



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of May 16, 2019

Case No./Petitioner: SDP-79-044, IMH Columbia LLC

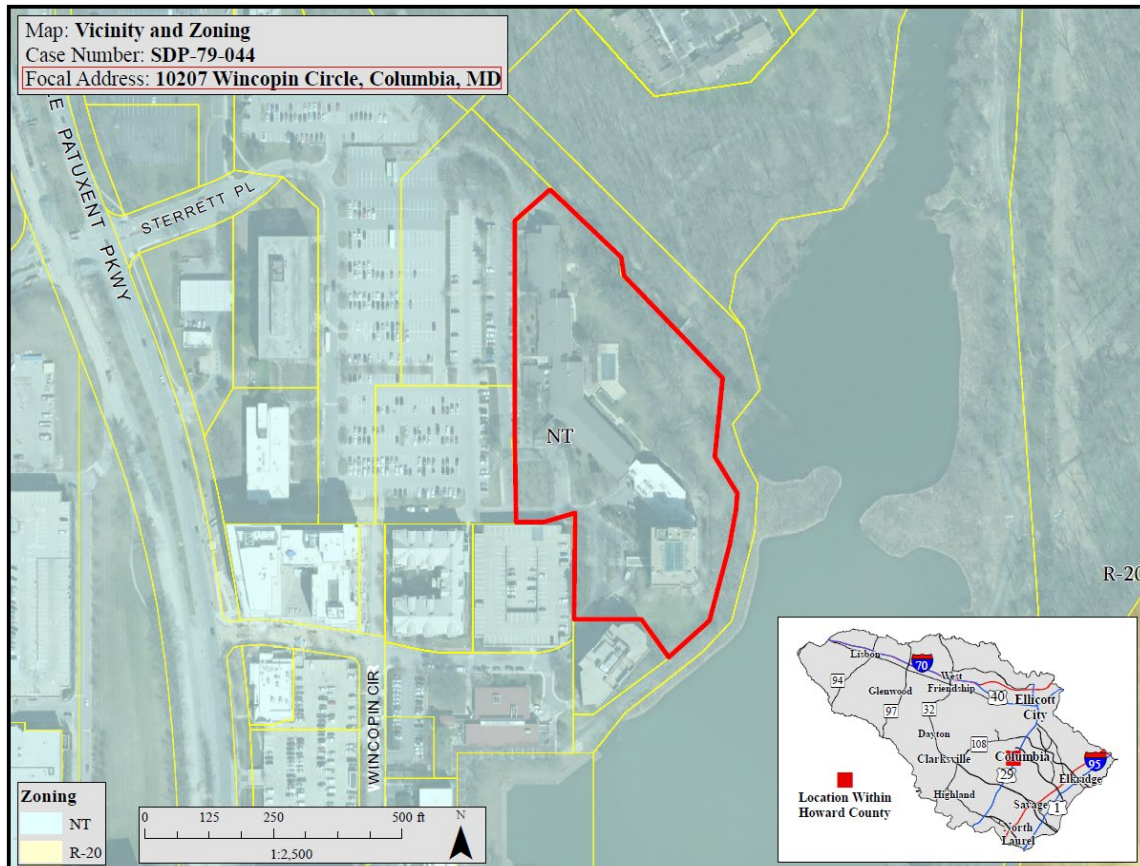
Project Name: Cross Keys Inn Addition – 2019 Addition Redline Plan Revision (Sheraton Hotel)

DPZ Planner: Jill Manion, Planning Supervisor

Request: Approval for a Site Development Plan Redline Revision for a 49,810 square foot (SF) multi-story addition to the existing Sheraton hotel tower. The Level 1 (basement) footprint will be 5,318 SF and the addition will be 10 stories - hotel rooms will not increase.

Recommendation: **Approval**, subject to complying with remaining Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

Location: The New Town (NT) zoned site is located at 10207 Wincopin Circle; identified as Tax Map 40, Parcel 369, Lot B-8. The property is on the west side of Lake Kittamaqundi, within Downtown Columbia, and is designated a Downtown Mixed-Use Area. This plan is being processed under the existing NT-Commercial designation in accordance with the FDP-62-A-1, per Section 125.0.A.9.e of the Zoning Regulations.



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Properties: Zoned NT and include:

North: The Cross Keys Inn sits on the same site immediately north of the hotel tower; beyond that is NT-Credited Open Space.

East: Credited NT-Open Space owned by Columbia Association that includes the Lakefront Pathway. Lake Kittamaqundi is immediately east of the pathway.

South: NT-Commercial property developed with an office building owned by Kincade LLC and Konterra Realty.

West: A parking deck owned by HRD Parking Deck Business Trust and used by the hotel to meet parking requirements.

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

I. General Information:

Site History:

- **FDP-62-A-1, Town Center, Columbia Inn Section 7, Area 1**, recorded April 3, 1970.
- **Plat Book 15, Folio 20, Columbia, Town Center Section 7, Area 1, Lot B-5, B-6 and B-7**, resubdivision of the property. Provides use-in-common vehicular and pedestrian access for the site.
- **Plat #3919, Columbia Town Center, Lots B-2, B-3 and B-4**, created two separate parcels for the hotel tower and the Cross Keys Inn.
- **Plat #4111** a resubdivision of Town Center properties. The subject and the hotel properties were remerged back as one.
- **SDP-71-014, Town Center, Section 7, Parcels B and C**, Cross Keys Inn, development of the original hotel and surface parking lot. The SDP reduced the number of units and restaurant space and reallocated it to the tower. Approved by the Howard County Planning Board September 23, 1970.
- **SDP-79-44c, Cross Keys Inn Addition** to construct the hotel tower. Approved by the Howard County Planning Board May 23, 1979.

Regulatory Compliance: The project must comply with Section 125.0.G. of the Zoning Regulations, the criteria listed in FDP-62-A-1, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Howard County Landscape Manual.

Existing Site Conditions: The site contains a 10-story hotel tower that occupies 9,240 SF per level and the Cross Keys Inn, a low-rise hotel that is north of the tower.

II. Description of the Site Development Plan Proposal and Analysis:

Proposed Site Improvements: The applicant seeks Site Development Plan Redline Revision approval for a 49,810 SF multi-story addition to the existing Sheraton hotel tower. The Level 1 (basement) footprint will be 5,318 SF and the main entry level 4,756 SF. The addition will be 10 stories and the number of hotel rooms will not increase. The area of the addition by floor is as follows:

FLOOR	GROSS SF
LEVEL 1 (BASEMENT)	5,318
LEVEL 2 (MAIN ENTRY)	4,756
LEVEL 3	5,156
LEVEL 4	5,156
LEVEL 5	5,156
LEVEL 6	5,156
LEVEL 7	5,156
LEVEL 8	5,156
LEVEL 9	5,156
LEVEL 10	3,644
TOTAL	49,810

The limits of disturbance (LOD) for the addition and associated grading is 17,583 SF. The hotel expansion is not subject to Downtown Revitalization requirements because Section 125.0.G.3 of the Zoning Regulations allows building additions not exceeding 10% of the existing main floor area, to not exceed 5,000 SF. Including the original Cross Keys Inn, the addition increases the main floor areas by 9.7% and addition to the main floor is 4,756 SF. Further, the number of hotel rooms does not increase. Hotel rooms and restaurant/conference areas in the Inn will be taken off-line and relocated to the renovated hotel tower.

Building Height: FDP-62-A-1 does not establish a height limit, as long as buildings are consistent with a site development plan approved by Howard County Planning Board. The proposed addition will be 99' 9 1/4" tall and match the existing roof elevation.

Setback Requirements: Per FDP-62-A-1., structures shall not be within 30 feet of a public street, road or highway, except in accordance with a site development plan approved by the Howard County Planning Board. The FDP further states that buildings and other structures may be located within Commercial Land Use Areas as long as that is done in accordance with a site development plan approved by the Howard County Planning Board. Since the site does not adjoin a public right-of-way the 30-foot setback does not apply. At its closest, the building is five feet from the south property line. An right-of-entry agreement will ensure that the Department of Fire and Rescue Services can safely access the rear of the property by maintaining ten feet of clearance between abutting properties.

Lot Coverage: Per FDP-62-A-1, there is no lot coverage requirement, except in accordance with a site development plan approved by the Howard County Planning Board. Total building coverage will be 24%.

Roads: No new roads are proposed. The site will be accessed by Wincopin Circle and an existing use-in-common access drive for vehicles and pedestrians.

Parking: New parking requirements are not generated with this submission. Existing parking is provided in an adjacent parking deck and two new ADA accessible surface parking spaces are provided to meet current requirements.

Landscaping: Landscaping is proposed in accordance with the Landscape Manual and augmented to enhance site aesthetics.

Stormwater Management: The site is considered a redevelopment site so stormwater management will be met by reducing impervious areas.


Environmental Considerations: The floodplain at the rear of the site will not be disturbed. The U.S. Fish and Wildlife Service (FWS) visited the site to ensure that the proposed development would not impact Great Blue

Heron nesting sites, which are a species protected by the US Migratory Bird Act. They determined that no heron nests exist and that development would not negatively impact this protected species.

Forest Conservation: The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because it is zoned NT and received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(iv).

SRC Action: The SRC recommended approval, subject to comments issued in the letter dated May 1, 2019.

Recommendation: **Approval**, subject to complying with remaining SRC comments, and any conditions by the Planning Board.


Valdis Lazdins, Director
Department of Planning & Zoning

05/01/2019
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 Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.