

SDP-91-028

Benson Business Center

Planning Board Meeting

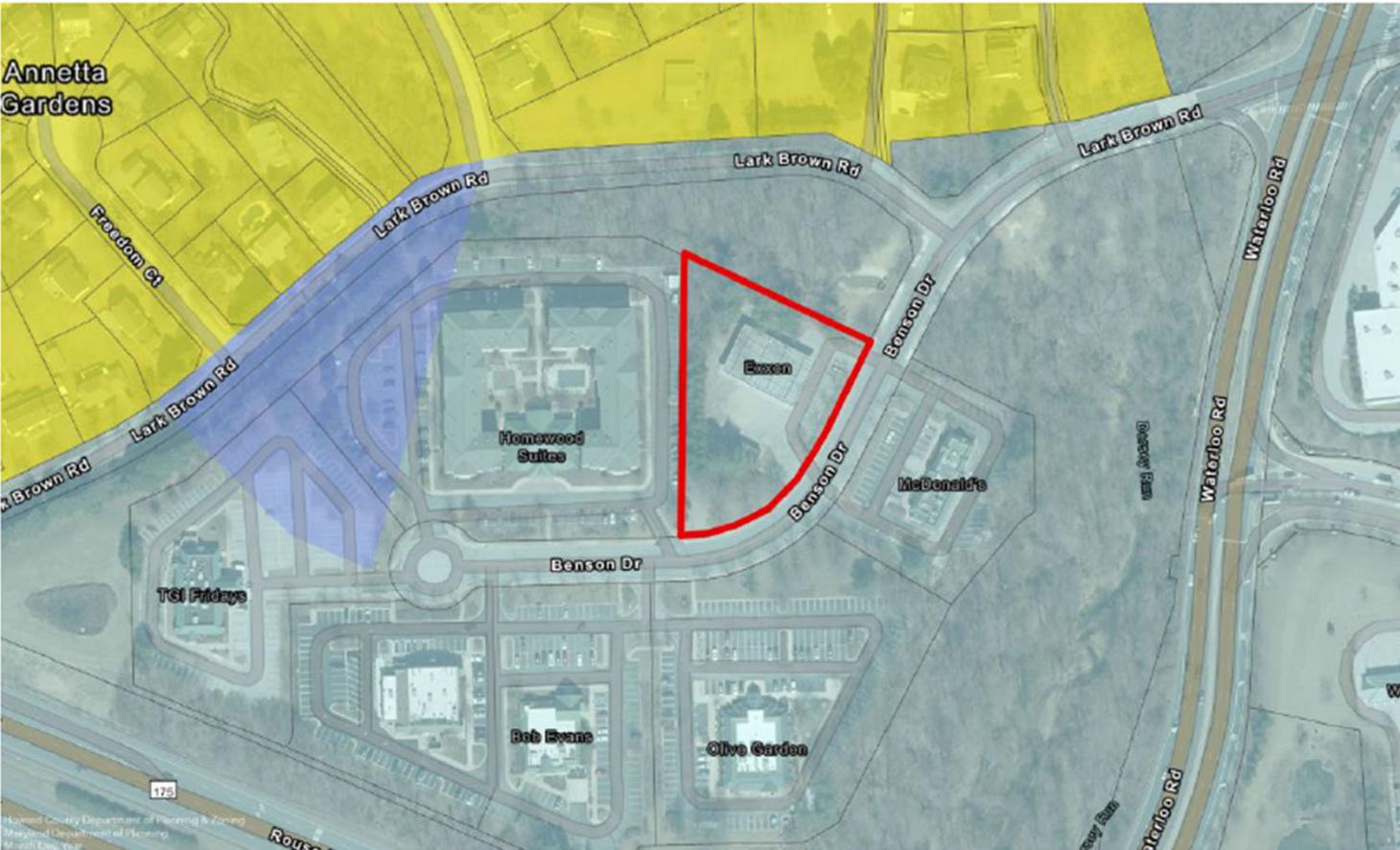
February 19, 2026



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

Zoning

- M-1
- NT
- R-12



Existing Site Conditions

- Parcel C - 1.25 acres
- Employment Center - Commercial
- "Restaurant Row"

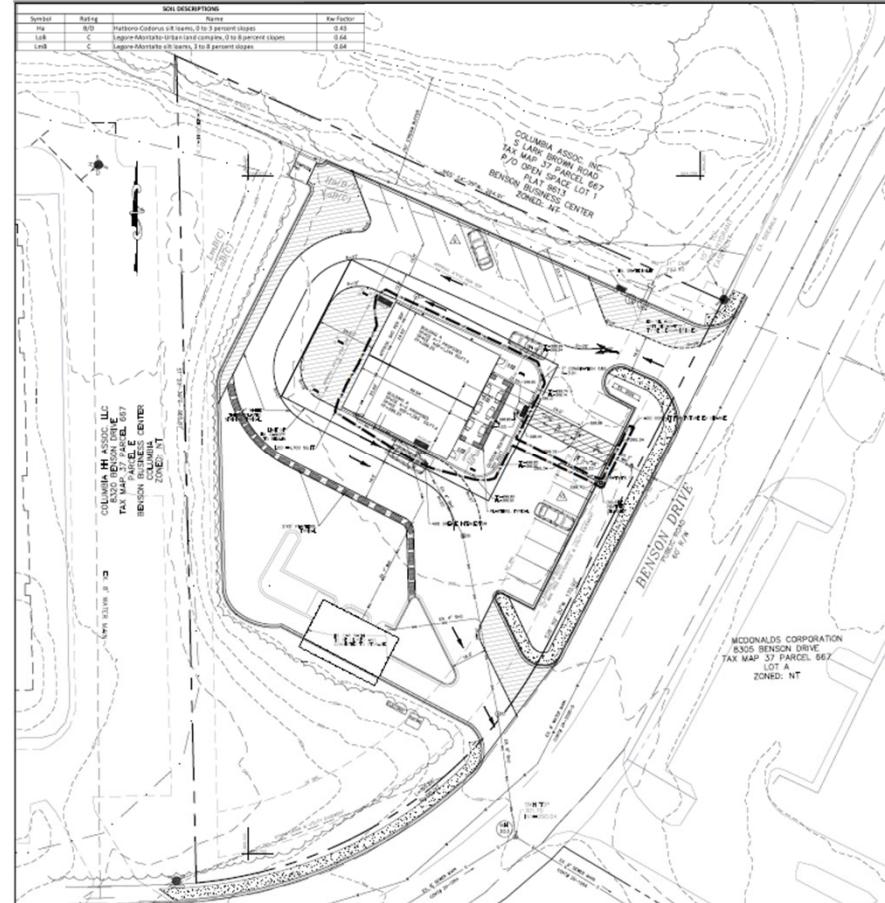
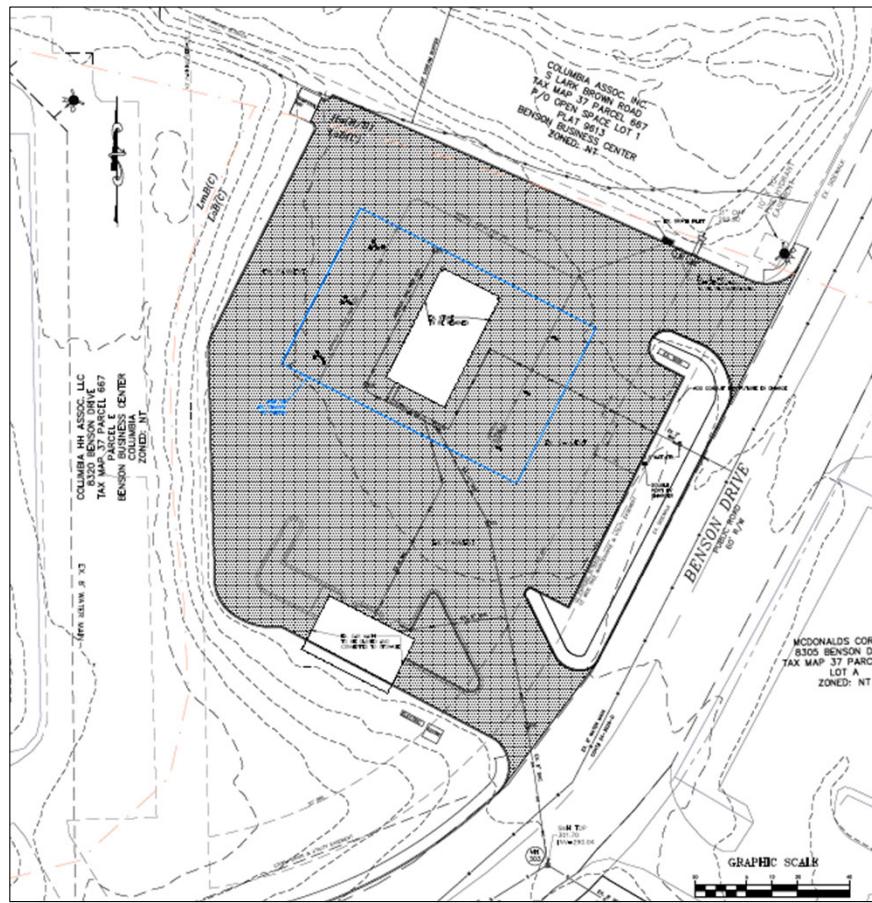


Existing Site Conditions

- 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

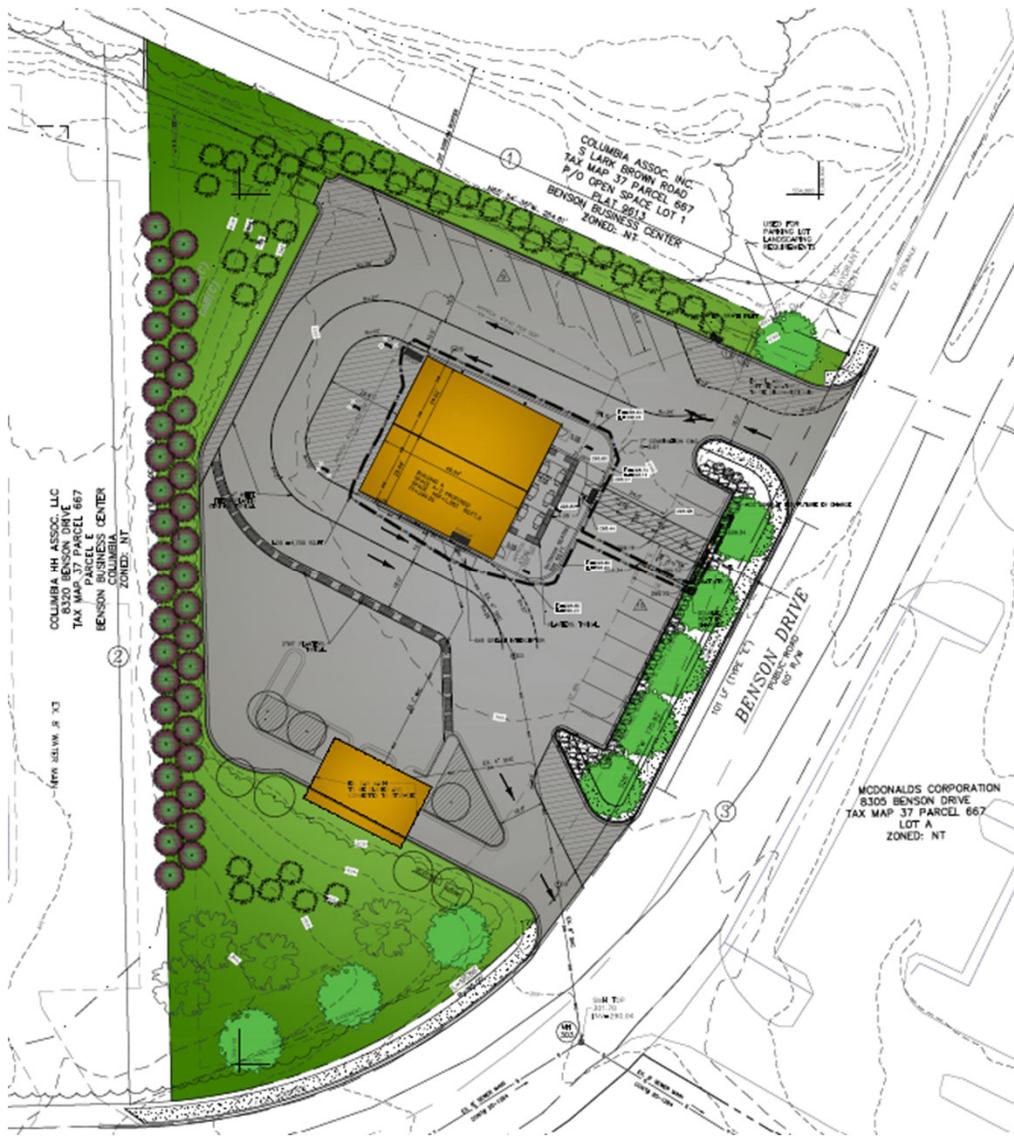


Existing and Proposed Site Comparison



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):

7C-3 EMPLOYMENT CENTER LAND USE – COMMERCIAL

8E (

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

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.
- (1):
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.
- (3):
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 – Setbacks and Lot Coverage

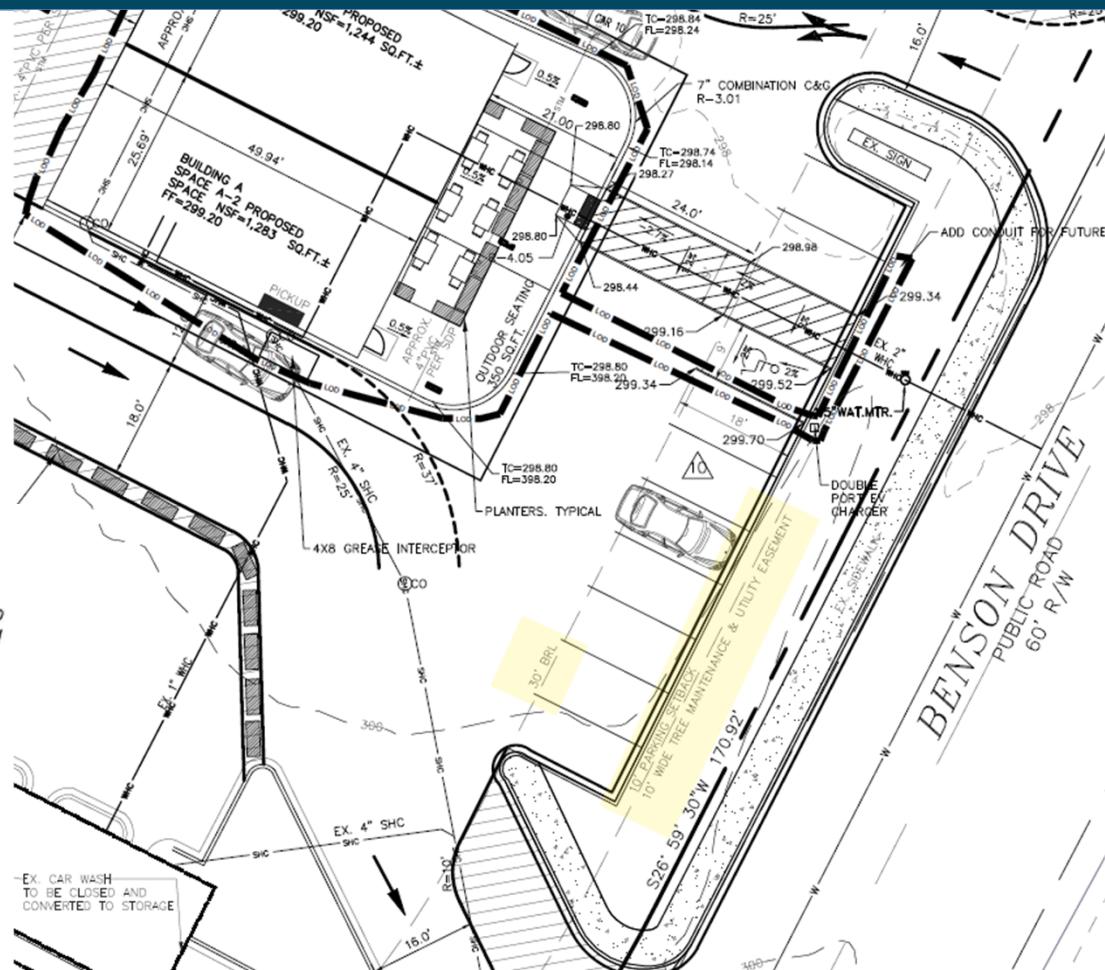
6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

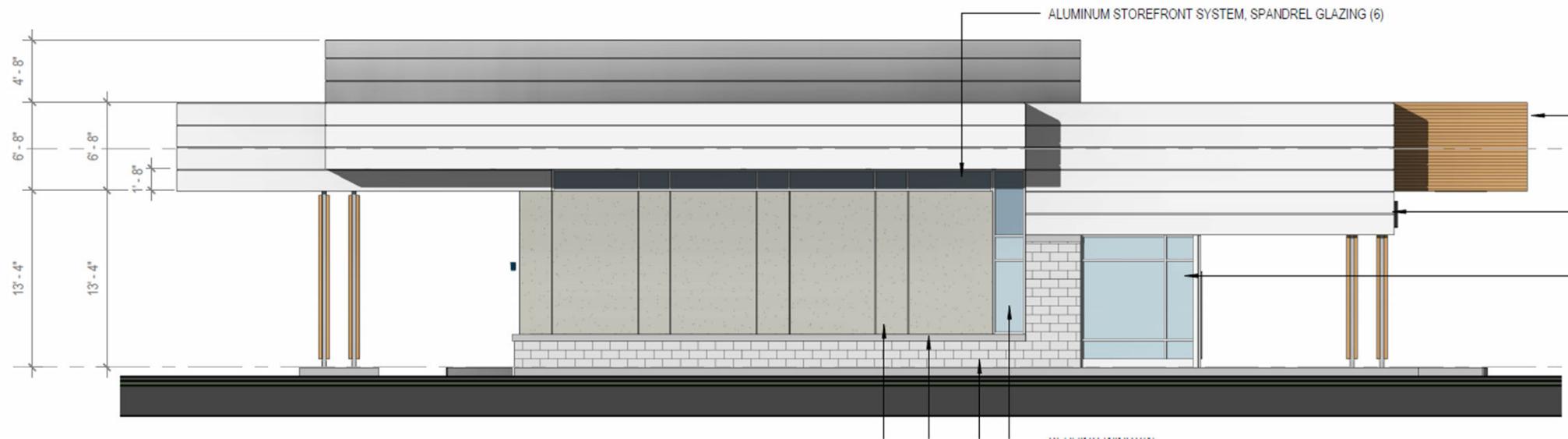
12. COVERAGE REQUIREMENTS – Section 122-C-3-d(3):

12C COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.



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

	area	parking req. PER 1000 SQ.FT.	Total per space
Building A			
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

FDP 202-A Parking Requirements

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

9C-2 COMMERCIAL LAND USE AREAS

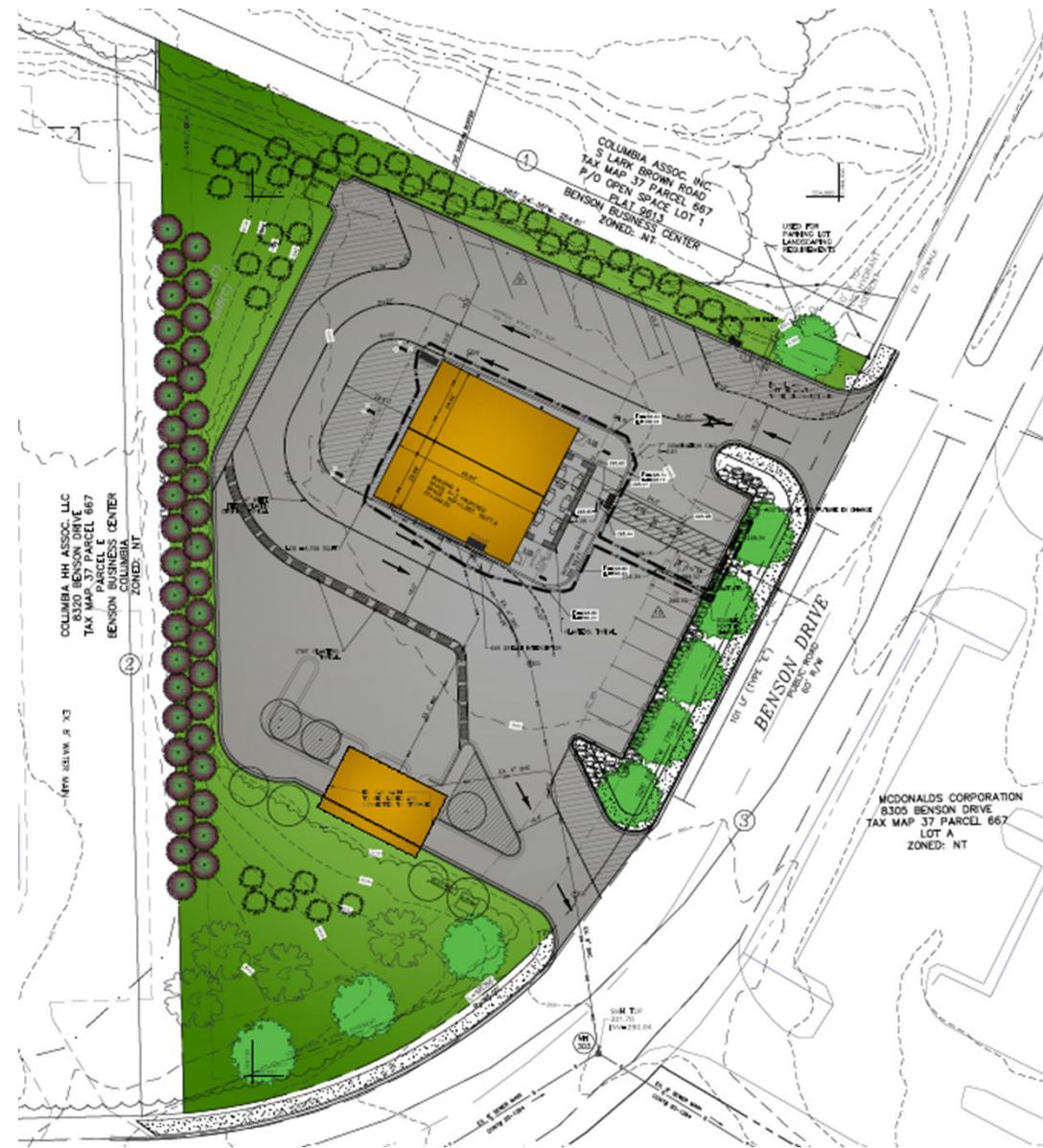
d. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.

Section 133.0.D.4. of Zoning Regulations

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

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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