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Meeting Summary January 8, 2020

Attendance

Panel Members: Fred Marino, Chair - unexcused
Bob Gorman, Vice Chair
Ethan Marchant
Sujit Mishra - unexcused
Larry Quarrick
Vivian Stone

DPZ Staff: Nick Haines and Kaitlyn Clifford

1. **Call to Order** – DAP Vice Chair Bob Gorman opened the meeting at 7:02 p.m.
2. **Review of Plan No. 19-17:** Normandy Shopping Center, PAD Site, Ellicott City, MD

Owner/Developer: The Normandy Venture Limited Partnership
Architect/Engineer: Basher Design/Benchmark Engineering Inc.

Background

Normandy Shopping Center is a 200,000+ square foot commercial development, zoned B2-TNC, located at 8450 Baltimore National Pike. DAP is reviewing the proposed renovations for Parcel A, consisting of 9.55 acres along the northern portion of the site. The B-2 District (Business General) zoning permits commercial sales and services and has less restrictive design requirements than the elective TNC (Traditional Neighborhood Center) overlay zone. Applicable requirements from the Route 40 Design Manual include streetscape frontage improvements.

Applicant Presentation

The applicant proposes to renovate and reconfigure the former bank building pad site on Parcel A into a coffee shop. The 2,360 square foot single, story former bank building will include selective demolition, redesign of the facades, reconfiguration of the tenant space, a new outdoor dining area oriented toward Route 40, incorporation of a drive thru, landscaping and streetscape enhancements.

Exterior building materials include color variations of stone, masonry and block. Anodized aluminum will be incorporated along the exterior walls with light and dark fiber cement panels. Landscaping includes a combination of ornamental trees and shrubs.

Staff Presentation

The project is located within the Route 40 corridor and is subject to the requirements of the *Route 40 Design Manual*. Staff requested the DAP evaluate the following: site design and architecture focusing on parking and pedestrian circulation, hardscape, landscaping and screening, as it relates to Route 40; edge treatments and transitions along the front of the building and site perimeter; building scale, materials, and colors; and site lighting. Public comments were received prior to the meeting and staff provided the comments to the Panel and the applicants.

DAP Questions and Comments

Site Design

DAP questioned the lack of cross walk designations from the bus stop to the coffee shop and the retail center for pedestrian safety. DAP noted concern with the cue stacking of the drive thru and the pedestrian traffic flow from the bus stop to the potential café and path to the retail center.

Architecture

DAP suggested adding shading elements such as an extended awning to the north façade which contains a large amount of glass.

Landscape

DAP asked the applicants to consider using more landscaping around the designated outside eatery for patron and vehicular safety and to provide further shade for the patrons. DAP additionally suggested to include a structure, such as a low planter wall that matches the stone of the building to separate the eatery and traffic flow. DAP noted that using native trees in the land scape plan such as a Willow Oak, Red Oak or Red Maple instead of exotic trees would help the biodiversity that is currently being lost from the Chesapeake Bay Region. DAP appreciated the applicants selection of Milk Weed and Purple Cone Flower with the submission.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

That the applicant look into putting a cross walk between the bus stop and the tenant island with an associated side walk.

DAP member Larry Quarrick seconded.

Vote: 4-0

DAP member Larry Quarrick made the following motion:

That the applicants restudy the outdoor eating area and better define it with a structure such as a low planting wall to separate pedestrians from vehicular traffic.

DAP member Ethan Marchant seconded.

Vote: 4-0

DAP member Ethan Marchant made the following motion:

That the applicant consider the design of the area around the building as the potential of a drive thru tenant will affect traffic flow, and the impact that the drive thru may have on the intersection of the parking lot and Normandy Center Drive to possibly direct traffic to another entrance.

DAP member Vivian Stone seconded.

Vote: 4-0

3. Review of Plan No. 19-18: Lyhus Property, Fulton, MD

Owner/Developer: H&H Rock Companies

Architect/Engineer: Bohler Engineering

Background

The 71.09-acre site is comprised of Parcel 135 zoned RR-DEO. The property contains an existing House with access to Lime Kiln Road. The property also has road frontage from Nicolar Drive. The RR (Rural Residential) zoning allows age-restricted housing as a conditional use.

Applicant Presentation

Lyhus Property proposes an age-restricted community consisting of 58 single family, semi-detached homes. Each 40x60 home will have a two-stall garage and driveway parking spaces. Two units will share a common wall with the exterior appearance of a unified structure. The project will include a community center with direct access to Public Road B. Outdoor walking trails, trash receptacles, dog stations, and seating areas are proposed along the edges of the environmental areas.

The exterior design aesthetic will be visually similar is in keeping with the overall design philosophy of the district.

Staff Presentation

1. Staff requested the DAP evaluate and make recommendations on edge treatments and transitions within the property and to make recommendations on the proposed amenities and potentially how they could be expanded or improved. DPZ did not receive comments from the public.

DAP Questions and Comments

Site Design

DAP noted there were no sidewalks in the plan and the pathways that are show do not lead anywhere. DAP suggested extending the trails so the loops connect.

DAP stated that if the clubhouse was relocated, the stormwater pound could be used as an amenity or create more active recreation space.

DAP asked if curb and gutter would be added to the site. The applicant explained based on the site conditions and well box locations that curb and gutter would be added to some of the area but not the entire site. DAP encouraged the applicants to add sidewalk to at least one side of the street, suggesting it would be a nice amenity.

DAP asked the applicant if there was a way to change the layout of Condo Lot 6 to allow the condominiums to follow the natural topography of the site. The applicant explained that the layout is dictated by constraints, such as setbacks and perkable area.

DAP asked the applicants if driveways could be located between wells and septic disposal areas (SDA). The applicant said the Health Department will not allow an easement between a well and a house or a well and SDA.

Landscape

DAP suggested the applicants choose a reference site (on or off site) and have the landscape buffer mimic the representative plant communities.

DAP recommended the applicants scan the whole environmental area of the site to see if there is any way to control and remove the invasive materials, such as barberry, from the naturally preserved areas.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

That the applicant explore opportunities to close loop trails and tie the homes into the trail systems and connect the trail system to the community center.

DAP member Ethan Marchant seconded.

Vote: 4-0

DAP Vice Chair Bob Gorman made the following motion:

That the applicant explore the option of relocating clubhouse to a more central location and relocating units to where the clubhouse currently is located.

DAP member Vivian Stone seconded.

Vote: 4-0

DAP member Ethan Marchant made the following motion:

That the applicants be more responsive to the natural topography of the site with the design of the northern portion of the property.

DAP member Vivian Stone seconded.

Vote: 4-0

DAP member Larry Quarrick made the following motion:

That the applicants allow the existing conditions of the site to give them clues on how to use landscaping throughout the site and to look at the conditions of the existing environmental areas to see if there needs to be any invasive plant material control or management.

DAP member Ethan Marchant seconded

Vote: 4-0

4. Other Business

DAP reviewed the proposed meeting schedule for 2020. DAP Vice Chair Bob Gorman made the motion to approve the meeting schedule.

DAP Member Vivian Stone seconded.

Vote: 4-0

5. Call to Adjourn

Vice Chair Bob Gorman adjourned the meeting at 8:11 p.m.