TECHNICAL STAFF REPORT
Planning Board Meeting of August 18, 2016

Project/Petitioner: SDP-16-061 Columbia Corporate Park-Section 1, Area 1, Parcel ‘A-35’ (Texas Roadhouse)
Texas Roadhouse Holding LLC/Merritt-CCP II LLC

Planner: Eric Buschman
Division of Land Development
410-313-0729

Request: The request is to approve a site development plan to construct a one-story restaurant and associated site improvements in accordance with Final Development Plan FDP-117-A-2 and the Zoning Regulations.

Recommendation: Approval subject to compliance with Subdivision Review Committee (SRC) comments and any conditions imposed by the Planning Board.

Location: The proposed restaurant is located southwest of the Route 175 and Snowden River Parkway intersection, in the Columbia Corporate Park. The 6.78 acre site (zoned NT (New Town – Employment Center Industrial) is located within an existing parking lot and is accessed from Stanford Blvd.

Vicinity Map: SDP-16-061

Howard County Government, Allan H. Kittleman County Executive www.howardcounty.md.gov
Vicinal Properties: The site is bounded on the east by Snowden River Parkway and the rest by developed parcels within the Columbia Corporate Park.

Site History:
- 09/30/1987: Site Development Plan SDP-87-193 approved to construct Office Building #1 (Parcel A-2), Office Building #2 (Parcel A-35), and associated parking.
- 04/15/2016: Environmental Concept Plan ECP-16-037 for stormwater management; design approved for the proposed Texas Roadhouse restaurant.
- 04/26/2016: Site Development Plan SDP-16-061 submitted to DPZ by the petitioner.
- 07/29/2016: Petitioner informed by DPZ that SDP-16-061 may be approved subject to Planning Board approval and all minor comments being addressed.

Site Improvements: A 7,420 square foot restaurant; including associated site improvements, such as utilities, sidewalks, stormwater management, landscaping, and adjustments to the surrounding parking lot.

Stormwater Management: Stormwater management meets both redevelopment and new development requirements. A Filterra fulfills redevelopment requirements, while a micro-bioretention facility fulfills new development requirements.

Environmental Considerations: The subject property does not contain wetlands, streams, buffers, or 100-year floodplains; nor are there adjacent cemeteries, historic structures, forest resources, or scenic roads.

Landscaping: Landscaping is in accordance with Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

Evaluation and Conclusions: The Site Development Plan complies with Final Development Plan FDP-117-A-2, as follows:

- **Setbacks:** It meets a 25’ structure and parking setback from a public street, road or highway; a 100’ structure setback from a residential district; and a setback for a building exceeding 20’ in height, where an additional foot of setback is required for each foot above 20’.

- **Land Use:** The proposed restaurant is among the permitted uses in industrial districts or industrial land use zones. These include, but are not limited to, all uses in the ‘M-1’ District and commercial uses ancillary to, or compatible with, permitted industrial uses; including restaurants.

- **Building Height:** The proposed building height is 27.5’; less than the allowed 50’ maximum, except if a taller building is approved by the Planning Board.

- **Parking:** Restaurant parking is based on 5 spaces/1,000 square feet of net leasable area; therefore a 7,420 sf. restaurant requires 38 spaces. Parking will also be shared with the adjacent office building on
Parcel 'A-35'. Office parking requires 2 spaces/1,000 square feet of net leasable area, where a 100,000 sf office building requires 200 spaces. Total parking required is 238 spaces and 391 spaces are provided.

**SRC Action:** The SRC notified the petitioner on July 29, 2016 that the plan may be approved, subject to Planning Board approval.

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 Friday, 8:00 a.m. to 5:00 p.m.

**Recommendation:** The Department of Planning and Zoning recommends approval of Site Development Plan SDP-16-061, subject to compliance with SRC comments and any conditions imposed by the Planning Board.

Signature: Valdis Lazdins, Director
Date: 8-3-16

Department of Planning and Zoning

VL:eb