

FDP-240-A-IV

Benson East

Planning Board Meeting
February 16, 2023

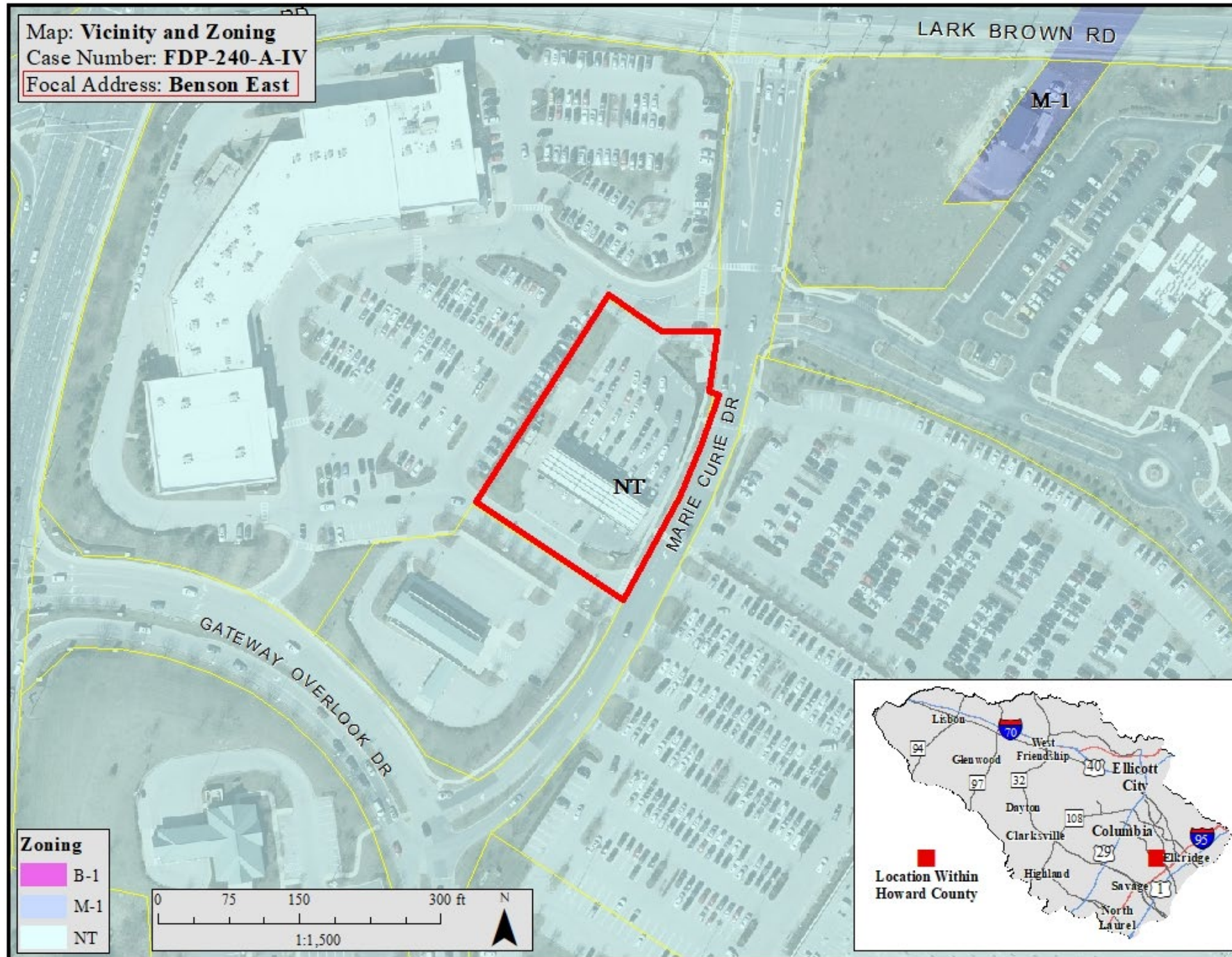


Requested Action

- Section 125.0.F.1 of the Zoning Regulations – Amendment to the Final Development Plan (FDP)
- FDP Amendment shall be reviewed at a public meeting (Section 125.0.D.2).
- Planning Board to approve, deny or approve with modifications

Existing Site Aerial

Map: Vicinity and Zoning
Case Number: FDP-240-A-IV
Focal Address: Benson East



Existing Site Aerial



Street View – Existing Condition



Project Proposal

The applicant proposes to increase the permitted number of gas pumps on Parcel U to 12 pumps

SPECIAL SITE CRITERIA FOR GASOLINE STATION—PARCEL U.

A. PARCEL SIZE:

The minimum parcel size, which shall be used for a gasoline service station site, shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.

B. PARCEL FRONTAGE:

A minimum frontage of one-hundred fifty (150) feet on a public road or private road shall be required for any site used for a gasoline service station.

C. ACCESS:

Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe 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 fifteen (15) feet shall be required between the public right-of-way and any building 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. Parking and storage areas shall not be permitted within six (6) feet of any property line, except interior lot lines, nor within fifteen (15) feet of an adjacent residential property line.

E. BUILDINGS:

1. The main building, 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 material shall not be permitted.
4. Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

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 fenced or screened from view.
3. The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

G. LANDSCAPING, FENCES, WALLS AND SCREENING:

1. Landscaping shall be provided on a minimum of eighteen (18) percent of the site area.
2. Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, 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. Materials, textures, colors 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:
 - a. One (1) space per employee on duty.

I. LIGHTING:

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect the vision of operators of vehicles moving on public roads, highways, or parking areas. All canopy light must be recessed, such lighting shall not shine on or reflect on into residential structures.

J. OPERATION:

1. The operation of the facility shall be confined to normal service station activities as a gas and go filling station. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air.
2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
3. The premises shall be maintained at all times in a clean and orderly condition, including the care of replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
4. Where a gasoline service station is adjacent to a residential district, its hours of operations may be established by the Howard County Planning Board.

J. OPERATION—(CONTINUED)

5. The gas station shall be solely for Costco Customers only, utilizing a member's card to access the gas pumps.
6. The number of gas pumps shall not exceed a total of eight pumps.
7. The gas station shall not provide automobile services, convenience store, or a car wash.

FOR REDLINE REVISIONS ONLY



BENSON EAST
OWNER
THE HOWARD RESEARCH AND
DEVELOPMENT
CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED FINAL
DEVELOPMENT PLAN
PHASE 240-A-III 240-A-IV

THIS AMENDMENT IS TO SUPERSEDE
FINAL DEVELOPMENT PLAN PHASE
240-A-III RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY AS

8TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
NOT TO SCALE DATE: 11/18/2024

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4. Cigarette, snack and/or soft drink dispensers are allowable

J. OPERATION: (CONTINUED)

5. The gas station shall be solely for Costco Customers only, utilizing a member's card to access the gas pumps.
6. The number of gas pumps shall not exceed a total of ~~eight~~ ^{twelve} pumps.
7. The gas station shall not provide automobile services, convenience store, or a car wash.

Planning Board Considerations

- Current FDP: Maximum of 8 gas pumps permitted on Parcel U
- This is an existing motor vehicle fueling facility
- The extension of the fuel canopy and installation of new pumps will be evaluated as a redline to SDP-07-036

Summary of Planning Board Request

Increase the total number of gas pumps permitted on FDP-240-A-IV, Parcel U from 8 pumps to 12 pumps