

SPCA Commercial

County Council – Land Use Committee



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Marvel Plaza rezoning (to CR)
Restaurant/Retail (21,000 SF)

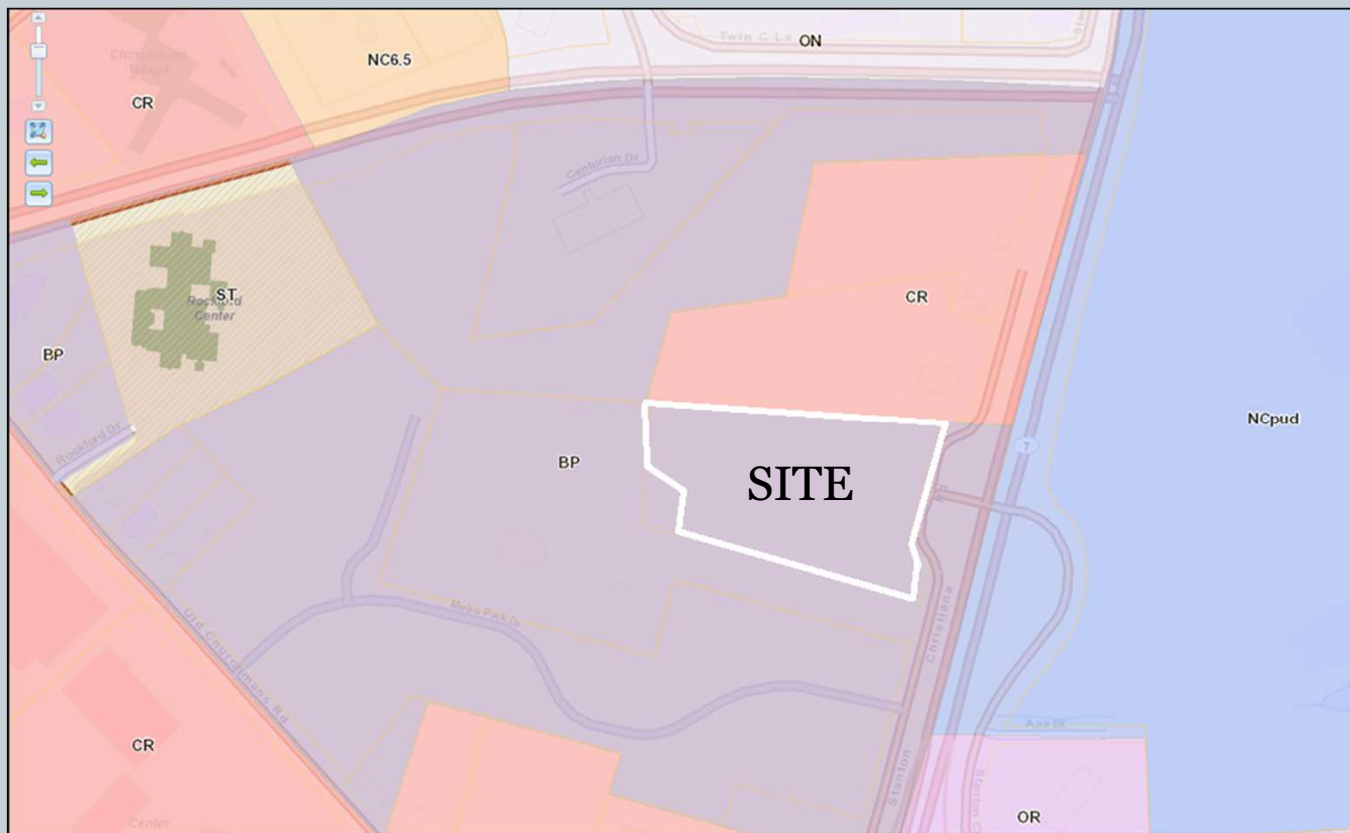


West side of Rt. 7, south of Ogletown Rd. and north of Churchmans Rd.

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- Proposed rezoning from BP to CR



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Exploratory Plan

11, 700 SF retail
5,371 SF convenience store
4,000 SF fast food

Area of parking to be eliminated

The Department worked with the applicant to revise the plan, so as to provide an area of outdoor seating and a boulevard entrance

Parking was eliminated to provide a larger landscape buffer

Potential DART stop – existing stop across Stanton-Christiana Rd.

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Proposed elevations – retail building and restaurant

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Proposed elevations – convenience store

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- The Department of Land Use recommended **CONDITIONAL APPROVAL** of Ordinance 13-046 subject to the following:
- The site design and conceptual architectural elevations for the convenience store, restaurant, and the strip retail building will serve as the basis for the final design subject to review and approval by the Department of Land Use prior to issuing building permits.
- The Planning Board voted (5-0-1-3) to approve the proposed rezoning