TECHNICAL STAFF REPORT
Chick-Fil-A, Dobbin Commercial Center.

Planning Board Meeting of November 3, 2016

File No./Petitioner:  SDP-03-096  Chick-Fil-A Inc.

Project Name:  Chick-Fil-A, Parcel 396, Dobbin Commercial Center

Planner:  Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

Request:  The request is to approve a redline change to a Site Development Plan (SDP) to construct an addition to the Chick-Fil-A restaurant in the Dobbin Commercial Center, in accordance with Section 125.0.G.1 of the Howard County Zoning Regulations. The addition adds 737 gross square feet of floor space to the restaurant and an additional drive through lane.

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

Location:  The existing Chick-Fil-A restaurant is located at the southeast corner of the Dobbin Road and Route 175 intersection, within the Dobbin Commercial Center. The property is identified as Parcel No. S-1, on Tax Map 36, Grid No. 18, in the Second Election District of Howard County, Maryland. The site is approximately 1.5 acres and is accessed from Dobbin Road. The Parcel is zoned “NT - ECC” (New Town Employment Center Commercial) in accordance with the Final Development Plan (FDP) 132-A-III.
Vicinal Properties:

North Side - To the north is Route 175. Across MD 175 is Columbia Crossings Shopping Center, which has mixed retail and restaurant uses with associated parking.

East Side - To the east is a mixed retail building, part of the Dobbin Commercial Center, and its associated parking.

South Side – To the south is the First Columbia building, containing a bank and office uses, with associated parking. It is also part of the Dobbin Commercial Center.

West Side - To the north is Dobbin Road. Across Dobbin Road is additional mixed retail and restaurant uses and associated parking, also part of the Dobbin Commercial Center.

Site History:

- **FDP-132-A-3**, Final Development Plan and Criteria for the subject property was recorded on October 5, 1984. The subject property is part of Phase 132-A-III in the New Town Zoning District as part of the Dobbin Road Commercial Center, Section 1 Area 1. The FDP is recorded as Plat 3054A-711 among the Land Records of Howard County, MD.

- **F-82-035**, Final Plat to establish the Dobbin Road Commercial Center, Section 1 Area 1, a plat to resubdivide Parcels D, H, and M into Parcels M-1, P, Q, R, and S. This plat was recorded as Plat number 5301 on November 24, 1981.

- **F-83-030**, Final Plat to establish the Dobbin Road Commercial Center, Section 1 Area 1, a plat to resubdivide Parcels Q, R, and S into Parcels Q-1, R-1, and S-1, received signature approval on November 5, 1982. This plat was recorded as Plat number 5307 on November 10, 1982.

- **F-04-154**, Final Plan to add a utility easement onto Parcel S-1. This plat was recorded on May 11, 2004.

- **SDP-03-096**, Site Development Plan for the initial construction of the Chick-Fil-A restaurant and establishment of the associated parking areas and site amenities. The SDP was given signature approval on August 12, 2003.

Site Analysis:

Site Improvements - This SDP proposes a 737 square foot addition to the existing Chick-Fil-A restaurant and an additional drive through lane.

Storm Water Management (SWM) - Storm water management is provided in regional SWM facilities, constructed under Final Plan, F-82-130, and private bio-retention devices, constructed under SDP-03-096.

Environmental Considerations - The 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. The landscaping has also been reviewed by the Howard Hughes Landscaping Review Committee - with an approval letter forthcoming.

Forest Conservation - This project is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the Dobbin Commercial Center predates the Forest Conservation regulations and its preliminary plan was approved prior to December 31, 1992, Per Section 16.1200(b)(1)(iii).
Planning Board Criteria:

This SDP is subject to Section 125.0.G.1 of the Zoning Regulations (effective October 6, 2013), the development criteria listed in Final Development Plan 132-A-III, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (the September 20, 2016 Edition), and the Howard County Design Manual.

**Setbacks** - Per FDP-132-A-III: “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 areas if construction is in accordance with a site development plan approved by the Howard County Planning Board”. The existing building is 87.8 feet from the property line at its closest point and the addition will be located at the front of the structure. Since it will be farther from the public right of way the addition will conform to the setback requirements.

**Land Uses** - The development criteria regarding land use per FDP-132-A-III states that: “All uses permitted in the commercial districts or commercial land use zones are permitted including, but not limited to, all the following uses in B-1, B-2, S-C, and POR Districts”. The restaurant is a permitted use under the B-1 Zoning District.

**Height Limitations** – The height limits per FDP 132-A-III states that: “No structure shall be constructed within the area encompassed by this FDP shall exceed 50 feet in height from the highest adjoining ground elevation along the front of the structure, 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”. The existing structure is 23’-0” at its highest point, which conforms to the FDP requirements and the addition will not be taller.

**Parking Requirements** – Restaurant parking is based on 5 parking spaces per 1,000 square feet of leasable area devoted to commercial retail sales, including restaurants per the requirements in FDP 132-A-III. The required parking for the restaurant is 26 spaces and 54 spaces are provided.

**SRC Action:**
On August 18, 2016, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments have primarily been addressed, except for minor drafting revisions, which must be made prior to SDP signature approval by DPZ.

**Recommendation:**
The Department of Planning and Zoning recommends approval of the redline change to Site Development Plan SDP-03-096, subject to compliance with SRC comments and any conditions by the Planning Board.

Valdis Lazdins, Director
Department of Planning and Zoning

10/20/16

Please note that this file is available for public review at the Department of Planning and Zoning’s public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.
1. Remove dead or broken branches not forming natural shape.
2. Remove expanse branches.
3. Cut tree back to 10' to 15' below ground.
4. Remove branches 1-2' from ground.
5. Sculpt desirable to size of your choice.
6. Fungicide treatment recommended.

3. PLANT BED EDGING

4. BIO-RETENTION LANDSCAPE

BIO-RETENTION NOTES

The following requirements for planning of bio-retention area only. See page 2-4 for planning of bioretention and storm water management.

1. The number of plants and variety of plants should be adequate to ensure effective performance of the bio-retention system.
2. Plants should be selected based on their ability to withstand the conditions in the bio-retention area.
3. Plants should be selected based on their ability to decompose and absorb nutrients from the runoff water.
4. Plants should be selected based on their ability to enhance the aesthetic appeal of the bio-retention area.

LANDSCAPE PLANTING NOTES AND SPECIFICATIONS

1. All plants to be nursery-grown and furnished in accordance with the specifications and standards for nursery-grown plants.
2. All plants to be selected from the planting list approved by the county. The planting list will be reviewed and updated as necessary.
3. All plants to be selected from the list of plants approved by the county.
4. All plants to be selected from the list of plants approved by the county.
5. All plants to be selected from the list of plants approved by the county.
6. All plants to be selected from the list of plants approved by the county.
7. All plants to be selected from the list of plants approved by the county.

APPROVED PLANTING PLAN

DATE: [Date]

APPROVED OF HOWARD COUNTY

of Howard County

GENERAL NOTE:

1. This plan has been prepared in accordance with the specifications and standards for nursery-grown plants.
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9. This plan has been prepared in accordance with the specifications and standards for nursery-grown plants.
10. This plan has been prepared in accordance with the specifications and standards for nursery-grown plants.

DEVELOPER/BUILDER CERTIFICATE

I, the undersigned, certify that the landscape shown on this plan is in accordance with the specifications and standards for nursery-grown plants.

[Signature] [Date]

[Developer/Builder Name]
TABLE B.3.2

<table>
<thead>
<tr>
<th>Materials</th>
<th>Specification</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steel Dimensions</td>
<td></td>
<td>4' x 8'</td>
<td></td>
</tr>
<tr>
<td>Covering Material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seed and Mulch</td>
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<td></td>
<td></td>
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<tr>
<td>Grass Filter Strip</td>
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</tbody>
</table>

**BIORETENTION CONSTRUCTION REQUIREMENTS**

1. **Materials:**
   - The raw materials to be used in the bioretention area are specified in TABLE B.3.2.

2. **Planting Soil:**
   - The soil mix is a combination of topsoil and compost to provide a stable growing medium. The compost is added to improve soil structure and provide nutrients for plant growth. The topsoil provides necessary nutrients and organic matter.

3. **Seed and Mulch:**
   - The bioretention facility utilizes grass seed and mulch to ensure vegetation growth and prevent soil erosion. The grass seed is a mixture of native species to promote local biodiversity.

4. **Grass Filter Strip:**
   - A grass filter strip is installed to prevent soil erosion and minimize sediment runoff from the bioretention area.

**BIORETENTION FACILITY SECTION**

**GRASS FILTER STRIP SECTION**