



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Final Plan Amendment for Benson East Planning Board Meeting of February 16, 2023

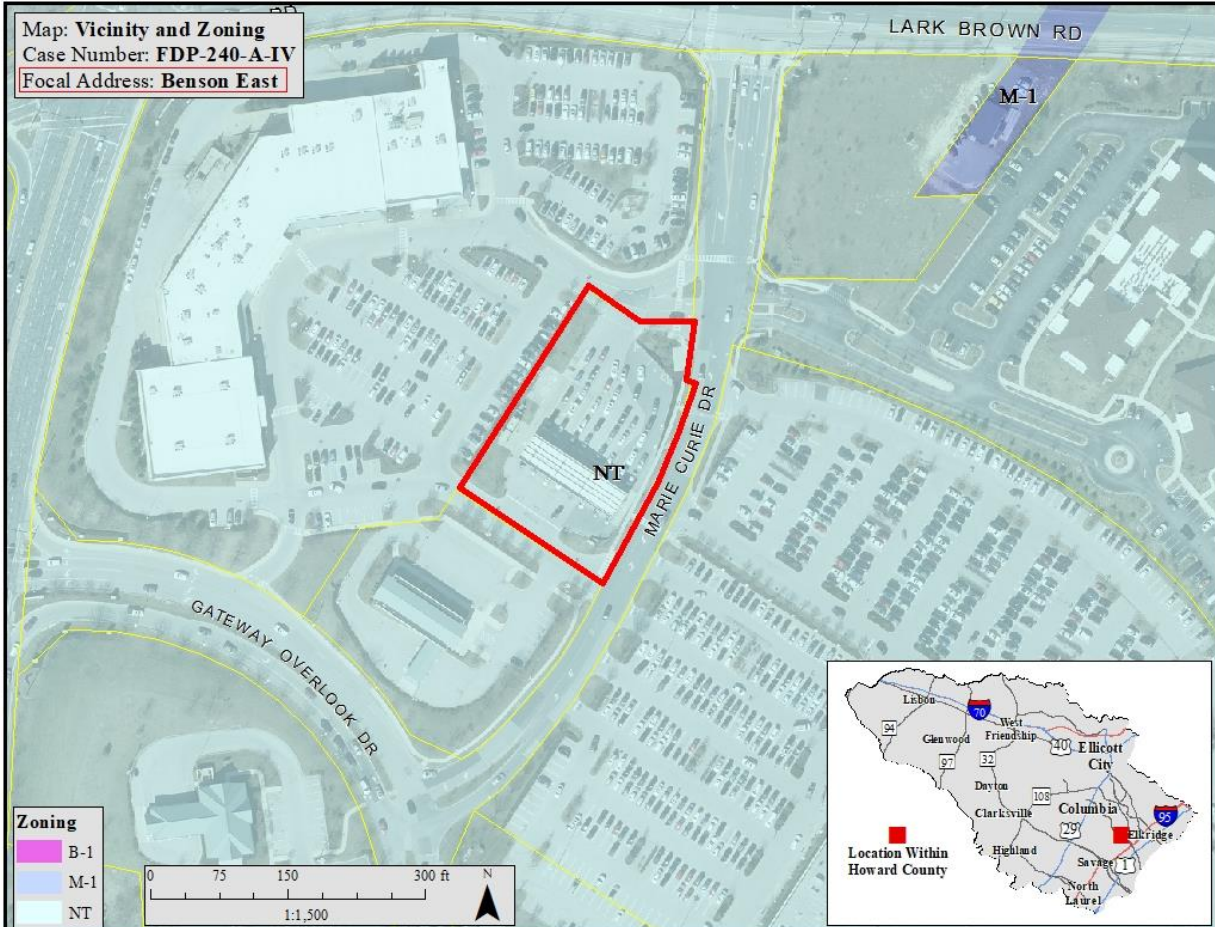
Case No./Petitioner: FDP-240-A-III, Howard Research and Development Corporation, on behalf of Costco Wholesale Corporation

Project Name: Final Development Plan for Benson East

DPZ Planner: Jill Manion, Planning Supervisor
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Request: A final development plan amendment (FDP-240-A-III). Request to amend the FDP to revise specific gas station criteria to increase the total number of gas pumps permitted at a facility.

Location: The FDP amendment centers on Parcel U (Tax Map 37, Parcel 382) which is a parcel within the Gateway Overlook shopping center, located east of Waterloo Road and north of Route 175, accessible through Gateway Overlook Drive and Marie Curie Drive.



Vicinal Properties:

North: Access drive and parking lots for a retail center

South: A bank within the retail center, with Gateway Overlook Drive located just south of that.

East: A private road, Marie Curie Drive, which serves as a collector road for the Gateway Overlook retail shopping center.

West: Retail center and parking area

Site History:

- **S-03-005:** approved on April 28, 2004, which provides a conceptual layout for the bulk parcels and roads for Gateway Overlook Development.
- **SDP-04-163:** A mass grading plan for the Gateway Overlook site approved on October 27, 2004.
- **FDP-240:** The property was originally identified as Parcel D with 0.9622 acres and designated for Employment Center Commercial use with the initial Final Development Plan, recorded in the Howard County Land Records on June 3, 2005 as Plat #17441-17449.

This FDP was amended four times between January 25, 2006 through January 24, 2014:

- **FDP-240-A:** recorded on January 25, 2006 as Plat #17964-17972 to incorporate 3.9492 acres of former State Highway right-of-way into the FDP area.
- **FDP-240-A-I:** recorded on January 19, 2007 as Plat #18777-18786, to add gas station criteria, eliminates parking setbacks from internal lot lines and shows the subject parcel now as Parcel "U".
- **FDP-240-A-II:** recorded January 11, 2013 as Plat 22204-22213 to add apartment land use criteria and adjust land use totals between employment center and apartment uses.
- **FDP-240-A-III:** recorded on January 24, 2014 as Plat #22648-22657 to increase the number of gas pumps on Parcel U from 6 pumps to 8 pumps.
- **F-05-058:** A final plat recorded on December 12, 2005 at Plat #17872, creating the fee-simple parcels for the Gateway Overlook shopping center, and associated road construction drawings.
- **F-06-102:** A final plat recorded on July 20, 2006 as Plat #18444, which re-subdivides several parcels to merge road rights-of-way, add easements and creating new parcels, including the subject Parcel U.
- **SDP-07-036:** A site development plan approved by Planning Board on February 8, 2007 signed as approved on July 17, 2007 for the construction of the gas station and fuel tank canopy.

Description and Purpose of the Proposed Final Development Plan Amendment:

This amendment proposes to increase the number of permitted fuel pumps on the site from 8 pumps to 12 pumps. The additional pumps and extended canopy will be ultimately reviewed and constructed under a redline to the existing site development plan (SDP-07-036) in accordance with Section 125.0.G of the Zoning Regulations.

Procedures for the amendment to Final Development Plans is provided in Section 125.0.F.1 of the Howard County Zoning Regulations, which states that a Final Development Plan Amendment may be proposed by the original petitioner, Howard Research and Development. The County has received a letter from Howard Research and Development proposing the amendment on behalf of the property owner, Costco Wholesale Corporation, LLC. Section 125.0.F.1 states that amendments to a Final Development Plan (FDP) shall be reviewed in accordance with Section 125.0.D of the Zoning Regulations, which governs procedures for the approval of Final Development Plans in the New Town Zoning District. Section 125.0.D.2 requires a Final Development Plan to be considered at a public meeting.

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Amy Gowan
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Amy Gowan, Director
Department of Planning and Zoning