

ZB-1130M

Corridor Square, LLC., Petitioner

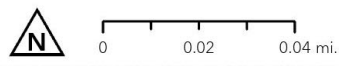
Howard County Planning Board
September 18, 2025

Subject Property



- South side of US Route 1/Washington Boulevard
- 7253 Washington Boulevard
- **Acreage:** 3.91 acres
- **Zoning:** Transit Oriented Development "TOD"
- **Owners:** Corridor Square, LLC & Memorial, LLC

Zoning & Vicinity ZB-1130M



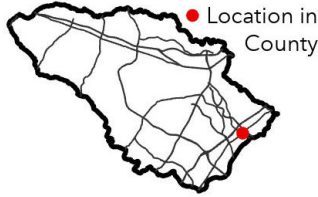
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning

- CE-CLI
- M-1
- TOD

Rezoning Area

Property Boundaries



Adjoining Properties



- **North** – Washington Boulevard (CE-CLI)
- **South** – Rosa Bonheur Memorial Park/Residential (TOD)
- **East** – Commercial/Residential (TOD)
- **West** – Commercial (TOD)

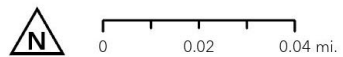
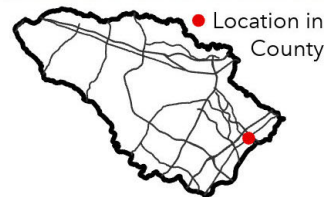
Zoning & Vicinity ZB-1130M

Zoning

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- M-1
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Rezoning Area

Property Boundaries

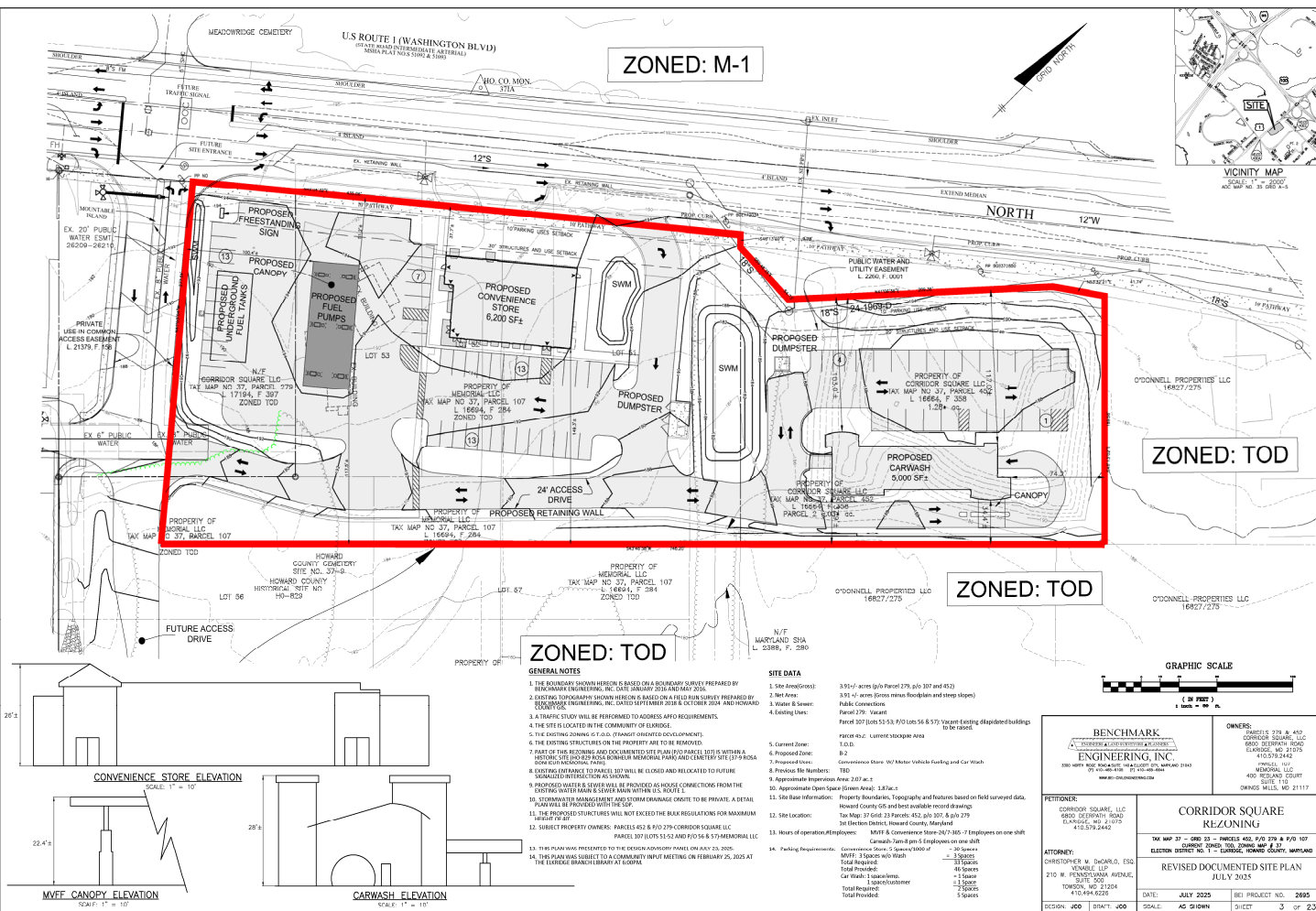


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Request and Proposal

- Petitioner is requesting to rezone the Property from TOD to B-2, Business: General
- Request includes a Documented Site Plan (DSP) for a convenience store, motor vehicle fueling facility, and car wash.
 - **Zoning Board will decide on rezoning the Property and the DSP**
 - **Zoning Board can approve a conditional use and variance as a matter of right through this process, per Section 100.0.G.2.g**
 - *Motor Vehicle Fueling stations are a conditional use in the B-2 district*

Documented Site Plan



- 6,200 sqft convenience store
- Fuel pumps
- 5,000 sqft car wash with vacuum apparatuses
- 51 parking spaces
- New signalization to access Route 1
- Proposal removes and relocates access to the Rosa Bonheur Memorial Park

Zoning History of the Property

- 1951 – Commercial B
- 1954 – Manufacturing Light “M-1”
- 1977 – Manufacturing Heavy “M-2”
- 2004 – Corridor Employment – Continuing Light Industrial “CE-CLI”
- 2013 – Transit Oriented Development “TOD” (*current zoning*)

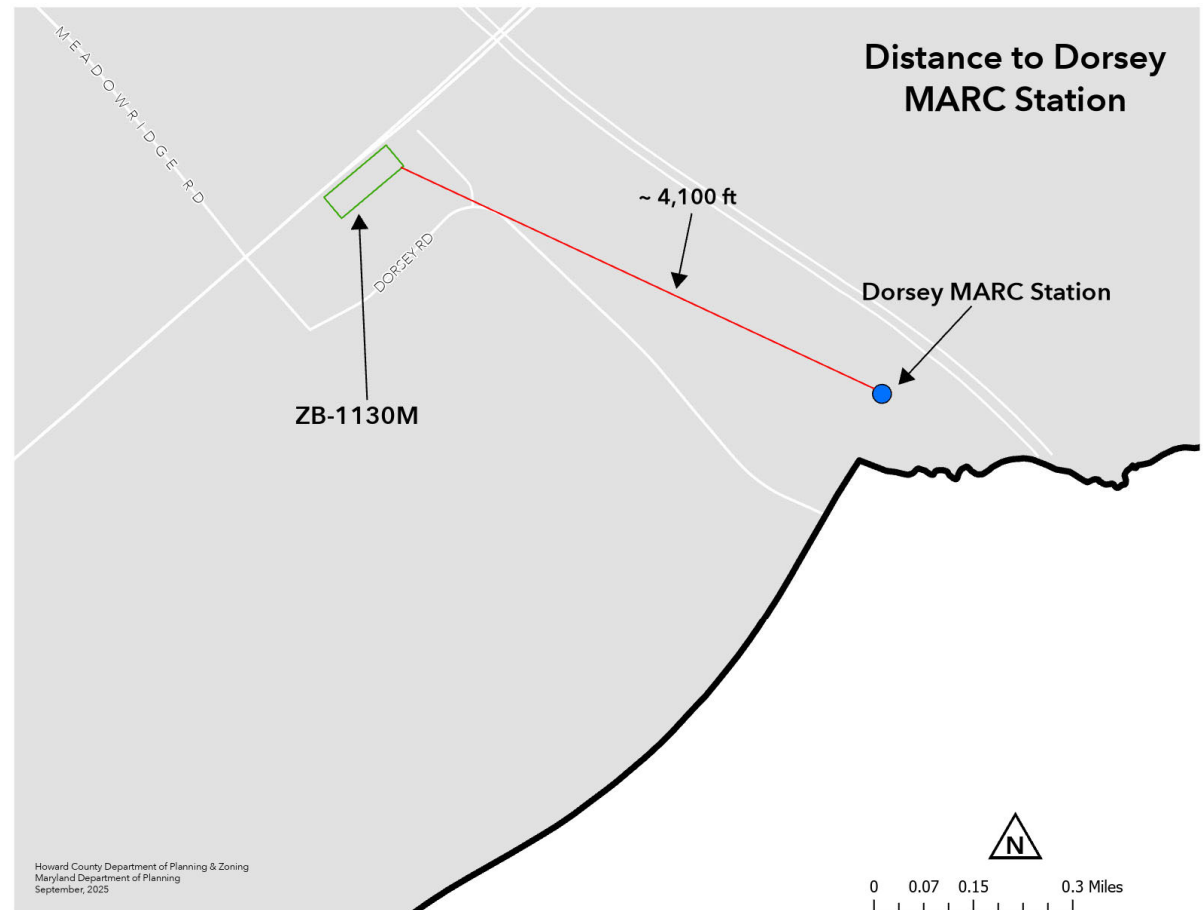
Petitioner's Argument - Mistake

- **A “mistake” in zoning is substantiated if evidence shows the Zoning Authority erred when it adopted the comprehensive zoning map**
 - The last Comp Zoning map was adopted in 2013
- **Petitioner asserts a mistake was made in zoning the Property TOD because:**
 - The Property is not located within the 3,500 feet of a MARC station as stated in the purpose of the TOD district in the zoning code
 - The Property's proximity to the Route 1 and Route 100 interchange does not provide a feasible path to provide safe and convenient pedestrian access for MARC train commuters, as stated in the purpose of the TOD district in the zoning code
- **Petitioner asserts the B-2 zoning district would allow the underutilized properties be developed with retail/automotive uses to serve the area and the general public**

Staff Findings – Appropriateness of TOD

Appropriateness of TOD

- The Route 1 manual and the TOD zoning district regulations help emphasize multistory mixed-use development along the corridor to improve the Route 1 streetscape, traffic safety, and better accommodate public transit/pedestrian travel.
 - TOD is an appropriate zoning designation given the Property's location in the Route 1 corridor though Staff concurs it is outside the 3,500-foot radius targeted for TOD



Staff Findings – Appropriateness of B-2

Appropriateness of B-2

- **B-2 District is established to *“provide for commercial sales and services that directly serve the general public”***
- **The Route 1 Plan focuses the vision of the corridor on *“preserving Washington Boulevard as an industrial employment and transportation corridor.”***
 - The proposed rezoning and development of a motor vehicle fueling station, car wash, and convenience store could support Route 1 as a transportation corridor as intended in the Route 1 Plan.

Planning Board Recommendation

Planning Board Action:

Advisory – Make a motion on the proposed Zoning Map Amendment and DSP to the Zoning Board

- Favorable recommendation of the map amendment and DSP as proposed
- Favorable recommendation with suggested amendments to the map amendment and DSP
- Non-favorable recommendation