



Meeting Summary December 16, 2020

Attendance

Panel Members:

Fred Marino, Chair
Bob Gorman, Vice Chair
Dan Lovette
Ethan Marchant
Sujit Mishra
Larry Quarrick
Vivian Stone

DPZ Staff:

Anthony Cataldo, Nick Haines and Kaitlyn Harvey

Applicants and Presenters: Sam Alomer, Tamir Ezzat, Dave Mitchell, Miche Booz

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:05 p.m.
2. **Review of Plan No. 20-12:** Kimmel's Enclave, Elkridge MD

Owner/Developer: Kimmel's Enclave LLC
Engineer: Mildenberg, Boender & Associates, Inc.

Background

The 3.1 acre site is zoned R-ED (Residential: Environmental Development) and is comprised of Lots 1 and 2; with access to Landing Road and Old Landing Road. Age Restricted housing is permitted in R-ED zoned properties with the approval through a conditional use hearing. The proposed use will be subject to the requirements established in the Howard County Zoning Ordinance for age restricted housing. The property currently contains two single family residences. The properties contain floodplain, wetlands, and a stream. The neighboring properties to the north and east are single family residential. There is a church that borders the property to the south.

Applicant Presentation

The applicant proposes 3 age restricted multi-plex residential buildings, each containing 4 units. The three structures are proposed on the southern portion of the property. The remaining area will contain open space and amenity area with the environmentally sensitive areas located on the northern edge undisturbed. The proposed project will also include a walking trail and outdoor seating and eating areas. Primary access for all 12 units will be from Landing Road. The proposed buildings will be 2 stories and have a 5,000 square foot footprint. Each unit will have 1,250 square feet of floor area and a garage for parking. The structures will be of a universal design and the proposed massing is based on the surrounding building to help the project match the neighborhood. Buffer plantings are proposed to screen the proposed development from adjacent properties. Stormwater management will be addressed on site by utilizing micro-bioretenion areas.

Staff Presentation

Howard County zoning regulations require DAP review of all conditional use, Age-Restricted Adult Housing (ARAH) projects. DAP review and recommendations are one step in the conditional use petition and the subsequent land development review process. The hearing examiner will consider DAP recommendations when reviewing the conditional use petition and will ultimately decide to approve, deny, or approve the petition with conditions. Staff will take into account the criteria the hearing examiner must consider when evaluating a conditional use petition for age restricted housing on a R-ED zoned parcel:

The landscape character of the site must blend with adjacent residential properties. To achieve this:

(a) Grading and landscaping shall retain and enhance elements that allow the site to blend and be compatible with adjacent residential development.

(b) The project shall be compatible with adjacent residential development by providing either:

(i) An architectural transition with buildings near the perimeter that are similar to neighboring dwellings in scale, materials and architectural detail as demonstrated by architectural elevations or renderings submitted with the petition, or

(ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.

Staff requested the DAP evaluate the site layout, architectural scale and style, amenity spaces, landscaping, entrances, and the context of the proposed design as it fits within the existing neighborhood. Recommendations for pathways or connections to the surrounding neighborhood, best practices for age restricted housing, and any sustainable design elements were also requested. Specific attention should be paid to compatibility with adjacent residential development.

DAP Questions and Comments

Site Design

DAP expressed concern with the 16 foot wide shared driveway. Emergency vehicles need at least 16 feet wide access and both emergency and trash vehicles will also need an area to turn around. DAP recommended having the new development connect from Landing Road thru to Old Landing Road in order to help alleviate some of these issues. DAP advised the applicant to look at the turn radius of the driveway for bigger trucks.

DAP was concerned with the visitor parking areas. It was suggested that visitors would potentially park on the shared driveway and recommended adding visitor parking to the site to avoid the congestion parking on the driveway would cause. DAP suggested adding parking to at the ends of the shared driveway and using permeable pavers to help reduce impervious surface in the development's visitor parking.

DAP asked if a through connection to Old Landing Road had previously been considered and advised the applicants to add traffic calming measures to reduce cut through traffic if the connection to Old Landing Road to be being used. DAP had also suggested expanding the walking pathway to Old Landing Road to create a better and longer walking loop.

Landscape

DAP recommended the applicants preserve as many cedar trees that buffer the common boundary between the Church and the property as possible.

DAP suggested adding evergreen and ornamental trees between the new units and the neighboring houses for privacy.

DAP advised the applicants to add shade trees to the picnic area of the site. Additionally, DAP would like to see wildflowers and native grasses such as tick weed and little blue stem grass by pathway and screening trees by the white fence.

DAP recommended the applicant plant a specimen tree such as a red or willow oak by the path to make the loop a destination and adding wildflower mixes along the walking trail.

Architecture

DAP said front façade and entry areas should be better articulated as the side facades look more like the entry for the buildings. DAP suggested adding a canopy or masonry/materiality or two gables to provide deportation of the two separate units appearance.

DAP said the shed roofing seems foreign to the buildings and to investigate using other roof types.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

For the applicant to explore expanding the driveway to Old Landing Road and add visitor parking at both ends of the project.

- DAP Member Dan Lovett seconded.
Vote: 6-0

DAP Member Larry Quarrick made the following motion:

That the applicant should consider additional landscaping for the development such as:

- a. Plant shade trees by the picnic area
 - b. Add evergreen trees parallel along the white fence
 - c. Add wild flowers and native grass along the trail
 - d. Add a specimen tree at the end of the trail
 - e. Connect the trail to Old Landing Road
 - f. If more guest parking is added consider using permeable pavement
- DAP Chair Fred Marino seconded.
Vote 7-0

DAP Chair Fred Marino made the following motion:

That the applicants do further study on the entry façade of the building to make the unit entrances more identifiable.

- DAP Member Sujit Mishra seconded the motion.
Vote 7-0

3. Other Business

DAP voted on the meeting schedule for 2021 with meetings being held on the 2nd and 4th Wednesday of each month with the exception of September, with the meetings being held on the 1st and 3rd Wednesday due to Rosh Hashana and Yom Kippur holiday conflicts. All seven members voted in approval of the 2021 meeting schedule.

4. Call to Adjourn

DAP Chair Fred Marino adjourned the meeting at 7:51 p.m.