



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
 Lynda D. Eisenberg, AICP, Director FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of February 19, 2026

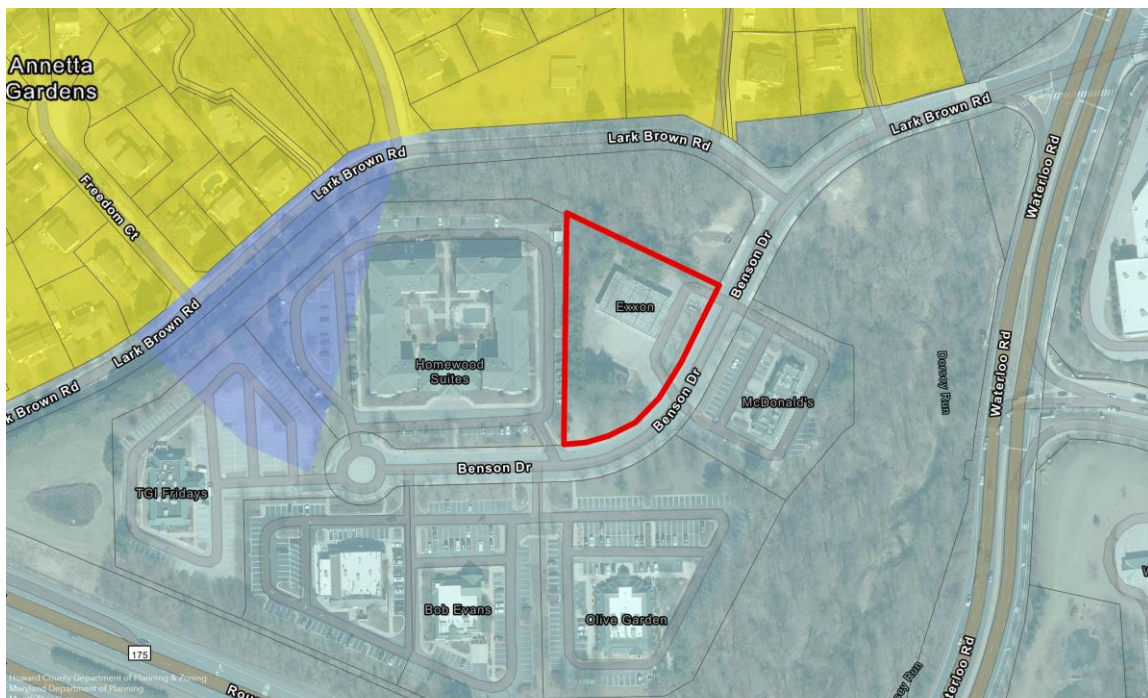
Case No./Petitioner: SDP-91-028, Woodbine Bank WI LLC and Woodbine Bank WP LLC

Project Name: Bension Business Center, Parcel C

DPZ Planner: Jill Manion, Planner
jmanion@howardcountymd.gov

Request: A site development plan redline (SDP-91-028). Request to approve redline revisions to a site development plan to repurpose an existing convenience store and motor vehicle fueling facility canopy into a two-tenant restaurant building.

Location: The subject property is located in the Bension Business Center at 8300 Benson Drive in Columbia. The property is identified on Tax Map 37, Parcel 667, Parcel C. It is zoned New Town (NT) and identified as Employment Center-Commercial on FDP-202-A. It is 1.25 acres in size and is the former location of an Exxon motor vehicle fueling facility. The former convenience store, gas tank canopy and car wash structures are still located on the site.



Zoning & Vicinity

**Benson Business Park
 SDP-91-028**



0 0.03 0.06 mi.

Zoning

M-1
 NT
 R-12



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

Vicinal Properties:

North: Open Space Lot 2, an undeveloped property with environmental features owned by the Columbia Association.

South: Benson Drive public right-of-way. An Olive Garden restaurant is located on the opposite side of the road on Parcel B of Benson Business Center, Section 1.

East: Benson Drive public right-of-way. A McDonalds restaurant is located on the opposite side of the road on Parcel A of Benson Business Center, Section 1, as well as Open Space Lot 1, an undeveloped property with environmental features owned by the Columbia Association.

West: Homewood Suites Hotel, located on Parcel E of Benson Business Center, Section 1.

Site History:

The subject property, Benson Business Center, Section 1, Parcel C, was first identified on Final Development Plan (FDP) Phase 202. The FDP area is identified for Employment Center Land Uses and Open Space. Parcels in the FDP area has been developed with a series of restaurants, a hotel and an Exxon gasoline service center. The area is known locally as "Restaurant Row". Parcel C was created by subdivision filed under F-90-154 (Plat #9613). The Gasoline Center, which included gasoline tanks and canopy, a convenience store and a car wash, was constructed on the site under SDP-91-028. The facility is no longer in service, but the empty structures are still located on the site. The Planning Board approved the removal of the Gasoline Center Use from the FDP for this parcel in December 2025 through a Final Development Plan amendment (FDP-202-A).

The petitioner is proposing to utilize the existing fuel canopy and convenience store structures and footprint to construct a two-tenant restaurant building. Since the proposed improvements require less than 5,000 SF of disturbance, the site changes were permitted to be submitted as a redline revision to the existing site development plan. An existing car wash building is proposed to remain on the site but is not part of this current redevelopment proposal and is identified for storage. The Planning Board is to review the revisions to SDP-91-028 in accordance with the criteria listed in FDP-202-A.

FDP Site Plan Analysis:

Permitted Uses: "Fast food restaurants, restaurant and beverage establishments, including those serving beer, wine and liquor" is a permitted use in the Employment Center Land Use-Commercial areas per Section 7C-3 of FDP-202-A. Benson Drive is colloquially known as "Restaurant Row" in the local area. A two-tenant building for carry-out restaurant is proposed for the site.

**Permitted Location
of Building and
Structures:**

Under FDP-202-A, Section 6, no structure shall be located within 50' of the right-of-way of a principal arterial or intermediated divided arterial highway. No such rights-of-way are adjacent to the subject property. Section 6C-I for Employment Center-Commercial further specifies that no structure shall be located within 30' of any public right of way except as approved by Planning Board. The proposed improvements are within the footprint of the existing convenience store and fuel canopy structures, which comply with the 30' setback requirement.

In addition, FDP-202-A, Section 6C-I requires a 10' setback for parking areas, which is met with this site development plan. There is no increase to the parking area with this proposal.

SDP-91-028 (redline), Page 2

Building Height: Section 8C-3 of FDP-202-A states no structure shall be constructed more than 50' in height from the highest adjoining ground elevation adjacent to the building, except as approved by Planning Board. The redeveloped structure is approximately 25' in height.

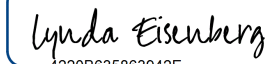
Parking Requirements: FDP-202-A requires 5 parking spaces per 1000 square feet of net leasable area devoted to commercial retail sales uses (Section 9C-2(a)). In reviewing site development plans for restaurants on adjacent properties, this ratio was not used to determine parking requirements. Those sites used either 1 space per 3 seats for a restaurant, coffee shop or similar facility within a hotel, inn or similar facility (Section 9C-2(e)), or the ratios provided in the Howard County Zoning Regulations for different restaurant types. Carryout restaurant is being proposed for this site, which is defined in the Zoning Regulations as "an establishment which prepares and sells food products intended for ready consumption, which are generally packaged in paper or served in other types of disposable plates, wrappers or containers primarily for consumption off the premises, but which may provide thirty or fewer seats for use by eat-in customers." Carryout restaurant is required to be parked at 6 spaces per 1,000 gross square feet of building area. The site is designed to meet this requirement for interior and any exterior seating area (which is also required to be parked at 6 spaces per 1000 SF of seating area in the Zoning Regulations). There is 2,527 SF of gross building area and 350 SF of outdoor seating, requiring 19 parking spaces, which are provided on this site development plan redline.

Coverage Requirements: There is no coverage requirements imposed by FDP-202-A. No increase of building coverage is proposed with this site development plan.

Other Site Considerations:

Forest Conservation: The proposed redevelopment is subject to forest conservation requirements, but the existing impervious area on the site approved on a previous site development plan in the Planned Service Area may be netted out from the site area used to determine forest conservation requirements under the exemption listed Section 16.1202(b)(2)(xiii) of the Howard County Code. A 0.1 acre obligation is generated by the site, which is being addressed through a \$5,445 fee-in-lieu payment.

Landscaping: The site development plan meets the landscape requirements in the Howard County Landscape Manual. The landscape plan was also reviewed and approved by the Howard Research and Development Architectural Review Committee (ARC). Eight (8) street trees are proposed along the property frontage. Perimeter landscape requirements and HRD covenant requirements are met with 7 shade trees, 72 evergreen trees, and 55 shrubs. 1 parking lot shade tree is required and provided on the site development plan.

DocuSigned by:

 4220B635863942E...
Lynda Eisenberg, AICP, Director **1/23/2026** **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.