



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of September 18, 2025

Case No./Petitioner: ZB-1130M – Corridor Square LLC

Location: South side of US Route 1/Washington Boulevard
Approximately 2,000 feet west of the intersection of Route 1 and Route 100
Tax Map 37, Grid 23, p/o Parcel 279, p/o Parcel 107, and Parcel 452 (the "Property")

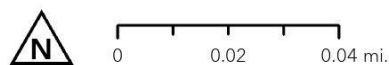
Area of Site: 3.91 acres

Current Zoning: Transit Oriented Development (TOD)

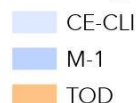
Proposed Zoning: Business General (B-2)



Zoning & Vicinity ZB-1130M

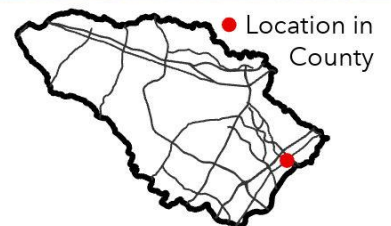


Zoning



Rezoning Area

Property Boundaries



Case No.: ZB-1130M

Petitioner: Corridor Square, LLC.

I. DESCRIPTION OF PROPOSAL

The Petitioner, Corridor Square LLC, requests a Zoning Map Amendment to rezone the Property from TOD (Transit Oriented Development) to B-2 (Business General) with a Documented Site Plan (DSP) for a convenience store, a motor vehicle fueling facility, and a car wash facility.

The Petitioner asserts that the proposed Zoning Map Amendment is justified based on a mistake in Zoning made during the 2013 Comprehensive Zoning Plan (the “2013 CZP”). This assertion is evaluated in the Evaluation and Conclusion section.

Documented Site Plan (Sec. 100.0.G.2)

Section 100.0.G.2 of the Zoning Regulations state that *“a site plan zoning petition is a petition for an amendment to the zoning district boundaries that includes documentation specifying the proposed development and use of the property.”*

The DSP submitted by the Petitioner depicts a 6,200 square foot convenience store, a motor vehicle fueling facility, and a 5,000 square foot car wash facility. The Petitioner’s proposal requires 35 parking spaces, and 51 parking spaces are proposed.

A convenience store and car wash facility are uses permitted as a matter of right in the B-2 zoning district. A motor vehicle fueling facility is a conditional use in B-2 zoning district. Pursuant to Sec. 100.0.G.2.g, a conditional use and variance may be permitted as a matter of right through the site plan zoning process and therefore is not subject to the conditional use criteria in Section 131.0 or variance criteria in Section 130.0.B.

Section 100.0.G.2.g:

A site plan zoning petition approved by the Zoning Board may include a use allowed as a Conditional Use in the zoning district to which the property is rezoned and a use or structure which would otherwise require a variance to the bulk regulations. If this occurs, the Conditional Use shall be permitted as a matter of right and the use or structure shall be permitted in the approved location, in accordance with the site plan approved by the Zoning Board, and shall not require approval by the Hearing Authority.

II. ZONING HISTORY

A. Subject Property

The Property was zoned “Commercial B” in 1951 and was rezoned to M-1 (Manufacturing Light) in 1954. The Property remained M-1 until 1977 when it was rezoned to M-2 (Manufacturing Heavy). The Property was rezoned to CE-CLI (Corridor Employment – Continuing Light Industrial) with the 2004 Comprehensive Zoning Plan and rezoned to TOD with the 2013 Comprehensive Zoning Plan.

B. Adjacent Properties

The surrounding properties south of Route 1 followed the same zoning history as the Property. The surrounding properties were zoned M-2 in 1977 and rezoned to CE-CLI in 2004. The surrounding properties were zoned TOD (their current zoning) with the adoption of the 2013 CZP.

Route 1 is currently zoned CE-CLI. Prior to its CE-CLI zoning, Route 1 had been zoned M-1 since 1966.

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Petitioner: Corridor Square, LLC.

III. BACKGROUND INFORMATION

A. Site Description

The Property consists of multiple different parcels totaling 3.91-acres.

Parcel 279, which is partially included in this rezoning request, was previously developed as an Exxon gas station. The site is currently vacant other than the remaining impervious surface parking areas from the former gas station. The portion of Parcel 279 included in this rezoning request is 0.46 acres. The Petitioner is the fee-simple owner.

Parcel 107, Lots 51-53 and part of Lots 56-57, are included in this rezoning request and are developed as part of the Rosa Bonheur Memorial Park (“Memorial Park”). The site is designated as a Howard County Historic Cemetery #37-9. It is also designated on the Howard County Historic Sites Inventory as HO-829. Parcel 107, Lot 53 is currently improved with three existing structures that are dilapidated, not currently in use, and are proposed to be removed with approval of the proposed DSP. Approximately 2.06 acres of the Memorial Park is included in the rezoning request. Memorial, LLC is the fee-simple owner of these parcels.

Parcel 452 is currently undeveloped and used as a stockpile yard and contains wetland and wetland buffers as depicted on the Existing Conditions Plan. The rezoning area is approximately 1.39 acres. The Petitioner is the fee-simple owner.

B. Vicinal Properties

Direction	Zoning	Land Use
North	CE-CLI	Washington Blvd (Route 1)
South	TOD	Rosa Bonheur Memorial Park/ Residential
East	TOD	Commercial/Residential
West	TOD	Commercial

C. Roads

The Portion of Route 1 that adjoins the Property to the north has an estimated Annual Average Daily Traffic (AADT) count of 28,184. Route 1 is owned by the Maryland State Highway Administration and is classified as an Intermediate Arterial Road.

The nearest intersection, as indicated on the Plan, is Dorsey Road and Route 1. Dorsey Road has an AADT of 12,924 and is classified as a Major Collector Road.

Both AADT’s for Route 1 and Dorsey Road were taken from the Maryland State Highway Administration calculations.

D. Water and Sewer Service

The Property is in the Metropolitan District and the Planned Service Area.

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Petitioner: Corridor Square, LLC.

E. General Plan

The Property is designated as a Transit Activity Center in the Future Land Use Map adopted in the General Plan, *HoCo By Design*. Transit Activity Centers are identified as a Character Area to create opportunities for compact, mixed-use development that maximizes residential, commercial, and open spaces within walking distance of premium public transit. The Route 1 Corridor is also part of the Thriving Business District from the General Plan, serving as a critical eastern transportation corridor, connecting major employment centers in Baltimore and Washington D.C.

The Property is also subject to the Route 1 Manual, adopted in 2009, and the *Route 1 Plan: A Plan for Washington Boulevard* (“Route 1 Plan”) that was adopted alongside the General Plan.

F. Subdivision Review Committee and Agency Comments

As required by Section 100.0.G.2.c of the Zoning Regulations, all zoning map petitions must be considered at a regularly scheduled meeting of the Subdivision Review Committee (SRC). In compliance with this requirement, the DSP was reviewed and discussed at the SRC meeting on August 7, 2025. The SRC comments are attached. The DSP may have the potential to comply with the technical requirements of the review agencies in subsequent review stages but could require site design changes at that time.

The DSP was also presented to the Design Advisory Panel (DAP) on July 23, 2025. The DAP meeting summary is attached.

IV. EVALUATIONS AND CONCLUSIONS

A. Relation to the General Plan and the Zoning Regulations

General Plan:

The Petitioner asserts that the request to rezone the Property to B-2 is in harmony with the General Plan because the use will provide essential amenities that support daily activities and contribute to the corridor’s vibrancy. The Petitioner states that the B-2 zoning district would promote economic vitality that attracts investment and stimulates economic growth.

The Petitioner also asserts that the request to rezone the Property is consistent with the Route 1 Manual. The Petitioner states the redevelopment of the Property will improve the current streetscape as well as implement stringent design guidelines from the Manual that promote cohesive architectural themes, pedestrian-friendly features, and landscaping to enhance the corridors overall appearance.

The Petitioner also asserts that the DSP is in harmony with the Route 1 Plan to encourage private property investment and foster revitalization in the Route 1 Corridor (RTE 1-3 Policy Statement), and increase opportunities for reinvestment of commercial and industrial properties in the Route 1 Corridor to address blight through new and existing zoning tools (RTE 1-4 Policy).

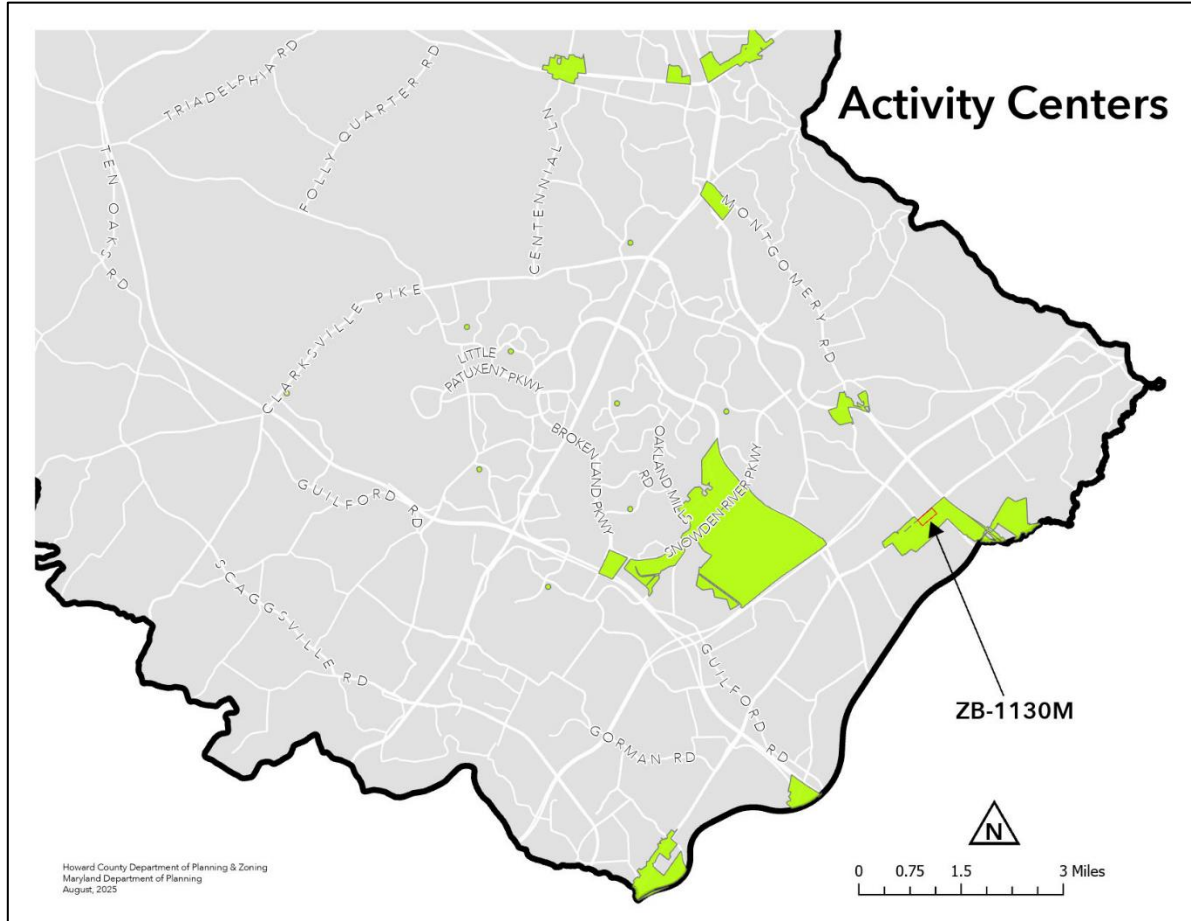
This property is located in proximity to a MARC transit stop which is an area targeted for future mixed-use redevelopment, also known as an Activity Center, in the General Plan. Activity Centers are envisioned to allow a variety of uses, which may include convenience retail and other local-serving amenities. The General Plan’s Economic Prosperity chapter is supportive of continuing to attract businesses and their employees within the County, particularly in the identified activity centers.

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General Plan Policy EP – 5.1 states that the County should “Allow redevelopment in activity centers through the Zoning Regulations to make a wide range of uses economically viable. Require activity center redevelopment to provide a convenience retail and other local-serving amenities at the neighborhood level.”

Amending the Zoning Map to reclassify the parcels from TOD to B-2 with a convenience store, motor vehicle fueling facility and car wash is not inconsistent with the Policy Statements and Implementing Actions in the General Plan.



Zoning Regulations:

The B-2 zoning district permits car washes and convenience stores as a matter of right and motor vehicle fueling facilities as a conditional use subject to additional regulations in Section 131.0.O.2. Per Section 100.0.G.2.g of the Zoning Regulations, a conditional use may be permitted as a matter of right through the site plan zoning process and therefore is not subject to the Conditional Use criteria in Section 131.0.

Also stated in Section 100.G.2.g of the Zoning Regulations, the Zoning Board has the authority to grant necessary variances from the bulk regulations during the site plan zoning amendment process. Adjoining Parcel 452 to the east and south is a proposed 242 apartment unit development, zoned TOD, that has been determined Technically Complete by the Department of Planning and Zoning but is temporarily on hold awaiting a test for adequate school facilities. The requested B-2 zoning

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district requires a 30-foot structure and use setback from residential zoning districts, which includes residential areas of a TOD district. The DSP proposes the car wash entrance and stacking lane within the 30-foot setback.

B. Evaluation of the Petition Concerning the Change Rule, Delineation of Neighborhood, and Description of Land Use and Zoning in the Neighborhood

To substantiate a change in character of the neighborhood, the petitioner must establish the “neighborhood” boundary and specify the changes that occurred after the comprehensive zoning that altered the character of the “neighborhood”.

No statement was provided in the petition as to whether there is an allegation of substantial change in the character of the neighborhood since the 2013 CZP. Furthermore, the Petitioner did not provide any neighborhood boundaries, so the Petition was not evaluated in regard to the Change Rule.

C. Evaluation of the Petition Concerning the Mistake Rule

To substantiate a mistake in zoning, evidence must show that the Zoning Authority erred when it adopted the comprehensive zoning map.

The Petitioner asserts that the proposed Zoning Map Amendment is justified based on a mistake made during the 2013 CZP. The purpose of the TOD zoning district is to provide for the development and redevelopment of key parcels of land within 3,500 feet of a MARC Station. The Petitioner asserts that the Property is not located within 3,500 feet of a MARC Station, as depicted in the DSP vicinity map (sheet #2 of 23). The Petitioner explains that the TOD district “is intended to encourage development of multi-use centers...that are located and designed for safe and convenient pedestrian access by commuters using the MARC Trains and other public transit links.”

The Petitioner asserts that due to the Property’s proximity to the Route 1 and Route 100 interchange, there is no feasible path to provide safe and convenient pedestrian access for MARC train commuters, as the TOD district intends. The Petitioner believes the Howard County Council failed to take these existing facts into account during the 2013 CZP representing a mistake in the underlying zone.

The Petitioner asserts rezoning the Property to B-2 is appropriate to correct the Council’s mistake. Rezoning the Property to B-2 will allow the underutilized properties to be developed with retail and automotive uses to serve the immediate area and general public.

D. Evaluation of Site Plan Documentation Factors in Section 100.0.G.2.d.

1. The compatibility of the proposed development with the existing and potential land uses of the surrounding areas.

The Property and adjoining properties south of Route 1 are zoned TOD. The Petitioner is proposing a motor vehicle fueling facility, convenience store, and car wash along the frontage of Route 1. The B-2 zoning district permits convenience stores and car washes as a matter of right and motor vehicle fueling facilities as a conditional use.

The frontage along this portion of Route 1 contains a mix of automotive, industrial and retail uses. Most of the proposed motor vehicle fueling facility will be located on Parcel 279, which

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is an abandoned gas station site and is currently vacant. Parcel 279 is bordered to its west by a property developed with an auto repair use. The proposed convenience store will be located on the front portion of Parcel 107, which is directly east of Parcel 279. This area is approximately 2.06 acres of the Rosa Bonheur Memorial Park and contains three dilapidated structures, the entrance drive and a retaining wall. The existing entrance to the Memorial Park will be redirected to the proposed access drive located on the western portion of Parcel 279. The Petitioner is proposing to preserve in perpetuity the remaining 4 acres of the Memorial Park as open or green space. The Petitioner is also proposing to construct a mausoleum and memorial to be located in the preserved area of the Memorial Park for the interment of any pet remains that may be disturbed with the proposed redevelopment.

The proposed car wash will be located on Parcel 452, which is east of Parcel 107. Parcel 452 contains no structures and is currently used as a stockpiling site. A commercial/industrial use is developed east and south of Parcel 452; however, a site development plan to redevelop these parcels into a 242 apartment unit development has been determined Technically Complete by the Department of Planning and Zoning. As previously stated, the requested B-2 zoning district requires a 30-foot structure and use setback from all residential zoning districts. The drive aisle for the car wash is approximately 15-feet from the adjoining proposed apartment development property line.

The Petitioner is proposing substantial landscaping around the proposed development that will provide screening and ensure compatibility with the surrounding land uses.

2. *Protection of the environmental integrity of the subject property and adjoining areas in the location and design of site improvements.*

The Existing Conditions Plan provided by the Petitioner indicates an approximate area of wetland and wetland buffer on Parcel 452 that will be impacted by the development. A wetland report must be submitted with the site development plan to delineate the wetland area and its 25-foot buffer. Prior to site development plan approval, the Petitioner must receive approval from the Maryland Department of the Environment and the Department of Planning and Zoning, Office of Community Sustainability and Department of Public Works for disturbance to the wetland and wetland buffers.

3. *The availability of safe road access for the proposed development.*

The DSP shows the proposed development will have access by a signalized intersection west of Parcel 279 and a right-in entrance directly from Route 1 to Parcel 107. The new access road from the proposed signalized intersection will connect to existing Barnett Lane and will provide future access to the Memorial Park. The Petitioner submitted a Traffic Impact Analysis with this Petition.

Maryland State Highway Administration (SHA) regulates access to Route 1. SHA is in general agreement with the roadway design. The Traffic Impact Study and Traffic Signal Warrant Analysis must be approved by SHA during the review of the site development plan.

4. *Compatibility of the proposed development with the policies and objectives of the Howard County General Plan.*

This criterion is evaluated in Section A – Relation to the General Plan and the Zoning Regulations.

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E. Appropriateness of Zoning District and Staff Findings

TOD (Transit Oriented Development)

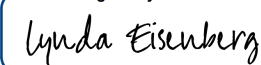
The purpose of the TOD District is to provide opportunities for the *“development and redevelopment of key parcels of land within 3,500 feet of a MARC Station.”* Developments within the TOD district are encouraged to be multi-use centers combining office and high-density residential development to provide safe and convenient pedestrian access by commuters using public transit. The requirements of the TOD District, in conjunction with the Route 1 Manual and the vehicular and pedestrian improvements that connect internally and with surrounding developments, should *“result in development that makes the use of the commuting potential of the MARC system, creates attractive employment or multi-use centers, and provides for safe and convenient pedestrian travel.”*

The TOD zoning district was established during the 2004 Comprehensive Zoning Plan, along with the CAC and CE-CLI zoning districts, to use in conjunction with the Route 1 Manual to emphasize multistory mixed-use development along the corridor and improve the appearance of the Route 1 streetscape, enhance traffic safety, and better accommodate public transit and pedestrian travel. Therefore, it is an appropriate zoning district for the Property, though Staff concurs the Property is outside of the 3,500-foot radius targeted for TOD.

B-2 (Business – General)

The B-2 district is established *“to provide for commercial sales and services that directly serve the general public”* and allows several single-story auto-oriented commercial uses such as motor vehicle fueling facilities (as a conditional use), motor vehicle sales and repair, fast food restaurants, and shopping centers. According to the *Route 1 Plan: A Plan for Washington Boulevard*, the vision of the corridor *“focuses on preserving Washington Boulevard as an industrial employment and transportation corridor.”* The proposed rezoning and development of a motor vehicle fueling station, car wash, and convenience store, could support Route 1 as a transportation corridor as intended in the Route 1 Plan.

Approved by:

DocuSigned by:

 9/3/2025
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 Lynda Eisenberg, AICP, Director Date



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Zoning Map Amendment / Development plan

Date: August 29, 2025
 Proposed Use: Gas station, car wash, convenience store
 Zoning: TOD
 File No.: ZB-1130M
 Petitioner: Corridor Square, LLC
 Property Address: 7253 Washington Boulevard
 Map No: 37
 Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

COMMENTS: The Division of Land Development (DLD) offers the following comments for ZB 1130M:

1. DAP reviewed the ZB 1130 site exhibit and voted on the following motions for final recommendations:
 - Applicant should ensure utility work is moved back as far as possible from the roadway to allow for large shade trees to go along Route 1, so long as this option is feasible.
 - Investigate whether Bartlett Lane and future access road can be combined into one road with nicely planted median to create pleasant connection between development and Dorsey Road.
2. In addition to the above DAP motion recommendations, the DAP may several inquiries and suggestions to the applicant in the course of their review of the plan exhibit on 7/23 and in discussion with the applicant (a copy of the DAP summary is also uploaded in the staff recommendation folder):
 - a. DAP inquired about pedestrian access from Rosa Bonheur Memorial Park from the proposed site. Applicant stated stairs were considered from the site into the park but felt pedestrians would not access the site from the convenience store but from residential areas. [DLD believes this should continue to be considered.]
 - b. DAP strongly suggested improvements to pedestrian connectivity and explicitly mentioned the addition of walking paths that connect the adjacent developments if they could be done safely.
 - c. DAP requested safe passage, such as crosswalk and traffic calming devices be installed between the convenience store and dumpster area. The applicant assured that a crosswalk could be added. [DLD concurs and believes a crosswalk should be included on the plan exhibit.]

- d. DAP recommended creating outdoor amenity space for convenience store patrons as well as places to park alternative vehicles (e.g. bikes). [DLD concurs]
- e. DAP inquired whether there are plans for signage that will direct people from the car wash to the vacuum area as the layout is relatively unorthodox. Applicant responded that signage will be necessary. [DLD concurs]
- f. DAP noted that the proposed convenience store and canopy structure fit well with the surrounding Route 1 developments but expressed that the car wash does not. The applicant noted that the car wash is a brand and is therefore architecturally set. [DLD concurs that the car wash architecture is out of place from the surrounding existing and proposed residential development. The applicant should investigate using similar architectural materials for the car wash building used in the convenience store building and then accent the building with the car wash brand logo and colors].
- g. DAP suggested that the car wash be surrounded by landscaping buffers along its front and back to mitigate visual misplacement. [DLD concurs]
- h. DAP requested that the existing stone wall that separates Rosa Bonheur Memorial Park from the Route 1 roadway be somehow mimicked in the development to pay homage to the Park and be a visual signal that it still exists. Applicant indicated they would investigate the possibility and mused implementing this at the entrance from the full movement access point as a viable option. [DLD concurs, and further asserts the access road should be fully part of the rezoning exhibit since this development eliminates direct access to the Rosa Bonheur Memorial Park from Route 1.]

3. The property is not subject to the CEF requirements.

The remaining comments are preliminary regarding the potential for the proposed development to comply with the technical requirements in subsequent subdivision and site development plan stages:

- 4. Advisory: A conditional use for a Motor Vehicle Fueling Facility (MVFF) in a B-2 Zoning District has both general criteria and specific criteria for MVFFs will be required to be addressed. The Zoning Board should be aware a new residential development has received technical completion, subject to School APFO testing. The proposed residential development is to be located directly adjacent to car wash facility. As such the conditional use criteria should be evaluated to not assume the existing industrial use will remain.
- 5. Most of the subject properties included on this required are identified on the Howard County Cemetery Inventory and well as listed on the Historic Site Inventory as the Rosa Bonheur Memorial Park which was used as a pet cemetery and has documented accounts of human remains located on the property.
 - a. Cemetery is defined in Section 16.1301 of the Howard County code as “any land or structure used or intended to be used for the interment of human remains...”, and “...shall include the terms graveyards and burial grounds.” Contrary to the justification submitted with the rezoning request, there is no reference to licensing in determining the location of a cemetery subsection the Subtitle 13 of the Howard County Code.
 - b. Should the rezoning be approved, and the proposed development pursued, a Cemetery Boundary Documentation and Accommodation Plan must be submitted for review to the Cemetery Review Board for development and revised delineation of the cemetery boundary in accordance with Section 16.1304 of the Howard County Code and presented to the Planning Board for their recommendations to the Department of Planning and Zoning. Please coordinate with DPZ – RCD on this process. This may alter the final arrangement of the development plan.
 - c. It is recommended that an exhibit of the results from a scan of the property using ground penetrating radar be submitted with the rezoning request to establish the location of existing or

disturbed burial sites. Please note that per Section 16.1306, "If a property owner removes human remains from a cemetery prior to entering the development or subdivision process, then any subsequent development of the area formerly occupied by the cemetery shall be prohibited."

- d. A 30' setback from the cemetery boundary will be required along the new proposed cemetery boundary per Section 16.118(c) of the Subdivision and Land Development Regulations.
 - e. The future access road for the cemetery, while not fully shown on the plan exhibit site, is located on the Memorial Park property, creating additional disturbance to the park that is not able to be adequately evaluated at this time for technical requirements or cemetery and historic impacts.
6. Additional notes on the ability to meet technical requirements, which at this time, cannot be confirmed:
- a. The project will be subject to forest conservation requirements, to be further evaluated during the site development plan review process. DLD will need information regarding specimen trees and any historic trees as part of the SDP review.
 - b. Dimensions details of the site improvements will be required on the SDP to ensure technical conformance.
 - c. DLD is not confident there is adequate space between the proposed development and the adjacent properties to the south (the memorial park and a future residential development directly adjacent to the proposed car wash) to provide an adequate buffer for the proposed site improvements, particularly shown in the conceptual landscape exhibit. The civil landscape plan shows trees planted on or too close to the proposed retaining wall at certain locations. Further the exhibit shows only a Type A landscaping buffer. However, a Type C landscape buffer will be required between the carwash and the future residential development. It is also recommended a minimum of a Type B be proposed between the convenience and gas area and the Memorial Park in consideration of as a place of reflection, and as such a 4-season buffer is more appropriate.
 - d. At this time, it is unknown whether any alternative compliance requests will need to be approved for the proposed development.
 - e. Also see comment #5 for additional exhibits that would be valuable during the rezoning process to avoid future plan changes during site plan review that could trigger a revisit by the Zoning Board.
7. General Processing requirements for the future development of this site include:
- a. An Environmental Concept Plan (ECP) will be required for the proposed development.
 - b. A Site Development Plan (SDP) will be required for the proposed development, which will be further evaluated at the time of its submission for consistency with any conditions of approval from the Zoning Board in addition to the Zoning Regulations and Subdivision and Land Development Regulations.
 - c. A final plan or plat may be required to adjust property lines, dedicate Right-of-way or add public easements if determined to be necessary during the subdivision review process.

Please contact Jill Manion at (410) 313-4338 or jmanion@howardcountymd.gov with questions regarding these comments.

Signed by:

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SIGNATURE



Benchmark Engineering
3300 North Ridge Road
Suite 140
Ellicott City, MD 21043

Date: August 21, 2025
Re: Corridor Square
ZB-1130M

The above referenced plan has been reviewed by the Howard Soil Conservation District for compliance with sediment control, pond safety, temporary stormwater management, and sensitive area protection requirements. Results of the review are as follows:

- (X) Howard SCD approval is not required. However, the following recommendations and requests are being made to the Department of Planning & Zoning.
- () The plan is approved, subject to signatures being placed on the original(s). Any alterations to the plan shall void approval.
- () Address all comments which, due to their minor nature, may be addressed directly on the original(s) at the time of formal signature approval. There is no need to resubmit the plan.
- () Address all comments as noted below and resubmit the plan for further review.

REVIEW COMMENTS:

1. It is highly recommended that the engineer verify that the proposed SWM facilities, particularly the larger SWM facility west of the proposed carwash, are considered exempt from MD-378 small pond approval per MDE Dam Safety Policy Memorandum #23: Small Ponds Not Requiring Small Pond Approval. If the SWM facilities are *not* exempt, there could be significant impacts to the proposed SWM design and grading.
2. Disturbance to the wetlands and wetland buffer would require alternative compliance approval from Howard County and a permit from MDE. Removal of the 35.5" sycamore specimen tree would require alternative compliance approval from Howard County.

Warning: All soils have limitations, ranging from slight to severe, for building homes, constructing roads and ponds, and various other uses. Please consult the *Soil Survey of Howard County* for determining soil types and their suitability for development, engineering and building.

Technical Review by: Alexander Bratchie
Alexander Bratchie, PE



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Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Zoning Map Amendment / Development plan

Date: May 16, 2025 (additional comments)
Proposed Use: Gas station and Convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

COMMENTS: The Development Engineering Division **recommends revisions** to the plan associated with the request to amend the Zoning Map to reclassify the parcels of land identified on the site plan from TOD (Transit Oriented Development) Zoning District to B-2 (Business General) Zoning District for a motor vehicle fueling facility, convenience store and car wash as long as the following can be adequately addressed with the Site Development Plan.

1. A revised APFO Study shall be submitted based on surrounding developments approved and road configurations planned for Rte 1 /Ducketts Lane due to the Elms at Elkridge Development.
2. Stormwater Management outfalls shall be shown on the plans, and they may require offsite rights to discharge.
3. Be advised that the access points are SHA controlled and not Howard County.
4. The access to the cemetery shall be within this development.
5. It is not recommended that the future access road connect to Dorsey Run Road as it will become a cut through on a privately owned road.
6. Howard County does not recommend connect/combining Barnett Lane.
7. The SHA Parcel strip cutting through the property shall be abandoned or appropriate SHA permission must be provided for the disturbance.
8. It is recommended to flip the car wash site.
9. All SHA frontage required improvements are required including Corridor Square improvements.

10. The retaining wall will require a 10' easement.
11. Provisions for a 10' Pedestrian Multiuse Pathway shall be made with any easements required.
12. With Rosa Bonheur access being cutoff, where will visitors park? Show the conceptual southbound left turn lane into the shared access at Route 1.


SIGNATURE

RE: ZB-1130M SHA Comments

From Anish Thomas <AThomas10@mdot.maryland.gov>

Date Fri 8/15/2025 4:18 PM

To Weber, Hannah <hweber@howardcountymd.gov>

WARNING!!!

This email originated from someone outside of Howard County
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Thanks, Hannah.

We are Ok in concept to the signal along US-1. The Traffic Impact Study is yet to be approved and applicant will have to submit Traffic Signal Warrant Analysis (TSWA) for SHA review and approval.

From: Weber, Hannah <hweber@howardcountymd.gov>

Sent: Friday, August 15, 2025 3:53 PM

To: Anish Thomas <AThomas10@mdot.maryland.gov>

Subject: Re: ZB-1130M SHA Comments

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

Hi, there. Thank you for the response and comment. I've pointed out the parcel in question on the attached Plan. Also, is SHA generally okay with the proposed signal on Route 1 indicated? Also attached.

Thank you,
Hannah Weber

From: Anish Thomas <AThomas10@mdot.maryland.gov>

Sent: Friday, August 15, 2025 3:42 PM

To: Weber, Hannah <hweber@howardcountymd.gov>

Subject: RE: ZB-1130M SHA Comments

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DO NOT CLICK LINKS OR OPEN ATTACHMENTS

Hannah,

SHA is general agreement to the roadway improvements in our Right of Way and access points proposed.

Can you point out the SHA deeded easement in the middle of the Property mentioned in your email?

Anish Thomas

Regional Engineer

District 7 Access Management

301.624.8152 office

athomas10@mdot.maryland.gov

Maryland State Highway Administration

5111 Buckeystown Pike, Frederick, MD 21704

roads.maryland.gov

From: Weber, Hannah <hweber@howardcountymd.gov>

Sent: Thursday, August 7, 2025 4:11 PM

To: Anish Thomas <ATHomas10@mdot.maryland.gov>

Cc: Sauer, Julia <jsauer@howardcountymd.gov>; Manion, Jill <jmanion@howardcountymd.gov>

Subject: ZB-1130M SHA Comments

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

Good afternoon! Please find the most current plans for map amendment ZB-1130M. Following today's SRC and as required by code, we are opening up this case for a two-week agency comment period for members of the group.

Specifically for SHA, I wanted to note what appears to be an SHA deeded easement in the middle of the Property as well as access and signalization changes on Route 1.

For map amendments it is codified that DPZ must certify that "the development shown on the proposed site plan(s) has the potential to comply with all technical requirements of the reviewing agencies, without substantial changes to the plan, in subsequent subdivision and Site Development Plan stages of review." Please keep this language in mind as you are reviewing. Also in your review, if you could please note of any waiver or variances that may need to be required for the plan to be implemented.

I'm asking that all **comments be returned by August 21st**. Don't hesitate to reach out with any questions and thank you in advance for your review!

Hannah Weber

Planning Specialist II | Division of Public Service & Zoning Administration

410.313.4381 | hweber@howardcountymd.gov

3430 Court House Drive, Ellicott City, MD 21043 | [website](#)



Fw: ZB-1130M Agency Review DILP concerns

From Manion, Jill <jmanion@howardcountymd.gov>

Date Tue 8/12/2025 1:11 PM

To Weber, Hannah <hweber@howardcountymd.gov>; Sauer, Julia <jsauer@howardcountymd.gov>

Please see below from Jim Hobson.

From: Hobson, James <jhobson@howardcountymd.gov>

Sent: Friday, August 8, 2025 1:23 PM

To: Manion, Jill <jmanion@howardcountymd.gov>

Subject: RE: ZB-1130M Agency Review DILP concerns

Jill, the following is a list of concerns a plan review from DILP would be looking for.

1. The proposed fuel pumps shall have accessible access to fuel pumps, with not more than a 2% slope at the accessible pumps
2. Accessible route between the fuel pump area to the convenience store. Cross slope 2% or less grades.
3. Water and sewer lines to the Convenience Store. Water line size to be large enough to support a fire sprinkler system.
4. The correct number of accessible parking for the convenience store. Not less than two.
5. The accessible route to the convenience from accessible parking. Check grades and cross slopes.
6. Provide an accessible route to the carwash managers office.
7. The water and sewer lines to the carwash building.
8. Accessible parking at the carwash vacuum area. Including slopes and grades.

James Hobson
Engineering Specialist
Plan Review Division
Department of Inspections,
Licences and Permits
410-313-3966

From: Weber, Hannah <hweber@howardcountymd.gov>

Sent: Thursday, August 7, 2025 3:44 PM

To: Burgess, Beth <bburgess@howardcountymd.gov>; Arnold, Andrew <AArnold@howardcountymd.gov>; Baker, Vincent <FD3045@howardcountymd.gov>; Bratchie, Alexander <abratchie@howardcountymd.gov>; Chai, Silver <SChai@howardcountymd.gov>; Cookson, David <dcookson@howardcountymd.gov>; Davis, Daniel <ddavis@howardcountymd.gov>; Gibson Jr, George <GGibson@howardcountymd.gov>; Hobson, James <jhobson@howardcountymd.gov>; Iacchei, Emily <eiacchei@howardcountymd.gov>; Manion, Jill <jmanion@howardcountymd.gov>; Seefried, John <jseefried@howardcountymd.gov>; Silvest, Zackary <zsilvest@howardcountymd.gov>; Smith, Patrick <psmith@howardcountymd.gov>; Taylor, Jacob <jataylor@howardcountymd.gov>; Thompson, Jason <jthompson@howardcountymd.gov>; timothy_rogers@hcpss.org; Walsky, Paul <pwalsky@howardcountymd.gov>; Watson, Phyllis <pwatson@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Witmer, James <jwitmer@howardcountymd.gov>

Cc: Sauer, Julia <jsauer@howardcountymd.gov>; Edmondson, Chad <cedmondson@howardcountymd.gov>

Subject: ZB-1130M Agency Review

Good afternoon! Please find the most current plans for map amendment ZB-1130M. Following today's SRC and as required by code, we are opening up this case for a two-week agency comment period for members of the group.

As discussed in SRC and for those who were not able to make it, for map amendments it is codified that DPZ must certify that "the development shown on the proposed site plan(s) has the potential to comply with all technical requirements of the reviewing agencies, without substantial changes to the plan, in subsequent subdivision and Site Development Plan stages of review." Please keep this language in mind as you are reviewing. Also in your review, please note of any waiver or variances that may need to be required for the plan to be implemented.

I'm asking that all **comments be returned by August 21st**. Don't hesitate to reach out with any questions and thank you in advance for your review!

Hannah Weber

Planning Specialist II | Division of Public Service & Zoning Administration

410.313.4381 | hweber@howardcountymd.gov

3430 Court House Drive, Ellicott City, MD 21043 | [website](#)



RE: ZB-1130M Agency Review

From Williams, Jeffrey <jewilliams@howardcountymd.gov>

Date Thu 8/21/2025 3:48 PM

To Weber, Hannah <hweber@howardcountymd.gov>

Cc Silvast, Zackary <zsilvast@howardcountymd.gov>

Health Dept has no comments

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

410-313-4261

www.hchealth.org

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From: Weber, Hannah <hweber@howardcountymd.gov>

Sent: Thursday, August 7, 2025 3:44 PM

To: Burgess, Beth <bburgess@howardcountymd.gov>; Arnold, Andrew <AArnold@howardcountymd.gov>; Baker, Vincent <FD3045@howardcountymd.gov>; Bratchie, Alexander <abratchie@howardcountymd.gov>; Chai, Silver <SChai@howardcountymd.gov>; Cookson, David <dcookson@howardcountymd.gov>; Davis, Daniel <ddavis@howardcountymd.gov>; Gibson Jr, George <GGibson@howardcountymd.gov>; Hobson, James <jhobson@howardcountymd.gov>; Iacchei, Emily <eiacchei@howardcountymd.gov>; Manion, Jill <jmanion@howardcountymd.gov>; Seefried, John <jseefried@howardcountymd.gov>; Silvast, Zackary <zsilvast@howardcountymd.gov>; Smith, Patrick <psmith@howardcountymd.gov>; Taylor, Jacob <jataylor@howardcountymd.gov>; Thompson, Jason <jthompson@howardcountymd.gov>; timothy_rogers@hcpss.org; Walsky, Paul <pwalsky@howardcountymd.gov>; Watson, Phyllis <pwatson@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Witmer, James <jwitmer@howardcountymd.gov>

Cc: Sauer, Julia <jsauer@howardcountymd.gov>; Edmondson, Chad <cedmondson@howardcountymd.gov>

Subject: ZB-1130M Agency Review

Good afternoon! Please find the most current plans for map amendment ZB-1130M. Following today's SRC and as required by code, we are opening up this case for a two-week agency comment period for members of the group.

As discussed in SRC and for those who were not able to make it, for map amendments it is codified that DPZ must certify that "the development shown on the proposed site plan(s) has the potential to comply with all technical requirements of the reviewing agencies, without substantial changes to the plan, in subsequent subdivision and Site Development Plan stages of review." Please keep this language in

mind as you are reviewing. Also in your review, please note of any waiver or variances that may need to be required for the plan to be implemented.

I'm asking that all **comments be returned by August 21st**. Don't hesitate to reach out with any questions and thank you in advance for your review!

Hannah Weber

Planning Specialist II | Division of Public Service & Zoning Administration

410.313.4381 | hweber@howardcountymd.gov

3430 Court House Drive, Ellicott City, MD 21043 | [website](#)





Agency Comment Form

Zoning Map Amendment / Development plan

Date: June 11, 2025
Proposed Use: Gas station, car wash, convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

COMMENTS: Resource Conservation Division (RCD) offers the following comments for ZB 1130M:

The site being impacted is Rosa Bonheur Memorial Park. It is both a cemetery for pets as well as humans. The site is designated as a Howard County Historic Cemetery #37-9. It is also designated on the Howard County Historic Sites Inventory as HO-829. Rosa Bonheur Memorial Park was comprised of 8 acres, now subdivided into 12 parcels with the most southern parcel along Dorsey road sold to Corridor Square LLC and incorporated into the adjacent development as part of open space. From the HO-829 inventory, the significance states “the Edward Gross and Abraham Watner Property, more commonly known as Rosa Bonheur Memorial Park, is in its association with the development of US Route 1 and its cultural indicators for the role of pets in American society.”

The cemetery dates back to the 1930’s and it is noted the “cemetery holds upward of 22,000 graves for cats, dogs, birds, and an elephant. For a time, it even offered plots for humans who wanted to be buried with their pets.” The site is known for mascots and dogs that served in the military. There are approximately 22 human remains on site although in December 2023, disinterment took place for several human remains and the exact reinterment for each human is not clear.

The site is adjacent to US Route 1, a corridor that dates back to the 1704 Act requiring 24-foot cart paths; the first section of road was constructed in 1741 connecting Baltimore to ElkrIDGE. After condemnation of the road in 1865, the State responded to the “public’s request for rebuilding the roadway and the State Route 1 was officially born” in 1906. The stone wall adjacent to Route 1 is the gateway entrance to Rosa Bonheur Memorial Park and is a unique historic wall.

Per the County Code, Section 16.1304- Development or subdivision in a cemetery states:

(a) *Accommodation*. When a property owner proposes to develop a property, through submission of a subdivision sketch plan, preliminary equivalent sketch plan, or a site development plan, on which is located a cemetery which is shown on the inventory map, the property owner shall:

- (1) Accommodate the cemetery with the development, by placing the cemetery in a nonbuildable lot with a cemetery designation, by dedicating the cemetery to a homeowner's association or a preservation, conservation or religious organization, by providing that the cemetery be used as a cemetery in perpetuity, and by providing public access to the cemetery. Any land placed in a nonbuildable cemetery lot designation pursuant to this section may be counted towards open space requirements. Alternatively, a property owner may leave the deed to the cemetery in the private ownership and care of a family.
- (2) Conduct a title search of the parcel extending back to the original patent to ascertain whether covenants relating to the cemetery had been executed.
- (3) Establish the boundaries of the cemetery as approved by the Department of Planning and Zoning whenever the cemetery boundaries are either not well defined or in dispute, using any or all of the following methods:
 - (i) Historical documentation;
 - (ii) Professional archaeology;
 - (iii) Ground-penetrating radar;
 - (iv) Oral history, claims of descendants, vital records;
 - (v) Proton magnetometry; and/or
 - (vi) Other approved nondestructive techniques.

Section 16.118- Protection of historic resources

(a) *Historic Resource Identification*. Historic districts identified on the zoning map and historic sites designated by resolution of the County Council shall be shown on subdivision and site development plans. Human burial grounds shall also be identified by the developer.

(b) *Guidelines*. The following guidelines suggest ways to improve project design and do not prohibit either demolition of historic structures or relocation of burial grounds in accordance with State law. This section applies upon adoption of a list of historic sites and criteria for nomination adopted by council resolution.

- (1) Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.).
- (2) Whenever possible, historic resources should be integrated into the design of the subdivision or site plan. If compatible, new and historic structures may be juxtaposed. Alternately, open space may be used to buffer the historic resources from new development.
- (3) Access to the historic property should be via its existing driveway, wherever possible.
- (4) The new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary facade.
- (5) Grading, construction and landscaping on the adjacent lots should enhance views to and from the historic property, while buffering views of new development.

(6) Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.

(c) *Cemeteries*. Cemeteries shall be dealt with in accordance with subtitle 13 of this title. In any case, no grading or construction shall be permitted within 30 feet of a cemetery boundary or within ten feet of individual grave sites.

State Bill- MD HB676- AI summary states- "This bill makes certain provisions of Maryland law governing cemeteries applicable to pet cemeteries. The bill requires registered cemeterians, crematory operators, or permit holders who sell cremation services, burial lots, or burial rights for pet remains to provide perpetual care for the cemetery where the pet remains are interred. The bill also requires the Director of the Office of Cemetery Oversight to adopt regulations to enforce these requirements."

The Resource Conservation Division makes the following recommendations:

- The development plans impacting anything on the burial grounds be submitted to the Cemetery Preservation Advisory Board to receive advisory comments.
- Adequate access to the Memorial Park be made if the Route 1 entrance is being removed.
- Adequate clearance of the burial area be made through ground penetrating radar and professional documentation of the site be done to ensure no animal or human remains are being impacted.
- Accommodations of disinterment be done following all State procedure requirements for all animal and human remains be made to ensure no remains are being built upon and all setbacks are honored.

Beth Burgess, RCD Chief

SIGNATURE



Agency Comment Form

Zoning Map Amendment / Development plan

Date: June 6, 2025
Proposed Use: Gas station, car wash, convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

COMMENTS: The Division of Land Development (DLD) offers the following comments for ZB 1130M:

Additional information is needed at this time before final comments on the proposed plan can be made.

1. Advisory: Should the rezoning be approved, the Design Advisory Panel (DAP) review will be required prior to the submission of a site development plan for the proposed development due the property adjoining the Route 1 corridor. DAP review is needed prior to submission of the plan to the SRC for review.

The Manual provides direction for preparing subdivision and site development plans for properties in the CE, TOD and CAC Districts. The Manual's intent is to enhance the image and functioning of the Route 1 corridor through clearly articulated site design and building design requirements and recommendations that apply to these three corridor districts. Beyond site design and building design, the Manual also has streetscape requirements and recommendations that apply not only to the three corridor districts, but also to properties in other zoning districts, such as B-1, B-2, M-1 and M-2, that are located adjacent to Route 1.

2. The property is not subject to the CEF requirements.
3. Additional plan details are also needed at this time:
 - a. A detailed description of all exterior building material for all proposed structures (in addition to the schematics and profile drawings provided in your current plan set).
 - b. The project will be subject to forest conservation requirements, to be further evaluated during the site development plan review process. Please show all existing landscaping and major trees located on site (including, but not limited to, specimen trees).

- c. Dimensions details of the site improvements are needed on the plan.
- d. Provide a detailed landscape plan (in addition to the Site Buffering Landscape Exhibit in your current plan set.) including information on how the plan will meet the landscape manual requirements.
- e. Please indicate whether any alternative compliance requests will need to be approved for the proposed development.
- f. Also see comment #5 for additional exhibits that would be valuable during the rezoning process to avoid future plan changes during site plan review that could trigger a revisit by the Zoning Board.

The remaining comments are preliminary regarding the potential for the proposed development to comply with the technical requirements in subsequent subdivision and site development plan stages:

- 4. Advisory: A conditional use for a Motor Vehicle Fueling Facility (MVFF) in a B-2 Zoning District has both general criteria and specific criteria for MVFFs will be required to be addressed. Confirmation is needed from Zoning if these criteria must also be addressed with this proposal.
- 5. Most of the subject properties included on this required are identified on the Howard County Cemetery Inventory and well as listed on the Historic Site Inventory as the Rosa Bonheur Memorial Park which was used as a pet cemetery and has documented accounts of human remains located on the property.
 - a. Cemetery is defined in Section 16.1301 of the Howard County code as “any land or structure used or intended to be used for the interment of human remains...”, and “...shall include the terms graveyards and burial grounds.” Contrary to the justification submitted with the rezoning request, there is no reference to licensing in determining the location of a cemetery subsection the Subtitle 13 of the Howard County Code.
 - b. Should the rezoning be approved, and the proposed development pursued, a Cemetery Boundary Documentation and Accommodation Plan must be submitted for review to the Cemetery Review Board for development and revised delineation of the cemetery boundary in accordance with Section 16.1304 of the Howard County Code and presented to the Planning Board for their recommendations to the Department of Planning and Zoning. Please coordinate with DPZ – RCD on this process. This may alter the final arrangement of the development plan.
 - c. It is recommended that an exhibit of the results from a scan of the property using ground penetrating radar be submitted with the rezoning request to establish the location of existing or disturbed burial sites. Please note that per Section 16.1306, “If a property owner removes human remains from a cemetery prior to entering the development or subdivision process, then any subsequent development of the area formerly occupied by the cemetery shall be prohibited.”
 - d. A 30’ setback from the cemetery boundary will be required along the new proposed cemetery boundary per Section 16.118(c) of the Subdivision and Land Development Regulations.
- 6. General Processing requirements for the future development of this site include:
 - a. An Environmental Concept Plan (ECP) will be required for the proposed development.
 - b. A Site Development Plan (SDP) will be required for the proposed development, which will be further evaluated at the time of its submission for consistency with any conditions of approval from the Zoning Board in addition to the Zoning Regulations and Subdivision and Land Development Regulations.
 - c. A final plan or plat may be required to adjust property lines, dedicate Right-of-way or add public easements if determined to be necessary during the subdivision review process.

Please contact Jill Manion at (410) 313-4338 or jmanion@howardcountymd.gov with questions regarding these comments.

Jill Manion

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Zoning Map Amendment / Development plan

Date: May 16, 2025
Proposed Use: Gas station and Convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: June 4, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to amend the Zoning Map to reclassify the parcels of land identified on the site plan from TOD (Transit Oriented Development) Zoning District to B-2 (Business General) Zoning District for a motor vehicle fueling facility, convenience store and car wash based on the justification presented in the application. At the Site Development Plan phase of the project, a revised APFO Study shall be submitted based on surrounding developments approved and road configurations planned for Rte 1 /Ducketts Lane due to the Elms at Elkrige Development.


SIGNATURE

RE: ZB-1130M Agency Comments

From Anish Thomas <AThomas10@mdot.maryland.gov>

Date Fri 6/6/2025 1:29 PM

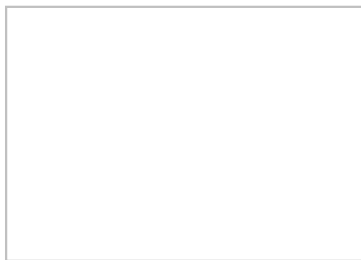
To Weber, Hannah <hweber@howardcountymd.gov>

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hannah,

No comments from SHA. I don't see this is a task on Pdox.

Thanks,



roads.maryland.gov

Anish Thomas
Regional Engineer
District 7 Access Management
301.624.8152 office
athomas10@mdot.maryland.gov
Maryland State Highway Administration
5111 Buckeystown Pike, Frederick, MD 21704

From: Weber, Hannah <hweber@howardcountymd.gov>

Sent: Thursday, June 5, 2025 9:07 AM

To: Anish Thomas <AThomas10@mdot.maryland.gov>

Subject: ZB-1130M Agency Comments

You don't often get email from hweber@howardcountymd.gov. [Learn why this is important](#)

Caution: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Report concerns to MDOTServiceDesk@mdot.maryland.gov or 410-768-7181.

Good morning! My name is Hannah Weber with Howard County's Zoning Administration. I wanted to follow up and see if SHA had any comments regarding the above zoning map amendment request? I accidentally selected agencies as optional commentors, so I wanted to make sure I wasn't missing any agencies that wanted the chance to comment. Please let me know if you need any supplemental information. Thank you!

Hannah Weber

Planning Specialist II | Division of Public Service & Zoning Administration

410.313.4381 | hweber@howardcountymd.gov

3430 Court House Drive, Ellicott City, MD 21043 | [website](#)



Agency Comment Form
Zoning Map Amendment / Development plan

Date: May 16, 2025
Proposed Use: Gas station, car wash, convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: June 4, 2025

COMMENTS: _____
No comments

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Zoning Map Amendment / Development plan

Date: May 16, 2025
Proposed Use: Gas station, car wash, convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: June 4, 2025

COMMENTS: No comments

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Zoning Map Amendment

Date: June 5, 2025
Use: Map Amendment
Zoning:
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Blvd., Elkridge, MD 21075
Map No: 37
Parcel: 279

Comments Due: June 4, 2025

DCCP COMMENTS:

Request:

Department of Planning and Zoning, Comprehensive and Community Planning Division (DCCP) reviewed the proposed ZB-1130M for consistency with HoCo By Design, the County's General Plan. The proposed ZB-1130M would amend the Zoning Map to reclassify the parcels of from the TOD (Transit Oriented Development) Zoning District to the B-2 (Business General) Zoning District for a motor vehicle fueling facility, convenience store and car wash.

General Plan Evaluation

This property is located in proximity to a MARC transit stop which is an area targeted for future mixed-use redevelopment, also known as an activity center, in the General Plan. Activity Centers are envisioned to allow a variety of uses, which may include convenience retail and other local-serving amenities.

The General Plan's Economic Prosperity chapter is supportive of continuing to attract businesses and their employees within the County, particularly **in identified activity centers**.

- General Plan Policy EP-5.1 states that the County should "Allow redevelopment in activity centers through the Zoning Regulations to make a wide range of uses economically viable. Require activity center redevelopment to provide convenience retail and other local-serving amenities at the neighborhood level."

Conclusion

Overall, DCCP finds that amending the Zoning Map to reclassify the parcels of from the TOD (Transit Oriented Development) Zoning District to the B-2 (Business General) Zoning District with a motor vehicle fueling facility, convenience store. and car wash is not inconsistent with the Policy Statements and Implementing Actions in the General Plan, HoCo By Design.

SIGNATURE: _____

DocuSigned by:

Kristin O'Connor

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Agency Comment Form

Zoning Map Amendment / Development plan

Date: May 16, 2025
Proposed Use: Gas station, car wash, convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: June 5, 2025

COMMENTS:

The application cites two primary rationales in support of the request: first, that the site is located more than 3,500 feet from the Dorsey MARC station and is therefore outside the legislatively enacted radius for Transit-Oriented Development (TOD) zoned properties; and second, that the site does not have a feasible path to provide safe and convenient pedestrian access for commuters using the MARC trains or other public transit links. The first rationale is correct—the site exceeds the distance threshold from the station. The second rationale is partially correct—while there is currently no direct access to the MARC station from the site, future development and the County's functional plans include provisions for establishing such connections. These same conditions have not precluded the development of projects in this area.

The plan as presented has the potential to comply with technical requirements and the Office of Transportation does not take exception to the request to amend the zoning map. However, the Office of Transportation will be requesting that the applicant ensure, through the site development plan process, that connections to existing, programmed, and planned pedestrian infrastructure are enabled and/or recognized.

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Zoning Map Amendment / Development plan

Date: May 16, 2025
Proposed Use: Gas station, car wash, convenience store
Zoning: TOD
File No.: ZB-1130M
Petitioner: Corridor Square, LLC
Property Address: 7253 Washington Boulevard
Map No: 37
Parcel: 279, 107 (lots 51-53), 452 (lots 3-5)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: June 4, 2025

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to,
this request.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal



Meeting Summary July 23, 2025

Attendance

Panel Members:

- Kellie Hollenbeck, Chair
- Ethan Merchant, Vice Chair
- Dan Lovette
- Xi Wang
- Greg Ault
- Larry Quarrick

DPZ Staff: Nick Haines and Payton Semmont

1. **Opening of Meeting** – DAP Chair Kellie Hollenbeck opened the meeting at 7:11pm. The panel, County, and design team made their introductions, and Kellie reiterated the scope and purpose of the DAP.
2. **Review of Plan No. 25-08:** Daniel's Mill Overlook ARAH – Ellicott City, MD
Engineer: Mildenberg, Boender, & Associates – Sam Alomer
Architect: Miller and Smith – Tom Hyde

Background

The 7.88-acre site is located at 8507 Old Frederick Road, Ellicott City, MD, and is zoned R-20 (Residential Single Cluster). As age restricted adult housing (ARAH) developments are not typically permitted in this zone, the subject property has been approved for Conditional Use. The property has fronts along Old Frederick Road and is surrounded by residential properties to its north, east, and south. The site contains open fields, forested areas, and a stream. There are two established lots; Lot 2 is currently developed with an existing house, barn, sheds, and outbuildings, and Lot 1 is undeveloped pastureland.

This project was previously reviewed by the DAP on June 11, 2025 and is back before the panel with an updated design that reflects the panel's prior comments and suggestions, which focused specifically on the location of the community building, location of three clustered townhomes, and landscaping.

Applicant Presentation

The applicant presented the proposed plans, which are slight modifications of those previously reviewed. Per the DAP's suggestions, the community space has been relocated beside the historic Keyfauver Boarding House, and two of the three clustered townhome units that were originally across from the House have been relocated. These changes yield more open area and increase visibility of the historic house for passersby.

Also in response to the DAP's previous suggestions, landscaping has been significantly increased, with trees added along the site's perimeter and shrubs placed between unit driveways. The vision for the

architectural character of some of the townhomes has been clarified, with stone façade emphasized over brick and vinyl.

Staff Presentation

The 7.88-acre site is zoned R-20 (Residential Single Cluster) and is comprised of Lots 1 and 2 that have frontage along Old Frederick Road. Age restricted adult housing developments are permitted in R-20 zoned properties subject to a conditional use approval. Lot 2 is currently developed with an existing house, barn, sheds, and outbuildings. The property also contains open fields and forested areas. Lot 1 is undeveloped and contains pasture. The property is bordered by Old Frederick Road to the West, residential properties to the North and East, and South. The property contains a stream and stream buffer in the wooded area in the rear of the property.

The Daniels Mill project was previously reviewed by the DAP on June 11, 2025. The DAP had expressed concern over some of the project's designs and made comments and motions toward its improvement. The DAP suggested moving the community center next to the historic building and matching its architectural style. The DAP also made comments and suggestions for additional landscaping in front of the entrance areas of the proposed units, as well as adding more robust landscaping to better obscure view of the community from the adjacent single-family homes. The panel further suggested that the applicants continue to develop the architecture of the buildings throughout the site and resubmit the plan for subsequent DAP review.

DAP Questions and Comments

Site Design

DAP thought this revised design was more effective than what was initially presented to them in June and were pleased to see additional internal landscaping as it will serve to visually soften the urban-feeling site.

DAP suggested that the intersections of the proposed road and Old Frederick Road was a loop to get away from a dead end.

The applicant clarified that Howard County's Land Development Regulations prohibit this connection but said they will submit a request for Alternative Compliance to see if this can be made possible.

DAP asked if the now lone unit across from the Keyfauver house could be moved, and if it cannot, then to ensure that it will be only two stories so that the visual impact of the historic house remains dominant.

DAP suggested that shade trees be planted near some of the picnic tables but advised against using silver maple as they are soft and easily damaged. They also advised against using pine trees to fulfill perimeter landscaping as they have become an issue in this area. Variation in tree species selection was encouraged.

DAP reiterated the need for pedestrian connectivity and open space.

Architecture

DAP suggested that the architecture of the lone unit across from the Keyfauver house be related more to the historic house.

DAP liked the architecture of the two-story units but requested that the façade of the three-story units be reworked, and horizontally offset, to lessen the urban feel they currently provoke.

Landscape

DAP appreciated the proposed plant palette and felt their prior recommendations had been implemented.

DAP Motions for Recommendations

DAP Vice Chair Ethan Merchant made the following motion:

The applicant consider the waiver (Alternative Compliance) process to connect the street at Daniels to create a loop on the project's internal street.

DAP member Dan Lovette seconded.

Vote: 6-0 to approve.

DAP member Greg Ault made the following motion:

Include one street tree per unit set in the landscape strip at the back of sidewalk.

There was no second to the motion.

DAP member Greg Ault made the following motion:

Include unit pavers at the two intersections and at all street crosswalks.

DAP Vice Chair Ethan Merchant seconded.

Vote: 6-0 to approve.

DAP member Xi Wang made the following motion:

Specify tree species with non-extensive root growth and avoid using trees that have potential to fail (e.g., silver maple).

DAP member Dan Lovette seconded.

Vote: 6-0 to approve.

3. Review of Plan No. 25-09: Corridor Square Parcel 279-107-452 – Elkridge, MD.

Engineer: Benchmark Engineering – Chris Ogle

Landscape Architect: Design Collective – Brian Reetz

Background

The 3.91-acre site is located at the intersection of Route 1 and Dorsey Road where the ramp to Route 100 East begins. The site is currently zoned TOD (Transit Oriented Development) but is currently being rezoned to B-2 (General Business) and will accommodate a convenience store, a canopy with gas pumps, and a car wash. The site previously bore the entrance to the Rosa Bonheur Memorial Park, which will remain directly behind the proposed development. New means of access to the Park will be constructed during a separate portion of the greater development conglomerate under which this parcel is being expanded.

Applicant Presentation

The 3.91-acre site will be developed with a convenience store with gas pumps, and a separate drive thorough car wash, and be further embellished with a drive thru kiosk lane and vacuum pumps. The two buildings will be separate entities and businesses. The proposed gas pumps were placed near where the pumps were for the gas station that had previously occupied the space. The convenience store was placed closer to Route 1 to better address the guidelines. The car wash was placed in such a way to

avoid the setback violations from Route 1 and to better screen the car queuing from Route 1. The applicant felt the proposed concept is the path of least resistance for disturbance and layout. Stormwater management is being addressed through proposed underground storage for larger storms and supplemented through bioretention facilities placed within the site.

This parcel fronts along US Route 1 and is part of the larger development plan that is Corridor Square, which includes the Patient First medical building and neighboring Refinery apartments. Existing sidewalk along this portion of Route 1 will be extended along route 1 starting at the intersection of Dorsey Road. There is proposed Route 1 widening for that will include the additional full movement access and the widening that was included with the Patient First project.

There will be two means of access to this parcel from Route 1 – one of which will be a right turn only lane to replace the previous access road that led to the Rosa Bonheur Memorial Park, and the other via a signalized intersection to allow southbound traffic to turn left across Route 1. The Park itself will also have two access points in place of the original one, and establishment of one of these will precede development of the subject parcel. An internal access road, situated between the Memorial Park and convenience store and running perpendicular to Route 1, will connect the parcel to adjacent developments which include the Refinery that fronts along Dorsey Road and the existing townhomes.

Landscaping buffers will be installed along the parcel's Route 1 frontage and at its perimeter that abuts the Memorial Park and will be placed throughout the sites interior. Street tree plantings are being provided along the internal streetscapes to provide a more streetscape feel.

The entrance to Rosa Bonheur Memorial Park entrance is being shifted to have access provided from the new through road from the signalized entrance to Route 1. The park entrance will have a new entrance wall and signage which will be supplemented with decorative landscaping. There will be a retaining wall along the northern property boundary that will separate the park and cemetery use with the neighboring uses and assist with making up the grade. Landscaping proposed within the park will help to break down the scale of the wall.

Staff Presentation

The proposed structures will be constructed across the combined 3.91-acre parcels 279, 107, and 452. The property is currently Zoned TOD (Transit Oriented Development) but is proposed to go through a rezoning to B-2. The project consists of a future convenience store along US Route 1, near the ramp to Route 100 East. The project site is currently developed with the existing parcels containing a parking lot with food truck, part of the existing Rosa Bonheur Memorial Park, and open lots that contain grass and other vegetation. Access to the properties is currently provided via direct access from Washington Blvd.

Staff invited the DAP to make recommendations on the orientation, layout, and configurations of the site plan, as well as on sustainable design elements. Input on how well the site design components fit the Route 1 Design Manual, existing surrounding historic elements, and newer developments along Route 1 were also requested.

DAP Questions and Comments

Site Design

DAP inquired about pedestrian access to the Rosa Bonheur Memorial Park from the proposed site.

Applicant said stairs connecting the two sites were considered but felt pedestrians likely wouldn't access the Park from the convenience store. They felt it would be more likely that pedestrians would come from the proposed apartment building that is directly east of the site.

DAP strongly suggested improvements to pedestrian connectivity and explicitly mentioned the addition of walking paths that connect to the adjacent developments, though stressing that such improvements be made with safety in mind (e.g., adequate lighting).

DAP requested that means of safe passage, such as crosswalk and traffic calming devices, be installed between the convenience store and dumpster area.

The applicant assured that a crosswalk would be added.

DAP recommended creating outdoor amenity space for convenience store patrons, as well as places to park alternate vehicles (e.g., bikes).

DAP inquired whether there are plans for signage that will direct people from the car wash to the vacuum area as the layout is relatively unorthodox.

Applicant agreed that clear and adequate signage will be necessary.

DAP found the two separate roadways – Barnett Lane and the future access road – to be nonsensical and requested the applicant investigate the possibility of combining them.

Architecture

DAP noted that the proposed convenience store and canopy structure fit well with the rest of the surrounding Route 1 developments but expressed that the car wash does not.

Applicant noted that the car wash is a brand and is therefore architecturally set.

DAP suggested that the car wash be surrounded by landscaping buffers along its front and back to mitigate its visual misplacement.

DAP requested that the existing stone wall that separates Rosa Bonheur Memorial Park from the Route 1 roadway be somehow mimicked in the development to pay homage to the Park and be a visual signal that it still exists.

Applicant vowed to investigate this possibility and mused implementing this at the entrance from the full movement access point as a viable option.

Landscape

DAP observed that this development creates an opportunity to visually improve Route 1 with shade trees and inquired where utilities, namely power lines, would be placed. They requested that more shade trees be installed directly along Route 1 but stipulated that they should not interfere with any utilities and that BGE approve of them.

DAP liked the proposed plant palette.

DAP Motions for Recommendations

DAP member Larry Quarrick made the following motion, in two parts:

1. Applicant should ensure utility work be moved back as far as possible from the roadway to allow for large shade trees to go along Route 1, so long as this option is feasible.
2. Investigate whether Bartlett Lane and future access road can be combined into one road with nicely planted median to create pleasant connection between development and Dorsey Road.

DAP member Dan Lovette seconded.

Vote: 6-0 to approve.

DAP Chair Kellie Hollenbeck made the following motion:

Further develop the pedestrian connections, pathways, and amenities to both the site and the surrounding development.

DAP member Dan Lovette seconded.

Vote: 6-0 to approve.

4. Call to Adjourn

DAP Chair Kelley Hollenbeck adjourned the meeting at 9:00pm.