Proposed Final Development Plan Amendment

FDP-50-A, Village of Oakland Mills Village Center, Section 2, Area 2
5901 Stevens Forest Road, Columbia, Maryland
(aka Tax Map 36, Parcel 300, Lot 8)

Applicant’s Presentation and Justification Statement

The Applicant (Reliable Real Estate, Inc.) is requesting Planning Board approval of a proposed amendment to FDP-50-A. The purpose of this FDP amendment is to add specific criteria for the development and operation of a Motor Vehicle Fueling Facility on Lot 8 (the “Subject Property”). In 1969, Lot 8 was approved for and was developed as a Gulf gasoline service station. This service station was subsequently re-branded as an Exxon station which operated until the early 2000s at which time the gasoline service station use was discontinued and the improvements on the site were raised. (See, Presentation Pages 003 thru 007.) The Subject Property has subsequently remained vacant for more than twenty years.

On July 29, 2016, Council Bill 46-2016 was passed by the Howard County Council which amended the Howard County Zoning Regulations by repealing the Gasoline Service Station provisions of the regulations and by creating a new Motor Vehicle Fueling Facility Conditional Use category. (See, Presentation Pages 008 thru 0019.)

It is the Applicant’s intention to develop Lot 8 as a 7 Eleven branded MVFF with a convenience store and car wash. (See, Presentation Pages 0020 thru 0024.) In light of the passage of CB46-2016 it is necessary to amend the existing Final Development Plan to specifically allow for the development of a new Motor Vehicle Fueling Facility on Lot 8 and to provide specific criteria for such use. The proposed MVFF use on Lot 8 is consistent with the land use designation of the property as established on the recorded Final Development Plan and it remains compatible with existing development in the vicinity.

The proposed MVFF use for the Subject Property will include a 3,400 square foot convenience store, a gasoline canopy with six (6) multi-product fuel dispensers (12 spaces for fueling), and a car wash with adequate stacking. The convenience store will operate on a 24 hour a day/7-day a week basis. There are 28 parking spaces proposed (exceeding the required 17 spaces for the site by 11 spaces), all parking will be off-street and is proposed to be on three (3) sides of the store (front and sides, no parking in the rear). The Subject Property will be softened with landscaping, including hedge rows, street trees, etc., and the lighting has been designed in accordance with Howard County and Village Board standards.

On October 12, 2021, the 7 Eleven conceptual plan; architecture; lighting and landscaping was approved by the Oakland Mills Non-Residential Architecture Advisory Committee. See, NRAAC approval letter attached as Presentation Sheet 23.
The Applicant proposes to amend the existing Final Development Plan (FDP-50-A) as shown on Presentation Pages 0026 thru 0029. The amendment if approved will constitute the second revision to the original FDP and will therefore be designated as FDP-50-A-1.

The Applicant has reviewed DPZ’s Technical Staff Report and concurs with its findings. Notably, the DPZ has determined that certain criteria set forth in paragraphs A thru J on sheet 4 of the proposed amended FDP are unnecessary (See, Presentation Page 0029.) Upon further consideration, the Applicant agrees with DPZ’s determination and would therefore be amenable to deleting the unnecessary criteria from the proposed amended FDP, leaving only the Section 131.0 criteria found in paragraph K.
County Council of Howard County, Maryland

2016 Legislative Session

BILL NO. 46 – 2016 (ZRA – 159)

Introduced by: The Chairperson at the request of The Howard County Fueling Station Taskforce

AN ACT amending the Howard County Zoning Regulations Gasoline Service Station provisions by creating a new definition for Motor Vehicle Fueling Facility, repealing the Gasoline Service Station Conditional Use, and creating a new Motor Vehicle Fueling Facilities Conditional Use; and generally relating to Gasoline Service Stations and Motor Vehicle Fueling Facilities.

Introduced and read first time ________________, 2016. Ordered posted and hearing scheduled.

By order

Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on ________________, 2016.

By order

Jessica Feldmark, Administrator

This Bill was read the third time on ____________, 2016 and Passed ____, Passed with amendments _____, Failed _______.

By order

Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of ____________, 2016 at ___ a.m./p.m.

By order

Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive ________________, 2016

Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.
Section 1. Be it enacted by the County Council of Howard County, Maryland, that the Howard County Zoning Regulations are hereby amended as follows:

By repealing:

Section 103.0: “Definitions”
“Gasoline Service Station”

Section 131.0: “Conditional Uses”
Subsection N. “Conditional Uses and Permissible Zoning Districts”
Number 24. “Gasoline Service Stations”

By amending:

Section 103.0: “Definitions”
“Parking Area, Parking Facility or Parking Use”

Section 113.1: “R-MH (Residential: Mobile Home) District”
Subsection C. Accessory Uses
Number 8.

Section 117.1: “BR (Business: Rural) District”
Subsection C. “Uses Permitted as a Matter of Right”
Numbers 14 through 18

Section 120.0: “SC (Shopping Center) District”
Subsection F. “Conditional Uses”

Section 121.1: “CR (Commercial Redevelopment) Overlay District”
Subsection E. “Integrated-Design Uses Subject to Authorization”; and
Subsection H. “Procedure for Approval of an Optional Design Project”
Number 1.

Section 127.0: “MXD (Mixed Use) Districts”
Subsection C. “Requirements for Mixed Use Development”
Number 4. “Permitted Uses”
Paragraph b
Item (11); and
Howard County Zoning Regulations

SECTION 103.0: Definitions

M

Motor Vehicle Fueling Facility: A facility that dispenses vehicle fuels through retail sales to the general public or fleet sales. The facility may include other uses that are either permitted as a matter of right in the zoning district in which the facility is located, or as may be permitted in the conditional use process, as well as the accessory sale of items typically associated with the cleaning, operation, and maintenance of motor vehicles. This term does not include private vehicle fuel dispensing that is exclusively accessory to a permitted principal use. This term does include facilities previously identified as gasoline service stations.
Parking Area, Parking Facility or Parking Use: Any area of a lot or structure used for off-street parking and circulation of motor vehicles, including the area occupied by parking spaces, driveways, and vehicle stacking lanes (e.g. for a car wash or drive-through window). The following are not part of a parking area or parking use: loading docks; areas designated to be occupied by a vehicle during loading operations; fuel servicing spaces at a [[gasoline service]] MOTOR VEHICLE FUELING FACILITY; parking lot islands, any area used for outdoor display or storage of merchandise for sale or rent, including motor vehicles; and any area used for storage of inoperative motor vehicles.

SECTION 113.1: R-MH (Residential: Mobile Home) District

C. Accessory Uses

8. Convenience establishments of a commercial nature, not including [[gasoline service]] MOTOR VEHICLE FUELING FACILITY but including stores, day care centers, coin-operated laundries and dry cleaners, beauty and barber shops, may be permitted in mobile home parks, provided that such establishments and the parking areas primarily related to their operations:

SECTION 117.1: BR (Business: Rural) District

C. Uses Permitted as a Matter of Right

The following uses are permitted as a matter of right, subject to limitations imposed by the preliminary development criteria.

[[14. Gasoline service station, provided the use is indicated on the Preliminary Development Plan approved by the Zoning Board.]]

[[15]]14. Government structures, facilities and uses, including public schools and colleges.

[[16]]15. Horse tack and saddlery shop.

[[17]]16. Lawn and garden equipment sales, service and repair.

[[18]]17. Livestock sales and auction markets.

18. MOTOR VEHICLE FUELING FACILITY, PROVIDED THE USE IS INDICATED ON THE PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE ZONING BOARD.
SECTION 120.0: - SC (Shopping Center) District

F. Conditional Uses

The following are Conditional Uses in the SC District, subject to the detailed requirements for Conditional Uses given in Section 131.0. If there is a conflict between this Section and Section 131.0, Section 131.0 shall prevail.

1. Cemeteries and Mausoleums
2. Communication Towers (Commercial)
3. [Gasoline Service Stations] MOTOR VEHICLE FUELING FACILITY
4. Small Wind Energy System, freestanding tower
5. Utility Uses, Public

SECTION 121.1: - CR (Commercial Redevelopment) Overlay District

E. Integrated-Design Uses Subject to Authorization

The following uses may be authorized as permitted uses in an Optional Design Project provided that it is found that they are creatively integrated into the project's architectural and site design and are specifically approved in the Optional Design Project.

1. [[Gasoline service stations.]] MOTOR VEHICLE FUELING FACILITY
2. Retail and commercial service uses which include drive-through service.
3. Schools, private academic, including colleges and universities.

H. Procedure for Approval of an Optional Design Project

1. The owner of an interest in a tract of land zoned with the CR Overlay District constituting a minimum of one acre of land or a minimum of three acres of land in the event that a [[gasoline service]] MOTOR VEHICLE FUELING FACILITY is proposed as a use in the Optional Design Project may submit an application for an Optional Design Project. Prior to preparing a specific plan and submitting an
application, the Petitioner is encouraged to meet with the Department of Planning and Zoning on an informal basis to discuss the overall concept for the intended Optional Design Project.

SECTION 125.0: NT (New Town) District

A. Definitions, Requirements and Restrictions Applicable to NT Districts.

11. NOTWITHSTANDING ANY OTHER PROVISIONS IN THIS SECTION 125.0, IF THE CRITERIA IN A RECORDED FINAL DEVELOPMENT PLAN IDENTIFIES A GASOLINE SERVICE STATION OR MOTOR VEHICLE FUELING FACILITY AS A SPECIFIC PERMITTED USE, A NEWLY PROPOSED MOTOR VEHICLE FUELING FACILITY IS PERMITTED ONLY UPON APPROVAL BY THE PLANNING BOARD AFTER A PUBLIC HEARING WHERE THE PETITIONER ESTABLISHES THAT THE GENERAL STANDARDS AND SPECIFIC CRITERIA IN SECTION 131.0 WHICH ARE APPLICABLE TO A CONDITIONAL USE FOR A MOTOR VEHICLE FUELING FACILITY ARE MET. TO THE EXTENT THERE IS ANY CONFLICT BETWEEN THE CRITERIA IN THE RECORDED FINAL DEVELOPMENT PLAN AND THE GENERAL STANDARDS AND SPECIFIC CRITERIA FOR A CONDITIONAL USE FOR A MOTOR VEHICLE FUELING FACILITY IN SECTION 131.0, THE MORE RESTRICTIVE PROVISION SHALL APPLY.

SECTION 127.0: - MXD (Mixed Use) Districts

C. Requirements for Mixed Use Development

The requirements given below apply to land in the MXD-3 and MXD-6 Districts at the Preliminary Development Plan stage and subsequent stages of plan processing and development.

4. Permitted Uses

b. For Mixed Use Developments larger than 75 acres, the permitted uses shall be drawn from the following list:

(11) [Gasoline service stations]] MOTOR VEHICLE FUELING FACILITY,
provided the use is indicated on the Preliminary Development Plan approved by the Zoning Board and criteria for the use are specified in the Preliminary Development Criteria approved by the Zoning Board. A Site Development Plan for a [[gasoline service station]] MOTOR VEHICLE FUELING FACILITY shall be subject to Planning Board approval in accordance with Section 127.0.G.

7. Requirements for Employment Uses

c. Retail Centers

(1) The general location of retail centers must be established on the Preliminary Development Plan. Uses permitted in retail centers shall be as established in the Preliminary Development Criteria, and may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and [[gasoline service stations]] MOTOR VEHICLE FUELING FACILITIES. Retail centers may be integrated with other uses such as residences, offices and open space.

SECTION 131.0: - Conditional Uses

O. New Conditional Use Categories

Completely new Conditional Use categories established after the effective date of the current Zoning Regulations are listed below along with the zoning districts in which the Conditional Use category is permitted and the specific criteria required for approval.

1. MOTOR VEHICLE FUELING FACILITIES

A CONDITIONAL USE MAY BE GRANTED IN THE B-2, SC, M-1, M-2, OR PEC DISTRICTS FOR MOTOR VEHICLE FUELING FACILITIES, PROVIDED THAT:

A. THE USE WILL NOT ADVERSELY AFFECT THE GENERAL WELFARE OR LOGICAL DEVELOPMENT OF THE NEIGHBORHOOD OR AREA IN WHICH THE MOTOR VEHICLE FUELING FACILITY IS PROPOSED AND WILL NOT HAVE A BLIGHTING INFLUENCE AS A RESULT OF A PROLIFERATION OF MOTOR VEHICLE FUELING
B. The minimum lot size for a Motor Vehicle Fueling Facility is 40,000 square feet. If a Motor Vehicle Fueling Facility is combined with another use on the same lot, the minimum lot size shall be increased in accordance with the provisions of Section 131.0.O.1.K.

C. The lot shall have at least 180 feet of frontage on a public road. If at the intersection of two public roads, the total of the frontage along both roads may be counted.

D. Fuel dispensers shall be located at least 300 feet from any school, park, or day care or assisted living facility. This criterion is not applicable to existing Motor vehicle fueling facilities, except that it shall be applicable if an existing Motor vehicle fueling facility proposes an enlargement that includes additional fuel dispensers.

E. The proposed use shall be located at least 100 feet from any streams, rivers or floodplains. This criterion is not applicable to existing Motor vehicle fueling facilities, except that it shall be applicable if an existing Motor vehicle fueling facility proposes an enlargement that includes additional fuel dispensers.

F. At least 20 percent of the site area shall be landscaped. The landscaping plan shall include plantings which enhance the appearance of the site from public roads and provide appropriate buffering for adjacent uses.

G. Solid walls such as masonry or wood and masonry may be required by the Hearing Authority when the site borders a residential district. When solid walls are required, landscape planting is required on the outside of the wall.

H. Refuse areas shall be fenced or screened from view. The plan shall indicate the disposal methods to be used for all waste material generated by any vehicle repair operations.
I. A proposed site plan shall show that efficient traffic flow and queuing at the pump islands may be accommodated. Access driveways and on-site paved areas shall be designed and located to ensure safe and efficient movement of traffic and pedestrians.

J. In the NT district the proposed use shall not be located within 1000 feet of the boundaries of any other lot or parcel containing a motor vehicle fuel facility. This criterion is not applicable to existing motor vehicle fueling facilities, except that it shall be applicable if an existing motor vehicle fueling facility proposes an enlargement that includes additional fuel dispensers.

K. Operation

(1) Outside operations shall be limited to the dispensing of motor vehicle fuel, oil, water, pressurized air, the changing of tires and minor servicing. Storage of all automotive supplies shall be within the main structure.

(2) Vending machines and the sale of propane are permitted as accessory uses, provided these uses are screened or enclosed if required by the Hearing Authority.

(3) The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station. Motor Vehicle Fueling Facility.

(4) Where a Motor Vehicle Fueling Facility is adjacent to a residential district, its hours of operation and a detailed landscaping and screening plan and a lighting plan shall be approved by the Hearing Authority.

L. Other Uses

(1) Other uses may be located on the same lot as a Motor Vehicle Fueling Facility, including uses permitted in the zoning district as well as car washes and convenience
STORES, PROVIDED THAT ALL USES ARE APPROVED BY THE HEARING

AUTHORITY, AND;

(2) THE MINIMUM LOT AREA IS INCREASED TO ACCOMMODATE THE

COMBINATION OF USES. AT A MINIMUM, THE MINIMUM LOT SIZE OF

40,000 SQUARE FEET MUST BE INCREASED BY AN AREA EQUAL TO THE

GROSS SQUARE FOOTAGE OF FLOOR AREA, PARKING AREA AND

LOADING OR STACKING AREAS REQUIRED FOR THE ADDITIONAL USES.

(3) IN THE PEC, M-1 AND M-2 DISTRICTS, THE GROSS FLOOR AREA OF

CONVENIENCE STORES SHALL NOT EXCEED 3,500 FEET.

ABANDONMENT

(1) THE PREMISES (INCLUDING LANDSCAPING) OF ANY MOTOR VEHICLE

FUELING FACILITY WHICH IS NOT IN CONTINUOUS OPERATION OR IS

ABANDONED SHALL BE MAINTAINED IN THE SAME MANNER AS IS

REQUIRED UNDER THESE REGULATIONS FOR OPERATING MOTOR

VEHICLE FUELING FACILITIES.

(2) A CONDITIONAL USE FOR A MOTOR VEHICLE FUELING FACILITY

SHALL BECOME VOID UPON NOTICE OF ABANDONMENT BY THE

OWNER. IF NOTICE OF ABANDONMENT IS NOT RECEIVED, BUT IT IS

determined by the DEPARTMENT OF PLANNING AND ZONING THAT

A MOTOR VEHICLE FUELING FACILITY HAS NOT BEEN IN

CONTINUOUS OPERATION FOR A PERIOD OF TWELVE MONTHS, A

REVOCATION HEARING SHALL BE INITIATED BY THE DEPARTMENT OF

PLANNING AND ZONING IN ACCORDANCE WITH THE PROCEDURES SET

FORTH IN SECTION 131.0. FOR PURPOSES OF THIS SUBSECTION,

"CONTINUOUS OPERATION" SHALL MEAN OPERATION AS A MOTOR

VEHICLE FUELING FACILITY AT LEAST EIGHT HOURS PER DAY, FIVE

DAYS PER WEEK.

(3) IF A MOTOR VEHICLE FUELING FACILITY IS ABANDONED AND THE

CONDITIONAL USE BECOMES VOID AS PROVIDED ABOVE, ALL

MULTIPLE-PRODUCT DISPENSERS, CANOPIES AND OTHER

IMPROVEMENTS INCLUDING BUILDINGS SHALL BE REMOVED FROM

THE SITE WITHIN SIX MONTHS OF THE DATE THE CONDITIONAL USE

BECOMES VOID.
### D. Minimum Parking Requirements for Specific Uses

In the following text, "sf" refers to gross square feet of floor area unless net floor area is approved by the Department of Planning and Zoning. "DPZ" refers to the Department of Planning and Zoning. The parking for multiple uses shall be calculated cumulatively unless otherwise noted or unless approved in accordance with Section 133.0.F.

#### 4. Commercial Uses

<table>
<thead>
<tr>
<th>a. Animal hospitals</th>
<th>4.0 spaces per 1,000 sf</th>
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<tr>
<td>b. Banks and similar financial institutions</td>
<td>3.3 spaces per 1,000 sf</td>
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<tr>
<td>c. Car washes (principal or accessory use)</td>
<td>1 space per employee and 1 space for customers. Must always provide a minimum of 2 spaces total.</td>
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<tr>
<td>d. Commercial schools (driving, trade, business, etc.)</td>
<td>5 spaces per 1,000 sf</td>
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<tr>
<td>e. Convenience stores</td>
<td>5.0 spaces per 1,000 sf</td>
</tr>
<tr>
<td>f. Day spas and similar uses</td>
<td>3.3 spaces per 1,000 sf</td>
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<tr>
<td>g. Furniture or carpet store</td>
<td>2.5 spaces per 1,000 sf</td>
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<tr>
<td>[[h. Gasoline service stations without service bays, with or without car washes]]</td>
<td>[[3.0 spaces without car wash; 4.0 spaces with car wash.]]</td>
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<tr>
<td>[[i. Gasoline service stations with service bays]]</td>
<td>[[3.0 spaces plus 3.0 spaces per service bay]]</td>
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<tr>
<td>[[j]] H. Hotels, motels, bed and breakfast inns, guest houses, and country inns</td>
<td>1.0 space per guest room. Additional spaces provided shall be as required by this section or as determined by the Director of Planning and Zoning based on a parking needs study provided with the Site Development Plan submission (see Subsection D.8.).</td>
</tr>
<tr>
<td>I. MOTOR VEHICLE FUELING</td>
<td>3.0 SPACES WITHOUT CAR WASH; 4.0 SPACES WITH CAR WASH.</td>
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<tr>
<td>Facilities without service bays, with or without car washes</td>
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<td>------------------------------------------------------------</td>
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<tr>
<td>J. Motor vehicle fueling facilities with service bays</td>
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<td></td>
<td></td>
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<tr>
<td>3.0 spaces plus 3.0 spaces per service bay</td>
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</tbody>
</table>

k. Personal service establishments | 5.0 spaces per 1,000 sf

Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the provisions of subsections 125.0A.11 and 131.0O.1.J shall not apply to a property for which any site development plan for a gasoline service station was submitted prior to June 27, 2016.

Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the provisions of subsections 125.0A.11, 131.0O.1.B, 131.0O.1.C, 131.0O.1.D, 131.0O.1.E, and the first sentence of 131.0O.1.I as enacted by Section 1 of this Act, shall not apply to a property for which any Conditional Use application for a gasoline service station was filed or for which any site development plan for a gasoline service station was submitted prior to June 27, 2016.

Section 3. Be it further enacted by the County Council of Howard County, Maryland, that the publisher of the Howard County Zoning Regulations is authorized hereby to amend the Conditional Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning Regulations in order to reflect the substantive changes made by this Act.

Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.
ELECTRICAL MDP, METER & CT CABINET, PAINTED TO MATCH STUCCO
SECURITY CAMERA (TYP.)
WALL PACK (TYP.)
METAL TRELLIS (TYP.) - POWDER COATED TO MATCH "DARK BRONZE"
TRASH CAN
ICE BOX
METAL TRELLIS (TYP) - POWDER COATED TO MATCH "DARK BRONZE"
ROOF ACCESS LADDER
EMERGENCY LIGHT (TYP.)
WALL PACK (TYP.)
SECURITY CAMERA
WALL PACK
TRASH CAN
ELECTRICAL ROOM DOORS
EXIT DOOR
PROPANE CAGE
BY 3RD PARTY
CO2/N2 CAGES.
"DARK BRONZE"
EMERGENCY LIGHT (TYP.)
WALL PACK (TYP.)
SECURITY CAMERA
STOREFRONT (S-1)
KAWNEER DARK BRONZE NO. 40
STOREFRONT, FRAMES
20 GA. PREFINISHED METAL PARAPET CAP - DARK BRONZE FRAMES, HM DOORS, TRASH ENCLOSURE GATE (P-6):
SHERWIN WILLIAMS - "SEALSKIN" SW 7675 "DARK BRONZE" E.I.F.S. (E-2)
NICHIHA - FAUX STONE PANEL - "LEDGESTONE BLUFF" E.I.F.S. (E-1)
NICHIHA - FAUX WOOD PANEL - "TOBACCO" E.I.F.S. (W-1)
PREFINISHED ALUMINUM CANOPY (C-1)
PREFINISHED ALUMINUM CANOPY (C-2)
MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS; OPAQUE
DRYVIT (OR EQUAL) - EIFS - "SW 7508 TAVERN TAUPE" OR SIMILAR E.I.F.S. (E-2)
STOREFRONT (S-2)
CLEAR GLAZING BY OLDCASTLE OR EQUAL
ROLLOVER REPAIRS TO SHED."
October 19, 2021

William E. Erskine, Esq.
Offit Kurman, PA
8850 Stanford Blvd.
Suite 2900
Columbia, MD 21045

Dear Mr. Erskine,

Enclosed is a copy of the Exterior Alteration Application NRAAC-5901 Stevens Forest Road. This application was reviewed by the Oakland Mills Non-Residential Architecture Advisory Committee on September 14, 2021, and as amended on October 12, 2021. Your application was Approved as Amended by the Oakland Mills Architecture Chairperson.

**Application Description:** Proposed to redevelop site (5901 Stevens Forest Road) with a motor vehicle fueling facility, automated car wash and a convenience store. The motor vehicle fueling facility would consist of six (6) multi-product fuel dispensers (MPDs) providing a total of twelve (12) automobile fueling positions. The MPDs will be covered by a 3,096 square foot canopy. The proposed convenience store would be a 3,400 square foot branded 7-Eleven store.

Please keep this document with the important papers for the property. The Oakland Mills Board offers to assist as needed as the application moves forward at the county. Thank you for working with us during the Covenant Process.

Sincerely,

*Sandy Cederbaum*
Sandy Cederbaum, Village Manager
Oakland Mills Community Association
Enclosure
SUMMARY OF AMENDMENTS

PHASE 50-A - CHANGE THE CREDITED OPEN SPACE OF LOT 13 IN PHASE 50 TO NON-CREDITED.

PHASE 50-A-I - ADDED SHEET 4. THE PURPOSE OF THIS AMENDMENT IS TO ADD THE GAS STATION CRITERIA TO THIS FDP TO ALLOW A MOTOR VEHICLE FUELING FACILITY TO BE LOCATED ON LOT 8.
CURRENT OPEN SPACE LAND USE AREAS
Lot 15 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

VILLAGE CENTER OPEN SPACE LAND USE AREAS
Lot 15 is to be used for all open space land uses, including, but not limited to, all of the following:
(a) Operation of a public or private swimming pool.
(b) Operation of a community library facility.
(c) Operation of any hall, including leasing of same for public or private use.
(d) Operation of a teen center building, including sales on the premises of food and beverage.
(e) Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor playing, art shows, and carnivals.
(f) Use of the facilities to be constructed under Lot 15 for all uses usually associated with community uses, such as numerals sales, rental sales, and dances.

TRANSPORTATION OPEN SPACE LAND USE AREAS
Lot 15, to be used for open space purposes. Any portion of Lot 11 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area usually used as a right-of-way or any right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land usage allocations under Section 17.018 of the Howard County Zoning Regulations.

8. HEIGHT LIMITATIONS - Section 17.013 1

APARTMENT LAND USE AREAS
No structure shall be built more than 100 feet in height from the highest adjoining ground level elevation above the building.

9. PARKING REQUIREMENTS - Section 17.026 1

APARTMENT LAND USE AREAS

b) No less than 1/2 stall parking spaces for each dwelling unit shall be provided within said lot devoted to apartment uses. Parking may be planned on adjacent Lots 12 or 14 as approved by the Howard County Planning Commission.

COMMERCIAL LAND USE AREAS - NEIGHBORHOOD VILLAGE CENTER
In all commercial food uses, the following parking requirements shall apply:
(1) Five (5) parking spaces shall be provided for each 1,000 square foot of an eligible retail commercial area.
(2) Three (3) parking spaces shall be provided for each 1,000 square foot of an eligible open space within this Final Development Plan Phase.

OPEN SPACE LAND USE AREAS

b) No other setback restrictions are imposed upon land within this Final Development Plan Phase.

10. SETBACK PROVISIONS - Section 17.010 1

a) Setbacks shall conform to the requirements of Section 6.09.

b) No other setback restrictions are imposed upon land within this Final Development Plan Phase.

VILLAGE OF OAKLAND MILLS

SECTION 2 AREA 2

PETITIONER AND OWNER
The Plan was approved by the Howard County Planning Commission.

COMMERCIAL LAND USE AREAS
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses except in accordance with a site development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USES
No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Commission.

Page 27
VILLAGE OF OAKLAND MILLS
VILLAGE CENTER

SECTION 2 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
COLUMBIA PARKS & RECREATION
ASSOCIATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN
PHASE 50-A

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: 03/11/22 SHEET: 3 OF 4

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 50-A RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 1-3.

RECORDED ON
AS PLAT NO.

R.M. STASIOWSKI

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 49425

I, RYAN M. STASIOWSKI, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM LICENSED TO PRACTICE ENGINNEERING
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
EXPIRATION DATE.

BOARD OF COUNTY COMMISSION B. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965

RECORDED ON ____________
AS PLAT NO._____________

HOWARD COUNTY PLANNING BOARD

1"=100'

0 100 200 300 400 500 600 700 800 900 1000

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
LIBER 440 FOLIO 196

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
LIBER 440 FOLIO 196

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
LIBER 440 FOLIO 196
SPECIAL SITE CRITERIA FOR MOTOR VEHICLE FUELING FACILITY

A. PARCEL SIZE:
The minimum parcel size, which shall be used for a motor vehicle fueling facility site, shall be 40,000 square feet. Provided that this size is adequate to satisfy the necessary service, setback, and buffering requirements.

B. PARCEL FRONTAGE:
A minimum frontage of one-hundred eighty (180) feet on a public road shall be required for any site used for a motor vehicle fueling facility. If at the intersection of two public roads, the total of the frontage along both roads may be counted.

C. ACCESS:
Access points and driveways shall be so located and designed as to ensure safe, efficient movement of vehicles and pedestrians. The location, design, and construction of all driveways shall conform to the applicable county and/or state standards and specifications.

D. SETBACKS:
1. A minimum forty-five (45) feet shall be required between the public right-of-way and any buildings on the site.
2. Adjacent to residential land uses, the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
3. Paving, storage areas, and parking areas shall be permitted within thirty (30) feet of any property line, except interior lot lines, nor within fifteen (15) feet of an adjacent residential property line.

E. BUILDINGS:
1. The installation on the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the commercial area.
2. Provision shall be made for restroom facilities for use by the public.
3. Materials, textures, and colors shall be compatible with surrounding uses. Reflective and fluorescent materials shall not be permitted.

F. SERVICE EQUIPMENT, OUTDOOR STORAGE, AND REFUSE AREAS:
1. Service racks and/or pits shall not be permitted.
2. Outdoor storage and/or refuse areas shall be enclosed or screened from view.
3. The site plan shall indicate the disposition of methods to be used for all waste materials including waste oil.

G. LANDSCAPING, FENCES, WALLS, AND SCREENING:
1. Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
2. Adjacent to residential land uses, a visual screen shall be provided between the property and the form of earth-borders, fences, walls, and/or planting.
3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
4. The color and design of fences, walls, and screening shall be compatible with the on-site development with adjacent properties and with the commercial area.

H. OFF-STREET PARKING:
1. The number of off-street parking spaces to be provided is as follows: four (4) spaces for a motor vehicle fueling facility with car wash.

I. LIGHTING:
Lighting shall be designed and controlled so that it does not create glare or direct light shine on or reflect on or into residential properties in the form of earth-borders, fences, walls, and/or planting.

J. OPERATION:
1. The operation of the facility shall be confined to normal hours of operation for a motor vehicle fueling facility. Outdoor operation shall be limited to a car wash facility and the disposal of grease, oil, waste, and/or refuse.
2. The sale or rental of boats, trucks, trailers, tractors, motorcycles, and other similar machines to users of the facility is prohibited.
3. The premises shall be maintained at all times a clean and orderly condition, including the care and disposal of plant materials required in the landscaping and screening plan.

K. ADDITIONAL SITE CRITERIA APPLICABLE TO MOTOR VEHICLE FUELING FACILITIES:
1. In a zone designated by the Howard County Planning Board, this provision shall not apply.
2. A motor vehicle fueling facility shall not be permitted on a site containing any solid waste or recycling center, or a site that is a part of any solid waste or recycling center.
3. The premises shall be maintained at all times a clean and orderly condition, including the care and disposal of plant materials required in the landscaping and screening plan.

VILLAGE OF OAKLAND MILLS VILLAGE CENTER
SECTION 2 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA PARKS & RECREATION ASSOCIATION

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN
PHASE 50-A-J
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: 03/11/22 SHEET: 4 OF 4

THIS AMENDMENT IS TO SUBSTITUTE FINAL DEVELOPMENT PLAN PHASE 50-A-J RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 1-3.