



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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## TECHNICAL STAFF REPORT

### Final Plan Amendment for the Village of Oakland Mills

### Planning Board Meeting of July 21, 2022

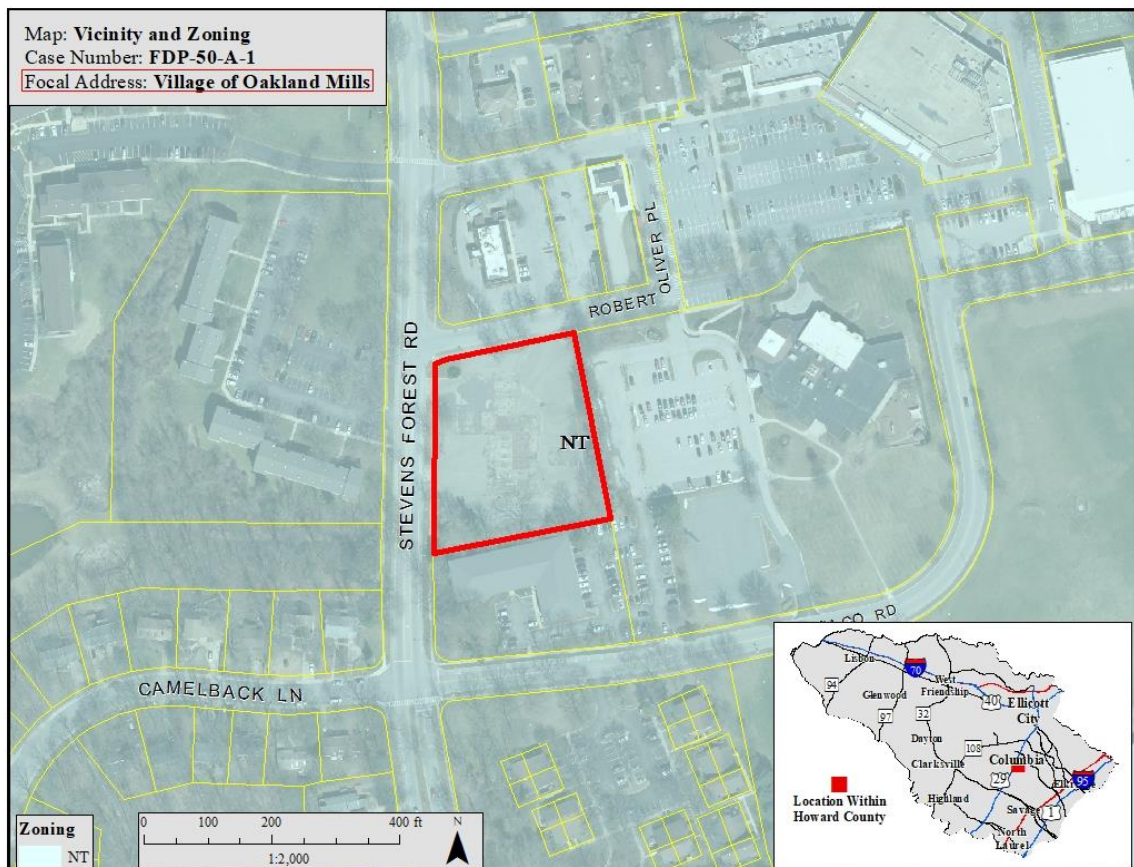
**Case No./Petitioner:** FDP-50-A-1, Howard Research and Development Corporation and Columbia Association, on behalf of Oakland Forest LLC

**Project Name:** Final Development Plan for Village of Oakland Mills, Village Center Section 2, Area 2

**DPZ Planner:** Jill Manion, Planning Supervisor  
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**Request:** A final development plan amendment (FDP-89-A-2). Request to amend the FDP to add a Motor Vehicle Fueling Facility (MVFF) as a permitted use and establish criteria for MVFFs in the Village Center.

**Location:** The project is located at the intersection of Stevens Forest Drive and Robert Oliver Plan in the Village of Oakland Mills. The site is at the entrance of the Oakland Mills Village Center and is identified on Tax Map 36 as Parcel 300, Lot 8.



**Vicinal Properties:**

North: Robert Oliver Place. The Village Center Police Office is on the opposite side of the road

South: A two-story office building

East: Parking area for Oakland Mills Interfaith Center

West: Stevens Forest Road. Multifamily housing is on the opposite side of the road

**Site History:**

The lot was first recorded in the Land Records of Howard County in Plat Book 15, Folio 61 on December 26, 1968. FDP Phase 50-A, which was an amendment to the original FDP for the Oakland Mills Village Center, was recorded in the Land Records on September 1, 1970 as Plat Book 20, Folio 1. Lot 8 is designated Village Center Commercial on the FDP. A site development plan (SDP-70-011) for a Gulf Care Center was approved December 16, 1969. Historical aerial photography shows the station still in operation in 1998 but removed from the site by 2002. The site is mostly impervious, except for a few unplanted landscape islands on the north and west boundary and a thin row of trees and vegetation along the east and south boundaries of the lot. A site development plan for the site, SDP-07-087 was approved on November 1, 2007 for a mixed-use office and retail building. However, the development was not initiated, and is no longer active.

**Description and Purpose of the Proposed Final Development Plan Amendments:**

FDP-50-A-1 is proposed to add a MVFF as a permitted use on Lot 8 and to establish criteria for the development of a MVFF in accordance with Section 125.0.A.11 and Section 131.0.O.2 of the Zoning Regulations.

FDP-50 established that all uses permitted in the B-1, B-2 and SC Zoning Districts were permitted within Employment Center-Village Center Commercial designated land. The property was the site of a gas station at the time the Village Center was initially developed. Gas stations were a use permitted by right in the 1961 and 1965 Zoning Regulations for B-2 and S-C Zoning Districts. The Zoning Regulations were later amended for gas stations/motor vehicle fueling facilities to only be permitted as a conditional use in these Zoning Districts. Subsequent Final Development Plans elsewhere in New Town reflected this change by identifying gas stations as a permitted use on specific lots and providing criteria for development.

As part of the Council Bill-46-2016 and ZRA 159, Section 125.0.A.11 was added, establishing general standards and specific criteria (found in Section 131.0) and requiring Planning Board approval for any Final Development Plan that establishes a gasoline service station or a MVFF as a specific permitted use, or for development of a new MVFF. Accordingly, the petitioner is requesting to establish a MVFF as a permitted use for Lot 8, and to add specific criteria related to this use.

The Petitioner proposes to add the criteria found in Section 131.0.O.2 of the Zoning Regulations, which is required to be applied to any site development plan for a MVFF in New Town. In addition, the Petition proposes to add certain criteria found on other FDPs that have specific criteria listed for MVFFs. These additional criteria are not required and offer extra development standards for this parcel. For the criteria listed on Sheet 4 of the amended FDP to be completely inclusive of Section 131.0.O.2, DPZ has requested the following language to be added:

1. Add the following statement to Criteria A: 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 of the Howard County Zoning Regulations.
2. Add the following to Criteria D for setbacks:
  - *Fuel dispensers shall be located at least 300 feet from any school, park, or day care or assisted living facility.*
  - *The proposed use shall be located at least 100 feet from any streams, rivers or floodplains.*
3. Revise Criteria C for access to add: *A proposed site plan shall show that efficient traffic flow and queuing at the pump islands may be accommodated.*

A proposed new MVFF development has been reviewed and approved by the Oakland Mills Village Board and the Architectural Review Committee for the Oakland Mills Village Board. A site development plan (SDP-22-027) for the Motor Vehicle Fueling Facility is currently in review by County agencies. Once determined to be technically approvable, SDP-22-027 will be presented to the Planning Board for review and approval.

DocuSigned by:

*Amy Gowan*

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Amy Gowan, Director  
Department of Planning and Zoning