TECHNICAL STAFF REPORT
MAPLE LAWN FARMS

Planning Board Meeting July 6, 2017

File No./Petitioner: SDP-17-026 G & R Wessel LLC

Project Name: Maple Lawn Farms, Westside District, Area 1, Parcels B-31 & B-32 (Maple Lawn Buildings #9 and #10)

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

Request: To approve Site Development Plan (SDP-17-026) for two commercial retail and restaurant buildings (20,258 square feet of gross floor space) and other related site improvements, in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations.

Location: East side of Westside Boulevard, south of East Market Place, identified as Parcels B-31 and B-32 on Tax Map 41, Grid No. 21 in the Fifth Election District of Howard County, Maryland. The site includes approximately 2.59 acres of the entire 605.3 acre Maple Lawn Farms tract and is zoned “MXD-3” (Mixed Use Development).

DPZ Recommendation: Approval, subject to complying with remaining SRC agency technical comments and any changes by the Planning Board.
Vicinal Properties: The two commercial buildings are in the Westside District, Area 1 of the Maple Lawn Farms project. They are surrounded by:

North - East Market Place and across the street is Parcel B-29 and B-30, which will contain two commercial buildings.

East - Parcel C-8 containing an existing commercial building with retail and restaurant uses and associated parking.

South - Parcels B-18 and B-19, which contain a commercial building and a restaurant.

West - Westside Boulevard and across the street is Parcel B-24 containing a proposed restaurant.

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 was signed by the Zoning Board February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan (CSP) and Development Criteria, approved by the Planning Board July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval 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 March 20, 2006.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project; received signature approval 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 September 14, 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’; recorded April 18, 2008.
- **F-10-079**, Final Plan to resubdivide Parcel B-3 into Parcels B-18 through B-21; recorded January 14, 2011.
- **F-17-014**, Final Plan to resubdivide Parcel B-20 and B-21 into Parcels B-31 and B-32; currently in review.

Site Analysis: Site Improvements - Two commercial buildings with retail and restaurant uses are proposed, totaling 20,258 square feet of gross floor space. Also included are associated parking and site and landscape improvements. The project is designed in accordance with the “Traditional Neighborhood Design” (TND) concept. The buildings front closely to the public street to help define a more urban streetscape and promote pedestrian traffic within the Westside District. The commercial building requires 50 off street parking spaces (one space per 1000 square feet of floor space) and there are 116 off street parking spaces required for the retail and restaurant uses (14 spaces per 1000 square feet of floor space). The project provides 163 surface parking spaces. Parking will also be permitted in the adjacent
parking lots through a recorded shared access and parking agreement for a total of 282 shared parking spaces. Please refer to sheet five of the SDP for the shared parking plan.

**Storm Water Management (SWM)** - Storm water management is provided by regional SWM facilities constructed under Final Plan, F-03-007.

**Environmental Considerations** - There are no 100 year flood plains, wetlands, streams or buffers located on the subject parcels.

**Landscaping** - The landscaping 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 landscaping (one shrub per four feet of building length measured at the sides and rear) for the site. Together, 76 shrubs are required along the sides and the rear of Building Nine and 69 shrubs for Building Ten. Three shade trees are also required for the parking lot, based on one tree per 20 parking spaces. Additional perimeter landscaping has been provided adjacent to East Market Place to screen the parking lot.

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

**Adequate Public Facilities** - The APFO test for road adequacy passed under Amended CSP, S-06-16.

**Development Criteria** - The SDP complies with all development criteria approved under S-06-16 and PB Case No. 378. The proposed retail and restaurant buildings and related improvements comply with the setback and height requirements that are outlined under the Amended CSP, S-06-16.

**Planning Board Criteria:**

This SDP complies with the five criteria in 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 plan for the proposed commercial buildings and associated site improvements is consistent with the approved PDP, CSP, and Development Criteria.

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

   The 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 January 25, 2007, Decision and Order.

3. **Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**
Enhanced landscaping, at or above that which is mandated by the approved PDP, CSP, the Howard County Landscape Manual, and the MLF Landscape Design Criteria, is proposed. The MLF Landscape Design Criteria requires one shrub per four linear feet of building, measured at the sides and rear. Additionally, the MLF Landscape Design Criteria for parking lots that are adjacent to a public roadway require one shade tree per 40 feet of frontage and one shrub per four feet of frontage. Parking lot landscaping requires one tree for every 20 spaces. The landscaping requirements have been exceeded for the project, since a mix of shade trees, shrubs, ornamental trees, and groundcover is proposed. Therefore, the proposed streetscape, along the public streets, and the on-site landscaping will enhance the overall design of this project.

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

   Landscaping and other site amenities, including on-site parking, lighting, benches, planters, street trees, and sidewalks are proposed for the retail and restaurant land uses.

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

   In conjunction with Final Plan, F-17-014, and other approved or future SDPs, this SDP enhances the Westside District of Maple Lawn Farms by addressing pedestrian circulation; including sidewalks, pathways, and crosswalks. Sidewalks have been constructed along Westside Boulevard and will be provided along East Market Place.

**SRC Action:** On May 11, 2017, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to complying with the SRC comments, which primarily required minor drafting revisions prior to signature approval by DPZ.

**Recommendation:** The Department of Planning and Zoning recommends the Planning Board approve this SDP, subject to complying with the remaining SRC technical comments, and any changes by the Planning Board.

\[Signature\]  
Valdis Lazdins, Director  
Department of Planning and Zoning  
6/21/17  
Date

*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.*