TECHNICAL STAFF REPORT
MAPLE LAWN FARMS

Planning Board Meeting of November 3, 2016

File No./Petitioner: SDP-16-007  Greenebaum Enterprises, Inc.

Project Name: Maple Lawn Farms, Westside District, Area 1, Parcels B-27 & B-28 (formerly Parcels B-12 and L) (Maple Lawn Hotel and Office Building)

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

Request: For the Planning Board to approve a Site Development Plan (SDP) to construct a 4-story Hotel (includes a total of 78,975 gross square feet of floor space) and a 3 story office building (includes a total of 29,700 gross square feet of floor space) and other related site improvements in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 3.63 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned “MXD-3” (Mixed Use Development).

Location: The hotel building will be located on the west side of Westside Boulevard, north of West Market Place, identified as Parcel L on Tax Map 41, Grid No. 21 in the Fifth Election District of Howard County, Maryland. The office building will be located adjacent to the hotel along West Market Place, identified as Lot B-12 on Tax Map 41, Grid No. 21 in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation: Approval, subject to compliance with remaining SRC agency technical comments and any comments issued by the Planning Board.
**Vicinal Properties:**

The hotel and office building will be located in the Westside District, Area 1 of the Maple Lawn Farms project. They are surrounded by the following:

**North Side** - To the north is an existing stormwater management pond and townhomes that are part of the Westside District of Maple Lawn.

**East Side** - To the east is Westside Boulevard and across the street is Parcel B-2 and townhomes that are part of the Westside District, Area 1 of Maple Lawn Farms.

**South Side** – To the south is West Market Place and across the street is Parcel B-24, B-25, and B-26 which contain commercial retail buildings of the Westside District of Maple Lawn Farms.

**West Side** - To the west are existing commercial buildings used for office and flex space and their associated parking areas.

**Site History:**

- **ZB Case No. 995M** to establish the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and Development Criteria, approved December 29, 2000. The PDP documents were signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan (CSP) and Development Criteria, approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms, approved on March 20, 2006.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project, received signature approval on February 20, 2007.
- **P-07-18**, Preliminary Plan to establish the Westside District, Area 1, a plan including Parcels B-1 through B-5, Non-Buildable Parcels ‘I’ and ‘J’, and Open Space Lots 1-4, received signature approval on September 14, 2007.
- **F-09-054**, Final Plan to resubdivide Parcel B-5 and Non-Buildable Parcel ‘J’ into Parcels B-12 through B-17 and Non-Buildable Parcel ‘L’. This plan was recorded on August 11, 2009.
- **F-16-102**, Final Plan to resubdivide Parcel B-12 and Non-Buildable Parcel ‘L’ to establish the Business District, Area 2, Parcels B-27 and B-28. This plan is currently in review.

**Site Analysis:**

**Site Improvements** - This SDP proposes a 118’ x 307’ four story hotel with 78,975 square feet of floor space and a 90’ x 110’ three story office building with 29,700 square feet of floor space. The property also includes associated parking, site, and landscape improvements. This SDP is designed in accordance with the “Traditional Neighborhood Design” (TND) concept. The mid-rise office building and hotel will front closely to the public street to define an urban streetscape, thereby promoting pedestrian traffic within the Westside District. The hotel requires 132 off street parking spaces (1 space per guest room for 115 rooms, 1 space per 5 employees for 12 employees, and 10 spaces per 1000 square feet of conference room floor space). There are 89 off-street parking spaces required for the office building (3.3 spaces per 1000 square feet of office use) with 221 surface parking spaces provided on site. In addition, there are 9 on-street parking spaces available for overflow and visitor parking within the Westside Boulevard right of way.
Storm Water Management (SWM) - Storm water management for this project is provided in regional SWM facilities constructed under Final Plan, F-08-055.

Environmental Considerations - There are no 100 year flood plain, wetlands, streams or buffers located within the subject parcels.

Landscaping - The Landscape Plan complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required shrubs (at a rate of 1 per 4 feet of building length at the sides and rear). A total of 123 shrubs are required along the sides and the rear of the proposed hotel and 78 shrubs are required for the office building. Also, 12 shade trees are required within the parking lot, based on a rate of 1 tree per 20 spaces. Additional perimeter landscaping has been provided adjacent to Westside Blvd. and adjacent perimeter properties.

Forest Conservation - The forest conservation requirements of Section 16.1200 of the Howard County Code were previously addressed under the processing of Final Plan, F-08-054.

Adequate Public Facilities - This project passed the APFO tests for road adequacy under the CSP, S-01-17 and Amended CSP, S-06-16.

Development Criteria – This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. The proposed hotel, office building, and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

Planning Board Criteria:

This SDP complies with the five requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

1. **Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

   The site design for the proposed hotel, office, and associated site improvements is consistent with the approved PDP, CSP, and Development Criteria requirements approved for this project.

2. **Satisfies the applicable requirements of Section 127.0.E.3 (Decision by the Planning Board for the CSP and Development Criteria).**

   This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations, which describes the Planning Board’s approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

3. **Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

   The developer proposes enhanced landscaping at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual, and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires 1 shrub per 4 linear feet of building length, measured at the sides and rear of the building. Additionally, for parking lots that are adjacent to public roadways, the MLF Landscape Design Criteria requires 1 shade tree per 40 feet and 1 shrub per
4 feet of frontage. In addition, the landscaping for internal parking is 1 tree for every 20 spaces. The developer has exceeded the required landscaping for the site by including a mix of shade trees, shrubs, ornamentals, and groundcover plantings. Therefore, with the required streetscape planting along the public streets and the proposed on-site landscaping, the site design for this parcel will be enhanced.

4. **Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.**

This SDP will provide landscaping and other site amenities, including on-site parking, lighting, street trees, and pedestrian sidewalks as part of the hotel and office building development. Landscaping, benches, and planters will be provided as site amenities.

5. **Implements the pedestrian circulation system for the MXD Use Development.**

In conjunction with approved Final Plan, F-16-102 and other approved or future SDP’s, this SDP will accommodate pedestrian circulation including sidewalks, pathways, and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks will be provided along West Market Place and Westside Boulevard, as well as adjacent to the proposed hotel and office building, in accordance with approved Final Plan, F-16-102 and this SDP.

**SRC Action:**

On August 17, 2016, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

**Recommendation:**

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the remaining SRC technical comments, and any comments issued by the Planning Board.

Valdis Lazdins, Director
Department of Planning and Zoning

10/20/16
Date

Please note that this file 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.
SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Westside District - Area 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(Parcel B-27 and B-28)