



## PLANNING AND ZONING COMMISSION

November 17, 2022

**TITLE:** Site Development Plan – Malcolm Drive Medical Center

**REQUEST:** Site Development Plan S-21-11 Approval  
The Applicant is requesting Site Development Plan Approval to construct a 40,000 square foot medical center at 404 Malcolm Drive, Westminster, Maryland.

**PROJECT INFORMATION:**

**LOCATION:** 404 Malcolm Drive, Westminster, Maryland

**ZONE:** B Business Zone

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Bryan Eberle, Obrecht Properties

**OWNER:** Main Street 3 LLC

**DESIGNER:** Jesse Wilson Carroll Land Services, Inc.

**STAFF:** Andrea Gerhard, Comprehensive Planner  
Mark A. Depo, Director of Community Planning and Development

**RECOMMENDATION:** Conditional Approval

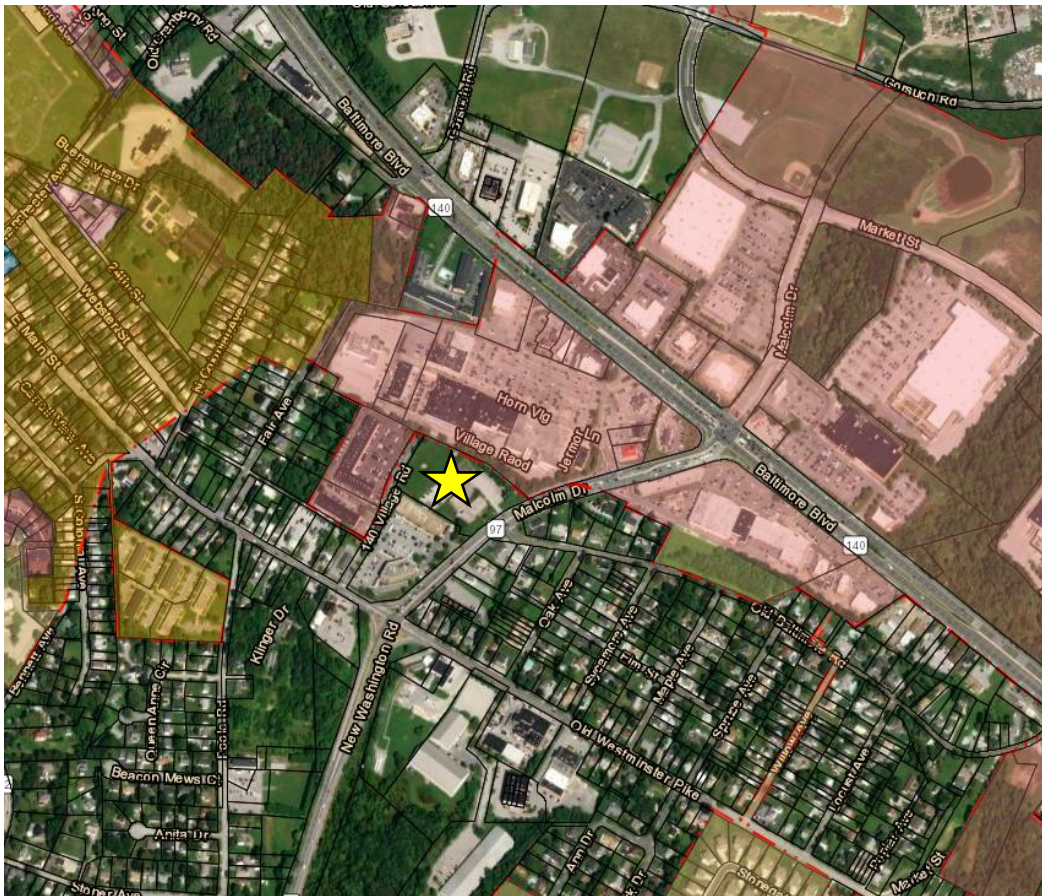
**ATTACHMENTS:**

1. Proposed Site Development Plan for Malcolm Drive Medical Center

## 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 404 Malcolm Drive, Westminster, Maryland (SDAT #07-000588), hereinafter referred to as the “Property”. The Property is zoned B Business Zone (Zoning Ordinance Article VIII) governed under the Zoning Ordinance. According to Site Development Plan S-21-11, the total area of the site is 3.810 acres. This Property was previously the site of a United States Army Reserves Armory. That armory is being demolished and the new medical building will stand in its place.

**DEVELOPMENT INFORMATION:**

Bryan Eberle, of Obrecht Properties LLC (the “Applicant”), represented by Carroll Land Services, Inc., filed Site Development Plan S-21-11, Site Plan for Malcolm Drive Medical Center, dated October 2021, and last revised on August 23, 2022. S-21-11 proposes a 40,000 square foot medical facility.

This Property was annexed into the City as Annexation 73. Resolution 22-03 was enacted by the Mayor and Common Council on August 22, 2022 and became effective on October 6, 2022.

**SITE DEVELOPMENT PLAN REVIEW COMMENTS:**

**Proposed Use**

Pursuant to Zoning Ordinance Article VIII, Section 164-41.A., “offices, professional and business” use is a permitted uses in the B zoning district. Zoning Ordinance Section 164-3, Definitions and word usage, “OFFICE, PROFESSIONAL, BUSINESS-NONRESIDENTIAL” is defined as “Offices and/or buildings used for office purposes by recognized professions, including doctors, dentists, lawyers, accountants, engineers, veterinarians, or other such similar professions, including medical or dental clinics or veterinary clinics. The proposed medical offices are “offices, professional and business.”

To commence the “offices, professional and business” permitted use at the Property requires require the approval of a site development plan (Zoning Ordinance Article XXV); approval of a zoning certificate (Zoning Ordinance Section 164-157); approval of a water and sewer allocation (Water and Sewer Allocations Policy 2018-2024); and approval of all necessary permits, including sign permits (Zoning Ordinance Section 164-123.A.).

**Landscape Review**

Pursuant to Zoning Ordinance Section 164-131.1., Compliance with Landscape Manual, S-21-11 must comply with the adopted Landscape Manual, as amended. Department of Community Planning and Development (DCPD) staff reviewed S-21-11 for compliance with the Landscape Manual and other applicable Zoning Ordinance landscape requirements.

The proposed plantings meet or exceed the requirements of the Landscape Manual. The City’s and developer’s calculations vary slightly. Staff is asking for the landscaping chart to be updated to show the following calculations:

C.1.a Property Line Screening

Road Name	Required Planting	Number of Plantings in table	City calculations for planting units
140 Village Road	7.4	15.9	16.8

C.1.b Parking Screening

Road Name	Required Planting	Number of Plantings in table	City calculations for planting units
140 Village Road	13.8	17.7	16.4

**Development Design Preferences Manual**

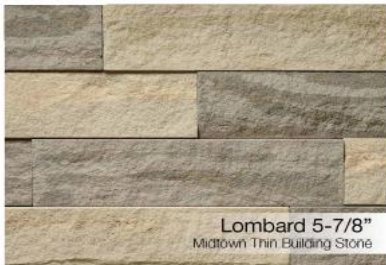
Pursuant to Zoning Ordinance Section 164-131.2., Compliance with Development Design Preferences Manual, S-21-11 must comply with the adopted Development Design Preferences Manual, as amended, in coordination with other provisions and requirements of the Zoning Ordinance. The Applicant has provided the proposed elevations for the new medical center and is proposing EIFS for the majority of the building with some accented Anodized Aluminum and Arriscraft Thin Stone.



**EIFS - Base Color**



**EIFS - Accent Color**

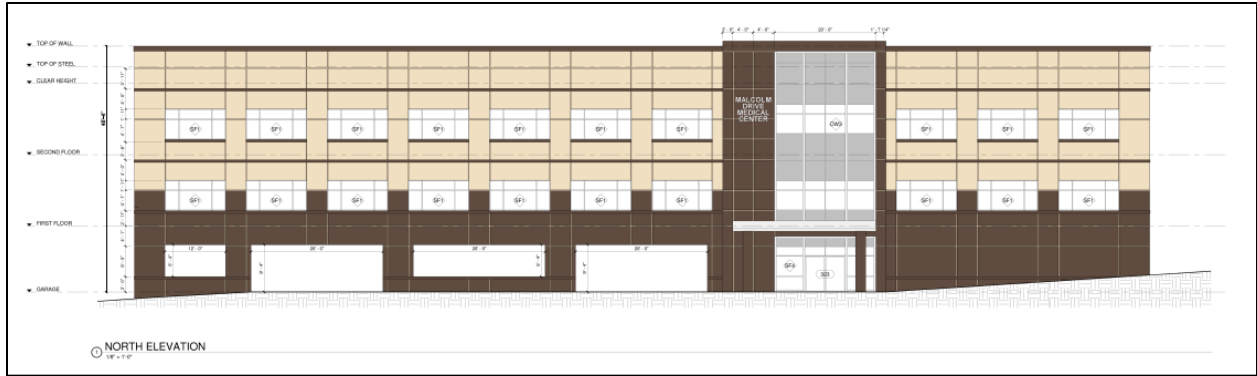


**Arriscraft Thin Stone - Lombard**

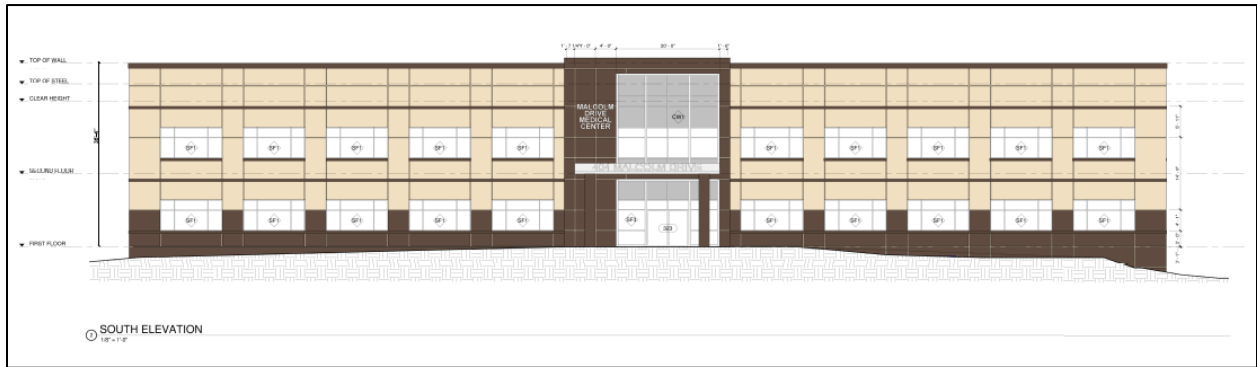


**Anodized Aluminum**

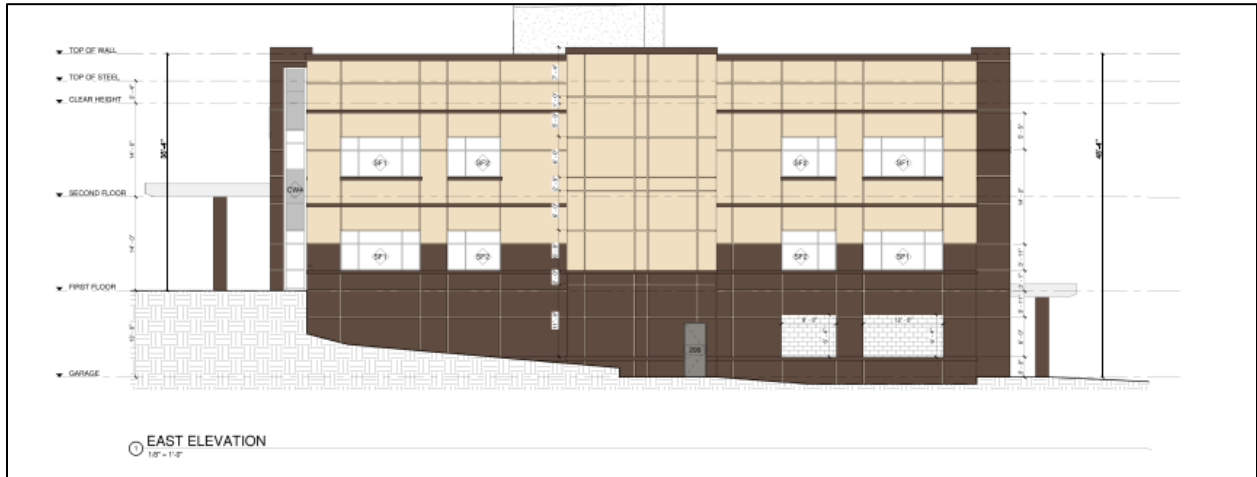
North Elevation



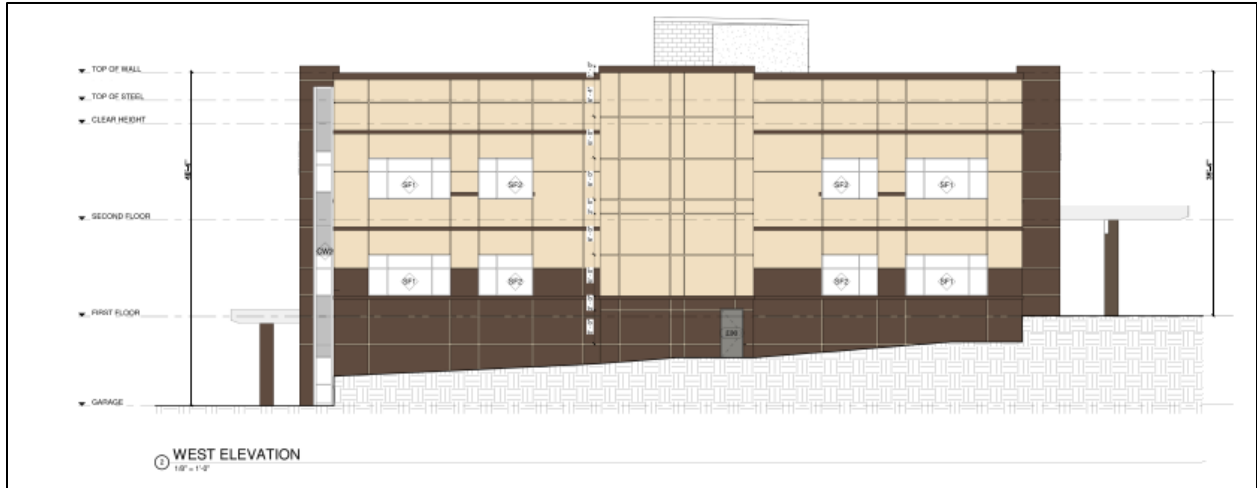
South Elevation



East Elevation



West Elevation



DCPD Staff has requested that the applicant use, at a minimum, stone, or brick at the base of the entire building and central entrance features rather than the EFIS material. This is a consistent comment that staff has provided for projects across the City. It is the City’s goal to promote more cohesive architecture throughout the jurisdiction. In addition, pursuant to the Design Preference Manual, the City prefers that variations in rooflines and the roof structure be incorporated into the design. It is because of this reference from the Manual that DCPD staff has also requested that the elevations be amended to accentuate the variations in the roofline.

**Parking**

S-21-11 must comply with Zoning Ordinance Article XVI, Off Street Parking and Loading. On July 28, 2022, the Director of Community Planning and Development received a request for three Administrative Adjustments regarding this project. Medical Offices require 4 spaces per doctor, plus 1 per employee or 1 for each 200 square feet, whichever is greater. 40,000 sq ft of office space / 200 square feet = 200 required parking spaces. The applicant is proposing 176 parking lot spaces and 28 underground parking spaces for a total of 202 spaces. There are no issues with the number of parking spaces being proposed. The three requested Administrative Adjustments are for:

1. Parking spaces on the southern property line are less than 5’ from the property line. The adjoining property on this side is owned by the same entity.
2. The Drive aisles in the parking garage are less than 25’. As requested, the Applicant has included an auto turn exhibit showing that 22’ wide is enough for passenger cars to maneuver safely.
3. The light poles have been adjusted and backlight shields added where necessary to get the foot candle rating as close to 0.1 at the property line as required. However, there are two locations where the footcandle beyond the property line is 0.2. AREA 1: A small area along the northern property line extending approximately 15 feet into the adjacent commercial (retail center) property to the north and approximately 100 feet along the property line. This area contains a row of trees and is the rear of the adjacent Shoppers

food store. AREA 2: A very small area along the southern property line extending approximately 10 feet into the adjacent commercial (medical offices) property to the south and approximately 20 feet along the property line. This area contains a proposed shared access drive from the proposed development to the adjacent property, parking spaces in use by the adjacent property, and the rear of the adjacent medical offices.

All of the requested Administrative Adjustments have been reviewed by the Zoning Administrator. At this time, the Zoning Administrator has no issues with the requested Administrative Adjustments.

### **Water**

Pursuant to the City of Westminster Water and Sewer Allocation Policy 2018-2024, for allocations related to any site development plan, the necessary tentative allocations will be noted on the site plan; however, allocations are granted at the building permit stage. Upon Site Development Plan approval and with the submission of a Water and Sewer Allocation application, tentative allocations are recognized for an additional six months to allow for the building permit review process.

The Applicant has submitted a Water and Sewer Allocation (WSA) application WSA-21-28 for the proposed medical office building. There is no existing water envelope for the Property as the Property has been vacant since at least 2008, the start of our water billing system. WSA-21-28 tentatively allocated 600 gallons per day (GPD) for the 40,000 square foot of medical office building. Water allocation for the proposed medical office use is based on comparable information gathered from the amount of water usage by the adjacent medical center building at 412 Malcolm Drive.

### **Signage**

Pursuant to Zoning Ordinance Section 164-121A.(3), *“Such signs shall be integral with or attached to the building. Additionally, one freestanding sign located at the street right-of-way shall be permitted except as provided in Subsection **A(5)** hereof. Said freestanding sign shall not exceed 20 feet in total height. The area of all signs on the premises shall not exceed three square feet for each linear foot of the front building wall. No one sign shall exceed 64 square feet in total area except as provided in Subsection **A(5)** hereof.”* The total allowable signage for S-21-11 is 600 (200 linear feet x 3) square feet.

The site plan includes a sign detail of the free-standing sign. There is no information regarding the sizing of the sign attached to the building. The approval and details of the signage will be done through the Sign Permit Application process.



### **Outstanding Issues**

There are two outstanding issues, as it relates to the Commission review and approval of Site Development Plan S-21-11, Malcolm Drive Medical Center:

1. The Director of Community Planning and Development will review the most recently submitted Site Development Plan as it relates to the requested Administrative Adjustment. The review of the Administrative Adjustments does not impact the recommended conditional approval by the Commission of S-21-11.
2. The Commission is being asked to review the design of the building. The applicant is proposing a primarily EFIS façade for the building accented with some aluminum and thin stone. The Development Preference Manual states that “Brick, wood, native stone and tinted and/or textured masonry units are preferred.” DCPD Staff would prefer minimizing or eliminating the uses of EIFS on the building. DCPD Staff is requesting that the Applicant use, at a minimum, stone, or brick at the base of the entire building and central entrance features rather than the EFIS material. The adjacent medical office at 412 Malcolm Drive, which is owned by the applicant contains a brick façade as well as several of the nearby Carroll Hospital facilities. (See pictures below) In addition, pursuant to the Design Preference Manual, DCPD Staff is requesting that the elevations be amended to accentuate the variations in the roofline.





412 Malcolm Drive



Carroll Hospital Center, 200 Memorial Avenue



Carroll Hospital Atlee Hill, 200 Memorial Avenue

DCPD Staff's comments regarding the Development Preference Manual and architectural elevations have been consistently provided throughout the review of S-21-11. Furthermore, such architectural revision has been a consistently requested by DCPD Staff for projects throughout the City of Westminster. It is the City's goal to promote more cohesive architecture throughout the jurisdiction.

**PROCESS:**

Pursuant to the City's review process, the Site Development Plan was provided to the appropriate City and County agencies to determine readiness to present to the Westminster Planning and Zoning Commission. Plans were reviewed for compliance with City and County requirements.

Carroll County reviewed the plans for grading, utilities, stormwater management, site traffic, and drainage. The City reviewed this project for compliance with applicable, zoning, landscaping, and items contained in the Development Design Preference Manual. The Planning and Zoning Commission shall approve, approve subject to conditions, or disapprove Site Development Plan S-21-11.

**RECOMMENDATION:**

DCPD recommends that the Commission consider Conditional Approval of the proposed Site Amended Site Development Plan S-21-11, Malcolm Drive Medical Center with the following conditions of approval:

1. Obtaining final approval for the proposed Administrative Adjustment regarding parking and lighting.
2. Obtaining final approval for all signs associated with this project.
3. Amend the façade of the medical office building to be more in compliance with the Design Preference Manual, as outlined in the Staff Report.
4. Address all remaining outstanding City and County comments prior to submission of signature set mylars.

**DRAFT MOTIONS FOR SITE DEVELOPMENT PLAN S-21-11**

1. I move that the Planning and Zoning Commission conditionally approve Site Development Plan S-21-11, pursuant to City of Westminster Zoning Ordinance Article XXV and based on the November 17, 2022 S-21-11 Staff Report and conditions of approval.

OR

2. I move that the Planning and Zoning Commission deny Site Development Plan S-21-11.

OR

3. I move an alternate motion.