



## TECHNICAL STAFF REPORT

Planning Board Meeting of November 17, 2022

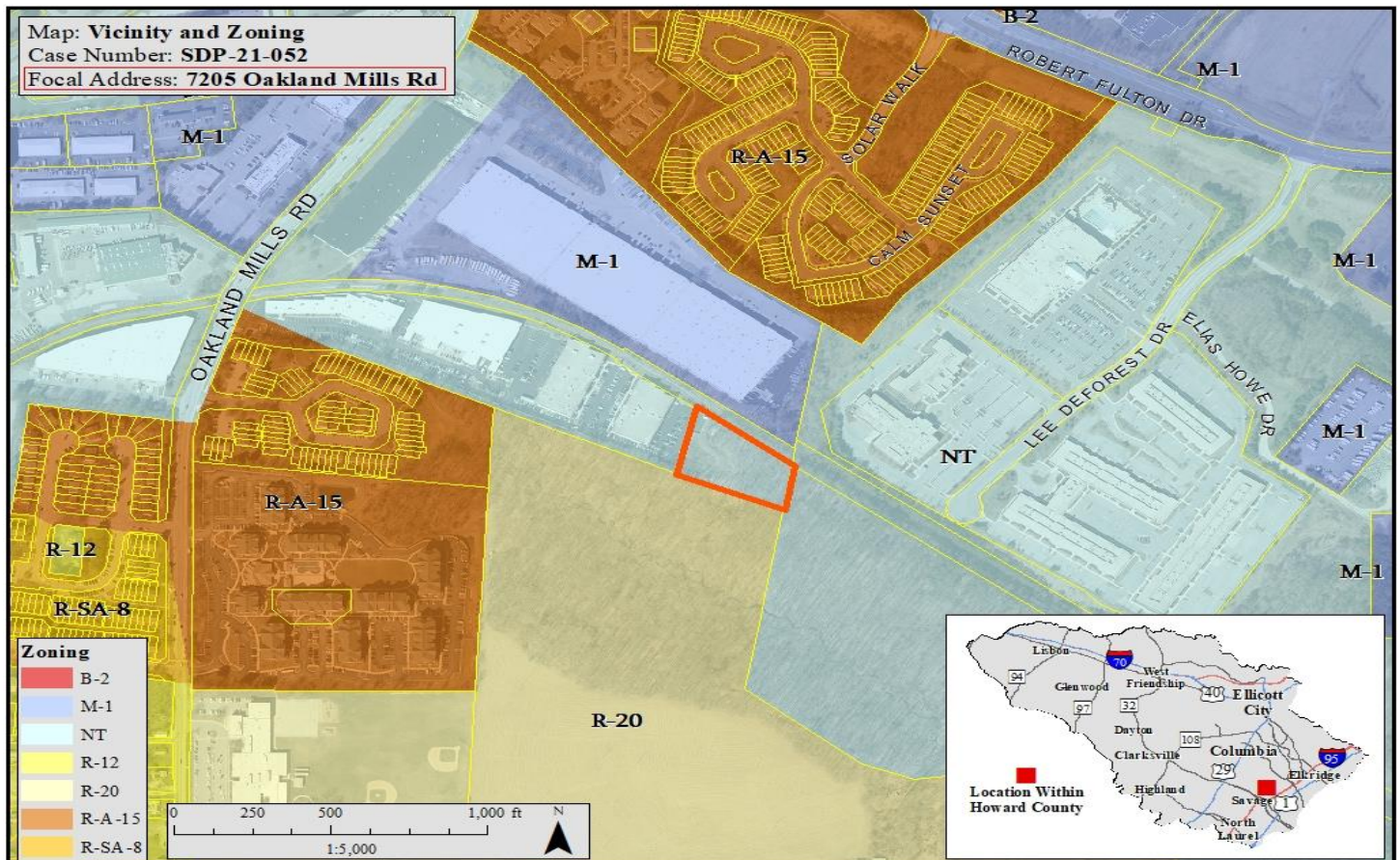
**Plan No./Applicant:** SDP-21-052 J2J LLC

**Project Name:** Stonewood 5 Storage, E.G.U. Subdivision, Section 2, Area 6, Parcel A-2

**DPZ Planner:** Derrick Jones

**Requests:** A site development plan (SDP-21-052). Request to construct a 5-story, 123,768 SF self-storage facility, and for an adjustment to the bulk regulations to reduce the 100-foot setback from the boundary of a residential district (R-20) and to the 40-foot height maximum for a structure. This plan is being processed under the NT-Employment Center Industrial designation in accordance with FDP-142-A-II and Section 125.0.G. of the Zoning Regulations.

**Location:** The New Town (NT) zoned site is located at 7205 Oakland Mills Road at the Stonewood Business Center in Columbia; identified on Tax Map 42, Grid 11, Parcel A-2



**Vicinal Properties:**

North: Parcel 602 zoned NT-Employment Center Industrial (CSX Transportation railroad).

East: Parcel 50 undeveloped parcel zoned NT-Employment Center Industrial.

South: Parcel 230 zoned R-20 (Federal Communications Commission).

West: Oakland Mills Road (local public road).

**Legal Notice:** The property was properly posted and verified by DPZ in accordance with the legal requirements.

**I. General Information****Site History:**

- **FDP-142:** A final development plan that established the land use and development criteria for the E.G.U. Subdivision, Section 2, Area 6, recorded in Plat Book 20, Folio 259 on May 31, 1973.
- **BA-743c:** A variance case approved by the Board of Zoning Appeals on June 4, 1973 to allow a temporary entrance road across residentially zoned land (R-20) to access an industrial use property.
- **F-73-085c:** A final plan for the EGU Subdivision, Section 2, Area 6, Parcel A, was recorded in Plat Book 25, Folio 38 on May 31, 1973.
- **SDP-74-21c:** A site development plan for Buildings 1 and 2 was approved on February 6, 1974.
- **FDP-142-A:** A final development plan that amended the land use and development criteria for the E.G.U. Subdivision, Section 2, Area 6, recorded in Plat Book 20, Folio 270 on March 7, 1974.
- **F-74-19c:** A final plan for the EGU Subdivision, Section 2, Area 6, Parcel A-1 (a resubdivision of Parcel A), was recorded in Plat Book 26, Folio 76 on March 28, 1974.
- **SDP-75-110c:** A site development plan to connect Buildings 1 and 2 was approved on August 6, 1975.
- **FDP-142-A-1:** A final development plan that amended the land use and development criteria for the E.G.U. Subdivision, Section 2, Area 6 was recorded as Plat No. 3054 on March 9, 1977.
- **ZB-918M:** An amendment to the Zoning Map to rezone 13 parcels from M-1, R-12, R-20 and B-1 Zoning Districts to New Town Zoning District on March 17, 1992.
- **PB-370:** A planning board case that granted approval of the comprehensive sketch plan and final development plan, FDP-142-A-II, for EGU Subdivision, Section 2, Area 6 was approved on May 11, 2006.
- **FDP-142-A-II:** A final development plan to amend the FDP-142-A-I to add 1.795 acres of Parcel B and to update the criteria sections, zoning district designations and revise the tabulation of land uses was recorded November 22, 2006 as Plat No.18650.
- **SDP-05-105:** A site development plan for Buildings 3 and 4 was approved on December 7, 2006.

- **F-07-004:** A final plan for E.G.U. Subdivision, Section 2, Area 6, Parcel A-2 (a resubdivision of Parcel A-1), was recorded as Plat No. 19110 on May 10, 2007.
- **ECP-12-030:** An environmental concept plan for proposed Building 5 was approved on July 17, 2012.
- **Rhodes Farm Wetland Mitigation Plan Phase II:** A wetland mitigation plan of the Rhodes Farm property, located in Lisbon MD. This wetland mitigation plan was required by the Maryland Department of Environment (MDE) for the purpose of recreating an off-site wetland as mitigation for the impact to the wetlands on the Stonewood site. The plan was approved by MDE on December 8, 2016.
- **SDP-21-052:** A site development plan for Building 5 (a storage facility). This plan is currently in a revised plans status pending this Planning Board review.

#### Existing Site Conditions:

Parcel A-2 is an existing commercial/industrial development improved with four warehouse/flex space buildings, surface parking and landscaping. The eastern edge of the property is known as "Land Unit 5" and is the subject of this request. It is currently an undeveloped site that contains protected environmental features. These features include existing forest, a wetland and an intermittent stream



**Parcel E-2, Land Unit 5**

Regulatory Compliance: The project must comply with Section 125.0.G of the Zoning Regulations, the land use criteria in FDP-142-A-II, the Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Forest Conservation Manual and the Landscape Manual.

#### **II. Description of the Site Development Plan Proposal and Development Criteria:**

The Planning Board should evaluate the proposed SDP for compliance with FDP-142-A-II. Specific development criteria, such as height and minimum lot size and coverage, were reserved in the FDP to be determined with an SDP.

Permitted Uses: Per FDP-142-A-II, all uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses permitted in M-1 (Manufacturing: Light) districts except, however, the uses only permitted in M-2 (Manufacturing: Heavy) districts are prohibited. The applicant proposes a self-storage use which is permitted in M-1.

Proposed Site Improvements:

The applicant proposes to construct a stand-alone 5-story, 45'-4" tall, 123,768 SF self-storage facility at the eastern edge of Parcel A-2 of the Stonewood Business Center. The proposal includes 6 parking spaces, a 20' wide fire lane, landscaping and stormwater/storm drain improvements, and curbing and a sidewalk along the building's frontage.

Setbacks and Bulk Requirements:

The bulk requirements for the subject property are contained in the Development Criteria on the approved Final Development Plan (FDP-142-A-II). The chart below includes the required setback and bulk requirements and

Required	Provided
25' or 50' structure setback from any public street or road right-of-way unless otherwise approved by the Planning Board	The proposed structure is 1,900 feet from Oakland Mills Road (public street) right of way.
100' structure setback from any boundary line of any residential district unless otherwise approved by the Planning Board	The proposed structure is 60' from the boundary line of a residential district (R-20). * <i>An adjustment to the 100' setback is requested by the applicant</i>
10' parking setback from any lot line unless otherwise approved by the Planning Board	The parking area/spaces are 60' from the adjoining lot line
40' structure height limitation from the highest adjoining ground elevation along the front of the structure unless otherwise approved by the Planning Board	The proposed structure is 45'-4" in height. * <i>An adjustment to the 40' height limit is requested by the applicant</i>
50% maximum lot coverage of buildings or other major structures unless otherwise approved by the Planning Board	32.5 percent of the land for Parcel A-2 is covered by buildings or major structures

Parking:

In accordance with FDP-142-A-II, a total of 2 parking spaces are required for a self-storage use. A total of 6 parking spaces are to be provided.

Landscaping:

FDP-142-A-II requires adequate planting and landscaping to be provided, as required by the Howard County Planning Board at the time an SDP is submitted for approval, whenever employment center commercial areas are with 100 feet of a residential land use area. Although the adjoining R-20 zoned property to the south is not currently used residentially, it is zoned for residential use and, therefore, the appropriate landscaping buffer is provided. The proposed landscaping is in accordance with the Landscape Manual which requires 10 shade trees and 2 evergreen trees. The project complies with the requirements and provides 11 shade trees and 2 evergreen trees. In addition to the required landscaping, the landscape plan includes 2 shade trees for the parking area and 6 evergreen trees as "replacement tree mitigation" for the removal of the 2 specimen trees. The Architectural Review Committee, Howard Research and Development Corporation, reviewed and approved the landscape plan on June 20, 2022.



Additional Regulatory Requirements:

While not regulated by the FDP, the Subdivision and Land Development Regulations require compliance with the following additional items:

Stormwater Management:

Stormwater management is to be designed in accordance with the 2007 MDE Stormwater Management Design Manual, Chapter 5, Environmental Site Design. Stormwater Management is being provided for a large majority of the impervious surfaces. The practices used for stormwater management for this project includes submerged gravel wetlands (M-2) and jellyfish filter device (Chapter 3 structural practice). All SWM facilities are to be privately owned and maintained.

Forest Conservation:

A total of 1.21 acres of forest exists on the site; a total of 0.99 acres is to be cleared for the self-storage building and related improvements. As a result of the clearance, this project requires a total of 0.80 acres of reforestation. This obligation is proposed to be fulfilled by taking credit through an off-site forest retention bank of 1.40 acres, as permitted per Section 16.1208(b)(2) of the County Code for Forest Conservation.

**III. Setback and Height Adjustment Review Criteria**

FDP-142-A-II stipulates a 100-foot setback requirement for structures from any boundary line of a residential district and a 40-foot maximum height for a structure. The applicant is requesting to reduce the 100-foot setback to 60 feet (a 40-foot reduction) from an adjoining residential district (R-20) and to exceed the 40-foot structure height by 5'-4" (45'-4" feet structure).

Per Section 125.0.G.4.d of the Zoning Regulations, the Planning Board may grant a setback and a height adjustment if:

- The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and
- The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or b) results in better design than would be allowed by strict compliance with the development criteria.

The current character of the Stonewood Business Center includes mixture of commercial uses such as warehousing, industrial contracting, an indoor recreational and fitness facility, a pet daycare and grooming practice and a religious organization. The adjoining R-20 zoned property to the south is owned by the Federal Communications Commission and there are currently no residential uses on the property. There are two existing commercial structures of the Stonewood Business Center, Building 3 and Building 4, that are within 100 feet of this R-20 zoned property. The applicant is proposing a similar setback to the property line as the existing structures therefore matching the existing context character. The building will also be located approximately 1,900 feet from Oakland Mills Road at the terminus/rear of the Stonewood Business Center. The proposed self-storage facility is more than 600 feet from the nearest residential unit on Calm Sunset to the north and nearly 900 feet from the nearest residential unit on Procopio Circle to the west. In both instances, there are existing buildings and wooded areas to remain between those units and the proposed building. Due to the distance from the public ROW, adjacent residential communities, and the existing structures on site, the setback reductions and additional height of the structure likely will not be discernable from the adjacent roadways or properties.

The additional building height is being requested to meet the proposed self-storage facility's vertical floor to floor dimensions. The footprint of the proposed facility was determined by balancing the internal program needs related to the height of the vertical floors with the on-site requirements for stormwater management, forest conservation, and existing environmental features. Reducing the building height in order to meet the requirement would result in a larger building footprint which would require greater impacts to the environmental features. Providing the height adjustment therefore results in a reduced impact to the existing environmental features and a preferable site design.

DocuSigned by:

*Amy Gowan*

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Amy Gowan, Director  
Department of Planning and Zoning

**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.**