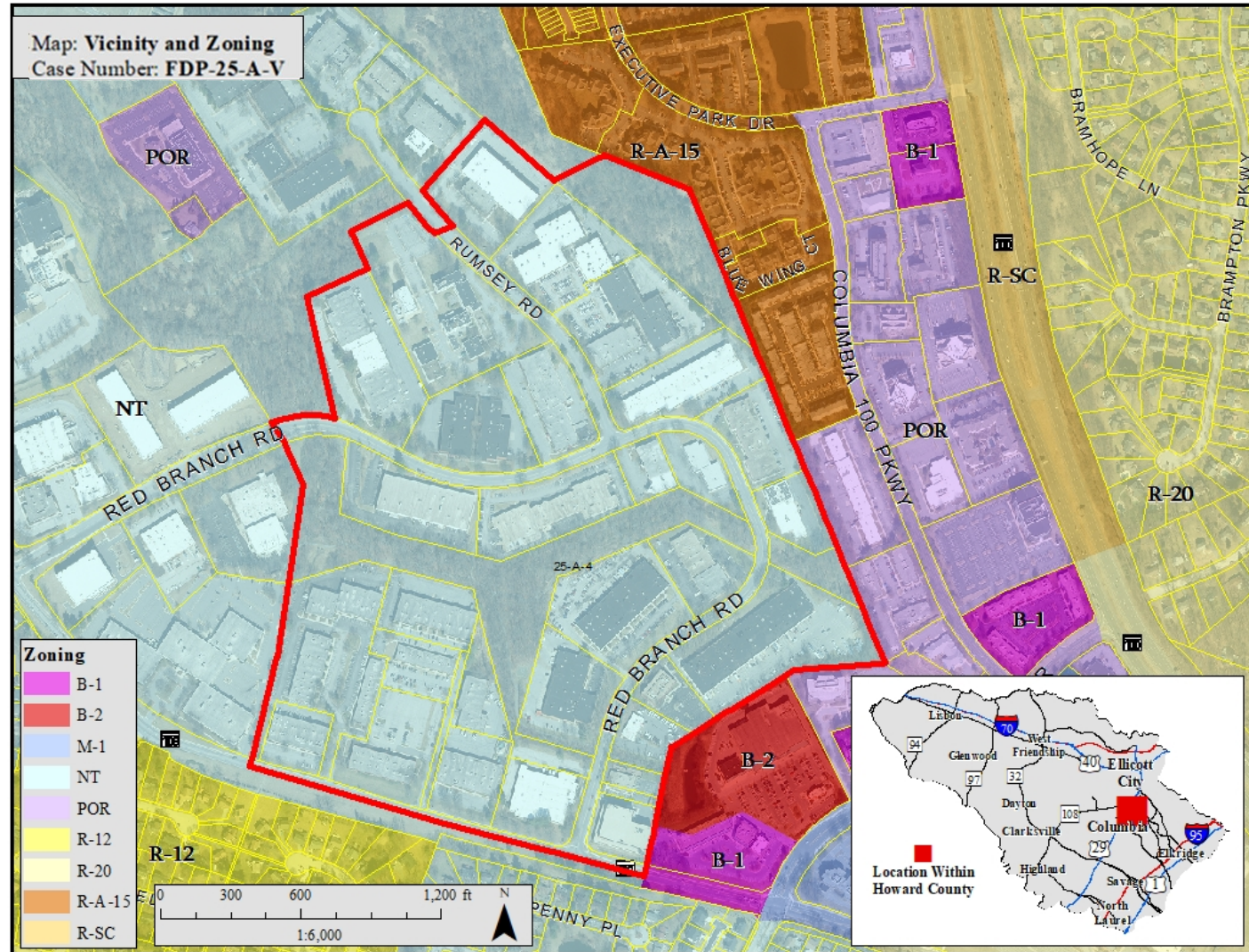
Planning Board Meeting
October 9, 2025



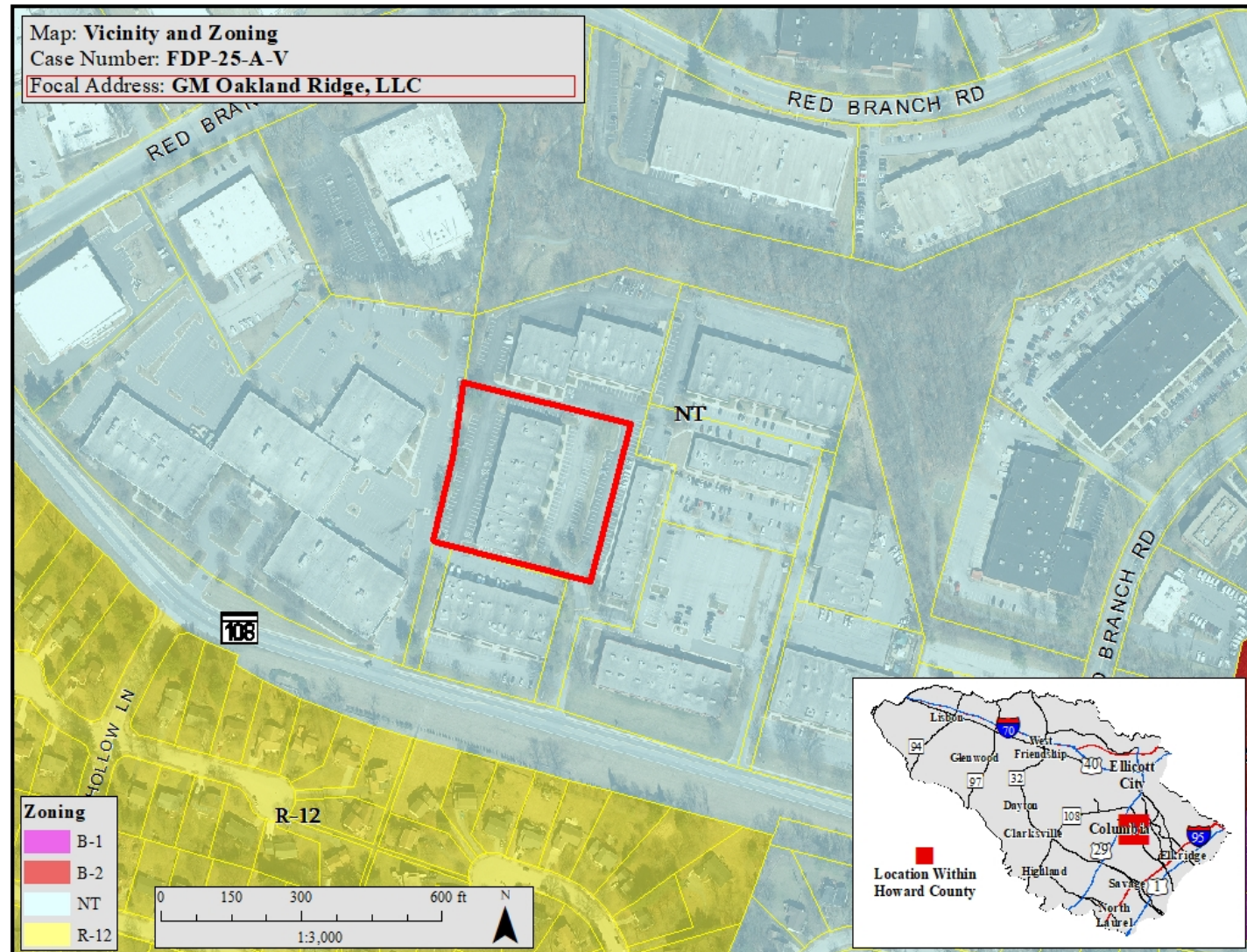
Planning Board Evaluation and Action

- Evaluate the proposed Final Development Plan amendment in accordance with Sections 125.0.D.2 & 125.0.F.1 of the Howard County Zoning Regulations
 - Section 125.0.D.2 – Final Development Plan (FDP) amendments shall be considered by the Planning Board at a public meeting
 - Section 125.0.F.1 – The original petitioner for the New Town District may propose amendments to an approved FDP
- Approve, approve with conditions, or deny the FDP amendment to:
 - Establish Animal Hospitals as a permitted use
 - Add Animal Hospital parking requirements to FDP criteria

FDP Vicinity Map



Site Specific Vicinity Map & Existing Conditions



Proposed FDP Amendment

Criteria 7 – Permitted Uses

- 7.B – Commercial uses ancillary to, or compatible with permitted industrial uses
 - k. Animal hospital

7. PERMITTED USES - Section 125c.3d(2)

- A. All uses permitted in industrial districts or industrial use zones are permitted including, but not limited to, all uses permitted in M-1 Districts, except, however, that uses permitted only in M-2 and R-MH Districts are prohibited.
- B. Commercial uses ancillary to, or compatible with, permitted industrial uses are permitted including, but not limited to, all of the following:
 - a. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
 - b. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
 - c. Banks.
 - d. Gasoline service station.
 - e. Wholesale distributors.
 - f. Savings and loan associations.
 - g. Business and professional offices.
 - h. Parking lots or garages.
 - i. Building supplies and lumber yards.
 - j. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
 - k. Animal hospital.
 - l. Such other ancillary uses as may be approved by the Howard County Planning Board.
- C. Religious activities within the limits of an existing structure.

Proposed FDP Amendment

Criteria 9 – Parking requirements

- 9.A – Industrial Use Areas
 - c. – 4 parking spaces per 1,000 sf of animal hospital

9. PARKING REQUIREMENTS - Section 125-C-3-d(3):

A. INDUSTRIAL USE AREAS

One parking space for each two employees shall be provided for all sites devoted to industrial uses. Parking requirements for uses permitted under paragraph 7-B of this Final Development Plan Criteria shall be as follows:

- One (1) parking space shall be provided for each 200 square feet of net leasable area devoted to commercial retail sales uses, including restaurants.
- One (1) parking space shall be provided for each 500 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 250 square feet of net leasable area devoted to commercial animal hospital uses per Section 133-D-4-a of the comprehensive Zoning Regulations adopted on October 6, 2013.

B. OPEN SPACE USE AREAS

Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to open space uses and if required they will be imposed upon submittal of a site development plan for approval by the Howard County Planning Board.

Planning Board Considerations

- **The FDP permits commercial uses that are ancillary to, or compatible with, permitted industrial uses**
 - Pet grooming, daycares, and kennels are permitted industrial uses in the M-1 zoning district
 - **Animal hospitals are compatible with these uses**
- **Parking**
 - The proposed parking 1 space per 250 sf of animal hospital space is consistent with the parking required per Section 133.0.D of the Zoning Regulations (4 spaces per 1000sf)

Planning Board Evaluation and Action

Planning Board to approve, approve with modifications, or deny each of the items below:

- Proposed Amendment to FDP-25-A-V
 - To permit the Animal Hospital use under criteria 7.B.k
 - Add the specific ratio for the Animal Hospital parking requirement