TECHNICAL STAFF REPORT

Planning Board Meeting of July 7, 2016

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Plan Type/File Number: Site Development Plan SDP-16-048

Project Name: Maple Lawn Farms, Business District, Area 2, Parcel C-33
Office Building No. 9

Owner/Developer: Maple Lawn C.C. Statutory Trust / St. John Properties

Request: Planning Board approval of a site development plan (SDP) to construct a 4-story office building (102,787 square feet) and other related site improvements in accordance with Section 127.0.F.1 of the Zoning Regulations. The approximately 3.895 acre site is zoned “MXD-3” (Mixed Use Development) and is part of the 605.3 acre Maple Lawn Farms in Fulton.

Location: The proposed office building is located in the Maple Lawn Farms Business District, Area 2, on the west side of Maple Lawn Boulevard, north of Route 216. It is identified as Parcel No. C-33 on Tax Map 46, Grid Nos. 3 and 4, in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation: Approval, subject to compliance with Planning Board and SDP review comments. All review agencies have approved the SDP.
Properties near the proposed office building include:

**North Side** - Parcel C-32 is located to the north and is under construction for an office building (SDP-16-011). It was Parcel C-30, but was resubdivided by plat as Parcel C-32.

**East Side** - Maple Lawn Boulevard is located to the east.

**South Side** - Unimproved Parcel C-34 is located to the south. It was part of C-31, but was resubdivided by plat as Parcel C-34.

**West Side** - Existing townhomes are located to the west and are part of the Maple Lawn Westside District, Area 2.

**Site History:**

**ZB Case No. 995M** established the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and the Development Criteria; approved December 29, 2000. The PDP documents were signed by the Zoning Board February 8, 2001.

**PB Case No. 353** for Comprehensive Sketch Plan and Development Criteria; approved by the Planning Board July 11, 2001.

**S-01-017** Sketch Plan for 507.9 acres of the Maple Lawn Farms MXD project; received signature approval August 1, 2001.

**ZB Case No. 1039M** to establish an MXD District for the former Wessel and Oliver properties and to amend the previously approved PDP for Maple Lawn Farms; approved March 20, 2006.

**PB Case No. 378** to amend the Comprehensive Sketch Plan and Development Criteria; approved by the Planning Board January 25, 2007.

**S-06-016** Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project; signature approval February 20, 2007.

**P-02-012** Preliminary Plan to establish the Workplace District, Area 1 and subdivision of Parcel 124 into Parcels C-1 and C-2, Lots 1 and 2; signature approval July 11, 2002.

**F-05-112** Final Plan to establish a 100-foot wide public right-of-way in Business District Area 2 through Parcel 124; extended Maple Lawn Boulevard from where it intersects at Market Street to the PEPCO right-of-way.

**F-12-015** Final Plan to establish Business District, Area 2. Resubdivided Parcel B-1, Westside District, Area 1 and subdivided part of residual parcel 124 into Non-Buildable Bulk Parcel C-27.

**F-16-032** Final Plan for Business District, Area 2; resubdivided Parcel C-27 into new parcels C-30 and C-31.

**F-16-094** Final Plan for Business District, Area 2; resubdivided Parcels C-30 and C-31 into new parcels C-32, C-33 and C-34.
Regulatory Compliance: The project must comply with the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations, the Maple Lawn Farms Development Criteria (S-06-016), the DPW Design Manual, the Landscape Manual, and the requirements of the Soil Conservation District and County Health Department. Forest conservation and stormwater management requirements were satisfied under previous plan approvals.

Development Criteria: This SDP is subject to the Development Criteria approved by the Planning Board under the amended Comprehensive Sketch Plan (PB Case 378, S-06-016). It complies with all Development Criteria requirements approved under S-06-016 and PB Case No. 378 for the Employment land use category.

A. **Parcel Size:** No minimums or maximums apply.

B. **Height:** Complies with the 120’ maximum building height and does not exceed the maximum 8 stories for buildings in the Business District that are more than 500 feet from MD Route 216.

C. **Permitted Uses:** All permitted uses in the B-1 Zoning District are permitted for the Employment land uses; including office, retail, restaurant, and personal service uses.

D. **Coverage:** No coverage requirement applies.

E. **Floor Area Ratio (FAR):** Maximum FAR 0.35 for all Employment land uses. This SDP (FAR 0.37) exceeds the overall FAR maximum; however, as the remaining Employment parcels develop, the final overall FAR will comply.

F. **Setbacks:** All setback requirements - 10’ from the Maple Lawn Boulevard right-of-way and 10’ from any other property line have been met. The parking lot also complies with the 10 foot parking setback from adjacent properties.

G. **Parking Spaces:** Parking spaces required – 352; 363 provided.

Site Analysis: **Existing Site Conditions** - The site is undeveloped, with public road frontage and public and water sewer available in the Maple Lawn Blvd. right-of-way.
Plan Proposal and Site Improvements - A 220’ x 118’, 4-story office building (102,787 square feet gross floor area) and other related site improvements, planned as a “Traditional Neighborhood Design” (TND). The mid-rise office building fronts closely to the public street and defines an urban streetscape, to promote pedestrian traffic within the Business District. The office building can contain other uses, such as retail, restaurant, and/or services on the first floor. The project includes landscaped features, including paved walkways, planters, and ornamental landscaping, shrubs, and grasses and a 144 square foot covered pavilion for outdoor social gatherings. Required off-street parking is 352 parking spaces (5.0 spaces per 1,000 square feet of net leasable area for commercial retail sales uses and 3.3 spaces per 1,000 square feet of net leasable area for office uses) and 355 surface parking spaces are provided. In addition, there are 8 on-street parking spaces provided for overflow and visitor parking within the Maple Lawn Boulevard right-of-way.

Storm Water Management (SWM) - Storm water management is provided by existing facilities that were constructed under Final Plans, F-05-055 and F-05-112.

Environmental Considerations - There are no on-site forested areas, 100 year flood plains, wetlands, streams or stream buffers.

Landscaping - The Landscape Plan complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. Required shrubs are being provided at a rate of 1 shrub per 4 feet of building length at the sides and rear for a total of 114 shrubs. Eighteen shade trees are required within the parking lot based on a rate of 1 tree per 20 spaces and 48 shade trees are provided.
Forest Conservation – Forest conservation requirements of Section 16.1200 of the Howard County Code were previously addressed under Final Plans, F-13-007 and F-13-008.

Adequate Public Facilities - This project passed the tests for road adequacy under the Comprehensive Sketch Plan, S-01-017 and the Amended Comprehensive Sketch Plan, S-06-016.

Planning Board Criteria: This SDP complies with the five criteria 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.

   Site design is consistent with the approved Preliminary Development Plan, Comprehensive Sketch Plan, and Development Criteria approved for this project. The SDP is consistent with the purpose and design concept for a “Traditional Neighborhood Design” (TND) development since the front of the building will be aligned close to Maple Lawn Boulevard, with opportunities for retail, restaurant, and/or personal service uses at the ground floor.

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 criteria for the Comprehensive Sketch Plan and the Development Criteria. The Planning Board approved the amended Comprehensive Sketch Plan 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 to meet or exceed the landscaping requirements of the approved Preliminary Development Plan, Comprehensive Sketch Plan, the Howard County Landscape Manual and the Maple Lawn Landscape Design Criteria. Therefore, the design of the site will be enhanced.

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

   This SDP provides a mix of landscape plantings and other site amenities; including on-site parking, lighting, street trees, paved patios (on each side of the building), planters, a pavilion and a bicycle rack.

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

   This SDP, in conjunction with other approved and future SDPs, enhances pedestrian circulation by including sidewalks, pathways and crosswalks.
Sidewalks are provided on both sides of all public streets adjacent to the proposed office building in accordance with approved Final Plan, F-05-112.

**SRC Comments:** By letter dated June 1, 2016 the SRC determined SDP-16-048 to be approvable, subject to SRC comments.

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 that the Planning Board approve this SDP, subject to compliance with the SRC agency comments.

Valdis Lazdins, Director  
Department of Planning and Zoning  
6/23/16
Office Building No. 9 Illustrative Site Plan

Architectural Rendering
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. 18 SHADE TREES AND 114 SHRUBS HAVE BEEN PROVIDED TO MEET THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF $8,820.00 WAS POSTED WITH THE GRADING PERMIT.

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BUILDING 9
EXISTING PLANTING- SCREENBUFFER