Case No./Petitioner: SDP-16-031/6181 Columbia Crossing

Project Name: BJ’s Restaurant and Brewhouse
Route 175 Commercial, Section 1, Area 1, Parcel ‘P’

Request: The request is for approval of a site development plan for the demolition of an existing restaurant and construction of a one-story restaurant and associated site improvements in accordance with Final Development Plan FDP-226-A-1 and the Zoning Regulations.

DPZ Recommendation: Approval subject to compliance with SRC comments.

Location: The proposed development is located on the south side of Columbia Crossing Circle (6181 Columbia Crossing Circle) at the Columbia Crossing Shopping Center in Columbia, Maryland. The site is zoned NT (New Town – Commercial) and is 1.84 acres in area.

Vicinal Properties: The site is bounded on the north by Columbia Crossing Circle, a private road, and on the south by Maryland Route 175, a public intermediate arterial highway. The properties located east and west of the development consist of improved commercial parcels of the Columbia Crossing Shopping Center.
Site History:
- 05/21/1997: Site Development Plan SDP-97-069 approved, consisting of construction of Macaroni Grill restaurant.
- 02/05/2016: Site Development Plan SDP-16-031 submitted to DPZ by petitioner.
- 04/06/2016: Petitioner informed by DPZ that SDP-16-031 may be approved subject to Planning Board approval and minor comments being addressed.

Site Improvements - Proposed site improvements include demolition of the existing Macaroni Grill restaurant and construction of a BJ's Restaurant and Brewhouse, including associated site improvements such as utilities, stormwater management and landscaping. The total floor area of the new building is 7,557 square feet.

Stormwater Management (SWM) - Stormwater management for the development will be provided by a micro-bioretention facility.

Environmental Considerations - There are no wetlands, streams, buffers or 100-year floodplain areas located within the subject property. No cemeteries, historic structures, forest resources or scenic roads are located within or adjacent to the property.

Landscaping – Landscaping for this project has been provided in accordance with Section 16.124 of the Howard County Code and the Howard County Landscape Manual. An approval letter dated April 1, 2016 from The Howard Research and Development Corporation, Architectural Review Committee has been received by the Department of Planning and Zoning.

Evaluation and Conclusions – The site development Plan complies with all applicable requirements of Final Development Plan FDP-226-A-1, as follows:

- Setback Requirements (Criterion 6):
  A 50’ structure setback and a 10’ parking setback from any public intermediate arterial divided highway is imposed. The proposed project complies with the required setbacks.

- Permitted Land Uses (Criterion 7):
  Uses permitted in the B-1, B-2, SC, and POR Zoning Districts, generally commercial and retail uses, are permitted on this property. This project complies with this criterion since it proposes a restaurant use.

- Height Requirement (Criterion 8):
  A height limitation of 50’ is imposed on structures located on the property except in accordance with a site development plan approved by the Planning Board. The proposed building has a mean height of 20’-5”.
Parking Requirements (Criterion 9):

The parking requirement imposed on the commercial land use for this phase of Columbia and applicable to this project consists of five parking spaces required for each 1,000 square feet of net leasable area devoted to commercial retail sales uses including restaurants. Based on the net leasable area 38 parking spaces are required; the project complies with the parking requirement by proposing 107 parking spaces.

SRC Action: The Subdivision Review Committee (SRC), by letter dated April 6, 2016, notified the petitioner that the plan may be approved, subject to Planning Board approval.

The file for this project is available for public review 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-16-031, subject to the petitioner’s compliance with SRC comments.

Valdis Lazdins, Director  Date
Department of Planning and Zoning

VL:DBB:dbb
8.4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

A. Introduction.

1. Definition of Terms:

- Vegetative Stabilization: The use of plants to control soil erosion and sedimentation in an area.
- Topsoil: The upper layer of soil containing organic matter and nutrients.
- Lime: A calcium-based substance used to adjust soil pH and improve soil structure.
- Fertilizer: A substance used to supply plant nutrients needed in large quantities.
- Seed: Tiny plant parts used to initiate growth.
- Mulch: Organic material used to suppress weeds, retain moisture, and improve soil structure.

B. Topsoil Application.

- Use topsoil of uniform composition, free of fragments, gravel, roots, trash, or other materials larger than 1½ inches in diameter.
- Spreading of topsoil must be performed in such a manner that sodding or seeding can be performed immediately.

C. Vegetation Selection.

- Use turfgrass species that are hardy in the local environment and can tolerate local soil conditions.
- The species must be certified by the appropriate state turfgrass association.
- The species must be certified by the Maryland State Board of Certification.

D. Seedbed Preparation.

- Whirl or disk existing ground to a depth of 2 to 4 inches to promote soil loosening.
- Rake the area to prepare a proper seedbed.
- Remove stones and debris larger than 1½ inches in diameter.

E. Seeding.

- Use hydroseeding equipment to apply seed and amendments uniformly.
- Use no-till seeders to bury the seed in such a fashion as to provide at least ½ inch of soil covering.
- Seedbed must be firm after planting.

F. Maintenance.

- Perform visual inspection to ensure proper establishment.
- Water the newly seeded area immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet.
- Complete the operations of anchoring, mulching, and irrigation.

G. Temporary Stabilization.

- Use wood cellulose fiber for anchoring straw.
- Apply the fiber binder at a net dry weight of 750 pounds per acre.
- Mix the wood cellulose fiber with water at a maximum of 90 lb/acre.

H. Permanent Stabilization.

- Use straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color.
- Straw must be free of noxious weed seeds as specified in the Maryland Seed Law.

I. Fertilizers.

- Fertilizers must be uniform in composition, free flowing, and suitable for accurate application by appropriate equipment.
- Manure may be substituted for fertilizer with prior approval.

J. Watering.

- Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet.
- Complete the operations of anchoring, mulching, and irrigation.

K. Hardiness Zone (from Figure B.3):

- Zone 6B

L. Contact.

- 7755 Center Avenue, Suite 300
- Bowie, MD
- 20715

M. Schedule.

- December 1 to May 15 (hardiness zones: 7A, 7B)
- Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (hardiness zones: 7A, 7B)

N. Specifications.

- Soil Amendments (Fertilizer and Lime Specifications)
- Seed Mixtures
- General Use

O. Operations.

- Perform operations in a manner that prevents soil erosion and sedimentation.
- Ensure proper establishment of vegetation.
- Maintain a proper seedbed.
- Water the newly seeded area immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet.
- Complete the operations of anchoring, mulching, and irrigation.

P. Certification.

- A developer's certificate of completion must be provided.
- A developer's certificate of compliance must be provided.

Q. Approval.

- The project must be approved by the Department of Planning and Zoning.
- Permits must be obtained from the Department of the Environment.

R. Inspections.

- Periodic inspections must be conducted by the Department of Planning and Zoning.
- The project must be inspected by the Department of the Environment.

S. Maintenance.

- Maintenance must be performed as specified in the site development plan.
- Maintenance must be performed as specified in the permanent maintenance manual.

T. Warranties.

- Bohler Engineering does not make any expressed or implied warranty regarding the use of the temporary stabilization practices.
- The user assumes all risk associated with the use of the temporary stabilization practices.
- Bohler Engineering does not assume any responsibility for the performance of the temporary stabilization practices.

U. Contact Information.

- 7755 Center Avenue, Suite 300
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- The user assumes all risk associated with the use of the temporary stabilization practices.
- Bohler Engineering does not assume any responsibility for the performance of the temporary stabilization practices.
NOTE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.

BJ's Restaurant & Brewhouse
6181 Columbia Crossing Circle
Columbia, Maryland