File No./Petitioner: SDP-74-108/Howard County General Hospital

Project Name: Howard County General Hospital Parking Lot Expansion (formerly “Faith at Work Office Building”)

DPZ Planner: Dave Boellner, 410-313-3956, dboellner@howardcountymd.gov

Request: To approve a revision to Site Development Plan SDP-74-108 for a parking lot expansion.

DPZ Recommendation: Approval.

Location: The property is located at 11065 Little Patuxent Parkway, Columbia, Maryland 21044, and is accessed via two driveways from Little Patuxent Parkway.
Vicinal Properties: Surrounding properties are zoned NT and POR (Planned Office Research). They include:
North: Little Patuxent Parkway, a Howard County minor arterial. Across the street is the existing Strathmore at Columbia single-family attached subdivision.
East: Howard County Community College.
South: 2101 Columbia LLC (Commercial property).
West: Howard County General Hospital and Cedar Lane.

Legal Notice: The property was properly posted and verified by DPZ.

Regulatory Compliance: The Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, Howard County Zoning Regulations, the Howard County Design Manual and Final Development Plan FDP-152 apply.

History: SDP-74-108, Faith at Work Office Building received signature approval from the Department of Planning and Zoning on December 26, 1974.
A proposed revision to SDP-74-108 was received by the Development Engineering Division on December 2, 2016.

Analysis:
Site Improvements: Proposed modification and expansion of the existing parking lot will provide an additional 18 parking spaces for use by the Howard County General Hospital psychiatric addition during its construction.
Setbacks: The proposed development complies with all setback requirements.
Stormwater Management (SWM): Stormwater management is not required since the net areas of pervious and impervious surfaces were balanced.
Environmental Considerations: The property contains no environmental resources such as streams or wetlands.
Landscaping: Landscaping will be provided with the site development plan submitted for the psychiatric wing expansion.
Forest Conservation: The proposed development is exempt from forest conservation requirements.
Adequate Public Facilities: The proposed development is not subject to the Adequate Public Facilities Ordinance since no residential dwelling units will be created.
Adequate Road Facilities: The proposed development is not subject to Adequate Road Facilities requirements since it generates no traffic.
Development Criteria: The plan complies with the Howard County Subdivision and Land Development Regulations, October 6, 2013 Howard County Zoning Ordinance and Final Development Plan FDP-152.

Planning Board Criteria: The proposed revision to Site Development Plan SDP-74-108 complies with Final Development Plan FDP-152 criteria.

SRC Action: The SRC determined that the revision to the site development plan may be approved.
**Recommendation:** The Department of Planning and Zoning recommends approval of the revision of Site Development Plan SDP-74-108.

Valdis Lazdins, Director  
Date  

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 Friday, 8:00 a.m. to 5:00 p.m.
FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is applicable to Sections 6, Area 2, of the Town Center.

1. PUBLIC STREET AND ROADS - Section 17.001 A (1):
   To be shown on subdivision plans, if required by the Howard County Office of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 17.001 A (2):
   A. To be shown on subdivision plans, if required by the Howard County Office of Planning and Zoning.
   B. Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.001 A (3):
   To be shown on subdivision plans, if required by the Howard County Office of Planning and Zoning.

4. DRAINAGE FACILITIES - Section 17.001 A (4):
   To be shown on subdivision plans, if required by the Howard County Office of Planning and Zoning.

5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.001 B:
   To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 17.001 D:
   The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:
   - cornices
   - canopies
   - roof or building overhangs
   - chimneys
   - balconies
   - dormer windows
   - privacy walls or screens
   - all parts of any buildings
   - dwelling, or accessory buildings

   All setback areas shall be clear of any projections, extensions, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50 of the right-of-way limit hereon or within fifty (50) feet of a public road used and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-2C, M-9, or A-1 use type areas of the New Town District, except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board after public hearing in accordance with Section 17.007(2) of the Howard County Zoning Regulations.

   The term "structure" does not include the following upon which no restriction or limitation is imposed:
   - walls
   - shrubbery
   - trellis
   - ornamental landscaping

   Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

   Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction or structures is prohibited, shall not exceed 6' in height. If solid or closed, not 3' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

7. EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL
   No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway except however, that structures may be constructed at any locations within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. However, whenever a structure is located within 50 feet of any public street, road, or highway a public hearing shall be held in accordance with Section 17.007(3) of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this paragraph, SRC-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

   Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time the site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

8. HEIGHT LIMITATIONS - Section 17.001 E
   TOWN CENTER - COMMERCIAL
   No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 17.001 F:
   COMMERCIAL LAND USE AREAS
   Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed on land encompassed by this Final Development Plan Phase which are devoted to office use.

10. SETBACK PROVISIONS - Section 17.001 E:
    GENERALLY:
    a. Setbacks shall conform to the requirements of Section 6 above.
    b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

TOWN CENTER
SECTION 8 AREA 3

RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD.

TOWN CENTER
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 152
SHEET 2 OF 3

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA