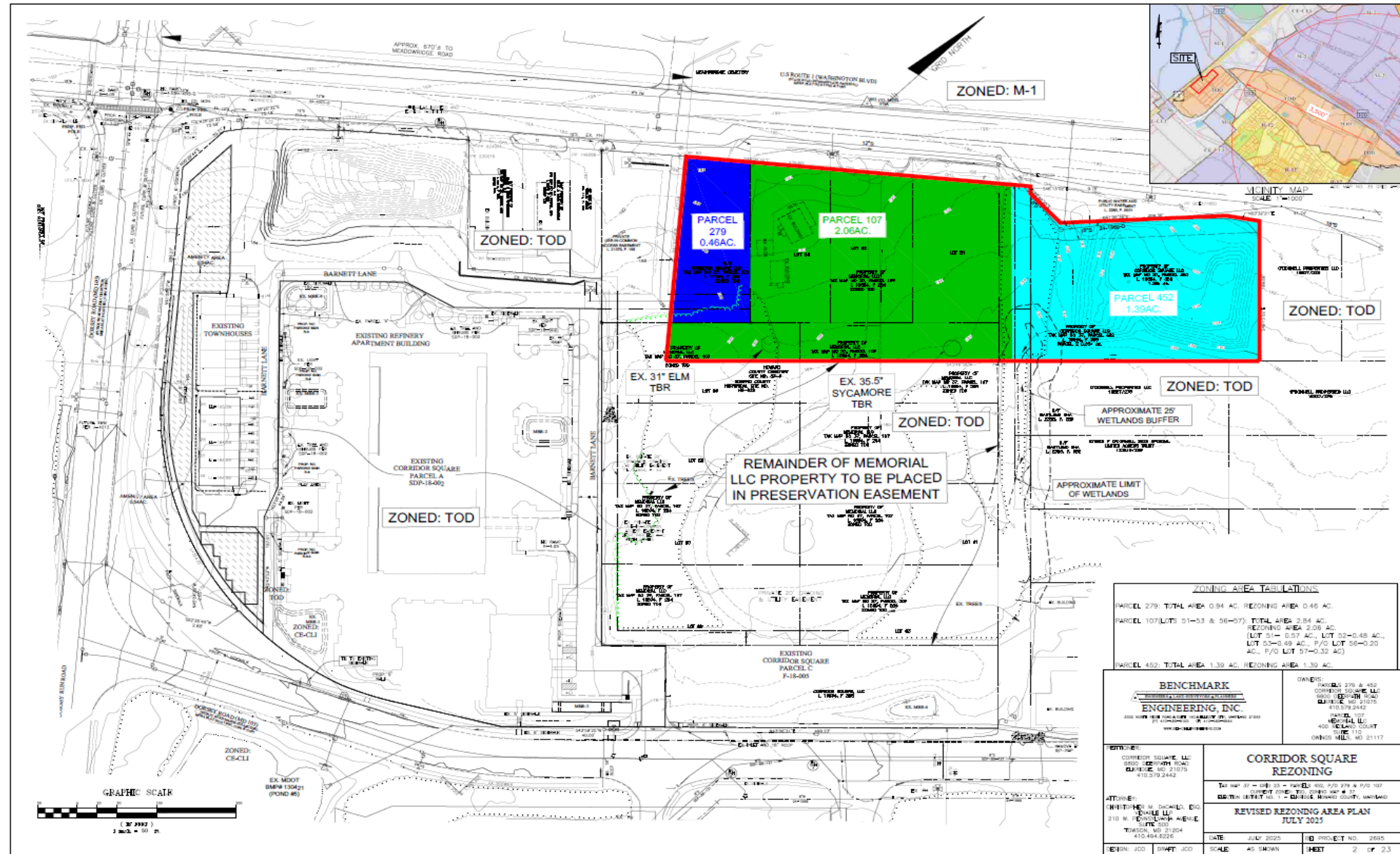


Rezoning Area



Existing Conditions Aerial



Existing Conditions Aerial



Google Earth

Existing Conditions View 1



Existing Conditions View 2



Existing Conditions View 3



Existing Conditions View 4



Existing Conditions of On-Site Structures



Zoning Mistake

Maryland Case Law provides that:

- “the presumption of validity accorded to a comprehensive zoning is overcome and error or mistake is established when there is probative evidence to show that **the assumptions or premises relied upon by the Council at the time of the comprehensive rezoning were invalid.**” *Boyce v. Sembly*, 25 Md. App. 43, 51 (1975)
- “[e]rror [or mistake] can be established by showing that at the time of the comprehensive zoning the **Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council’s action was premised initially on a misapprehension.**” *Id.* (emphasis added).

Howard County Zoning Regulations

Section 127.4 Transit Oriented Development District

A. Purpose

The TOD District provides for the development and redevelopment of key parcels of land within **3,500 FEET OF A MARC STATION**. The TOD District is intended to encourage the development of multi-use centers combining office and high-density residential development that are located and designed for **safe and convenient pedestrian access by commuters using the MARC Trains** and other public transit links. For sites of least 50 acres, well-designed multi-use centers combining office, high-density residential development with a diversity of dwelling unit types, and retail uses are encouraged. The requirements of this district, in conjunction with the Route 1 Manual and the vehicular and pedestrian improvements that connect internally and with surrounding developments, will result in development that makes use of the commuting potential of the MARC system, creates attractive employment or multi-use centers, and provides for safe and convenient pedestrian travel.

State Transit Oriented Development

Md. Code Ann., Transp. § 7-101 (p):

“**Transit-oriented development**” means a mix of private or public parking facilities, commercial and residential structures, and uses, improvements, and facilities customarily appurtenant to such facilities and uses, that:

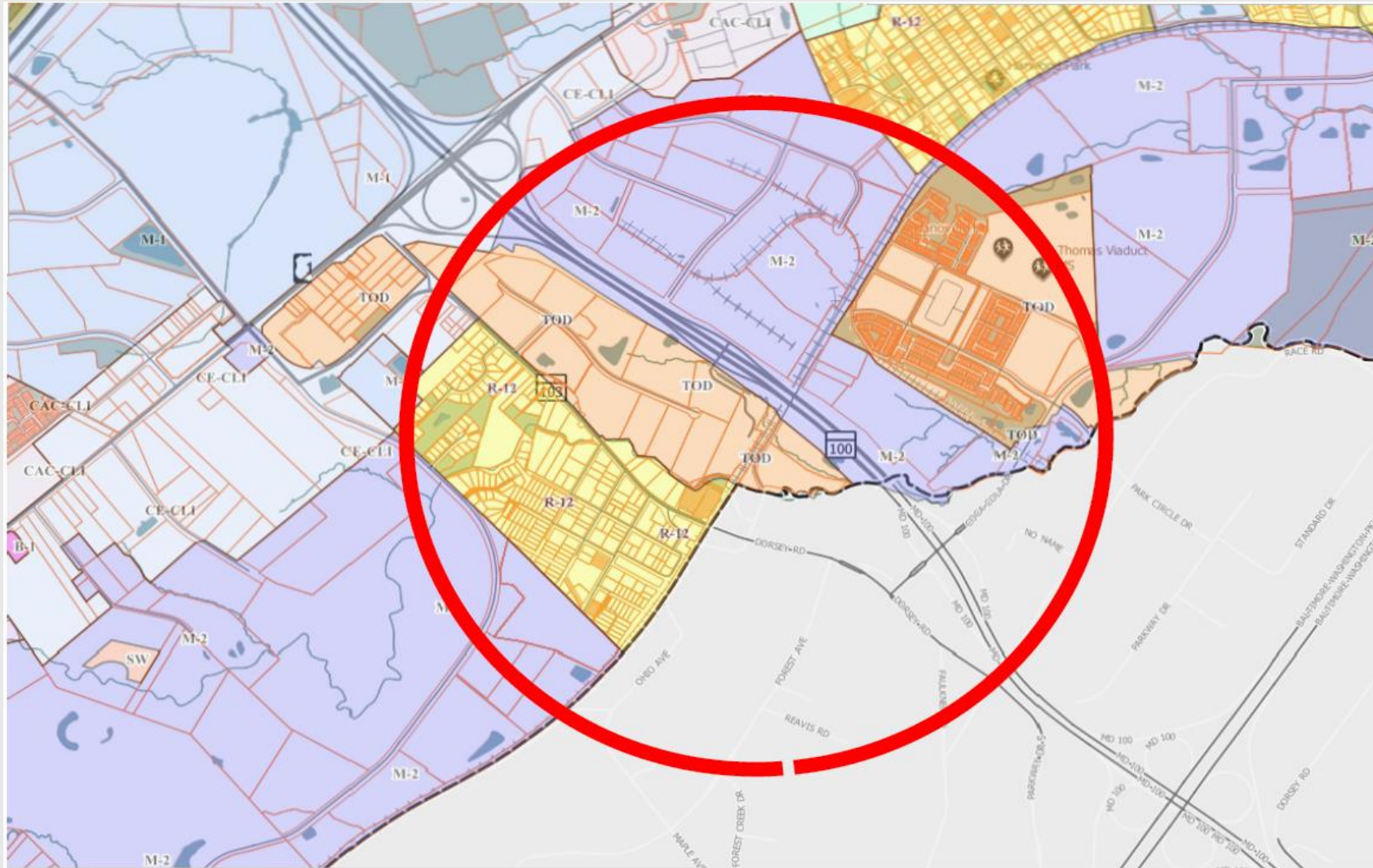
(1) Is part of a deliberate development plan or strategy involving:

(i) Property that is adjacent to the passenger boarding and alighting location of a planned or existing transit station;

(ii) Property, any part of which is located **WITHIN ONE-HALF MILE** of the of a planned or existing transit station; or **passenger boarding and alighting location**

(iii) Property that is adjacent to a planned or existing transit corridor;

3,500 Foot MARC Station Radius



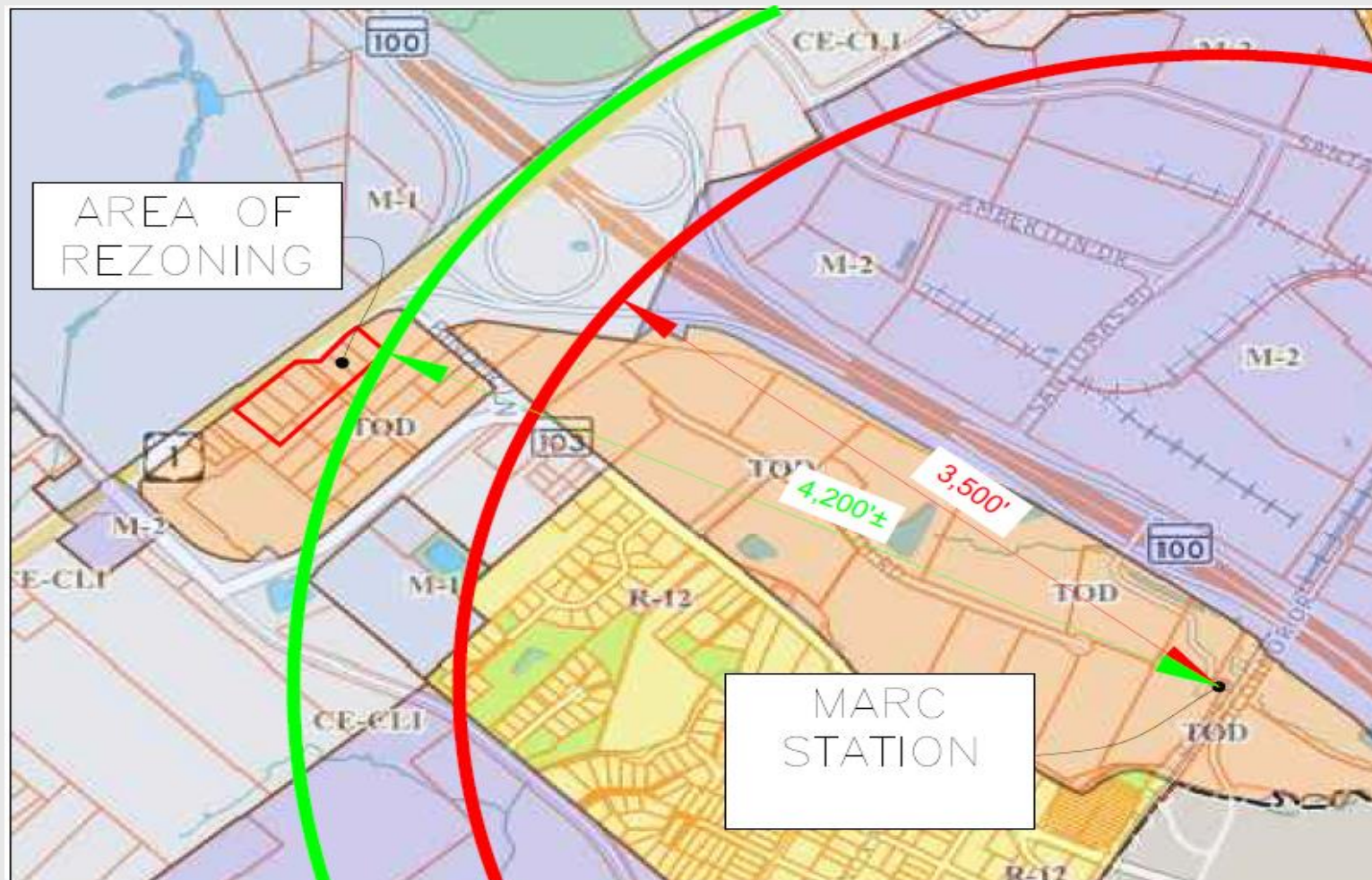
TOD EXHIBIT
SCALE: 1"=300'

.5 Mile = 2,640 ft.

.66 Mile = 3,500 ft.

.79 Mile = 4,200 ft.

MARC Station Radius



.5 Mile = 2,640 ft.

.66 Mile = 3,500 ft.

.79 Mile = 4,200 ft.

TOD EXHIBIT

SCALE: 1"=300'

Google Maps Walking Distance

← → ↺ 🏠 google.com/maps/dir/39.1856083,-76.761195/Elkridge,+MD+21075/@39.1831587,-76.7607502,1621m/data=!3m1!1e3!4m9!4m8!1m0!1m5!1m1!1s0x89b7e19d57307eed:0xa3126c... ☆ 📌 📏 🗺️ 📶 📱 📶 All Bookmarks

☰

Best 3 min 7 min 30 min 11 min —

○ 7249-7235 U.S. Rte 1, Elkridge, MD 21075

📍 Dorsey MARC Station, Elkridge, MD 21075

➕ Add destination

Options

📱 Send directions to your phone 🔗 Copy link

🚶 via MD-103 W/Dorsey Rd 30 min 1.4 miles
Details Preview

🚶 via MD-103 E/Dorsey Rd 31 min 1.4 miles

⋮ All routes are mostly flat ▼

View more

📱 Get app

🔍 Search along the route... 🍽️ Restaurants ☕ Coffee 🛒 Groceries 📷 Things to do

Sign in

WESLEY GROVE

Stained Glass Pub - Elkridge

Jared's Auto Appraisals, LLC

Dr. Ludmila Tchakarova, DDS

Mosaic Christian Church

Dorsey Marc NB

30 min 1.4 miles

31 min 1.4 miles

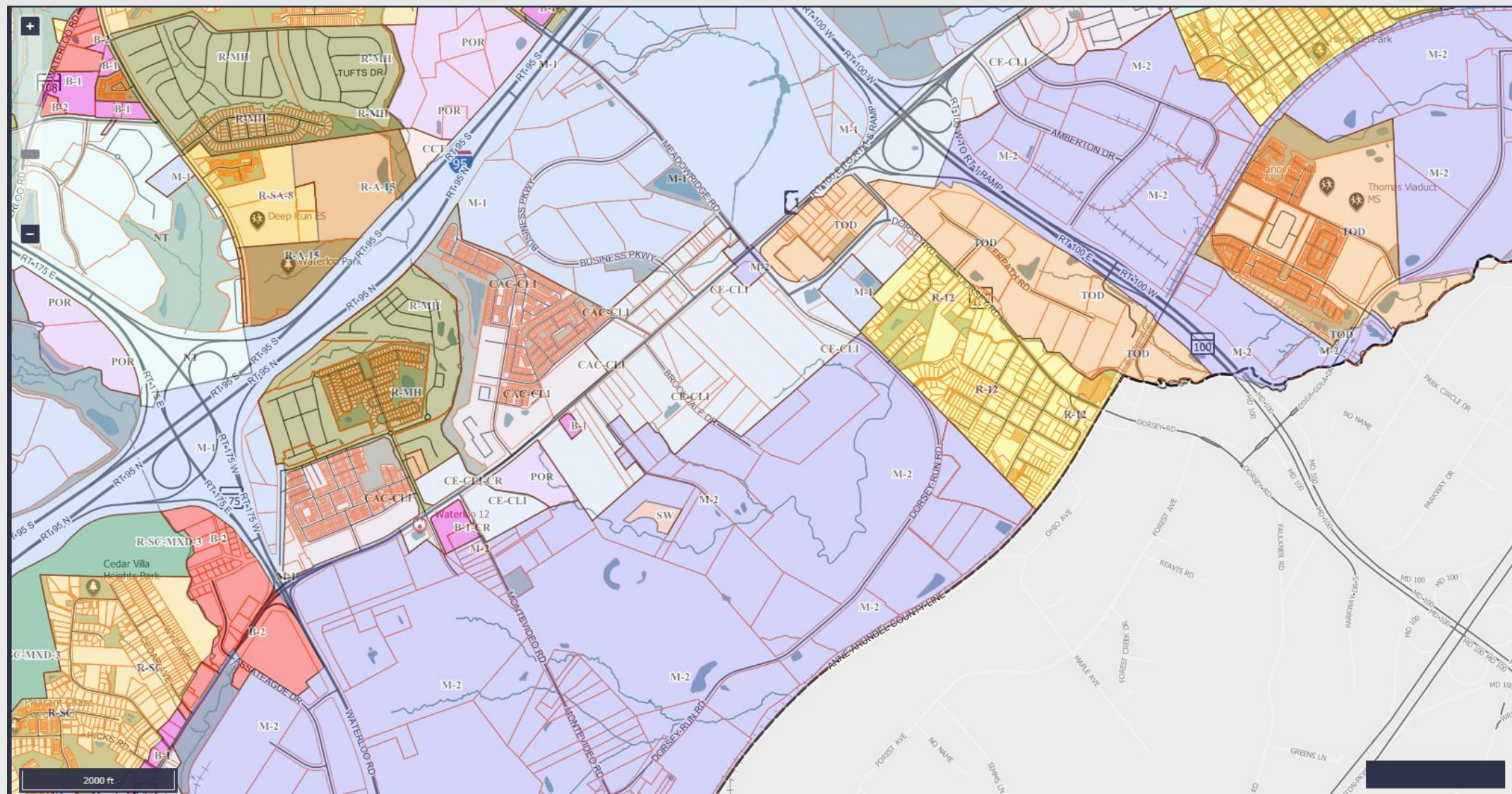
Google

Section 119.0 B-2 (Business: General)

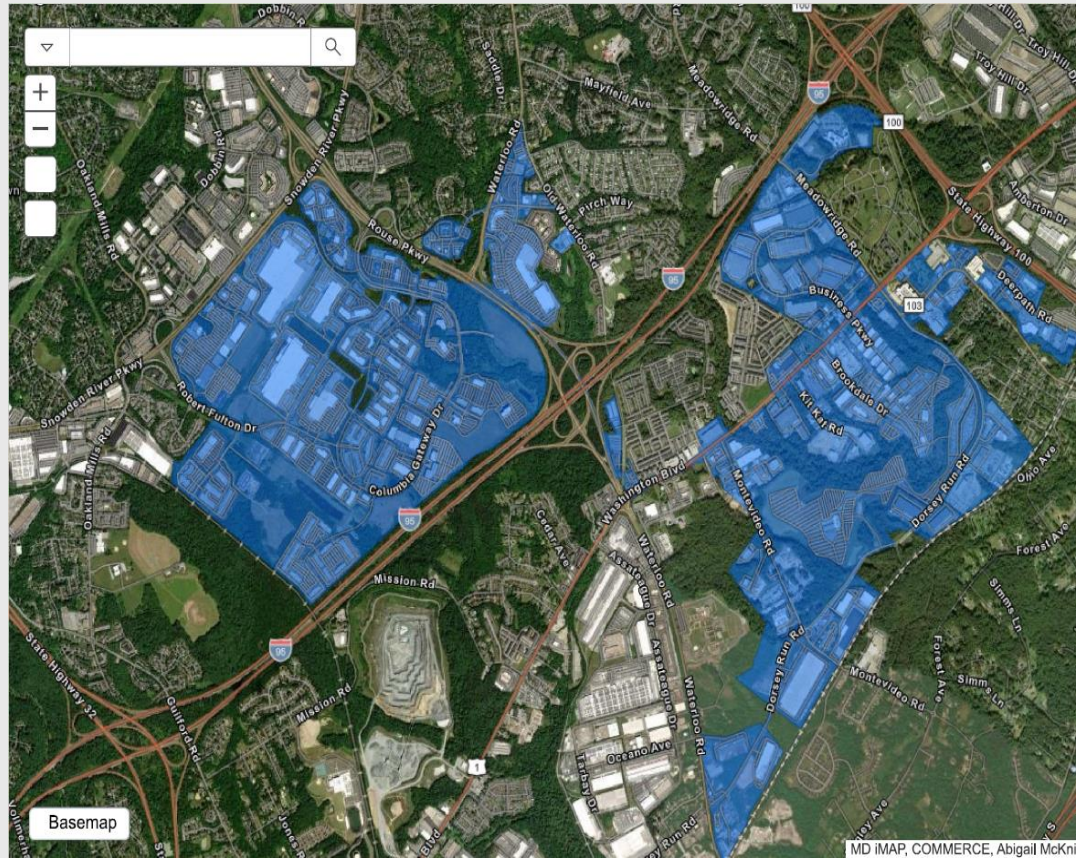
A. Purpose

The B-2 District is established to provide for commercial sales and services that directly serve the general public.

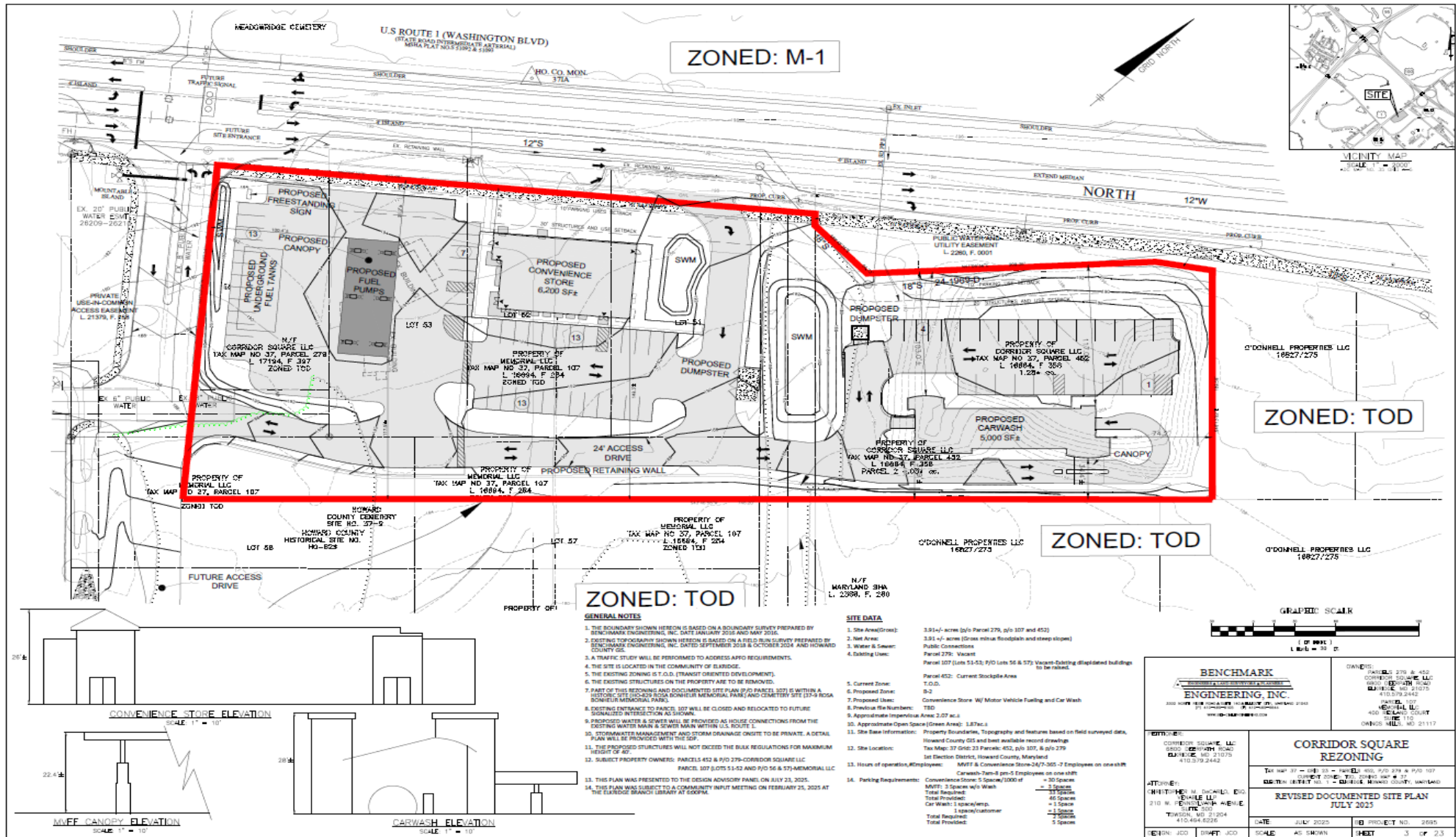
GIS Zoning Map



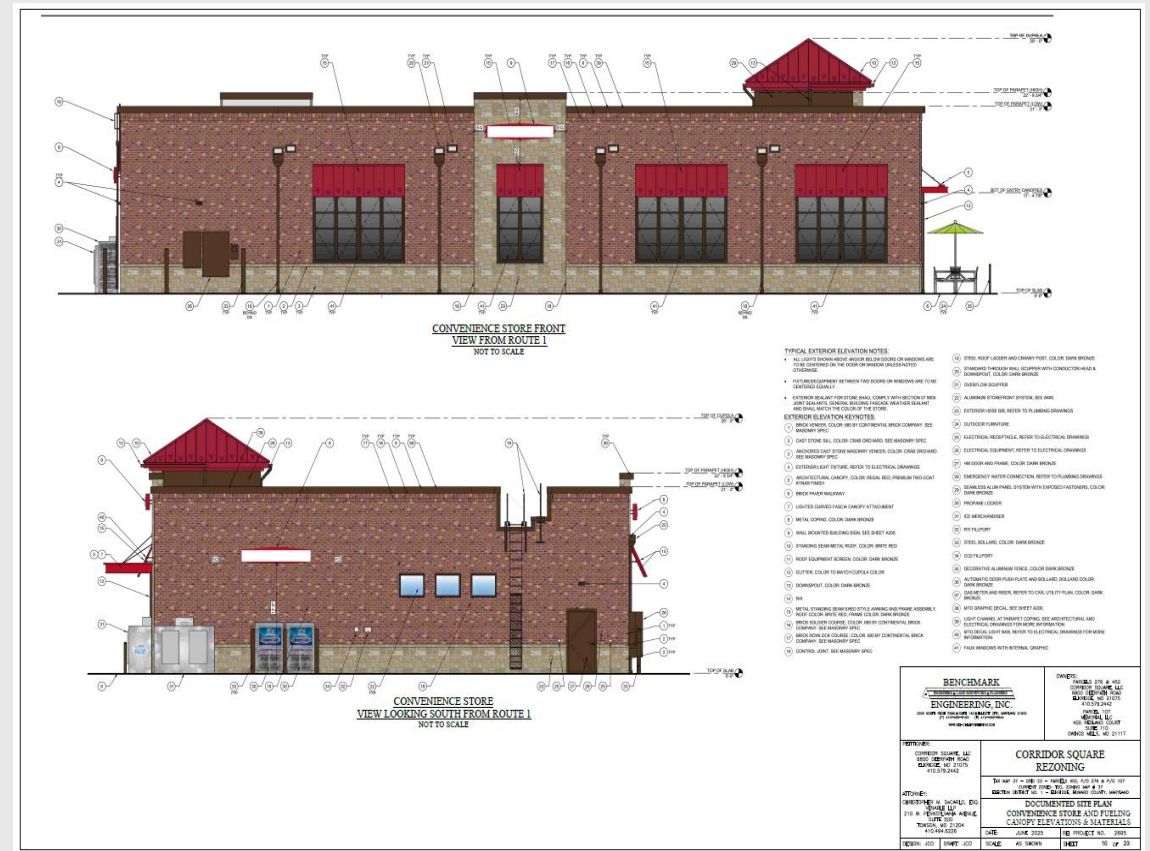
Eastern Howard County Enterprise Zone



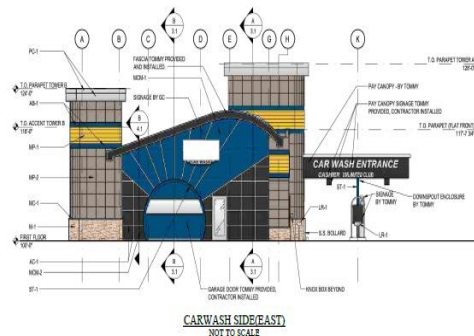
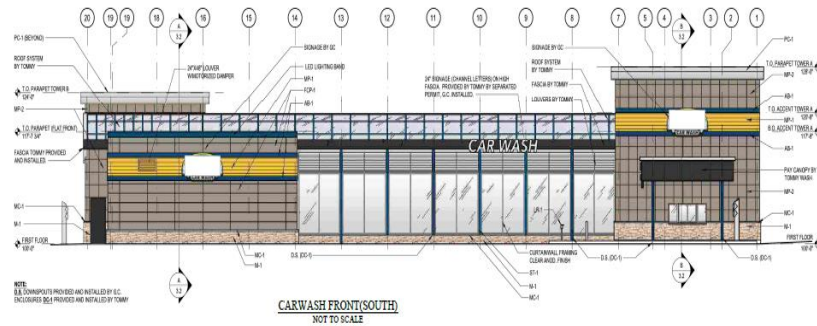
Documented Site Plan



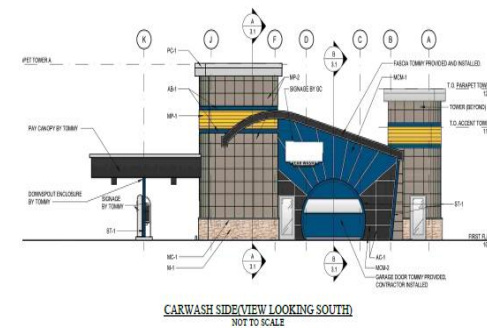
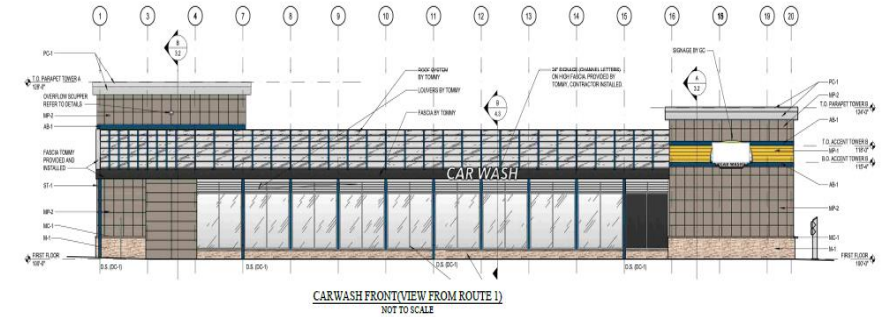
Sheetz Elevations




Auto Spa Elevations



EXTERIOR MATERIALS SPECS				
QTY	DESCRIPTION	UNIT	DESCRIPTION	COLOR
101	STRUCTURAL STEEL	LB		WALTEK
102	POPULAR ALUMINUM PLATE	EA	45X14 2" BORE HOLE	
103	PREPARED FLAT ROOF	SQ	SPRAYED 50 MIL	CRISTEY
104	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
105	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
106	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
107	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
108	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
109	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
110	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
111	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
112	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
113	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
114	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
115	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
116	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
117	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
118	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
119	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
120	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
121	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
122	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
123	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
124	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
125	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
126	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
127	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
128	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
129	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
130	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
131	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
132	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
133	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
134	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
135	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
136	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
137	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
138	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
139	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
140	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
141	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
142	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
143	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
144	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
145	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
146	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
147	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
148	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
149	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
150	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
151	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
152	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
153	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
154	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
155	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
156	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
157	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
158	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
159	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
160	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
161	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
162	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
163	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
164	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
165	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
166	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
167	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
168	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
169	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	
170	PREPARED FLAT ROOF	SQ	CRISTEY 1/2" BUILT	

[illegible]

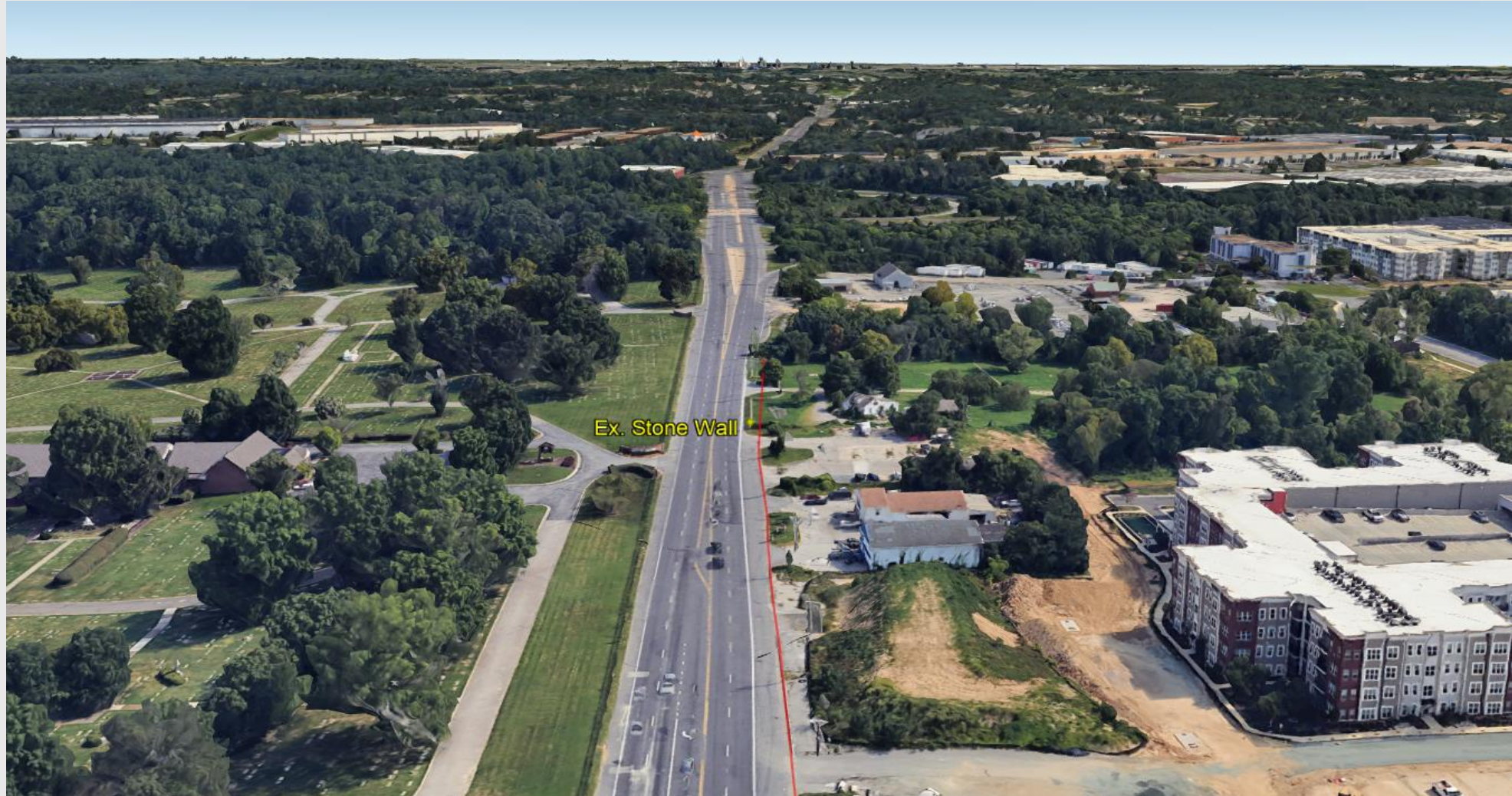
 <p>225 WEST 10TH AVENUE, SUITE 200 DENVER, CO 80202 TEL: 303-733-8800 FAX: 303-733-8801</p>	<p>OWNER: BARRETT 303-733-4433 CONTRACT NO. 04-001 DATE: 01-20-04 PROJECT NO. 03133-0402 DATE: 01-20-04 PROJECT CLERK DATE: 01-20-04 PHONE: 303-733-8817</p>
<p>PROPERTY:</p> <p>COMMON SQUARE, LLC 1000 COMMON SQUARE DENVER, CO 80202 303-733-2462</p>	<p>CORRIDOR SQUARE REZONING</p> <p>LOT 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 CORRIDOR SQUARE, LLC 1000 COMMON SQUARE - DENVER, COLORADO, 80202</p>
<p>ATTORNEY:</p> <p>STERNBERG & SOKOLOV, LLP 210 N. PENNSYLVANIA AVENUE SUITE 200 DENVER, CO 80202</p>	<p>DOCUMENT SITE PLAN CARRIAGE ELEVATIONS & MATERIAL</p>
<p>ISSUED: 03/10/04 13947 000</p>	<p>SCALE: AS SHOWN 10' PROJECT NO. 03133-0402</p>

[illegible]

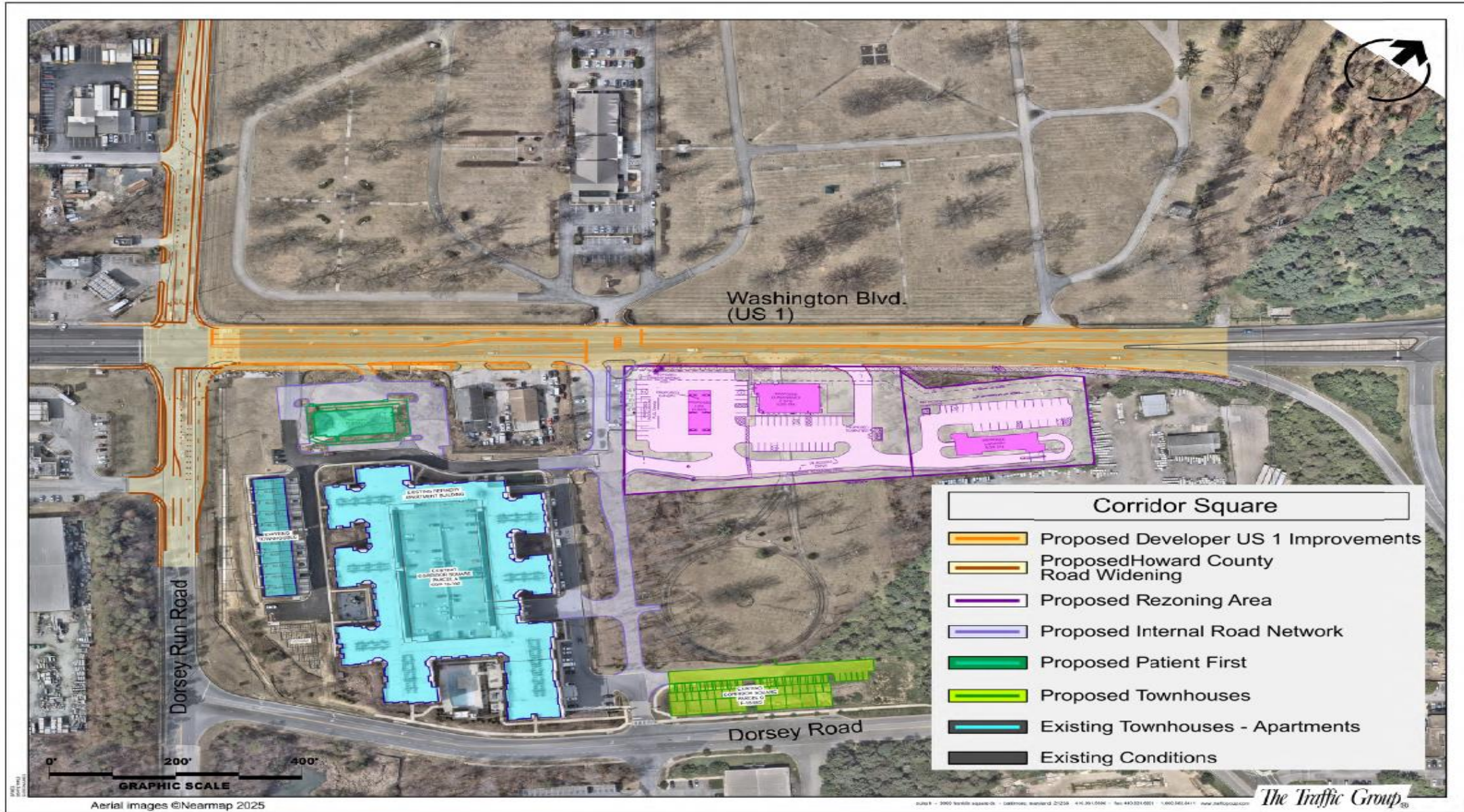
Current Traffic Conditions



Existing Route 1 Frontage



Route 1 Improvements



Sheetz Overview



- Founded in 1952 by Bob Sheetz
- Headquartered in Altoona, PA
- Family owned and operated for 73 years
- 7 states of operation:
(PA, MD, VA, WV, OH, NC & MI)
- Over 800 stores
- Over 26,000 employees

THE SHEETZ EXPERIENCE

The Exterior



4-sided Architecture

Sheetz Stores are designed with high quality materials, on all four sides. The design makes it a welcome site from all directions.



Outdoor Dining

Sheetz knows how important gathering and the outdoors are. Each Sheetz location comes with outdoor dining areas so that people may eat, relax, and gather.



High Quality Materials

Sheetz uses the highest quality building materials including real brick and stone. This is standard across all Sheetz stores.

Sheetz Store Exterior



Sheetz Store Exterior



Sheetz Exterior Look

6139 PROTOTYPE EXTERIOR



SHEETZ

THE SHEETZ EXPERIENCE

The Interior



30 Interior Seats

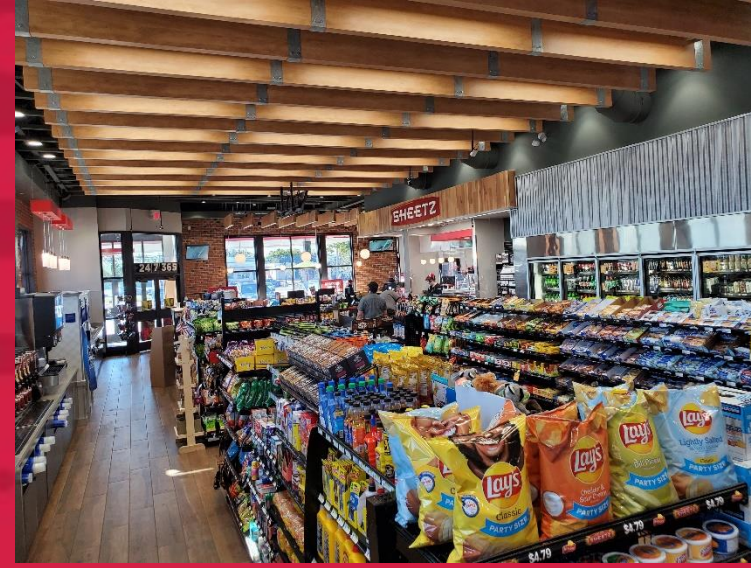
Having a place to eat is at the core of what Sheetz offers. Every restaurant has 30 indoor seating options, with up to 16 outdoor seats as well.



Touchpad Menu

Don't worry about asking questions and fumbling through a menu. The touchpad menu allows users to customize every last detail of their order in an intuitive, painless ordering experience.

Sheetz Interior



WHAT MAKES US UNIQUE

- Ultimate combined mission
- Best of both worlds – a restaurant and a convenience store – all under one roof
- The power of choice
- Convenience without compromise
- 24/7/365
- Our People and DNA





We Operate with a Community Focus



Be a good Neighbor

Community First

Family-owned

Above and Beyond

Giving Back

Special Olympics (\$1M/YR)

Sheetz for the Kids

Feeding America
(160,000+ Children
Impacted)

Made-to-Share

Convenience

Foundation of Sheetz

Fitting seamlessly into the
daily routine

Fast service, when you
want it. How you want it.

Access

Traffic Capturer, not
generator

The area was selected
because of the current
traffic. Not future.

Safety

60+ security Cameras
on-site

24/7 surveillance

Emergency Services Like
to stop at Sheetz

24/hr service

Lights designed at 0 FC at
property line.

30+ Fulltime Employees
(With Benefits)

Above market
compensation

SAFETY IS OUR PRIORITY

- At Sheetz, the safety and security of our employees and customers - both inside and outside our stores - is our highest priority.
- We have a first-class security operations center that is staffed 24/7. We also have 60+ security cameras and other safeguards at our stores which allow our employees to notify police and our teams as soon as an emergency situation develops.
- Sheetz works to build strong relationships with local police departments in every community where our stores operate. We work with local police to ensure our locations are safe for all individuals that visit our stores.
- We have dedicated staff in our districts responsible for safety and security. If those professionals deem a store needs more support in these areas, they get it.
- Sheetz is not an attractor of crime. Our systems and policies often deter it.

Charities Supported



Sheetz for the Kidz

An employee-driven charity that supports underprivileged children living in the community Sheetz serves through:

GIFTS-provided through our annual Holiday Program in a partnership with The Salvation Army by supporting 16 kids per store (12,500+ kids)

WISHES-provided through our partnership with Make-A-Wish by supporting 1 child per district (78 districts)

FOOD-provided through our partnership with Feeding America by donating \$1,000 per Sheetz store to support local child-hunger programs, providing over 1.5 million meals in 2024



Special Olympics

- \$1 million dollars donated each year
- PA's largest contributor to Special Olympics
- Inductee, Special Olympics Hall of Fame
- \$2,500 donation commitment with every new store



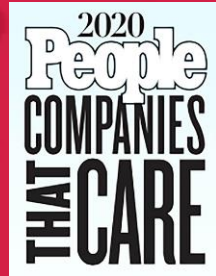
The Big Joe Scholarship Fund

- \$1,298,500 worth of scholarships awarded to employees or their children since 2007
- 244 total scholarships awarded

Sheetz Accolades

The Forbes logo, featuring the word "Forbes" in a white serif font on a black rectangular background.

- Forbes 2020-2024: America's Best Large Employers; America's Largest Private Companies #27 (2023)

The logo for "2020 People Companies That Care", with "2020" in small text above "People" in a stylized font, and "COMPANIES THAT CARE" in a bold, blocky font below it.

- People's 100 Companies That Care (2020, 2022, 2023, 2024)

The logo for "Convenience Store Decisions", with "Convenience Store" in small text above "Decisions" in a large, bold, sans-serif font.

- Convenience Store Decisions' 1994 and 2017 Chain of the Year

The logo for "Fortune 100 Best", with "FORTUNE" in a small serif font above "100 BEST" in a large, bold, sans-serif font.

- Fortune's 100 Best Companies to Work For 2014, 2016-2025
- Fortune's 100 Best Workplaces for Women 2016-2022, 2024
- Fortune's 100 Best Places to Work in Retail 2014-2024
- Fortune's America's Most Innovative Companies 2023

AWARD WINNING DNA

SHEETZ

- 2024 Notable Awards
 - Great Place To Work® and People Magazine recognized Sheetz as one of the 100 Companies That Care
 - Great Place to Work and Fortune named Sheetz Top 100 Best Companies to Work For
 - *Newsweek* named Sheetz one of America's Greatest Workplaces for LGBTQIA+
- 2023 Notable Awards
 - Great Place To Work® and People Magazine recognized Sheetz as one of the 100 Companies That Care
 - Great Place to Work and Fortune named Sheetz Top 100 Best Companies to Work For
 - Fortune named Sheetz one of America's Best Workplaces in Retail
 - Forbes named Sheetz America's Best Large Employers
 - *Newsweek* named Sheetz a Most Trustworthy Company
 - Fortune named Sheetz America's Most Innovative Companies
 - Great Place to Work and Fortune named Sheetz Best Workplaces for Millennials
 - Forbes named Sheetz one of America's Best Employers for New Grads

PIONEERING

**HIGH
ENERGY**

REAL

CONNECTED

DEPENDABLE

**DRIVEN
TO WIN**

TAKING CARE OF THE SHEETZ FAM



MEDICAL, DENTAL & VISION

Our people *take care of business*...so we take care of **THEM!** We offer our employees full medical, dental and vision healthcare options with great coverage at competitive prices.



PAID TIME OFF

Employees get competitive paid time off to refresh and recharge! You can expect a healthy work-life balance with time to do what you love outside of work, along with potential extra cash from a PTO sell-back program!



PARENTAL LEAVE

We help you put family first! We offer 12-weeks of 100% paid maternity leave, & 2-weeks of 100% paid paternity leave so our new parents can bond with their little bundle(z) of joy.



EMPLOYEE ASSISTANCE PROGRAM

Mental health matters to us! We offer both virtual and on-site counseling options to our Work Fam as part of our employee benefits program.



401(K) RETIREMENT SAVINGS

We want to help you prepare to enjoy your future retirement to the FULLEST! We're proud to offer our employees a 4% 401k match rate and Roth IRA options.



QUARTERLY BONUSES

Success at Sheetz is ALWAYS shared. In other words— when the company does well, we ALL get rewarded! Working hard pays off with extra cash bonuses every quarter!



TUITION REIMBURSEMENT

Go get your degree for **FREE!** We offer up to \$5,250 annually toward tuition reimbursement along with great partnership discounts available at many colleges and universities to help make your academic goalz happen.



FOOD & DRINK DISCOUNT

Obsessed with your MTO order? Once you become part of THIS club, you can expect to save 10% every time you order, plus 50% off while you're on-the-clock!



WLR AUTOMOTIVE GROUP

ABOUT US

- For 38 years, WLR Automotive Group, Inc. has set the standard in vehicular services through the Mid-Atlantic area. It began in 1987 with a one-shop start up, The Lube Center, and transformed into a multi-million dollar holding company of automotive services.
 - The business consists of 13 Lube Centers, 4 Full-Service Auto Spas, 10 Auto Spa Expresses and 2 Auto Repair Centers. It also includes a franchisee of Mighty Auto Parts, which provides parts and supplies primarily to the lube centers, auto spas and auto repairs centers. In 2023, WLR Insurance Solutions opened to further expand the company's service to the community through personalized commercial insurance coverage.
 - The Group is also engaged in leading and managing both residential and commercial real estate properties through WLR Investment Group and WLR Property Management.
-

COMPANY HISTORY

1987

We opened our first Lube Center location on Route 40 in Frederick, MD

1994

After a few years we opened a repair facility – the Frederick Auto Repair

1998

The Corporate Office opened in Frederick, MD

2003

Opened our first Auto Spa located in Frederick, MD

2005

In February, we started WLR Property Management

2009

We opened our largest facility yet. The Gambrills Service Center that contained all three businesses, a Lube Center, Auto Repair and Auto Spa

2011

In September, we recognized the opening of Mighty Auto Parts

2016

We opened our first Auto Spa Express in Bel Air, MD

2017

WLR Automotive Group celebrated their 30th Anniversary

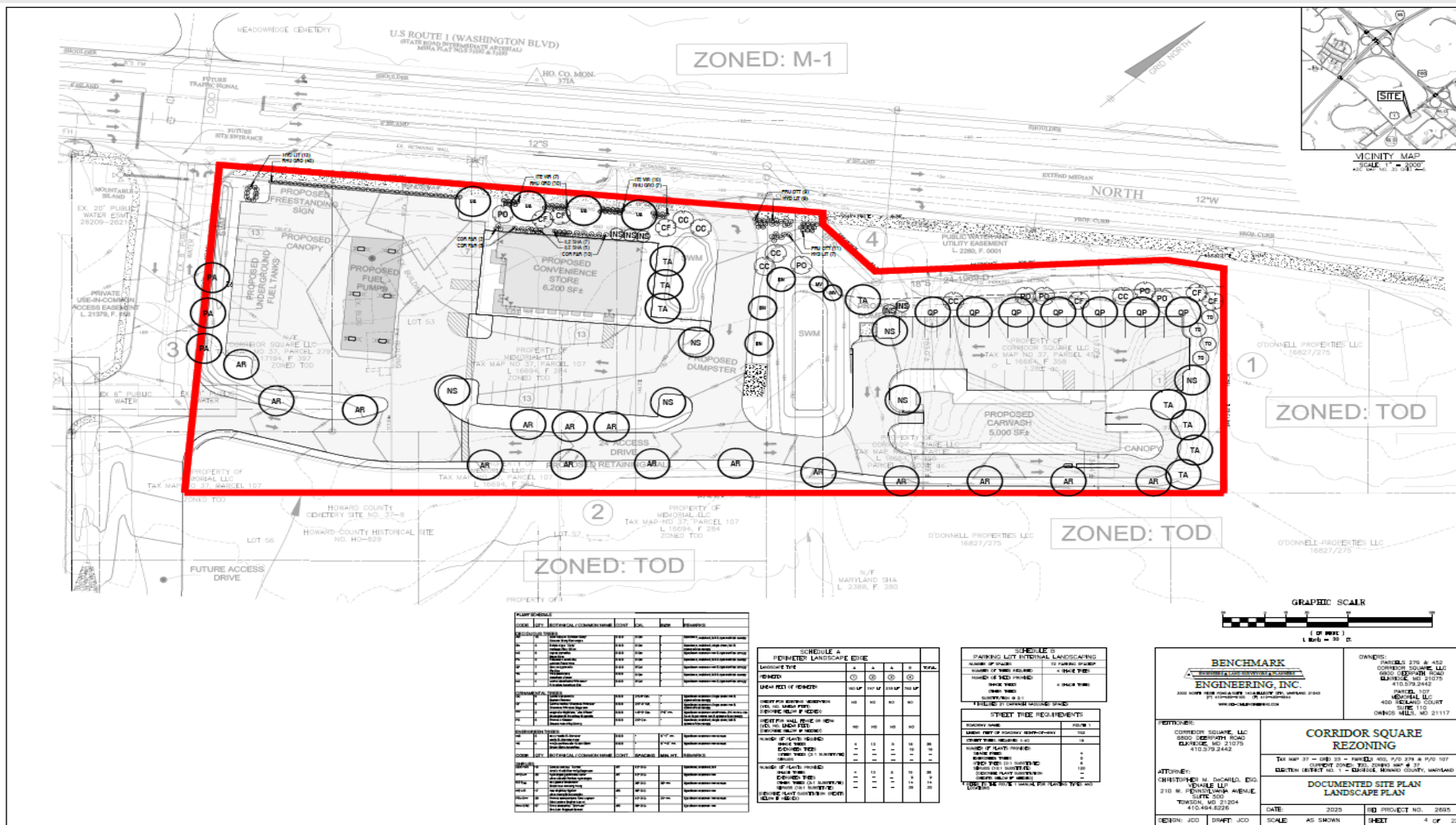
2025

WLR has 13 Lube Centers, 2 Auto Repairs, 4 Full-Service Auto Spas and 10 Auto Spa Express locations with more to open in the coming years

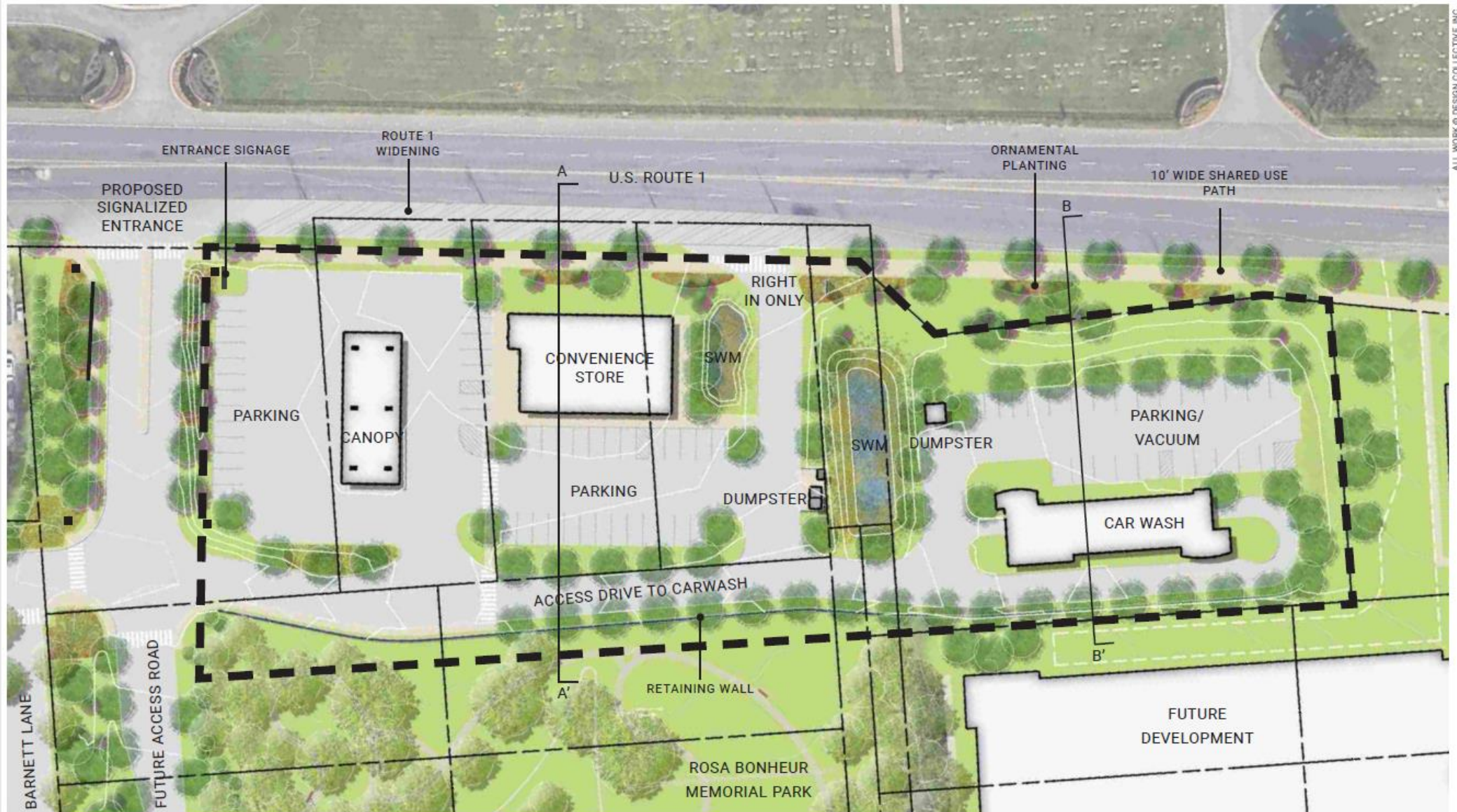




Landscape Plan



Color Rendering



Overall Area Concept Plan



ALL WORK © DESIGN COLLECTIVE, INC.

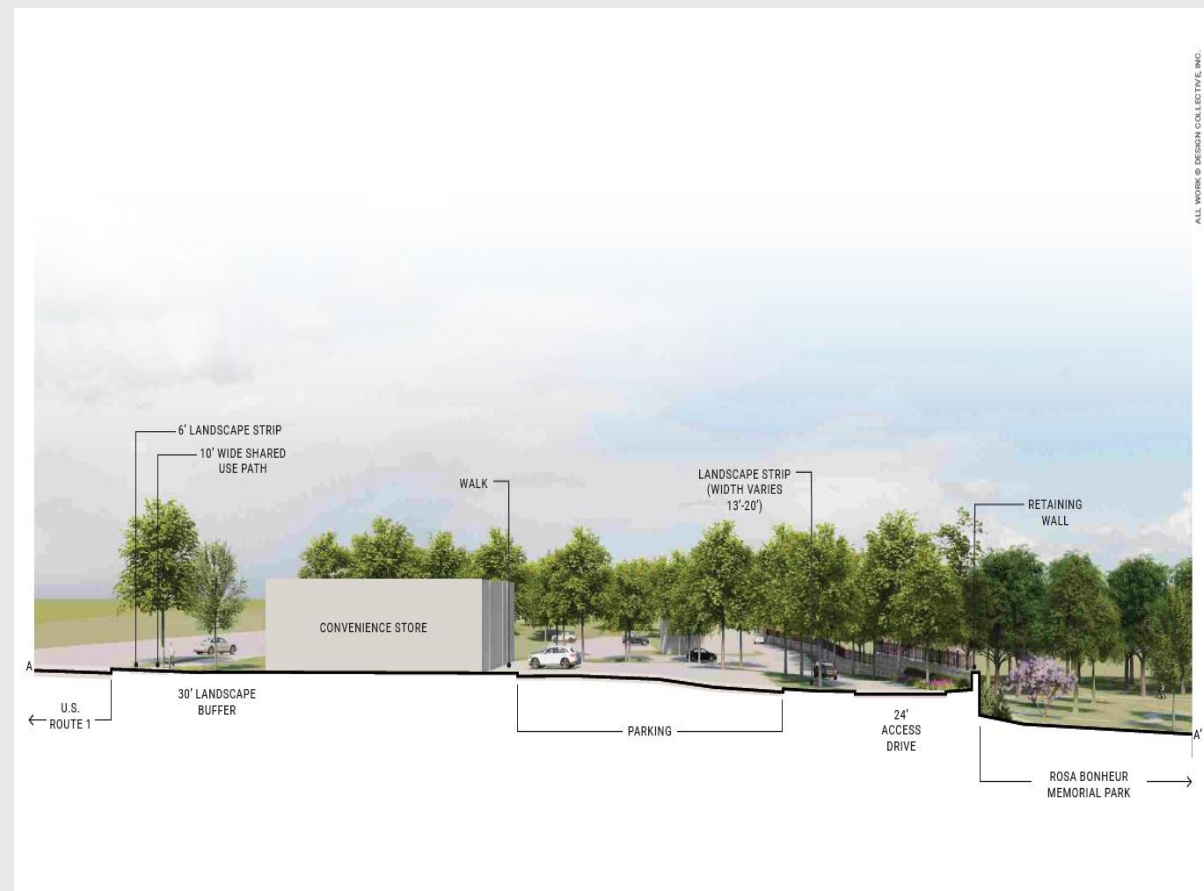
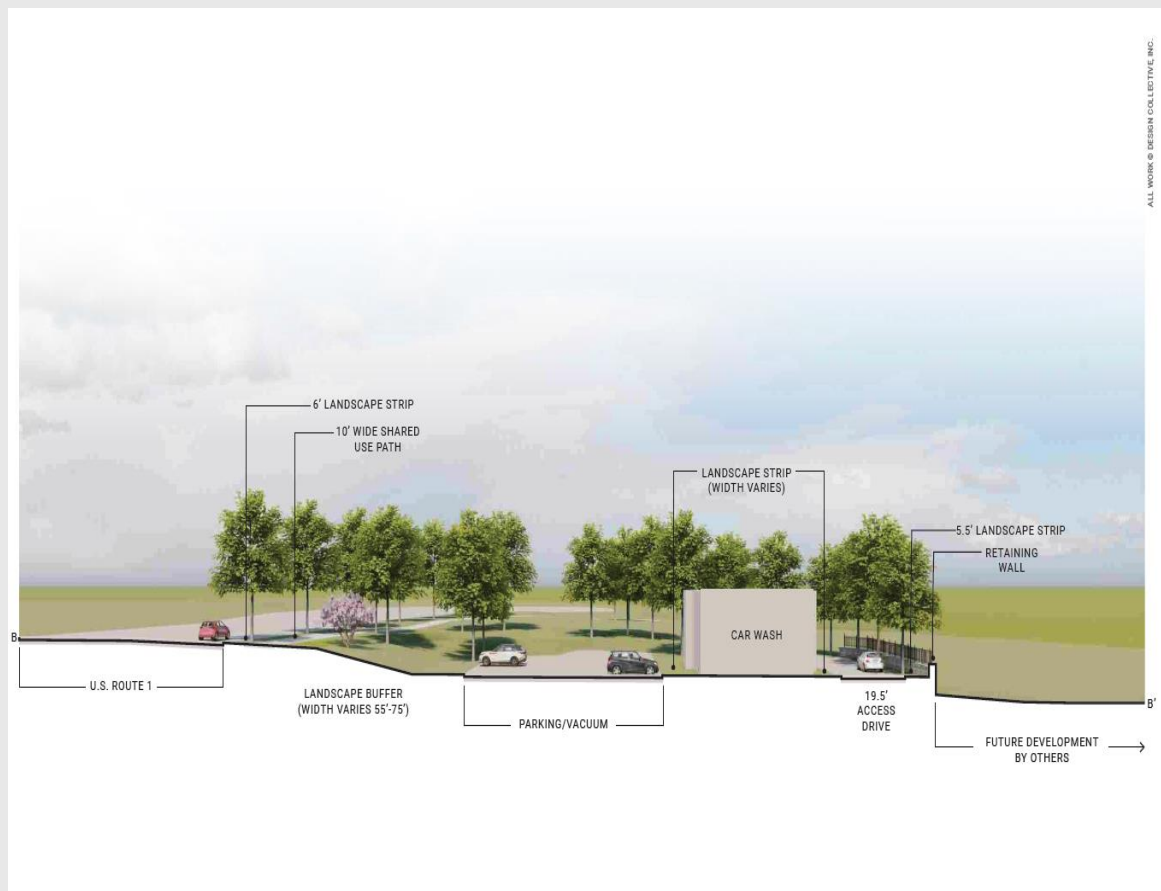
OVERALL AREA PLAN
Illustrative Rendering

NOTE: HATCHED AREAS NOT INCLUDED IN REDEVELOPMENT APPLICATION.
FOR ILLUSTRATIVE PURPOSES ONLY.

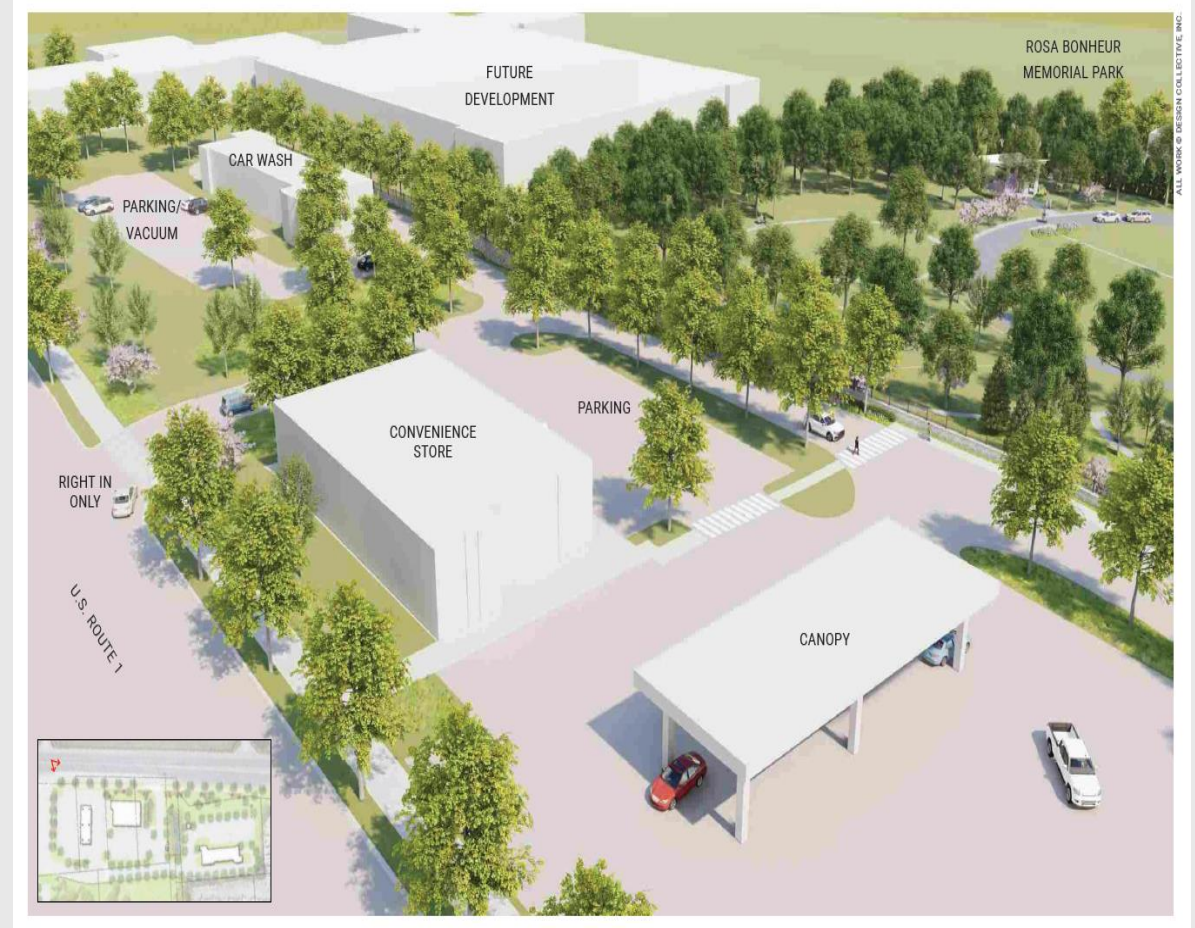
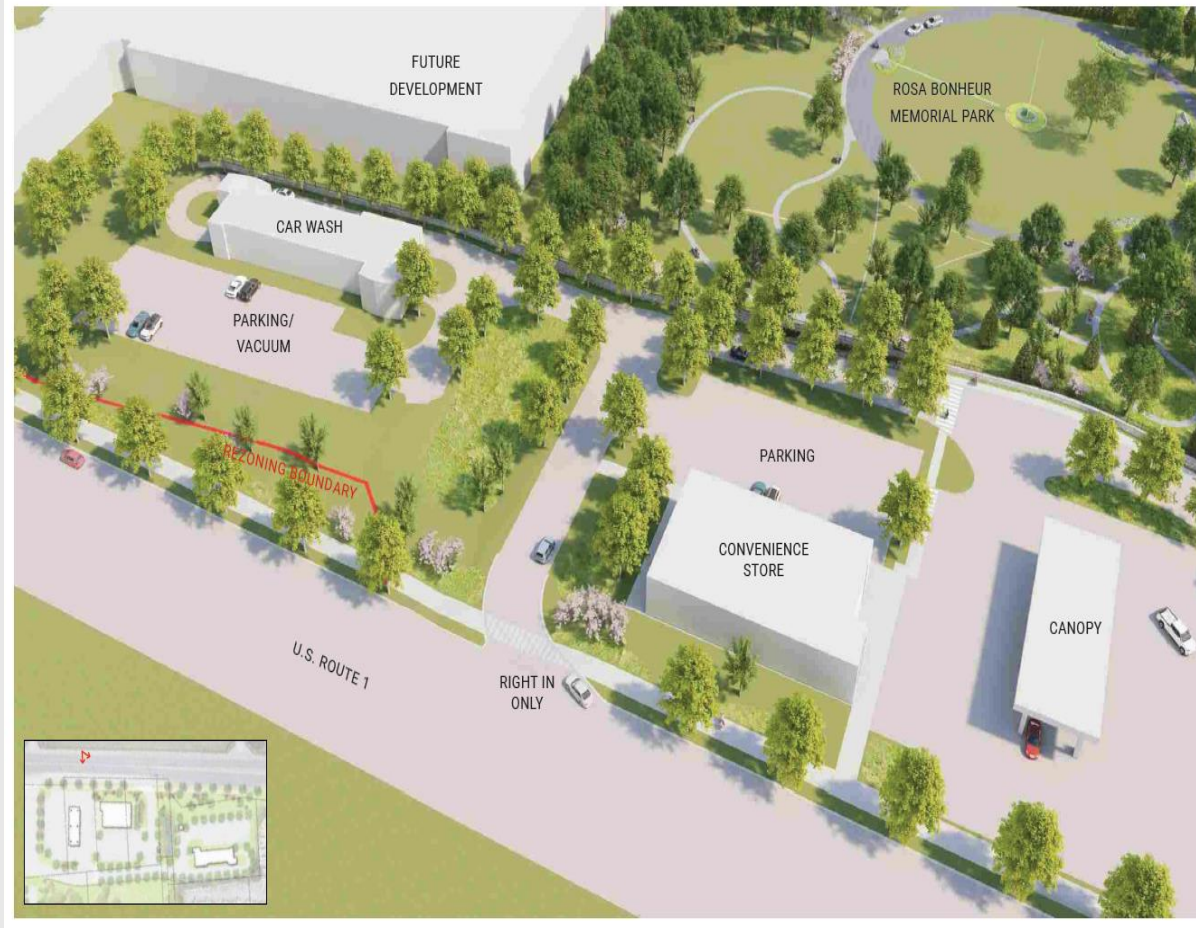
240-20 CORRIDOR SQUARE PARCEL B
JULY 2025

Design
Collective

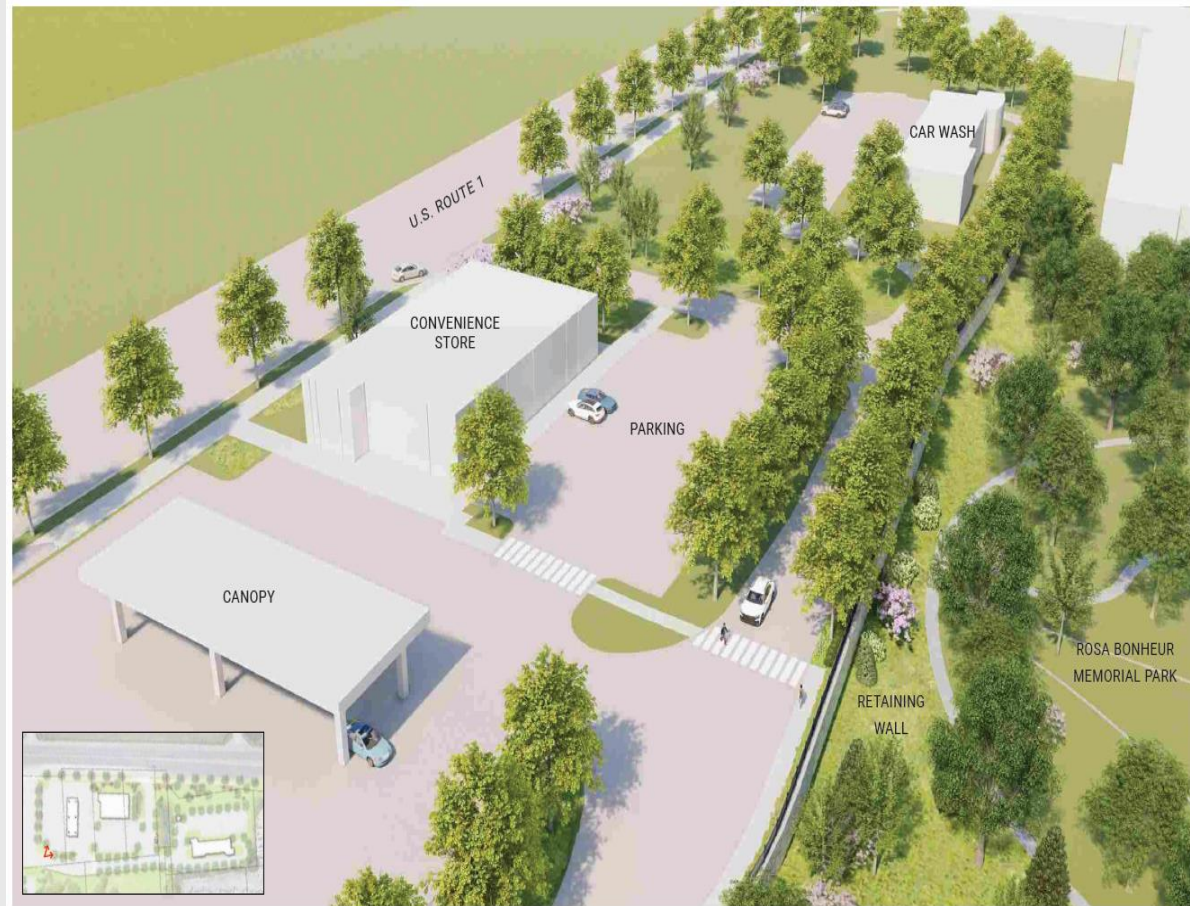
Section Views



Section Views



Section Views



Future Memorial Park Rendering



ALL WORK © DESIGN COLLECTIVE INC.

NOTE: FOR CONCEPTUAL PURPOSES ONLY. ELEMENTS SHOWN ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

Future Memorial Park Rendering



Future Memorial Park Rendering



NOTE: FOR CONCEPTUAL PURPOSES ONLY. ELEMENTS SHOWN ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

Future Retaining Wall Rendering



Future Retaining Wall Rendering



NOTE: FOR CONCEPTUAL PURPOSES ONLY. ELEMENTS SHOWN ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

Existing Conditions Looking North



Proposed Conditions Looking North



Existing Conditions Looking South



Proposed Conditions Looking South



Zoomed Out South Aerial Existing Conditions



Zoomed Out South Aerial Proposed Conditions



Zoomed Out North Aerial Existing Conditions



Zoomed Out North Aerial Proposed Conditions

