To Consider Site Development Plan Revisions Affecting the Sears Store on Lot 22

File No./Petitioner: SDP-13-016, General Growth Properties, c/o Cathie Phillips

Project Name: The Mall in Columbia

DPZ Planner: Tanya Krista-Maenhardt, AICP, Planning Supervisor (410) 313-2350, tmaenhardt@howardcountymd.gov

Request: To approve redline revisions to the site development plan for the existing Sears store, located in the Columbia Mall-Parcel 460, Lot 22 (Tax Map 36, Grids 1 and 2), in accordance with Section 125.0.G. of the Howard County Zoning Regulations.

Recommendation: Approval, subject to any conditions by the Planning Board.

Location: The subject site is Parcel 460, Lot 22 on Tax Map 36; located between Columbia Mall Circle and Little Patuxent Parkway in the 5th Election District of Howard County. The Mall Neighborhood encompasses 38.04 acres, of which this redline includes 0.48 acres. Lot 22 is zoned New Town (NT) and designated as Downtown Mixed Use area, per the Downtown Columbia Plan. Sears is located at the southwest end of the Mall.

Vicinal Properties:

North: Warfield Neighborhood, particularly surface parking (generally accessed from Columbia Mall Circle) and a cinema.

South: Symphony Overlook Neighborhood, particularly surface parking.

East: The Mall and Symphony Overlook.

West: Surface parking and the Warfield Neighborhood.

Neighborhood: The Mall Neighborhood is described as a “commercial center that serves as a hub of social activity and economy for Downtown and Howard County.” Its configuration is unique because it is surrounded by three separate Downtown Columbia Neighborhoods- Warfield, The Lakefront, and Symphony Overlook.
DPZ verified that the property was properly posted and electronic notification has been provided to all required parties.

Parcel 460, Lot 47, includes the Mall Neighborhood; Columbia’s central shopping area. Built in 1971, the Mall has undergone several expansions and currently contains five anchor department stores; including, Sears (Lot 22), J.C. Penny, Nordstrom, Macy’s and Lord and Taylor, along with approximately 200 specialty stores.

A simplified ECP for the proposed redline revisions to SDP-13-016 was approved January 2017.

The redline was submitted December 19, 2016, and approved March 2017 by all applicable SRC agencies. It is subject to review and approval by the Planning Board.

This project is not subject to the Downtown Revitalization process because the proposed changes fall within the parameters of Section 125.0.A.9.e(1). The primary
use continues to be retail commercial, it primarily involves interior renovations with limited outdoor improvements (on existing paved areas), and the building footprint will not expand. However, Planning Board review is required because according to Section 125.0.G of the Zoning Regulations, the limit of disturbance (LOD) is greater than 5,000 square feet.

The Design Advisory Panel (DAP) received a courtesy copy of this redline and did not have any comments.

**Redline Proposal:** While Sears will remain on the first floor, the second floor will be converted to a 16,580 square foot entertainment use, a 51,905 square foot restaurant, and a 10,785 square foot bookstore. The Sears Auto Center and drive through and storage area will also be removed. The building will not be enlarged, but second floor building facades will be upgraded and an outdoor plaza and seating area, similar to the existing fountain plaza and walkway, will be added to extend the “Lifestyle Center.” The three new tenant spaces will be accessed at grade level.

A small paved, outdoor common area is proposed, with planting areas that also accommodate stormwater management and meet all Environmental Site Design (ESD) requirements. Because the site qualifies as redevelopment, stormwater management will be addressed for 50% of existing impervious areas and 100% for any new impervious areas. Stormwater will be treated and infiltrated back into the ground using four micro-bioretention practices located in planters. These will have an overflow to a drain that outfalls to the existing storm drain to the parking lot. The ESD facilities will be landscaped to mirror existing planting beds.

**Planning Board Review:** Section 125.0.G.1 and Section 125.0.G.3 state that any clearing and grading that exceeds 5,000 square feet in area shall require Planning Board review and approval and the proposal shall be considered at a public meeting.

**Recommendation:** Approval, subject to any conditions by the Planning Board.

Valdis Lazdins, Director

Date

Department of Planning and Zoning

Please note that this file is available for public review, by appointment, at the Department of Planning and Zoning’s public service counter, Monday – Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.
Site Development Plan
THE MALL IN COLUMBIA