FILE NO./DEVELOPER: SDP-17-011  G&F Wessel, LLC

PROJECT NAME: Maple Lawn Farms, Westside District - Area 1 Parcels B-29 and B-30

DPZ PLANNER: Derrick Jones, (410) 313-4330, djones@howardcountymd.gov

REQUEST: To approve a Site Development Plan (SDP) to construct two commercial buildings 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 1.55 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned “MXD-3” (Mixed Use Development).

LOCATION: The two commercial buildings will be located on the east side of Westside Boulevard, north of East Market Place, identified as Parcel B-2 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 Subdivision Review Committee (SRC) agency comments, the recordation of the final plat (F-17-006) and any comments issued by the Planning Board.

Note: * Parcel B-2 will be resubdivided into new Parcels B-29 and B-30 upon the recordation of a plat.
Vicinal Properties:

North - An existing office building and a row of residential townhomes that are part of the Westside District of Maple Lawn.

East - An existing 3-story office building that fronts on Maple Lawn Boulevard.

South - East Market Place (a private street) and across this street are undeveloped Parcels B-31 and B-32.

West - Westside Boulevard and across the street is undeveloped Parcel B-28 of the Westside District of Maple Lawn.

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 March 20, 2006.
- **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 12, 2007.
- **F-08-054**, Final Plan for the Westside District, Area 1, Parcels B-1 through B-5, Open Space Lots 1 through 4, and Non-Buildable Parcels ‘I’, ‘J’, and ‘K’, was recorded on April 18, 2008.
- **F-17-006**, Final Plan to resubdivide Parcel B-2 into Parcels B-29 and B-30. This plan was approved on December 19, 2016 but has not been recorded.

Site Analysis:

**Existing Site Conditions** - The site is an undeveloped grass field located in the Westside commercial/retail district of Maple Lawn. This parcel adjoins a paved parking lot that fronts on East Market Place and currently provides parking for two office buildings.

**Site Data**

- Total Site Area: 1.55 acres
- Total Building Coverage: 12,026 SF (18% of gross site area)
- Limit of Disturbance: 1.4 acres
- Parking Spaces Required (at 90% of gross floor area): 160 spaces
- Parking Spaces Provided: 67 on-site spaces; 499 shared spaces

*Parking will be permitted on the adjacent parking lots through a recorded shared access and parking agreement. See sheet 4 of the SDP for the shared parking plan.*
Proposed Development Plan:

Site Improvements - This SDP proposes two 1-story commercial buildings: Building 12-A (7,194 square feet) and Building 12-B (4,832 square feet). The SDP also includes associated on-site parking, streetscape improvements, and landscaping. This SDP is designed in accordance with the “Traditional Neighborhood Design” (TND) concept. The two commercial buildings will front closely to the street to define an urban streetscape, thereby promoting pedestrian traffic within the Westside District. A sidewalk will be extended along Westside Boulevard from where the existing sidewalk presently ends; at the intersection of Westside Boulevard and East Market Place. The developer proposes pavers, a small lawn area, perimeter and internal landscaping, internal sidewalks, and outdoor lighting.

Environmental Considerations - There are no on-site forested areas, 100 year floodplains, wetlands, streams or regulated environmental buffers.

Forest Conservation - Forest conservation requirements in accordance with Section 16.1200 of the Howard County Code were previously addressed under Final Plans, F-08-054.

Landscaping - The Landscape Plan complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. At a minimum, this project requires 1 shrub per 4 feet of building length, measured at the sides and rear. The developer is providing 61 shrubs for Building 12-A and 53 shrubs for Building 12-B. Also, 2 shade trees are required within the parking lot, based on a rate of 1 shade tree per 20 spaces.

Storm Water Management – Storm water management is provided by an existing facility constructed under F-03-07 (Business District, Area 1).

Adequate Public Facilities Ordinance (APFO) - 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:

In accordance with Section 127.0.F.2 of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this Site Development Plan.

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

   The site design for the proposed buildings 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 developer has exceeded the required landscaping for the site by including a mix of shade trees, ornamentals, shrubs and groundcover plantings. Additional perimeter landscaping (a Type E buffer) is provided to help buffer Building12-A from the adjacent townhomes to the north. A lawn area is proposed next to Building 12-B, which will include 6 red maple trees aligned along East Market Place.

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 the extension of a sidewalk that will provide pedestrian connections to and from the surrounding townhomes and office/retail uses. In addition, the plan includes special pavers at the front of both buildings, patios and a small lawn where outdoor social gatherings may occur.

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

This SDP will accommodate pedestrian circulation, including sidewalks and crosswalks, for the Westside District. A sidewalk will be provided along the eastside of Westside Boulevard, which will connect to the existing sidewalk on East Market Place, in accordance with this SDP.

**SRC Action:**

In a letter dated March 16, 2017, the Subdivision Review Committee (SRC) determined that this SDP may be approved, subject to complying with the SRC comments. The SRC comments primarily addressed making sure that Final Plan (F-17-006) is recorded prior to signature approval of the SDP, and to make minor drafting revisions.

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

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 Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 am to 3 p.m.