



PLANNING AND ZONING COMMISSION

October 20, 2022

TITLE: CFT Plaza Façade Revisions

REQUEST: **Amendment to Site Development Plan (SS-22-16)**
The Applicant is requesting Amendment to Site Development Plan Approval to amend the front facade for the multi-tenant commercial/retail building at 210 Malcolm Drive, Westminster, MD.

PROJECT INFORMATION:

LOCATION: 210 Malcolm Drive, Westminster, MD (SDAT# 07-135513)
ZONE: B-Business Zone

APPLICANT/REPRESENTATIVES:

APPLICANT: CFT NV Developments, LLC
OWNER: CFT NV Developments, LLC
ARCHITECT: Andrea Bader, Norr Architects

STAFF: Mark A. Depo, Director of Community Planning and Development

RECOMMENDATION: APPROVAL

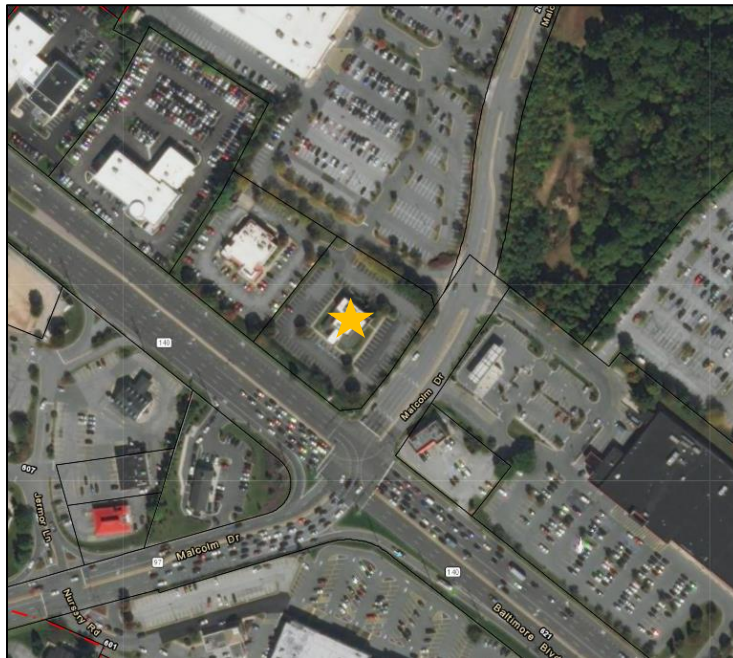
ATTACHMENTS:

1. Simplified Site Plan SS-22-16 Application
2. Proposed Building Façade Revisions
3. Applicant September 22, 2022, Revision Narrative Letter
4. 2016 Development Design Preferences, Commercial Development

STAFF REPORT

Article XXV, Site Plans, of the City of Westminster Zoning Ordinance (“Zoning Ordinance”) requires the Planning and Zoning Commission (“Commission”) and Planning Director to review and act on Site Development Plans, and amendments thereto, to ensure that proposed development is in conformity with the intent and provisions of the land use controls and the Comprehensive Plan for the City of Westminster and to avoid inequities and to guide the City in the issuance of building permits. The Commission shall approve, approve subject to conditions, or disapprove the Site Development Plan and amendments thereto.

VICINITY MAP/ LOCATION:



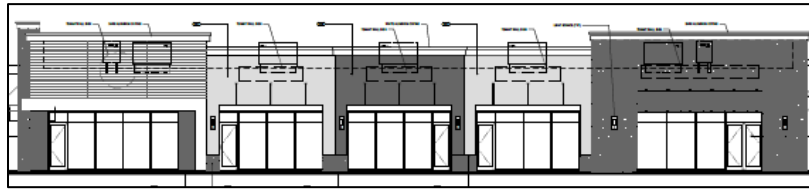
★ = Property

The subject property is located at 210 Malcom Drive, Westminster, Maryland (SDAT# 07-135513 and Lot 2 of “Resubdivision of Lot 1 Nurseries Properties” Plat, PB 42 PG 9), hereinafter referred to as the “Property.” The Property is approximately 1.556 acres and is zoned B-Business Zone under the Zoning Ordinance. The Planning and Zoning Commission approved Site Development Plan S-19-29, CFT Plaza, on February 11, 2021, for a 9,210 square feet multi-tenant commercial/retail building. The Property is currently developed with the approved 9,210 square feet building and is currently leased by Panda Express and Sleep Number.

DEVELOPMENT INFORMATION:

CFT NV Developments, LLC. (the “Applicant”), c/o Andrea Bader, with Norr Architects, filed Amendment to Site Development Plan (SS-22-17), titled “210 Malcolm Drive Façade Revisions”, on September 22, 2022. SS-22-17 proposes to amend the front building façade for a future tenant, only.

The following front façade elevation and renderings were approved with SS-22-17:



Approved Front Façade



Approved Northwest Perspective

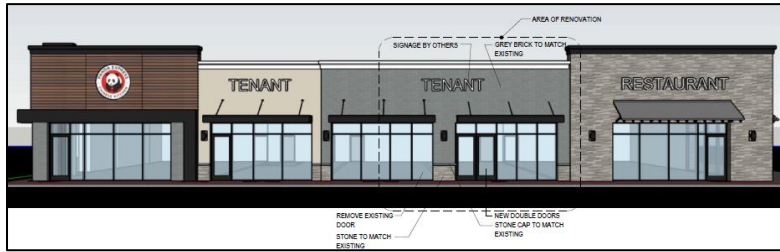


Approved Northeast Perspective

SITE DEVELOPMENT PLAN REVIEW COMMENTS:

Pursuant to Zoning Ordinance Section 164-208 (5), under “Contents of site plan”, “All existing and proposed buildings and their location, size, height, and proposed use” information shall be provided with the submission of a site development plan application for review and approval. Pursuant to the 2016 Development Design Preferences, “Architecture plays a major role in determining the City’s image. Buildings shape the environment in which people live, work, shop, and play. Architecture can help create a cohesive identity or, if mismanaged, create an unappealing hodgepodge. Developers are asked to utilize the preferences in this section during the architectural development process when building in the City. Incorporating these preferences is an important step to designing new buildings...”

SS-22-17 proposes to amend the front building façade for the future tenant “T-Mobile”, as follows:



Proposed Front Façade

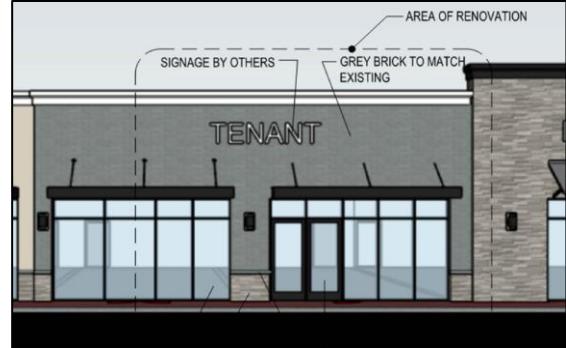


Proposed Northeast Perspective

The Applicant would like to flush out the proposed bump outs on the highlighted portion of the building below and to relocate doors.



Approved Front Façade



Proposed Front Façade

RECOMMENDATION:

Staff recommends the Commission consider Approval of the Amendment to Site Development Plan SS-22-16 to amend only to front façade of the approved CFT Plaza multi-tenant commercial/retail building as provided by the Applicant and as outlined in the staff report.

DRAFT MOTIONS FOR AMENDMENT TO SITE DEVELOPMENT PLAN SS-22-16:

1. I move that the Planning and Zoning Commission approve Amendment to Site Development Plan SS-22-16 to amend only to front façade of the approved CFT Plaza multi-tenant

commercial/retail building as provided by the Applicant and as outlined in the staff report provided at the October 20, 2022, Planning and Zoning Commission Meeting.

OR

2. I move that the Planning and Zoning Commission deny Amendment to Site Development Plan SS-22-16.

OR

3. I move an alternate motion.