



TECHNICAL STAFF REPORT

Planning Board Meeting of July 23, 2026

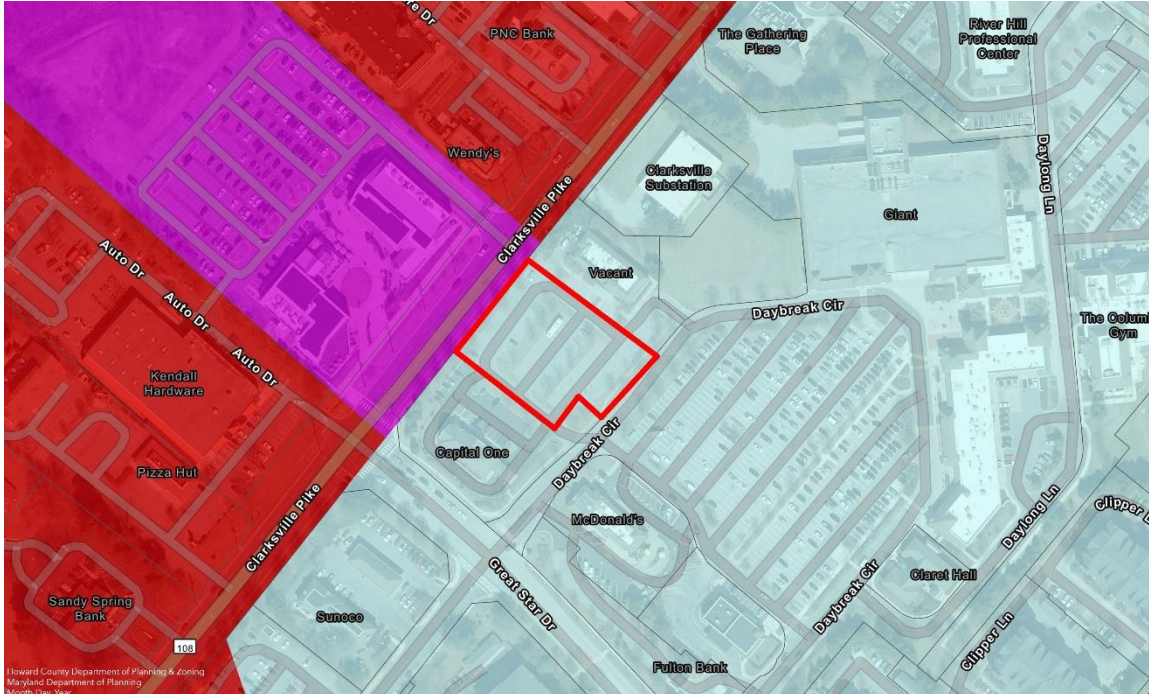
Case No./Petitioner: SDP-26-016, JPMorgan Chase Bank

Project Name: Chase Bank Clarksville

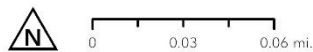
DPZ Planner: Nicholas Haines

Request: A Site Development Plan (SDP-26-016). The request is to construct a new bank building, associated parking area, utilities, and site amenities on 1.70 acre Lot W 2. The property is zoned "NT" (New Town). All structures within the Commercial Land Use Areas must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Location: The property is located at 6080 Day Break Circle (Tax Map 34, Grid 6, Parcel 424, in the Fifth Election District of Howard County, Maryland) and is accessed directly from Great Star Drive.



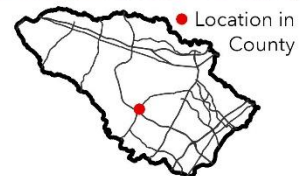
Zoning & Vicinity
6080 Daybreak Circle
Columbia MD



Sources: LHI, TomTom, Garmin, IAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

SDP-26-016
Zoning

- B-1
- B-2
- NT



SDP-26-016, Chase Bank Clarksville

Vicinal Properties:

The surrounding commercial properties fall within the NT zoning and are part of the Village of River Hill. The proposed Chase Bank development is located on Lot W 2 adjacent to Clarksville Pike to the northwest and Daybreak Circle to the southeast. Opposite Daybreak Circle is the River Hill Village Center. An existing Capital One Bank will border this project to the south, and a vacant commercial building is located to the north.

In summary:

North – Future Parcel W-2 “B” which will contain the existing vacant commercial building, border the property to the north. Parcel W-2 “B” will be created with the recordation of the associated plat F-26-018.

West – Clarksville Pike borders the site immediately to the west. Opposite Clarksville Pike is Parcel 23 which is the location of the Clarksville Commons commercial development.

East – Daybreak Circle borders the site immediately to the east. Opposite Daybreak Circle is Lot A, Parcel 424 which is the location of the River Hill Village Center. The main parking area occupies the area immediately adjacent to Daybreak Circle.

South – The existing Capital One Bank is located on Lot W-1 immediately to the south of the proposed Chase Bank development site.

Legal Notice: The property was legally posted and verified by DPZ pursuant to legal requirements.

Site History:

- **FDP-222 Part 2, Village of River Hill, Section 4, Area 2 Final Development Plan** – Final Development Plan for Village of River Hill. Recorded October 2, 1996.
- **F-04-189, Final Plat** - Submitted June 6, 2004, Village of River Hill Plat to subdivide Parcel “W” into three separate buildable parcels, the plan was approved October 22, 2004.
- **SDP-06-014 Site Development Plan**- Site Development Plan submitted on August 3, 2005 for a proposed Ruby Tuesday restaurant in the Village of River Hill on Parcel W-2. The plan was approved August 30, 2006.
- **ECP-25-050 Environmental Concept Plan- Environmental Concept Plan** submitted July 28, 2025 for the proposed chase bank development. The plan was signed October 9, 2025.
- **F-26-018 Final Plat**- Submitted January 20, 2026 to subdivide existing Lot W-2 into Lots W-2 “A” and W-2 “B”. The plan was signed January 9, 2026.

Existing Site Conditions:

Parcel W-2 contains 1.70 acres of land area and is currently developed with an existing commercial building that was formerly the Ruby Tuesday restaurant. The remainder of the project site is paved parking lot, with landscaped parking islands, and perimeter landscaped areas with underlying lawn. The project site is accessed via a paved access drives that extend off Daybreak Circle. The majority of the site is impervious paving and the existing structure with landscaped areas along the property boundaries. There are no wetlands, streams, or 100-year floodplain on site.

Proposed Site Improvements:

The petitioner proposes to construct a new bank structure within the existing parking area on the existing Parcel W-2. The existing parking area is being redesigned to accommodate the new building location and orientation, along with the proposed drive-thru lane. Parking islands are being proposed across the site and will be landscaped. Access to the site will still be provided from Daybreak Circle from the original site entrances.

SDP-26-016, Chase Bank Clarksville

Regulatory Compliance:

This SDP is subject to Section 125.0.G.1 of the Zoning Regulations (effective October 6, 2013), the development criteria listed in Final Development Plan 222, Part II, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (the September 20, 2016 Edition), and the Howard County Design Manual.

Setbacks - Per FDP-222, Part II: *“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 areas if construction is in accordance with a site development plan approved by the Howard County Planning Board”*. The existing building is 87.8 feet from the property line at its closest point and the new structure will be located at the front of the existing structure. The new building is 49.33 feet from the Clarksville Pike right of way in accordance with the setback requirements.

FDP-222, Part II also specifies: *“No parking area shall be located within 10 feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board”*. Portions of the proposed parking area fall within the 10 foot setback area. The encroachment as shown on the Site Development Plan exhibit will need approval from the Howard County Planning Board.

Land Uses - The development criteria regarding permitted land uses for the Employment Center Land Use – Village Center – Commercial section per FDP 222, Part II states that: *“Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions”*. The proposed banks’ use is a permitted use under the Final Development Plan criteria.

Height Limitations – The height limits per FDP 222, Part II states that: *“No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed with a site development plan approved by the Howard County Planning Board”*. The proposed structure is 21’-6” at its highest point, which conforms to the FDP requirements.

Parking Requirements – Commercial retail sales parking is based on 5 parking spaces per 1,000 square feet of net leasable area devoted to commercial retail sales uses, per the requirements in FDP 222, Part 2. The required parking for the bank use is 18 spaces for the 3,506 square foot bank building. 28 parking spaces are being provided under the current proposed plan. There is also a shared parking agreement with neighboring Parcels W-4 and W-5.

Additional Regulatory Requirements:

While not regulated by the FDP, the Subdivision and Land Development Regulations require compliance with the following additional items:

1. Storm Water Management (SWM): Stormwater management is being addressed with onsite facilities and working with existing facilities and infrastructure in the surrounding parcels.
2. Forest Conservation: The previous development of the site was exempt from the Counties Forest Conservation Requirements in place at the time. This proposed redevelopment is complying with the current Forest Conservation Requirements. The proposed development is generating a 0.1 acre afforestation requirement that will be addressed through a fee-in-lieu payment as no forest exists on site.
3. Landscaping: This project is addressing the landscape requirements in accordance with the Howard County Landscape Manual. Street tree plantings, Perimeter landscaping, and internal parking lot landscaping are all being provided in accordance with the regulations.

DocuSigned by: 	7/6/2026
4220B635863942E 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.