



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of January 21, 2021

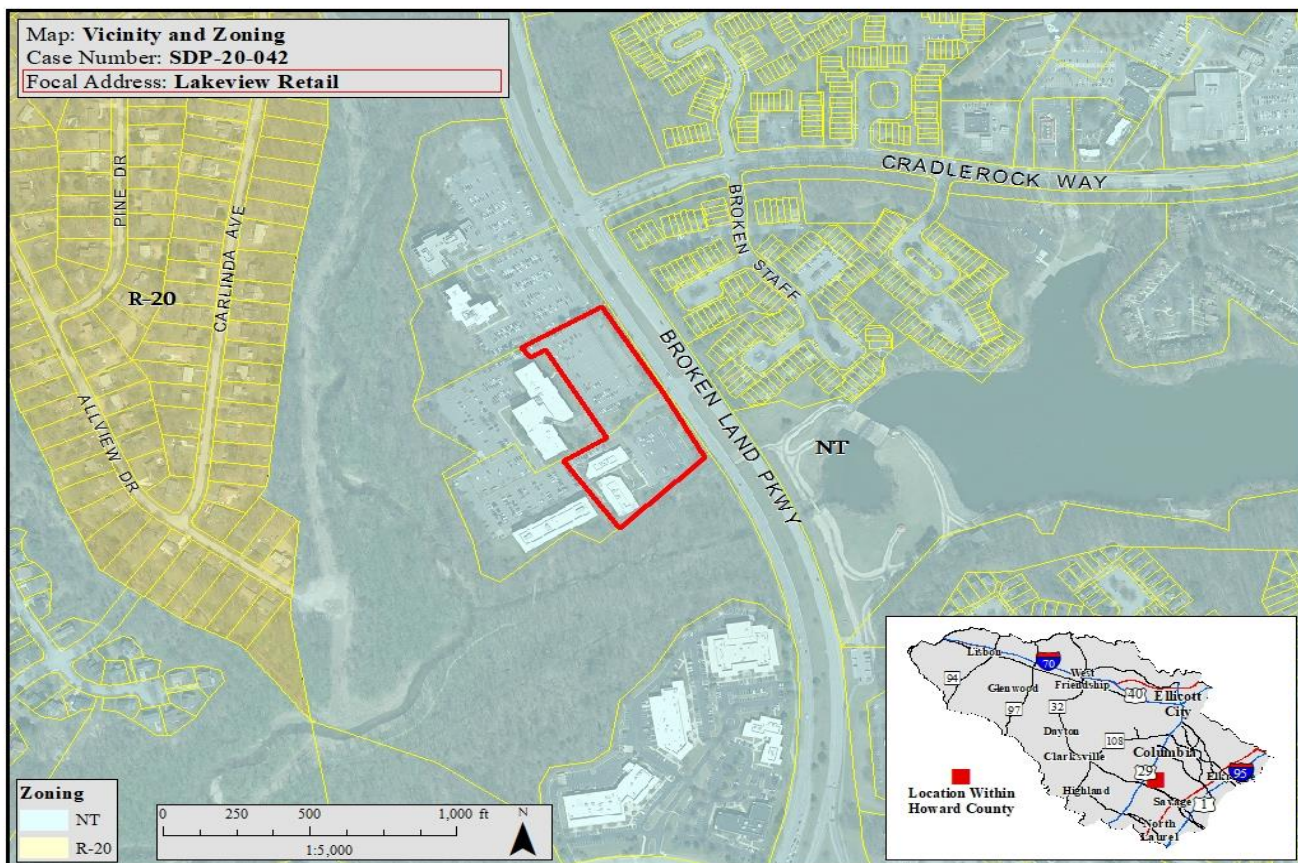
Plan No./Applicant: SDP-20-042, AGC Borrower Lakeview, LLC

Project Name: Lakeview Retail, Village of Owen Brown, Section 3, Area 1, Lots A-3 and A-4

DPZ Planner: Derrick Jones

Request: Approval of a Site Development Plan for a 1-story, 8,373 SF commercial building.

Location: The New Town (NT) zoned sites are located at 9841 and 9861 Broken Land Parkway at the Lakeview Office Center in Columbia, Village of Owen Brown; identified on Tax Map 42, Grid 3, Parcel 392, Lots A-3 and A-4. This plan is being processed under the NT-Employment Center Commercial designation in accordance with FDP-125-A and Section 125.0.G of the Zoning Regulations.



Vicinity Map

Vicinal Properties: Zoned NT and include:

North: NT-Employment Center Commercial property developed with an office building.

East: Broken Land Parkway (a public intermediate arterial road)

South: Columbia Association open space

West: Columbia Association open space

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

I. General Information**Site History:**

- **FDP-125:** A final development plan for the Village of Owen Brown, Section 3, Area 1, Parcel A, 24.37 acres to establish an employment center-commercial land use; recorded on March 28, 1972 as Plat Book 20, Folio 90-92.
- **FDP-125-A:** A final development plan for the Village of Owen Brown, Section 3, Area 1, Parcel A, 24.37 acres to revise the point of access to and from Broken Land Parkway; recorded on November 24, 1980 as Plat 3054A-305.
- **F-80-061:** A final plat to resubdivide Parcel A into new Lots A-1 and A-2; recorded on December 29, 1980 as plat no. 4778.
- **F-82-063:** A final plat to resubdivide Parcel A-2 into new Lots A-3 and A-4; recorded on June 9, 1982 as plat no. 5201.
- **SDP-81-115:** A site development plan for 5 office buildings (Buildings A-1, A-2, B, C-1 and C-2), parking areas and related site improvements on Lot A-2; approved on June 30, 1981.
- **SDP-84-299:** A revision to SDP-81-115 to eliminate plans for Buildings C-1 and C-2 and to replace the two buildings with one building (Building C); approved on October 8, 1984.
- **Design Advisory Panel:** This project was voluntarily presented before the Howard County Design Advisory Panel for architectural and site design comments on July 25, 2018. The Panel issued 5 site design recommendations that were endorsed by the Director of DPZ. All 5 recommendations were included in this project's site design.
- **ECP-19-038:** An environmental concept plan to demonstrate the site's ability to manage stormwater runoff and to identify any environmentally sensitive areas for the subject commercial building; approved on June 11, 2019.
- **Design Manual Waiver:** A request to reduce the required 16-foot drive-thru lane width (per the Design Manual Vol. III, Appendix G) to 12 feet was approved on July 2, 2020.

Existing Site Conditions: Lots A-3 and A-4 are an existing commercial/office development and are improved with four office buildings, 436 surface parking spaces, a private access road, drive lanes, stormwater management/drain systems, internal walkways and landscaping.



9861 Broken Land Parkway (Lot A-3)

Regulatory Compliance: The project must comply with Section 125.0.G of the Zoning Regulations, the land use criteria listed in FDP-125-A, 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.

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

Proposed Site Improvements: The applicant seeks approval to construct a stand-alone 1-story, 8,373 SF commercial building on a pad-site of Lot A-3 of the Lakeview Office Center. In addition, the project will include a drive-thru lane (for a fast-food type restaurant), an outdoor concrete patio, landscaping and landscaped islands, an asphalt pathway, internal sidewalks, parking, curbing, stormwater management, and outdoor lighting. A 10-foot-wide asphalt pathway is proposed along the frontage of Lots A-3 and A-4 that will connect to the existing pathway on the adjacent Columbia Association open space lot and provide pedestrian access to the adjacent parcels.

Permitted Uses: Per the FDP, all uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all uses permitted in the B-1 (Business: Local), B-2 (Business: General) and S-C (Shopping Center) districts.

Setback Requirements: Per the FDP, no structures shall be within 50 feet of the right-of-way of a freeway or primary road, except, however, that structures may be constructed at any location provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. The proposed commercial building complies with the 50-foot setback from the right-of-way of Broken Land Parkway (a primary road).

Building Height: The FDP does not impose a height limit if buildings are consistent with a site development plan approved by the Howard County Planning Board. The proposed commercial building has a height of 30.67 feet.

Lot Coverage: The FDP does not impose a coverage requirement for land devoted to commercial land uses.

Roads: No new roads are proposed. The site's access will remain from Broken Land Parkway.

Parking: Per the FDP and zoning regulations, 5 parking spaces are required for each 1,000 SF of space devoted to commercial retail sales and 14 parking spaces for each 1,000 SF of restaurant use and 3 spaces for each 1,000 SF for outdoor dining space. The proposed 8,373 SF commercial building shall be situated on the existing parking lot within the commercial office complex. The existing complex has a total of 764 shared parking spaces, and requires 436 parking spaces per the existing approved site development plan (SDP-84-299).

The developer intends to lease a portion of the proposed building to a restaurateur and, therefore, proposes to park the entire building at the higher restaurant parking rate of 14 parking spaces for each 1,000 SF of floor area, which results in a total of 118 required parking spaces for the new building. The proposed outdoor dining area will require 2 parking spaces which makes the total 120 spaces for the new building. The 436 required parking spaces for the existing complex combined with the 120 required parking spaces for the proposed building results in a total of 556 required parking spaces. The addition of the new building will result in a net loss of 98 parking spaces on site for a total of 666 shared parking spaces available for the complex. The total of 666 spaces available is significantly higher than the required number of 556. The developer of the new building will be required to establish a shared parking agreement with the owner/agent of Lots A-3 and A-4.

Parking Spaces Proposed for Lots A-3 and A-4 (SDP-84-299)	Existing Parking Spaces	Proposed Building Required Parking (14 spaces/ 1,000 SF and 3 spaces/ 1,000 for outdoor dining)	Parking Spaces Lost on Lot A-3	Parking Spaces Re-Added on Lot A-3	Parking Spaces Required with the Proposed Building	Parking Spaces Available with the Proposed Building
436	764	120	111	13	556	666

Landscaping: Landscaping is proposed in accordance with the Landscape Manual which requires 5 shade trees and 11 evergreen trees. The project meets this with a total of 3 shade trees, 26 evergreen trees, and 2 ornamental trees to be provided on site along the roadway and property boundaries. The project will also be planting an additional 14 trees along the proposed pedestrian path as per the request of the Columbia Association which exceeds the Landscape Manual requirements.

Stormwater Management: The stormwater management for this project is provided in accordance with Section 5.5.2.1.c. of the Maryland SWM Manual. Two Focal Point High-Performance Modular Biofiltration Systems and the disconnection of non-rooftop runoff credit (N-2) shall be utilized to manage stormwater.

Environmentally Sensitive Areas: Lots A-3 and A-4 do not contain any environmentally sensitive areas.

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)(ii).

SRC Action: The SRC determined that the project meets all technical requirements and only offered minor review comments.

Proposed by:

Amy Gowan

1/5/2021

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Amy Gowan, Director

Date