



TECHNICAL STAFF REPORT  
Planning Board Meeting of July 6, 2017

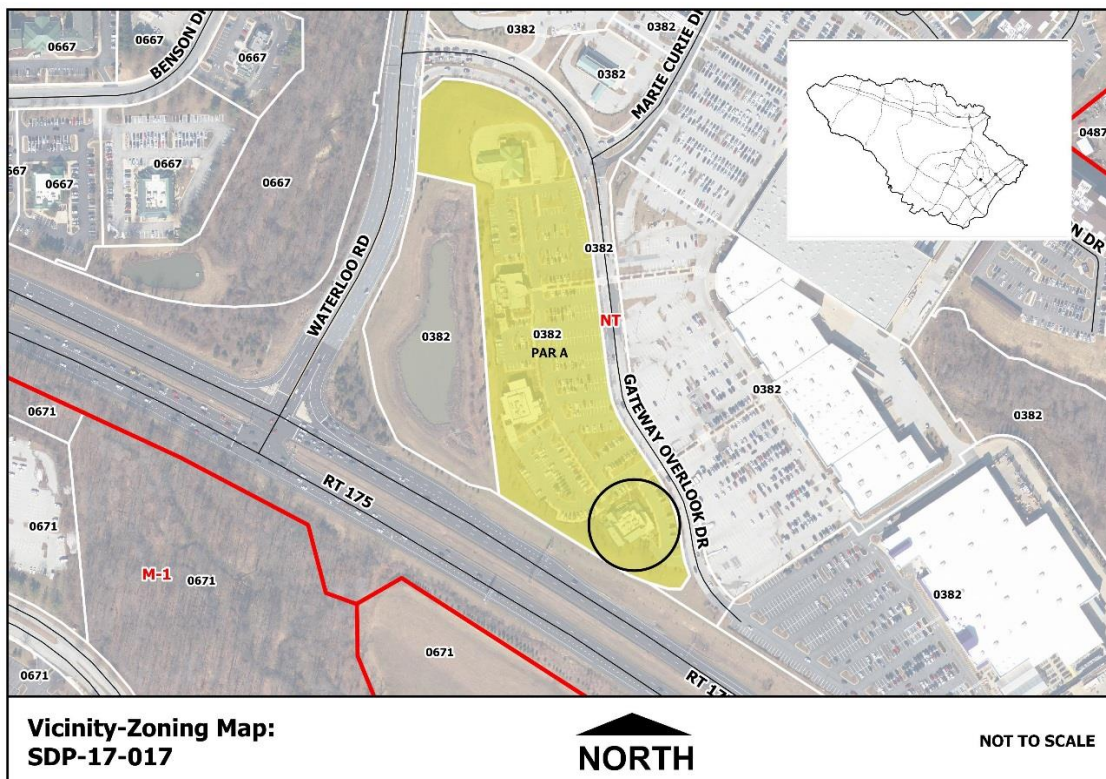
**Project/Petitioner:** SDP-17-017 Silver Diner (Benson East- Parcel 'A')  
Silver Diner Development, Inc./WRIT Gateway Overlook, LLC

**Planner:** Eric Buschman  
Division of Land Development  
410-313-0729

**Request:** The request is to approve a site development plan to construct a one-story restaurant and associated site improvements in accordance with Final Development Plan FDP-240-A-3 and the Zoning Regulations.

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

**Location:** The proposed restaurant is located northeast of the Waterloo Road (Route 108) and Route 175 intersection, in the Benson East (Gateway Overlook) shopping center. The 8.7 acre site (zoned New Town- Employment Center Commercial) is located within an existing parking lot and is accessed from Waterloo Road and Gateway Overlook Drive. The site is currently improved with a 7,611 square foot restaurant (Mimi's Café), which is proposed for demolition.



**Vicinal Properties:** The site is bounded on the west by Waterloo Road, on the south by Route 175 and the rest by developed parcels within the Benson East commercial center.

**Site History:**

- 04/28/04: Comprehensive Sketch Plan S-03-005 approved for commercial and residential apartment development at Benson East.
- 06/03/05: Final Development Plan FDP-240 recorded; establishing land use map and criteria for Benson East.
- 12/12/05: Final plat F-05-058 recorded, creating Parcel 'A' and Gateway Overlook Drive.
- 02/05/07: Site Development Plan SDP-06-081 approved to construct three restaurants, a bank and associated parking on Parcel 'A'.

**Site Improvements:** A 5,815 square foot restaurant; including associated site improvements, such as utilities, sidewalks, stormwater management and landscaping.

**Stormwater Management:** Stormwater management will be provided for this redevelopment project by environmental site design utilizing one micro-bioretenion facility, which will be privately owned and maintained by the property owner.

**Environmental Considerations:** The subject 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 will be provided in accordance with Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

**Evaluation and Conclusions:** The Site Development Plan complies with Final Development Plan FDP-240-A-3, as follows:

- **Setbacks:** It meets a 50' setback from an intermediate divided arterial highway and a 10' setback from parking areas to lot lines.
- **Land Use:** The proposed restaurant is among the permitted uses in commercial districts and Employment Center- Commercial land use zones. These include all uses in the 'POR', 'B-1', 'B-2' and 'SC' zoning districts, including restaurants.
- **Building Height:** No height limitation is imposed upon structures constructed within the Employment Center- Commercial land use area, provided improvements are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.
- **Parking:** Restaurant parking is based on 5 spaces/1,000 square feet of net leasable area; therefore a 5,815 square foot restaurant requires 30 spaces. No revisions to the existing parking areas are proposed. The existing restaurant allocated 32 spaces, which fulfills the parking requirements for the proposed redevelopment.

**SRC Action:** The SRC notified the petitioner on March 27, 2017, that the plan may be approved, subject to Planning Board approval.

**Recommendation:** The Department of Planning and Zoning recommends approval of Site Development Plan SDP-17-017, subject to compliance with SRC comments and any conditions imposed by the Planning Board.

 6/19/17  
Valdis Lazdins, Director Date  
Department of Planning & Zoning

VL:eb

**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 a.m. to 3:00 p.m.**