

**SDP-91-028**

**Benson Business Center**

Planning Board Meeting

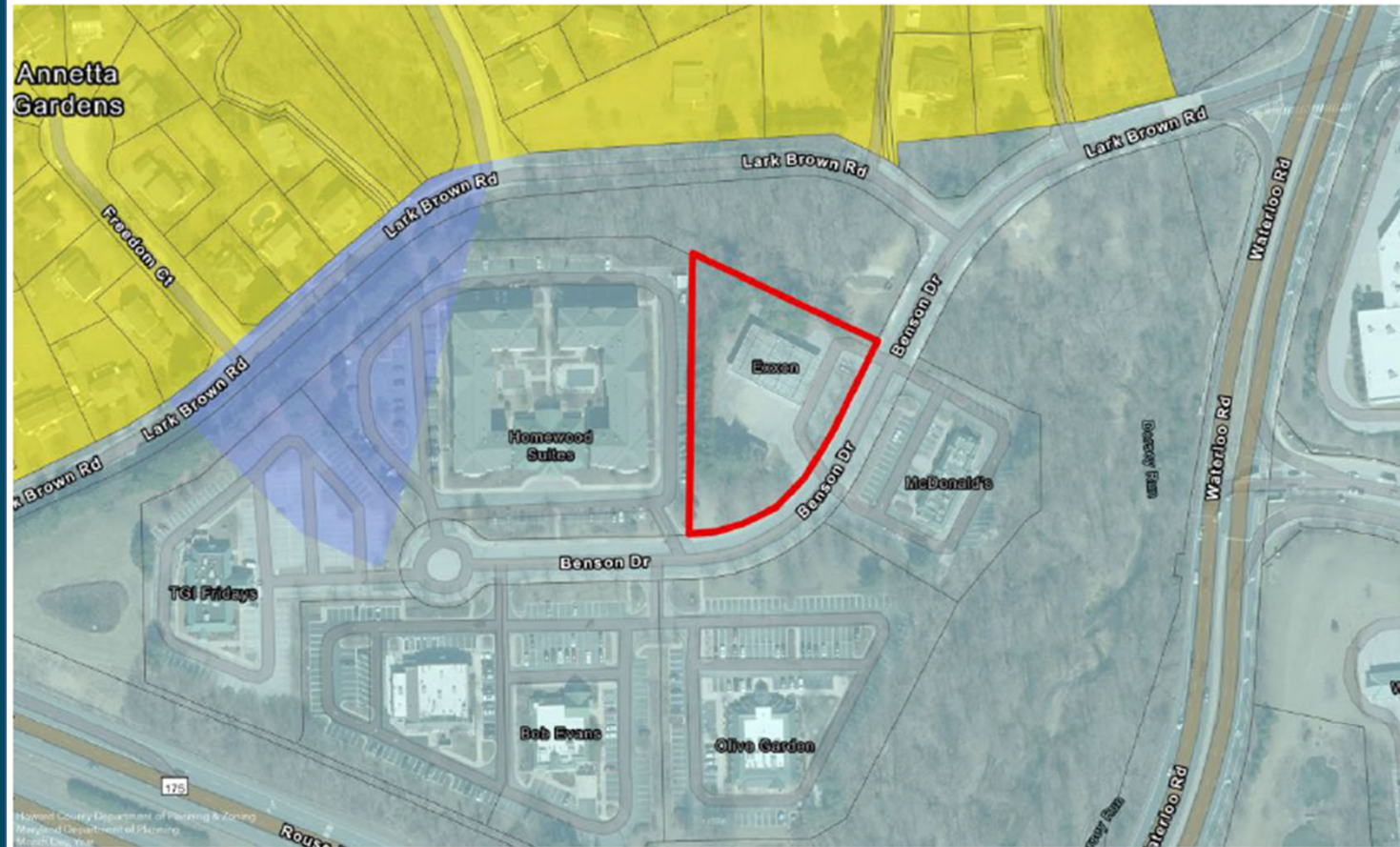
February 19, 2026



# Planning Board Evaluation and Action

- Section 125.0.G.1: No permit shall be issued for any use until the Site Development Plan is approved by the Planning Board at a Public Meeting
- Evaluate the site development plan with the criteria provided on FDP-202-A for Employment Center Land Use – Commercial properties
- Approve, Approve with Modifications, or Deny the Site Development Plan

# Vicinity Map



## Zoning & Vicinity

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



0 0.03 0.06 mi.

## Zoning

- M-1
- NT
- R-12



# Existing Site Conditions

- Parcel C - 1.25 acres
- Employment Center – Commercial
- “Restaurant Row”



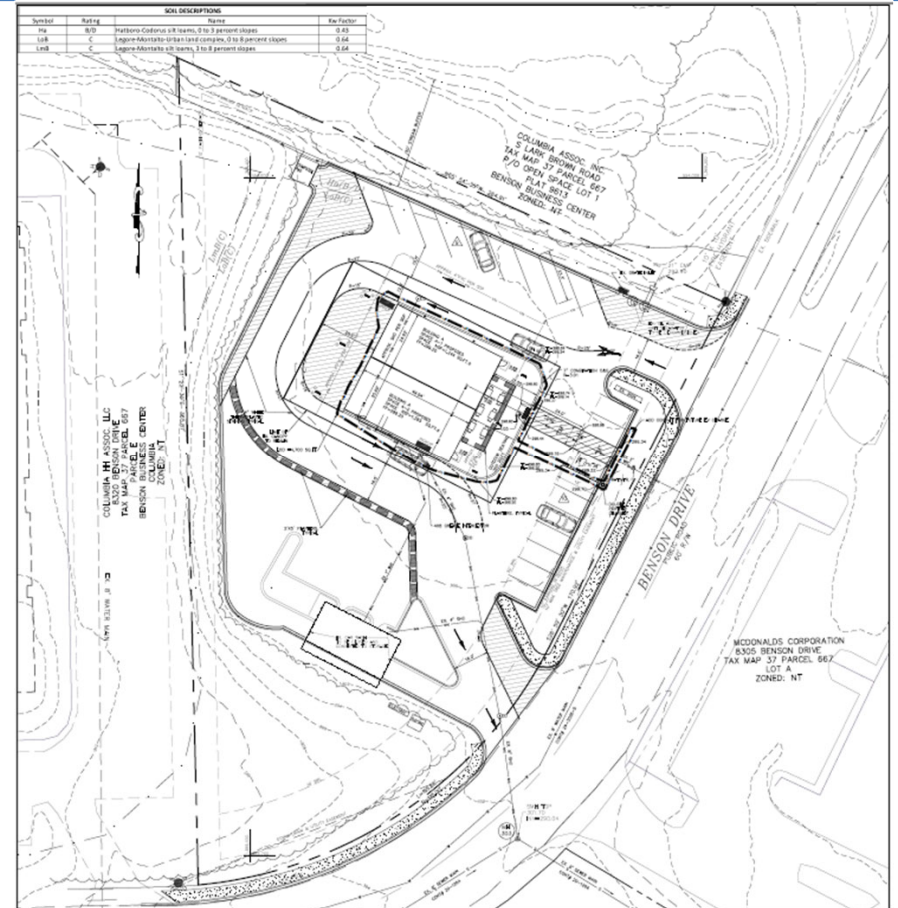
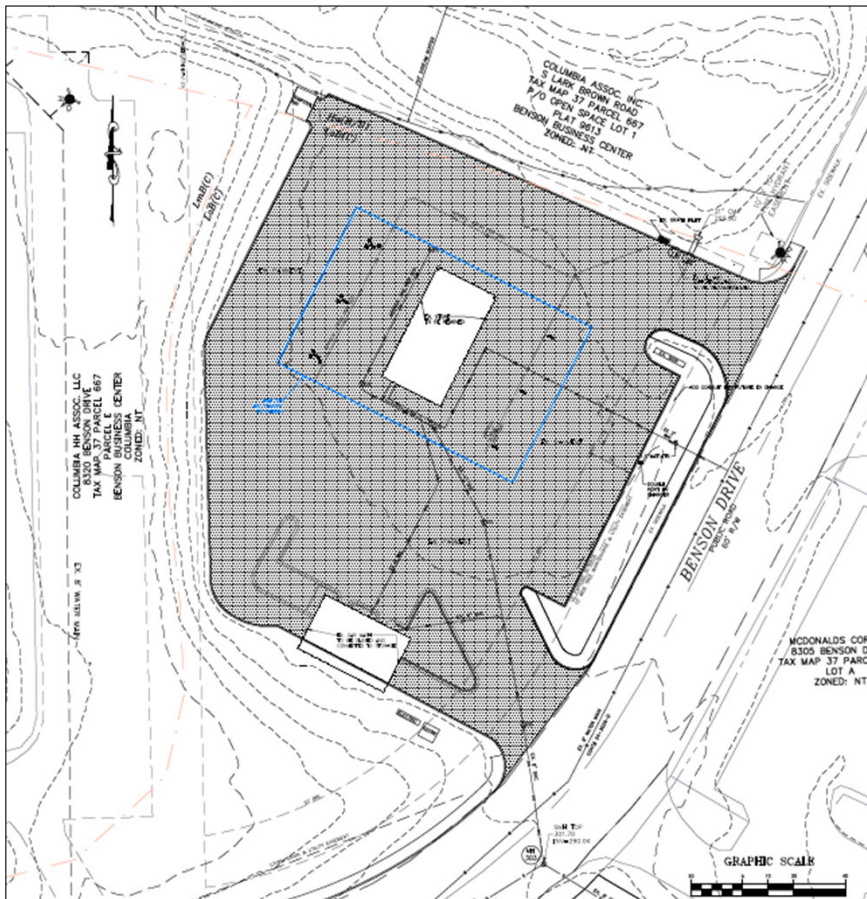


# Existing Site Conditions

- Previously designated as “Gasoline Center” on FDP-202
- Convenience store, fuel canopy, car wash, and paving still exist on site – permanently closed
- FDP-202-A, as approved by Planning Board on December 19, 2025, removed Gasoline Center use
- Land Use Designation – Employment Center Commercial



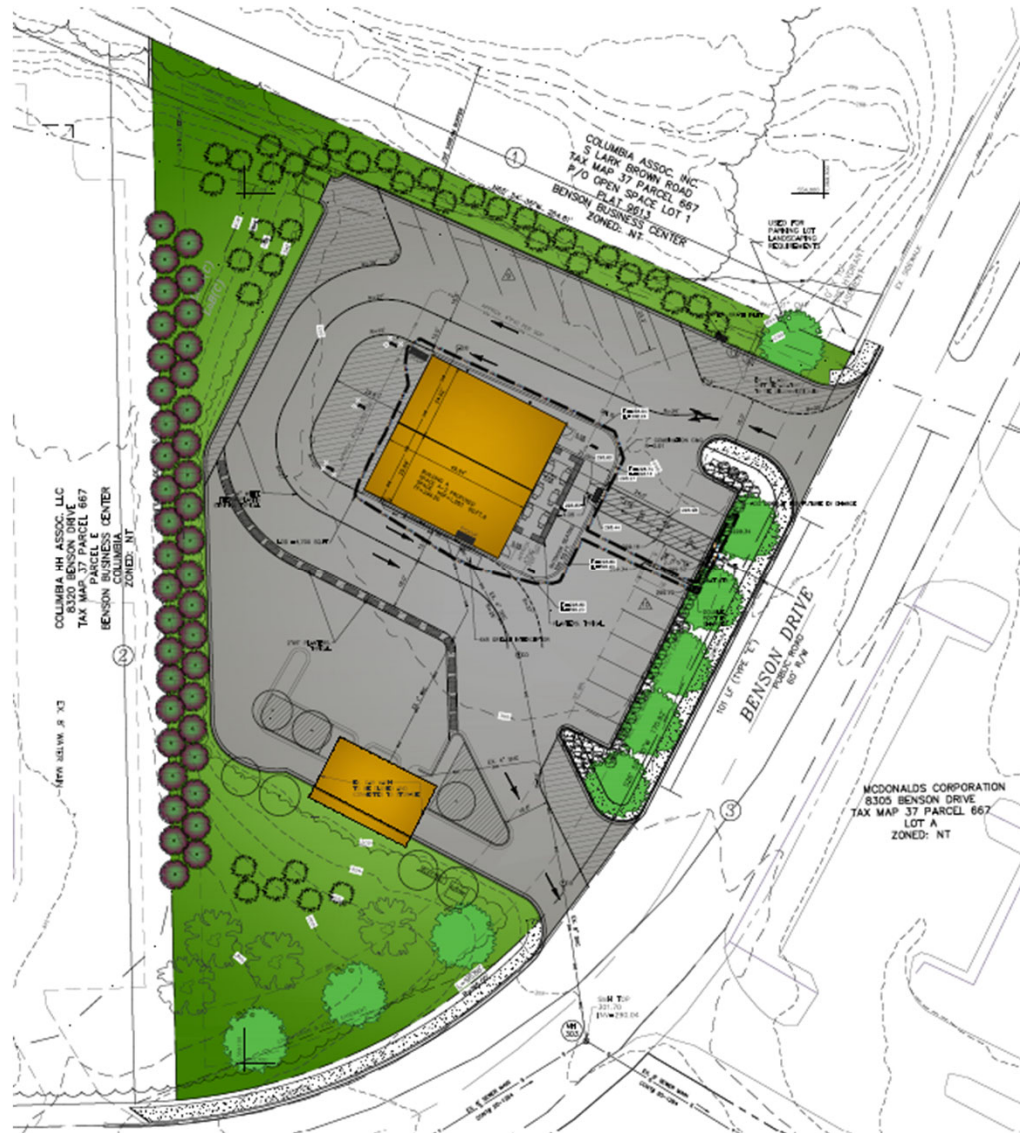
# Existing and Proposed Site Comparison





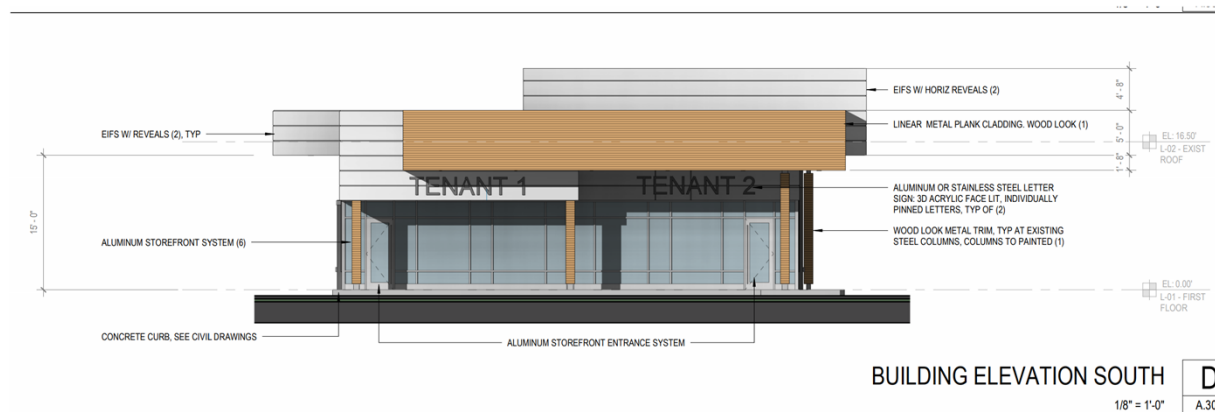
# Project Proposal

Redline to  
SDP-91-028



# Project Proposal

- Restaurant Use
- Utilize and update existing convenience and fuel canopy structures
- Car wash building to be utilized for storage and adaptive reuse with future SDP redline





# FDP Criteria – Permitted Use

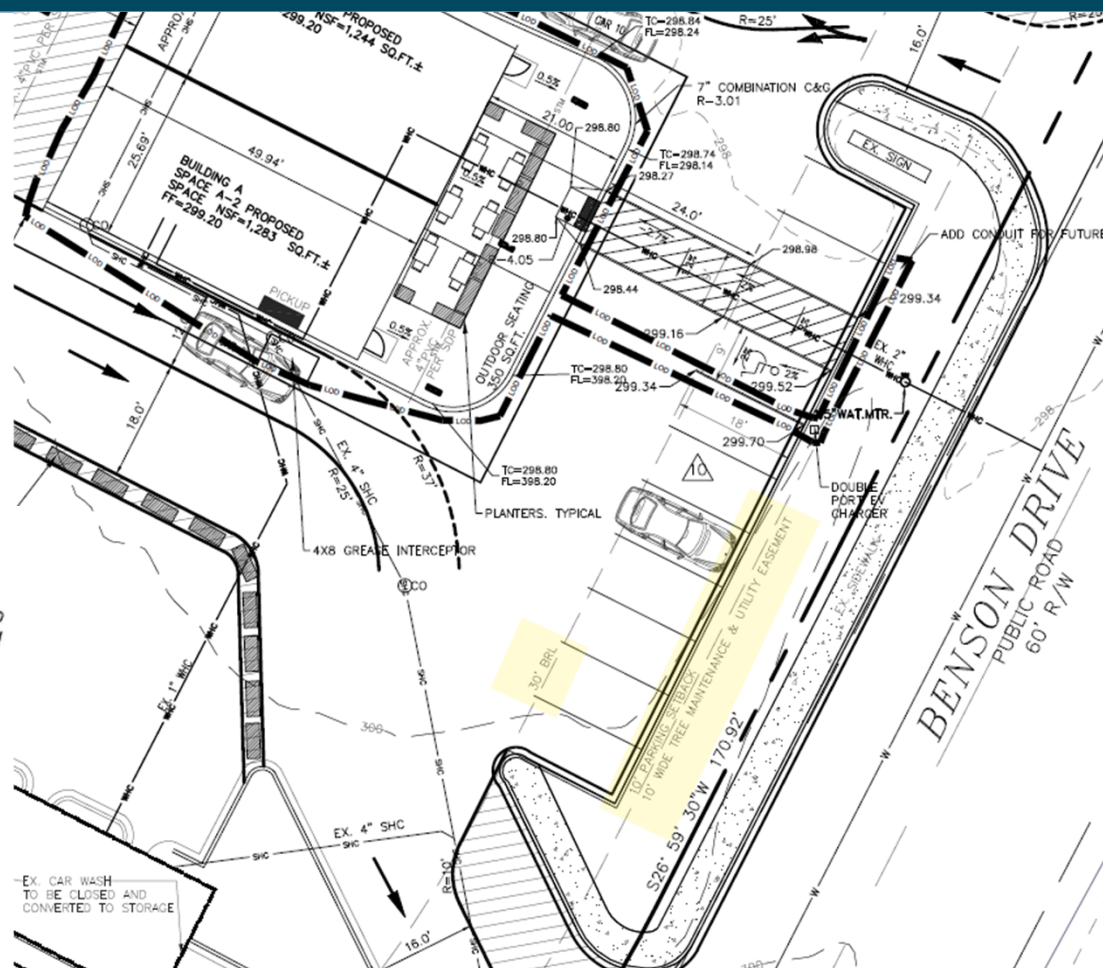
## 7. PERMITTED USES – Section 122-C-3-d(2):

8E C

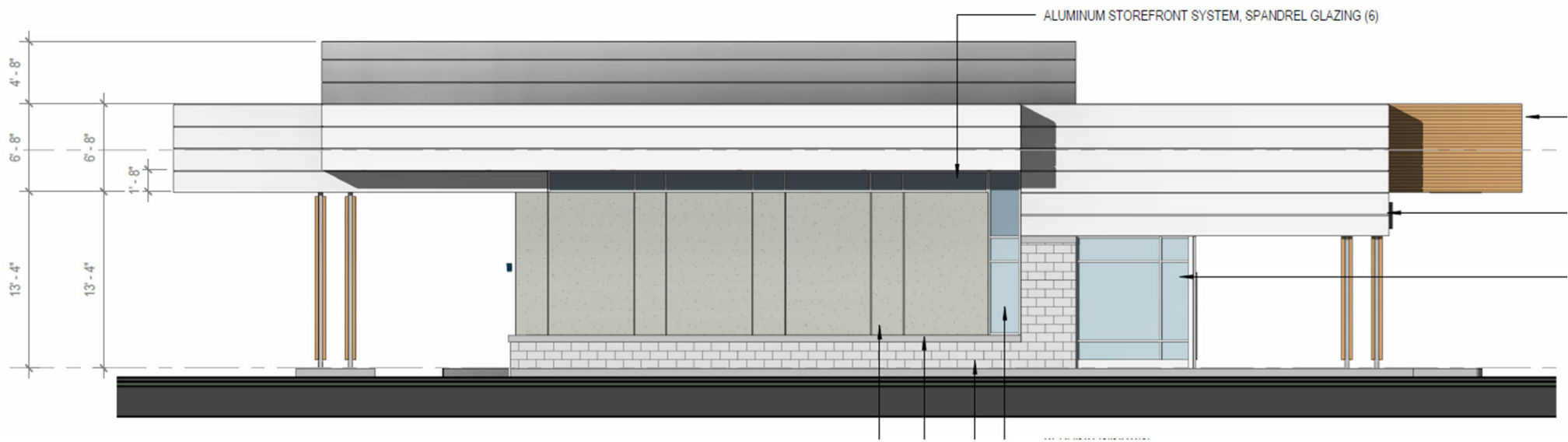
### 7C-3 EMPLOYMENT CENTER LAND USE – COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- (1):
1. Government buildings, facilities and uses, including public schools and colleges.
  2. Professional, business (general), medical and dental offices, and conference centers.
  3. Banks, savings and loans associations, investment companies, credit bureaus, brokers, and similar financial institutions, including drive-thru facilities.
  4. Private colleges and universities, trade schools, art schools and commercially-operated schools.
  5. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
  6. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
  7. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
  8. Self-service laundry and laundry and/or dry cleaning pickup stations.
  9. Non-profit clubs, lodges, community halls.
  10. Liquor stores.
  11. Drug and cosmetic stores.
  12. Clothing and apparel stores with goods for sale or rent.



# FDP Criteria – Height Limitations



## 8. HEIGHT LIMITATIONS – Section 122-C-3-d(3)

### 8C-3 COMMERCIAL LAND USE

*No structure shall be constructed more than 50 feet in height from the highest adjoining ground elevation adjacent to the building, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.*



# FDP Criteria – Parking

## FDP 202-A Parking Requirements

9.PARKING REQUIREMENTS – Section 122-C-3-d-(3):

9C-2 COMMERCIAL LAND USE AREAS

d. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.

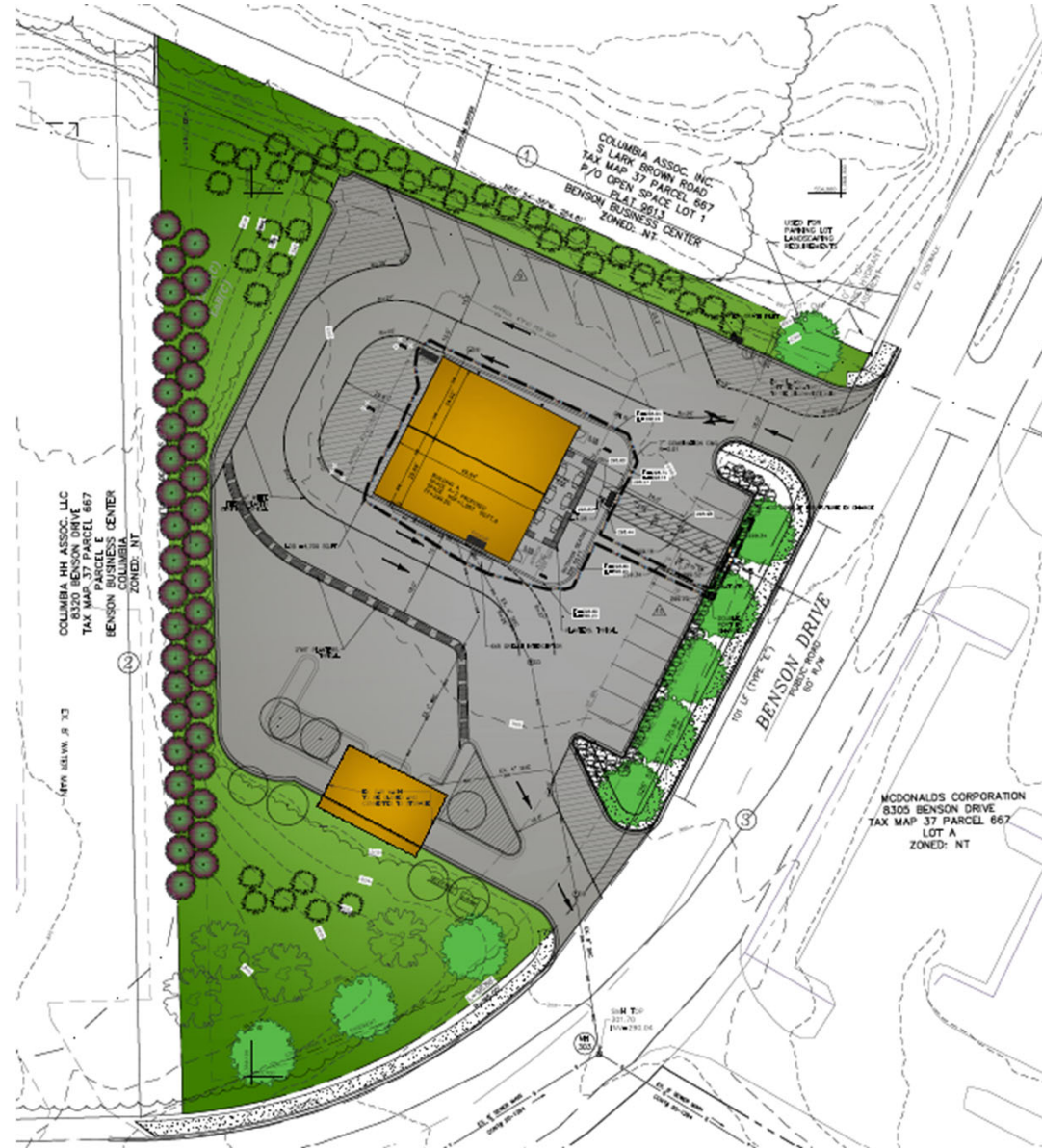
## Section 133.0.D.4. of Zoning Regulations

Carryout Restaurant – 6 spaces per 1000 SF  
Outdoor Seating Area – 6 spaces per 1000 SF

	area	parking req. PER 1000 SQ.FT.	Total per space
<b>Building A</b>			
COMMERCIAL (RESTAURANT) CARRY OUT	2,527	6	16
OUTDOOR SEATING	350	6	3
TOTAL PARKING REQUIRED			19
TOTAL PARKING REQUIRED	2,877		
TOTAL PARKING PROVIDED			19

# Landscaping & Forest Conservation

- HRD ARC Approval
- Forest Conservation Fee-in-Lieu



# Summary of Action

- Section 125.0.G.1: No permit shall be issued for any use until the Site Development Plan is approved by the Planning Board at a Public Meeting
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