

SDP-26-016

Chase Bank Clarksville

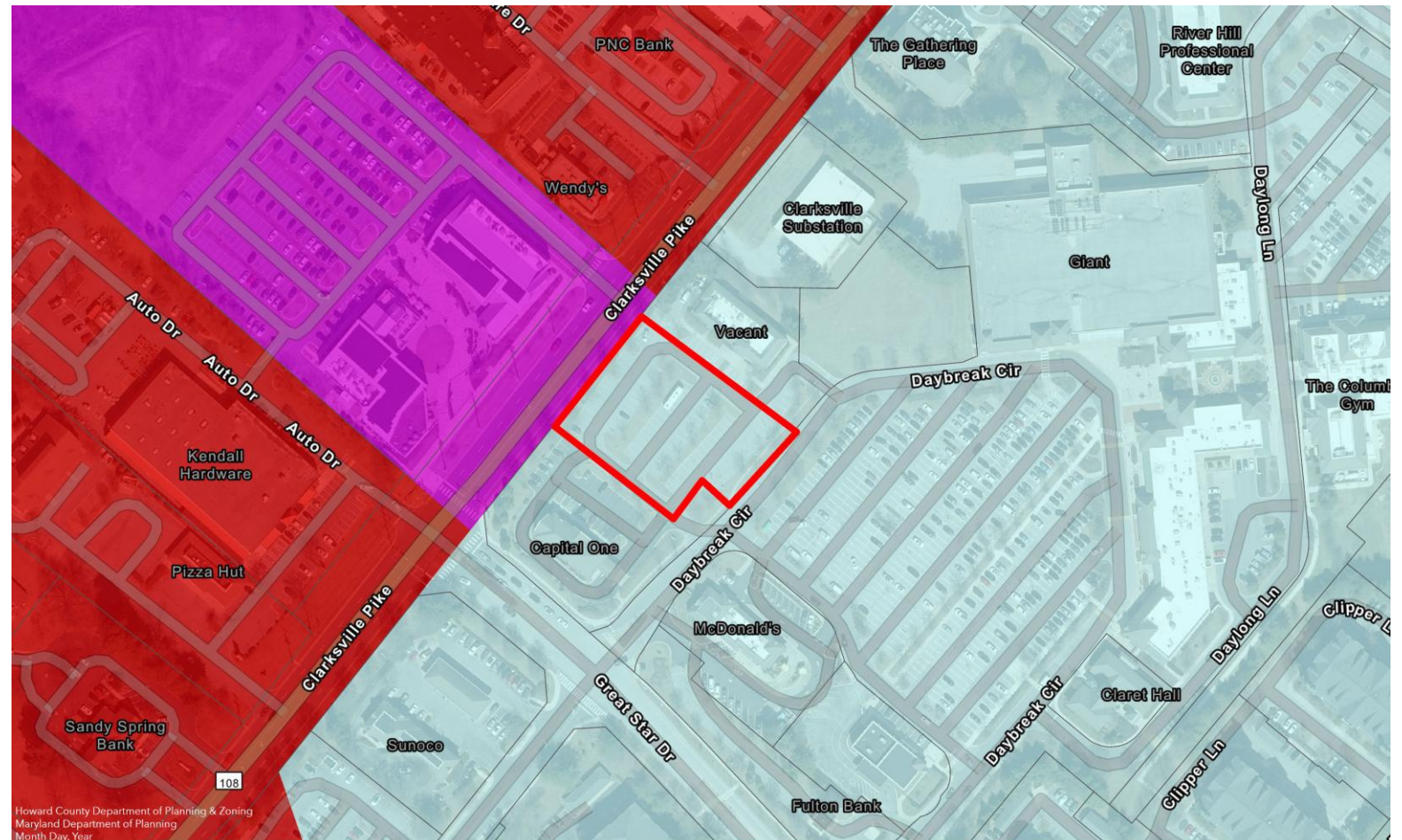
Planning Board Meeting
July 23, 2026



Planning Board Evaluation and Approval

- Section 125.0.G.1 of the Howard County Zoning Regulations and the Village of River Hill Final Development Plan, FDP-222, Part 2.
- Evaluate the Site Development Plan to construct a 3,506 square foot bank building and associated infrastructure.

Vicinity Map



Zoning & Vicinity

6080 Daybreak Circle
Columbia MD



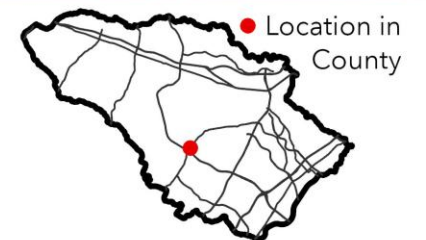
0 0.03 0.06 mi.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

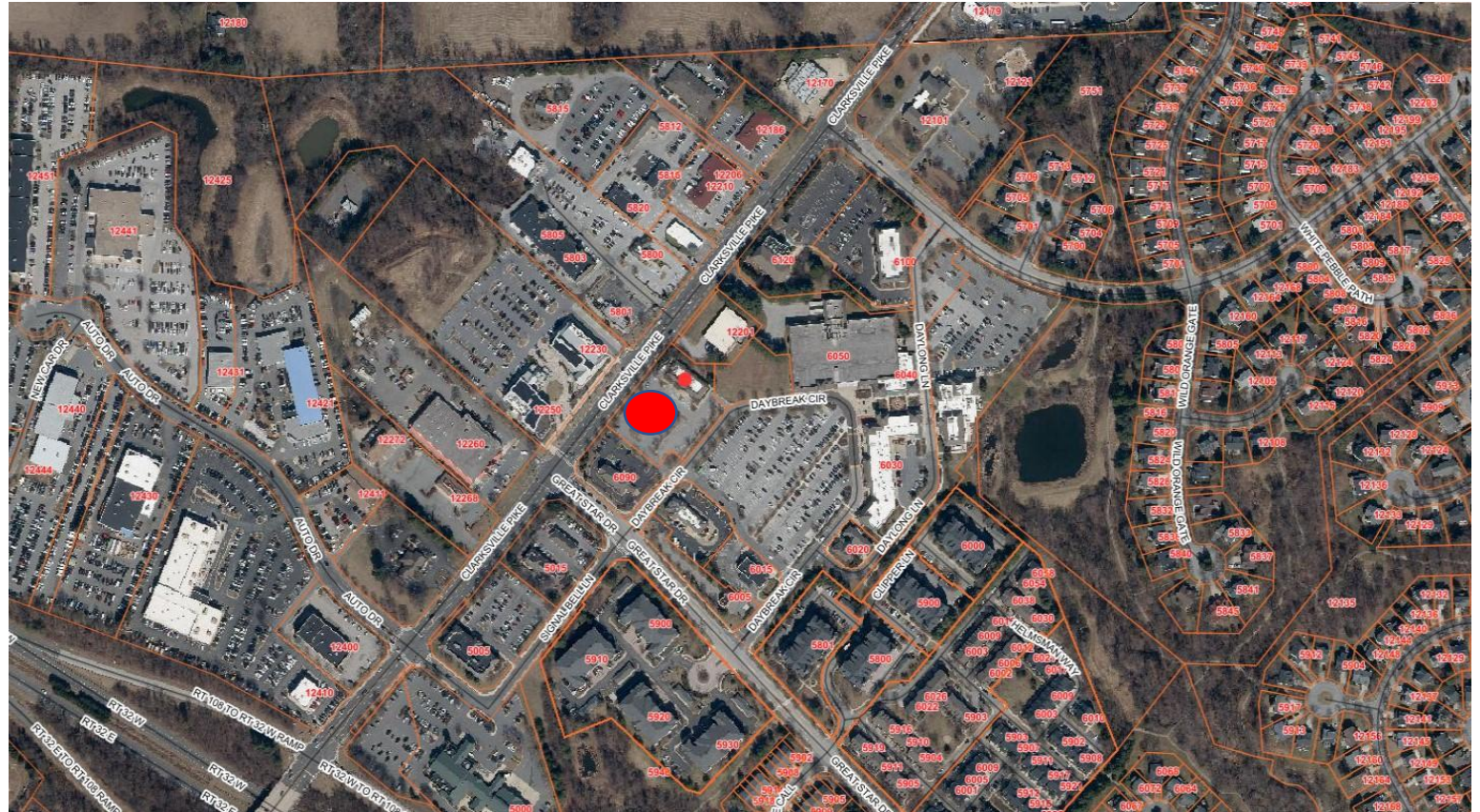
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Zoning

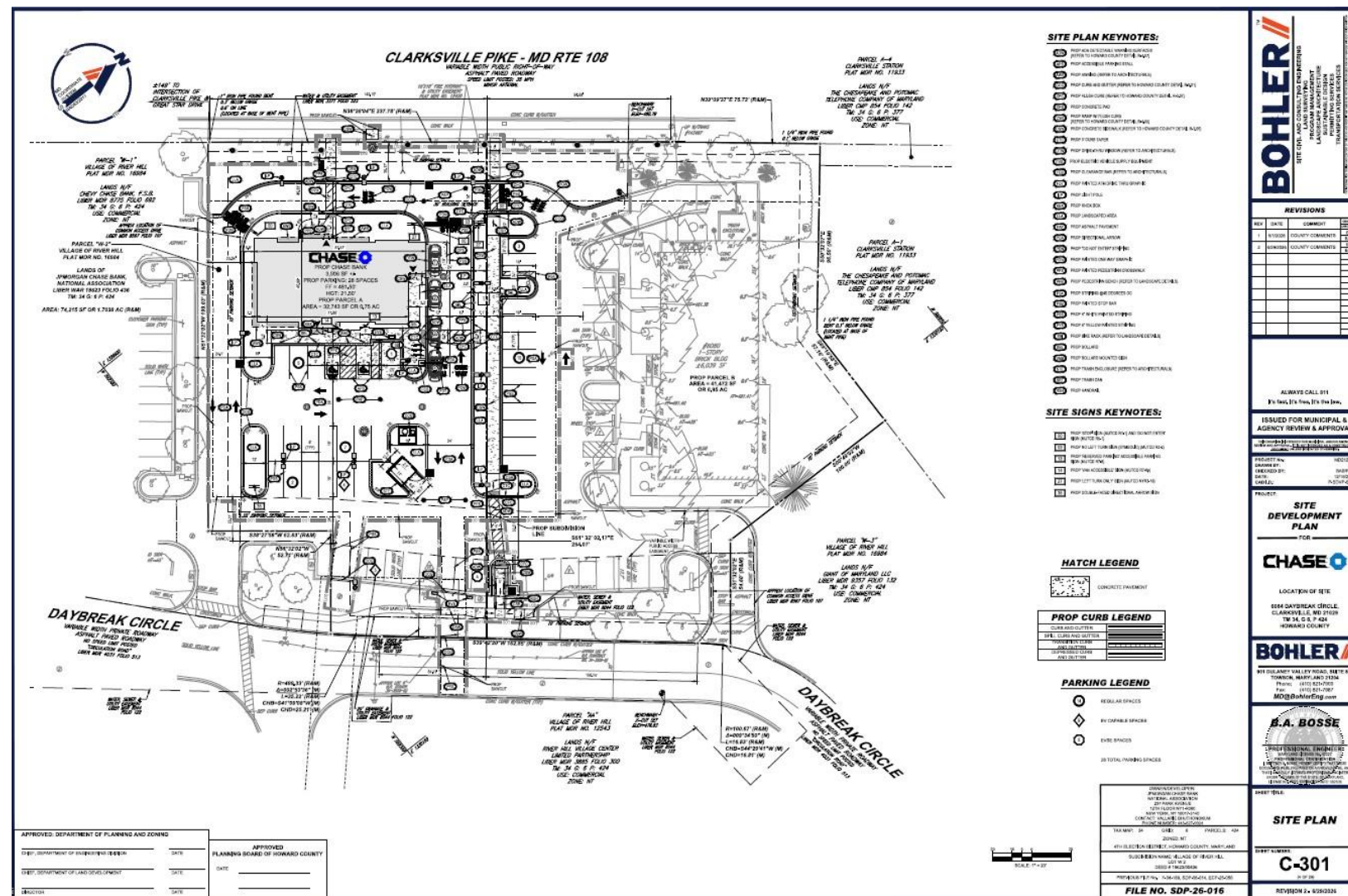
- B-1
- B-2
- NT



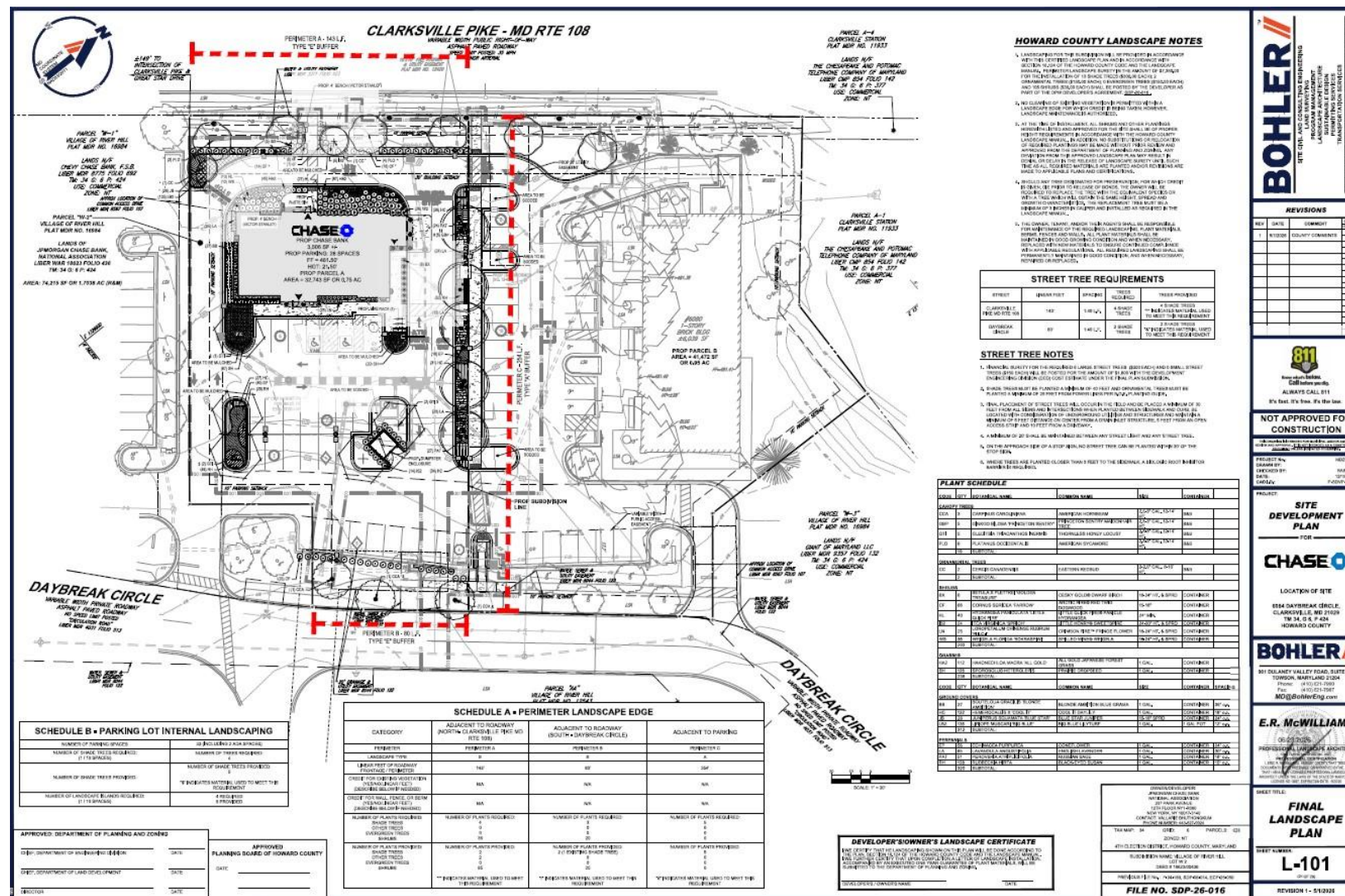
Existing Aerial Site



The applicant proposes to Construct a 3,506 square foot bank building and associated site infrastructure.



Howard County
Department of Planning & Zoning



Building Elevations



Howard County
Department of Planning & Zoning



Planning Board Criteria

Permitted Uses: Per the Village of River Hill Final Development Plan.

- Banks, savings and loan associations, investment companies, credit breaus, brokers, and similar financial institutions are listed as permitted uses in the commercial land use areas.

Parking: The required parking ratio per FDP 222, Part 2 for all commercial land use areas is Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales use.

- The proposed Bank will require 18 spaces per the FDP requirements.
- 28 parking spaces are being proposed on site.

Building Height: No height limitations is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

Planning Board Criteria

Coverage Requirements: No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses.

Landscaping: Landscaping is being provided per the subdivision and Land Development Regulations and the Howard County Landscape Manual.

- Street trees are being provided along Clarksville Pike and Daybreak Circle. 6 shade trees are being provided to meet the requirements established in the Landscape Manual.
- Perimeter landscaping requirements require a total of 11 shade trees and 56 shrubs. 9 shade trees, 2 ornamental trees, and 105 shrubs are being provided on site to meet the perimeter landscaping requirements.

Planning Board Criteria

Setbacks: Per the Village of River Hill Final Development Plan establishes the setback requirements under Section 6C-1

- 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 located 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.
- The proposed bank building meets the established setback requirements.
- There is proposed parking area that falls within the ten (10) foot setback area on the southern portion of the project area adjacent Day Break Circle. This encroachment will need to be approved by the Planning Board.

Planning Board Criteria

The Planning Board shall approve a Site Development Plan if it finds that the plan is in conformance with the following criteria:

FDP 222, Area 2 Criteria

- The plan is consistent with the approved Final Development Plan and Development Criteria.
- The plan results in an appropriate arrangement of land uses within the district.
- The plan provides adequate parking
- The proposed building meets the building height requirements
- The proposed building meets the coverage requirements
- The required landscaping is being provided on site
- The setback requirements for the building and required site infrastructure are being met

Planning Board Criteria

Requested Adjustments to the Parking or Bulk Requirements: The Planning Board may approve adjustments to the parking or bulk requirements if the Planning Board finds that:

Section 125.0.G.4.d

- The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development or adjacent property, and will not be detrimental to the public welfare; and
- The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or b) results in better design than would be allowed by strict compliance with the development criteria.

Summary of Action

Planning Board shall consider Site Development Plan SDP-26-016 according to the development criteria in the Village of River Hill Final Development and:

- Approve
- Approve with conditions
- Deny