

SDP-26-033

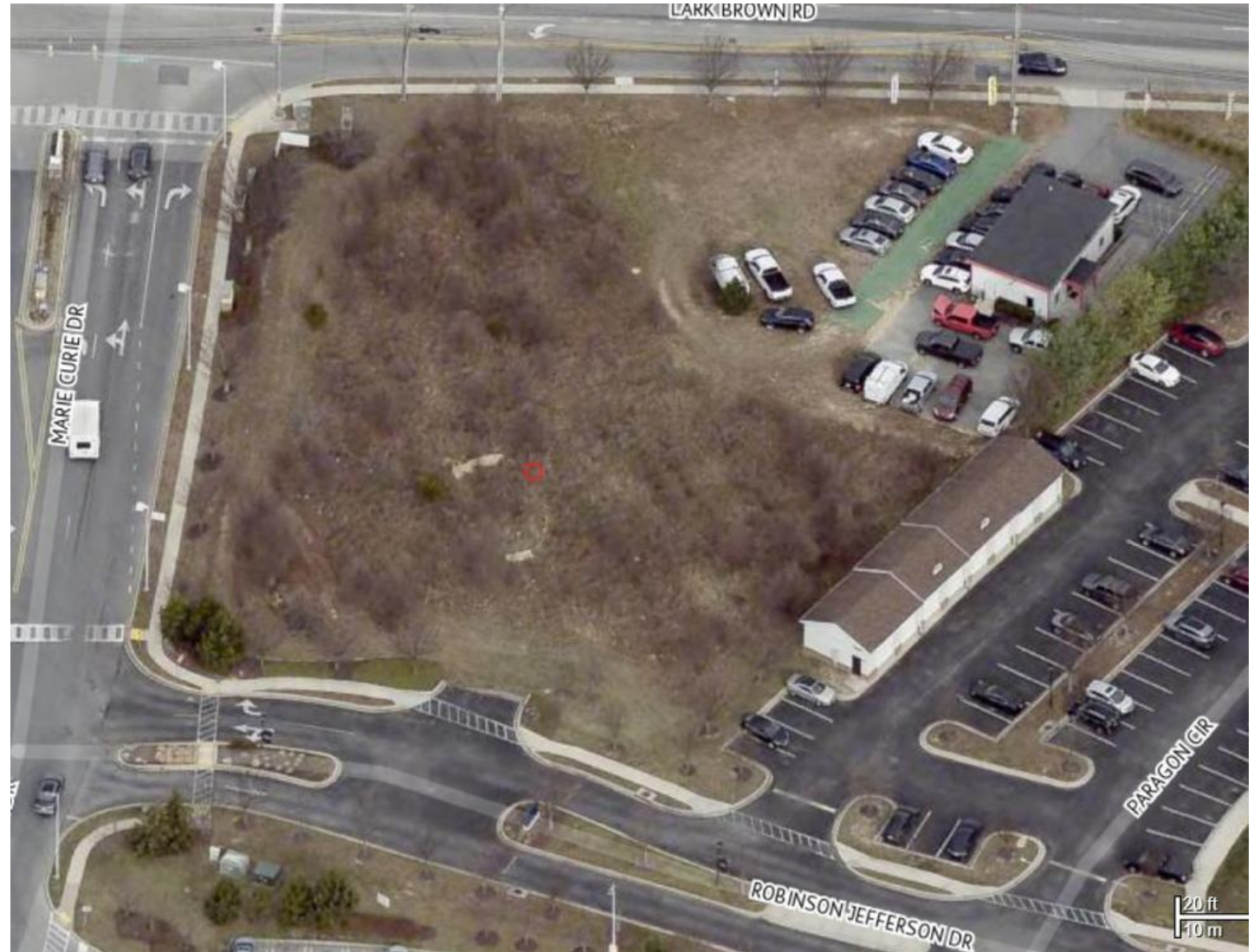
Auto Spa Express

Planning Board Meeting
August 20, 2026

Planning Board Evaluation and Approval

- Section 125.0.G. of the Howard County Zoning Regulations.
- NT- Employment Center Land Use – Commercial per FDP-240-A-IV
- Planning Board review criteria in accordance with FDP-240-A-IV and Section 125.0.G. of the Zoning Regulations.

Existing Aerial Site

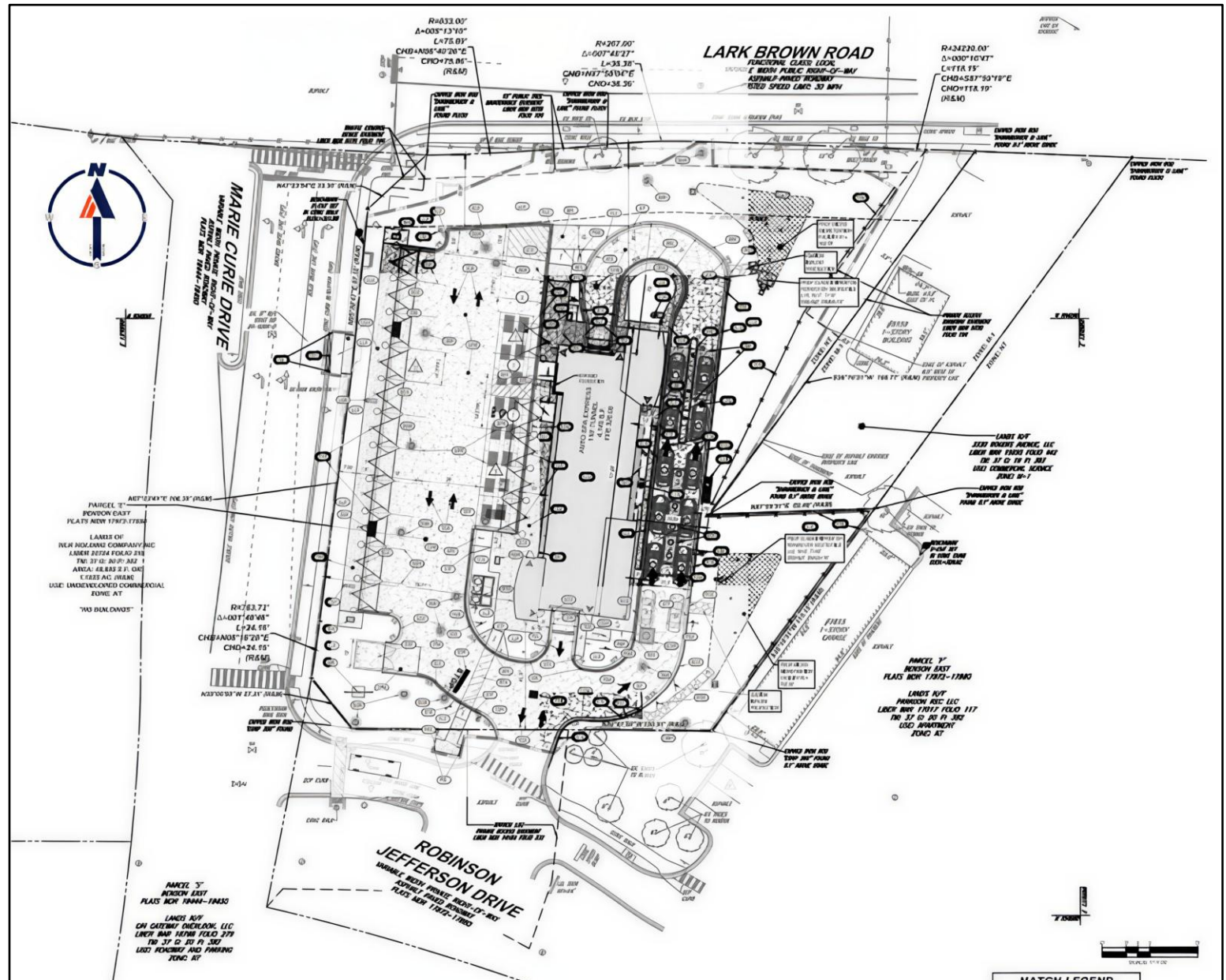


Project Proposal

The applicant propose to construct a 4,145 SF car wash facility, that includes paved driveway lanes, surface (paved) parking, vehicular vacuuming equipment (stations), landscaping, stormwater management and drainage devices.



Howard County
Department of Planning & Zoning



Planning Board Criteria and Regulatory Requirements

Permitted Uses:

Per FDP-240-A-IV and pursuant to Section 7C-3 of the FDP Criteria, all uses permitted in zoning districts POR, B-1, B-2 and SC districts are permitted. Parcel E shall be used as a car wash facility and this use is permitted within the B-2 district.

Planning Board Criteria

Setback and Bulk Requirements: The bulk requirements for the subject property are contained in the Development Criteria on the approved Final Development Plan (FDP-240-A-IV).

- 30' structure setback from a public highway, road, or street right of way, unless otherwise approved by the Planning Board. The car wash facility complies with the 30-foot setback from a Lark Brown Road (a public road right of way).
- No height limitation imposed upon structures constructed within this FDP provided improvements thereon are constructed in accordance with a Site Development Plan approved by the Planning Board. The proposed car wash facility will be at a maximum building height of 28 feet.
- No coverage requirement imposed upon land within this FDP devoted to commercial use, except in accordance with a Site Development Plan approved by the Planning Board.

Planning Board Criteria

Parking: In accordance with FDP-240-A-IV, no parking standard is dedicated for car wash facilities. However, Section 133.0.D.4.c. of the Zoning Regulations requires a total of 1 parking space per employee plus 1 parking space for customers, with a minimum of 2 parking spaces. This SDP proposes a total of 20 parking spaces.

Stormwater Management: Stormwater Management for this site will be provided by two micro-bioretenention facilities and one Contech modular wetland.

Planning Board Criteria

Forest Conservation: A total of 0.20 acres (or 8,712 SF) of afforestation (forest planting) is required. This development shall fulfill this obligation through the purchase of forest credits from a County approved forest mitigation bank, in accordance with Section 16.1208 of the County Code.

Landscaping: The proposed landscaping is in accordance with the 2026 Landscape Manual which requires 19 shade trees, 20 evergreen trees and 14 shrubs for perimeter landscaping purposes and 1 landscape shade trees for the surface parking area.

Summary of Action

Approve or deny the plan according to the Section 125.0.G. of the Zoning Regulations and the Development Criteria as required on the approved Final Development Plan (FDP-240-A-IV).