



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

SDP-20-027, Ellicott Gardens II

Planning Board Meeting of April 1, 2021

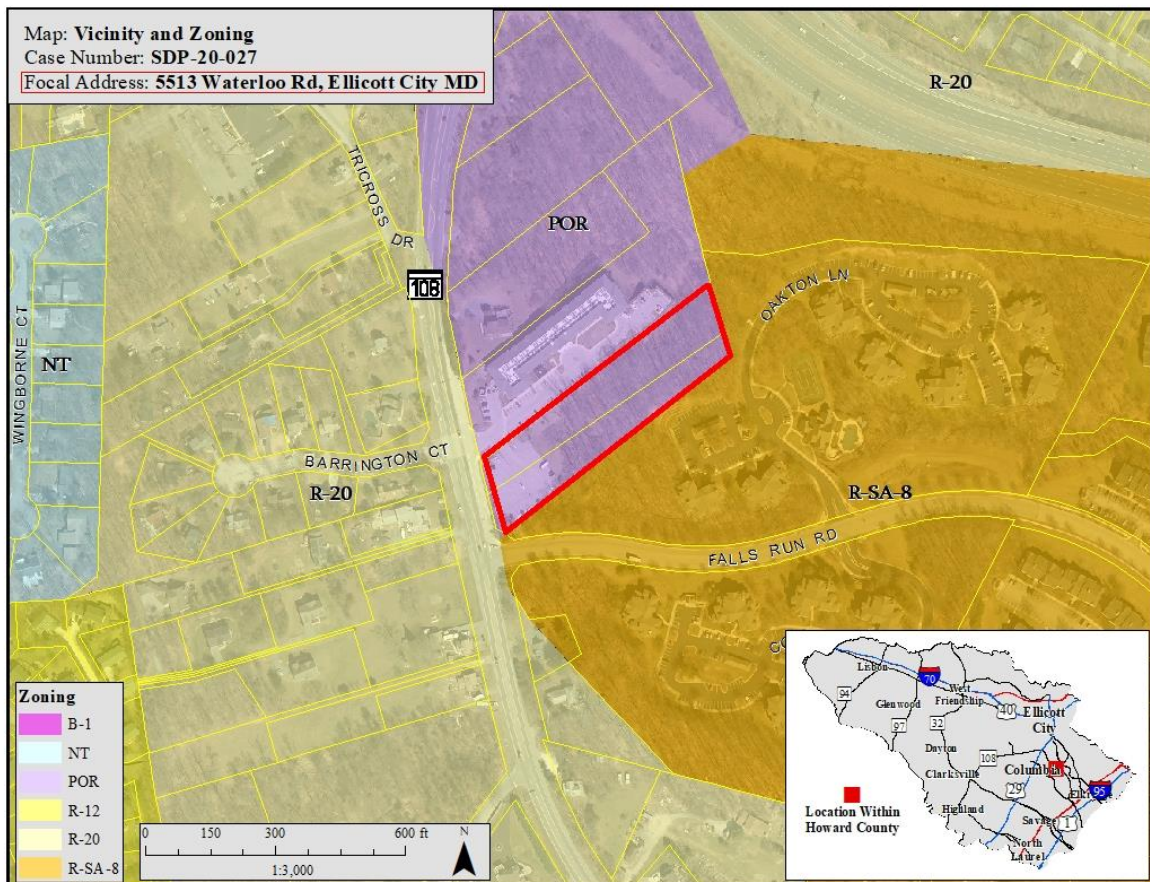
Case No./Petitioner: SDP-20-027, Howard County Housing Commission

Project Name: Ellicott Gardens II

DPZ Planner: Jill Manion, Planning Supervisor

Request: The Howard County Housing Commission is proposing a four-story, 70-unit apartment complex and parking improvements adjacent to the existing Ellicott Gardens complex located on Waterloo Road.

Location: The site is located at 5511 and 5513 Waterloo Road, just north of the intersection with Falls Run Road. The property is also identified as Tax Map 31, Parcels 428 and 467 in the 1st Election District of Howard County, MD. The property is zoned POR.



Vicinal Properties:

- To the North:** The existing Ellicott Gardens apartment complex, as approved with SDP-07-038.
- To the East:** The Ashton Woods residential complex is located to the east.
- To the South:** The Ashton Woods residential complex and a wooded area owned by the Ashton Woods property is located to the south.
- To the West:** Waterloo Road is to the west of the site. Single family detached homes are on the opposite side of the right-of-way.

General Comments:

A. Regulatory Compliance: This project is subject to compliance with Section 115 and 128.0.J of the Zoning Regulations (effective October 6, 2013), the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (the October 7, 2007 Edition), and the Howard County Design Manual.

B. Relevant DPZ Plan History:

- SDP-10-021 – Site Development plan for the construction of a temporary parking lot for overflow parking for the Ellicott Gardens residential building was approved on February 19, 2010.
- S-19-009 – Sketch Plan for the subject project depicting the preliminary site layout, number of units and associated site improvements was approved on June 25, 2019.
- BA-19-013v – A variance to reduce the 75’ structure and use setback was for retaining walls and parking to 8.2’ was approved December 12, 2019.
- BA-08-042v – A variance to reduce the required 75’ use setback from a residential district to 8.2’ for parking uses and a retaining wall, and to reduce the 30’ structure and use setback from a public street right-of-way to 14.4’ for parking uses was approved on January 5, 2009 as part of the original Ellicott Gardens site development plan.
- AA-20-010 – An administrative adjustment was approved on November 4, 2020 to reduce the required 75’ setback to a residential district to 65.96’ and to increase the maximum building height from 50’ to 59.90’
- ECP-19-040 – Environmental Concept Plan for the proposed site improvements, in accordance with State Stormwater Management requirements was approved on June 12, 2019.
- WP-20-049 – Alternative Compliance request to Section 16.1205(a)(3) Section 16.1209(b)(2) of the Subdivision and Land Development Regulations to remove 5 specimen trees and to meet less than 75% of the required forest conservation obligation on site. This Alternative Compliance was approved on September 24, 2020 by the Director of Planning and Zoning, Director of Recreation and Parks and the Office of Community Sustainability.

C. Proposed Development Plan/Site Improvements: The Howard County Housing Commission is proposing a 70-unit, 4-story apartment complex to complement the existing Ellicott Gardens apartment building on the adjoining parcel. The properties will share access, parking and will operate as a single complex. The new building will be a total of 103,718 SF. A network of extensive retaining walls are proposed to protect environmental resources on the eastern portion of the property and to coordinate the site layout with the adjoining Ellicott Gardens apartment development.

D. Existing Site Conditions: The subject property is 3 acres in size. Currently the property is almost entirely wooded except for a temporary overflow parking area constructed with SDP-10-021. There is a small area of stream buffer on the northeast corner of the property. The stream and associated wetlands are located on the adjoining parcel. A portion of the offsite stream buffer, wetlands, and wetlands buffer will be impacted for the construction of a public sewer line. A necessary disturbance determination has been issued for this minor encroachment.

E. Section 128.0.J Planning Board Criteria for Housing Commission Housing Developments

In acting upon the Site Development Plan, the Planning Board shall consider the following factors:

- (1) Whether the plan is consistent with the Howard County General Plan: The subject property falls within the designated residential area on the General Plan. It is also within the Priority Growth Area for the County. As a Howard County Community Housing project, it supports the County's intent to provide a mix of housing opportunities, both in terms of housing costs and housing types.
- (2) Whether the plan results in a logical arrangement of land uses within the development: The site is designed as a comprehensive project with the adjoining Ellicott Gardens apartment building. The two buildings will utilize a common access drive, share parking and amenity features. The site is organized with each building fronting the shared access drive which leads to the combined drop off area between the buildings. On-site Forest Conservation is located on the eastern side of the property to protect a stream and wetlands. Parking is shared between the buildings and, as such, is located throughout the development area for access by the residents from multiple points around the building.
- (3) Whether there is convenient pedestrian access between uses and pedestrian connection to the surrounding community: An internal sidewalk connects the main entrances between the existing Ellicott Gardens building and the proposed Ellicott Gardens II building around the centralized drop off area. This sidewalk is extended to connect to the sidewalk along the Waterloo Road right-of-way.
- (4) Whether the relationship between the location of proposed dwelling units, required open space, landscape design requirements, setback requirements and existing dwelling units on adjoining properties is such that the existing dwelling units will be buffered from the proposed development: The proposed building is surrounded by existing residential apartment properties – the existing Ellicott Gardens apartment building and the Ashton Woods apartment property to the east and south. This helps to establish the relationship of these types of dwelling units within the vicinity and although several variances and administrative adjustments were previously approved to reduce setbacks for this project due to site limitations, the adjoining residential properties are buffered from one another by forest and environmental resources.
- (5) Whether the roads serving the development will be adequate, as determined by the capacity and mitigation standards of the adequate public facilities ordinance (Title 16, Subtitle 11 of the Howard County Code), and whether necessary water and sewer facilities are available to serve the proposed development: The development passed the Adequate Public Facilities Test for roads, and the project will have water and sewer allocations available.
- (6) Any other factors which affect the orderly growth of the county:
 - a. Stormwater Management: Stormwater Management for this site will be met with micro-bioretenion facilities in accordance with the 2010 Stormwater Management Act.
 - b. Forest Conservation: Three acres of reforestation is required to fulfill forest conservation obligations for this project. This obligation will be met with the payment of a fee-in-lieu. The applicant received alternative compliance approval to address forest conservation off-site and to remove five specimen trees with WP-20-049. As per the regulations, this alternative compliance was approved to by the Office of Sustainability and the Department of Recreation and Parks, and with the Department of Planning and Zoning.
 - c. Landscaping: Landscaping is provided in accordance with the Howard County Landscape Manual.

DocuSigned by:

Amy Gowan

3/18/2021

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Amy Gowan, Director

Department of Planning and Zoning