



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of October 7, 2021

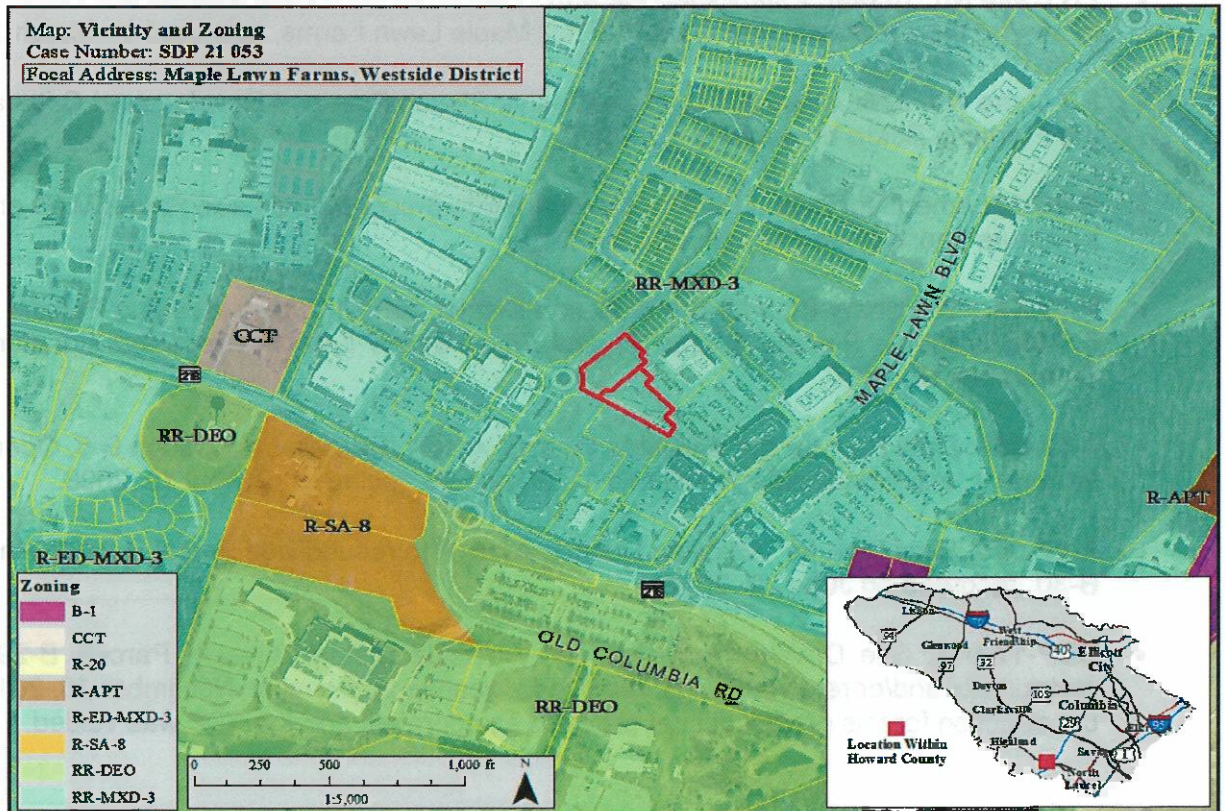
Plan No./ Applicant: SDP-21-053, G&R Wessel, LLC

Project Name: Maple Lawn Farms, Westside District – Area 1
Parcels B-29 and B-30 (Office Building No. 12)

DPZ Planner: Derrick Jones, djones@howardcountymd.gov

Request: A site development plan (SDP-21-053). Request to construct a 3-story, 38,067 S.F. office building and other related site improvements on “MXD-3” (Mixed Use Development) zoned property in accordance with Section 127.0.F.1. of the Zoning Regulations.

Location: The property is located at 8155 Westside Boulevard, Fulton, MD. It is identified on Tax Map 46, Parcels B-29 and B-30 and contains 1.55 acres of the 605.3-acre Maple Lawn Farm development.



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 the street are 1-story commercial buildings.

West: Westside Boulevard and across the street is a 4-story hotel building (Marriott Fulton Hotel).

General Information:**Plan History:**

- **ZB Case No. 995M:** Established the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and Development Criteria, approved December 29, 2000. The PDP was 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:** Established 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.
- **PB Case No. 378:** Amended Comprehensive Sketch Plan and Development Criteria, approved by the Planning Board on January 25, 2007.
- **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 for 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', recorded on April 18, 2008.
- **F-17-006:** Final Plan for Westside District, Area 1, to resubdivide Parcel B-2 into Parcels B-29 and B-30, recorded on June 22, 2017.
- **SDP-17-011:** Site Development Plan for Westside District, Area 1, Parcels B-29 and B-30 for restaurants and/or retail buildings, received signature approval on November 16, 2017. * Note: The construction for this project did not proceed as approved and the SDP was voided.

Existing Site Conditions: The site is an undeveloped grass area 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.

Regulatory Compliance: The project must comply with Section 127.0.F.2. of the Zoning Regulations, the

Preliminary Development Plan, the criteria listed in Comprehensive Sketch Plan (S-06-016), the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance and the Howard County Landscape Manual.

Site Data Chart:

Total Site Area.....	1.55 acres
Total Building Coverage.....	13,562 SF (20.1% of site area)
Total Building Floor Area.....	38,067 SF (3 floors)
Limit of Disturbance Area.....	1.40 acres
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Maximum Employment Land Use Floor Area Permitted (per S-06-016).....	1,860,012 SF
Cumulative Employment Land Use Floor Area Provided (including this SDP).....	1,765,757 SF
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Parking Spaces Required.....	498 spaces
Parking Spaces Provided.....	502 spaces

** Parking will be permitted on the adjacent parking lots on Parcels C-24 and C-25 through a recorded shared access and parking agreement. See sheet 4 of the SDP for the shared parking plan.*

Proposed Site Development Plan:

Site Improvements: This SDP proposes a 3-story office building on Parcel B-29 and associated on-site parking, streetscape improvements and landscaping to be provided on Parcels B-29 and B-30. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept. The front of the office building will be sited close to Westside Boulevard 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) and will continue internal to the site; encircling the building. The developer proposes pavers, perimeter landscaping, internal sidewalks, outdoor lighting and a landscaped dumpster enclosure.

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 exceeding this requirement by providing 84 shrubs, 7 evergreen trees, 4 ornamental trees and 1 shade tree.

Roads: No new roads are proposed. The site access will be obtained from two roads: Westside Boulevard and East Market Place.

Stormwater Management: Stormwater management is provided in accordance with the 2000 Maryland Stormwater Management Design Manual, Volumes I and II. Existing Pond-1 and Pond-2 of the Business District provides stormwater management for this project.

Environmental Features: There are no environmental features on the site.

Forest Conservation: Forest conservation requirements of Section 16.1200 of the Howard County Code have been satisfied under Final Plan F-08-054.

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 PB Case 378 and S-06-016 for the employment land use category.

Parcel Size: No minimum or maximum parcel sizes apply.

Building Height: The development criteria specify that commercial buildings in the Westside District beyond 300 feet of MD Route 216 shall not exceed 4 stories. The proposed office building is 644' from MD Route 216, is 3 stories and measures at 47 feet in height.

Permitted Uses: The development criteria permit office use.

Lot Coverage: No coverage requirement is imposed in the employment land use areas.

Floor Area Ratio (FAR): The maximum FAR permitted for all the employment land use areas in Maple Lawn is 35%. This SDP adds 38,067 SF of floor space to the overall development, which brings the total FAR of the employment land use areas in Maple Lawn to 34%.

Setback Requirements: Commercial structures shall not be within 50 feet of the right-of-way of MD Route 216, and within 10 feet of any property line. The proposed office building on Parcel B-29 is 643.9 feet from MD Route 216 and 27 feet from the closest property line (Parcel B-30).

Parking Setbacks: Parking spaces shall not be within 10 feet of any other property or boundary line, except for where a parcel line lies within a use-in-common parking area serving multiple parcels. The proposed parking on Parcel B-29 is 12 feet from the closest property line (Parcel B-30).

Parking: A minimum of 3.3 parking spaces shall be provided for each 1,000 SF of net leasable area that is devoted to office uses. Parking for the proposed office building is to be shared with adjoining two office buildings. Collectively the three office buildings require a total of 498 parking spaces. A total of 502 parking spaces are provided.

Planning Board Criteria:

The following section evaluates each of the five criteria requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a 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, as indicated above.

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 is provided to help buffer Building 12 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 landscaped areas around the building, an open-air rooftop terrace, a walkway, street trees, street lighting, a bike rack, and the extension of a sidewalk that will provide pedestrian connections to and from the surrounding townhomes and office/retail uses.

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.



Amy Gowan, Director
Department of Planning and Zoning

9-15-21
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 Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.