



## Meeting Summary June 13, 2018

### Attendance

Panel Members: Don Taylor, Chair (recused)  
Bob Gorman, Vice Chair  
Fred Marino (excused)  
Sujit Mishra  
Larry Quarrick  
Juan Rodriguez

DPZ Staff: Valdis Lazdins, George Saliba, and Yvette Zhou

1. **Call to Order** – DAP Vice Chair Bob Gorman opened the meeting at 7:00 p.m.
2. **Review of Plan #18-10: Hines Property Age-Restricted Development at 10752 Scaggsville Road**

Owner/Developer: The Estates of John T. Hines C/O Monica Haltmeyer/Williamsburg Homes

Architect: Mangan Group Architects

Engineer: Morris & Ritchie Associates, Inc.

### Background

The 15.81-acre site, zoned R-20, is located at 10752 Scaggsville Road just south of Maryland Route 216 and east of Route 29 in North Laurel. Access is off Scaggsville Road. The site is currently a farm that includes barn structures. The applicant proposes to develop the site with Age-Restricted Adult Housing (ARAH) as a conditional use, pursuant to section 131.0 of the Howard County zoning regulations.

### Applicant Presentation

The applicant gave a multimedia overview of the project showing a 69-unit, age-restricted development. Residential subdivisions bound the parcel on the east and the west. The applicant proposes a mix of single-family detached and single-family attached housing with a community center. The community center includes gathering space, kitchenette, library, exercise room, mail room, and restrooms. An outdoor patio with seating and a trellis is located adjacent to the community center.

Site design features include sidewalks, decorative hardscape, landscaping, site lighting, and retaining walls that all share a similar design character to create an identity for the community. Based on feedback from the neighboring residents, the applicant is not planning to connect Tipton Road and Jandy Avenue. Stormwater management includes micro bio retention facilities and a peak management facility at the northeast corner of the site.

The surrounding neighborhoods have a wide range of architectural precedents constructed over many decades. The scale of the new houses will be similar to the existing neighborhood. Exterior building materials consist of a range of options including siding, brick, and stone. Age restricted features include ground floor owner suites, roll-in showers, ADA compliant corridors and doors, and no-step entry's.

### **Staff Comments**

The DAP is reviewing the project because County zoning regulations require DAP review of all conditional use, Age-Restricted Adult Housing (ARAH) projects. Written comments from the public have been provided to the panel and the applicant. DAP review and recommendations are one step in the conditional use petition and the subsequent land development review process. DAP recommendations are advisory to the Department of Planning and Zoning and the hearing examiner. 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 asked the DAP to make recommendations on site design, architecture, and amenity spaces with a specific focus on the following design elements related to the conditional use petition that the hearing examiner will consider:

1. The DAP make recommendations on grading and landscaping and how these blend with the adjacent residential development.
2. The DAP make recommendations on the orientation, layout, and configuration of the site plan.
3. The DAP make recommendations on buffering along the perimeter of the site. Attention should be paid to tree retention, landscaping, berms and grading, and setbacks, in accordance with the zoning regulations.
4. The DAP evaluate the architecture, scale, and materials for compatibility with neighboring dwellings.
5. The DAP evaluate the length of the attached housing groups. The zoning regulations specify that groups of attached housing may not exceed 120' in length. However, the hearing examiner may approve a greater length up to 200'.

### **DAP Questions and Comments**

#### Architecture

The DAP agreed the scale of the proposed homes is appropriate for the neighborhood.

The DAP commented that the groups of six townhomes are 180' long and appear excessive in length. The elevation would be improved if the groups are reduced to four townhomes. The DAP recommended offsets and overhangs to break up the long elevations. The applicant responded that there will be 2' vertical and horizontal offsets but they are difficult to show on renderings.

The DAP commented that the renderings show a significant amount of siding and the elevations would benefit from the addition of other materials such as stone and brick. The applicant responded that they do intend to include stone and brick but these materials don't show up well on the renderings. The DAP noted the prominence of the garage door fronts and recommended a more neutral gray or tan color. The DAP also asked the applicant to consider arbor trellises above garage doors to provide a shadow line and add vegetation.

The DAP asked what sustainable design elements are included. The applicant responded that all homes will be built to energy star standards.

### Site Design

The DAP noted the applicant has responded to community concerns regarding the connection of Tipton Drive and Jandy Avenue.

The DAP recommended the applicant add trees to the green strips in front of the townhomes to help break up the long elevations and to the area along the sound wall to soften the appearance of this structure. The DAP asked the applicant to consider Willow Oak and Zelkova as street tree options.

The DAP recommended the linear green area between the townhome blocks be landscaped. The applicant responded that planted micro bio retention areas will be in this space. The DAP recommended larger trees and/or a hedge in addition to the micro bio retention plantings to provide a vertical separation and screening for the backyards. The applicant responded that a hedge or fencing could be an option.

The DAP recommended evergreen trees be planted along the east and west perimeters to complement the proposed deciduous trees. The evergreens will do a better job of screening the edge buffers between the adjacent communities.

The DAP recommended additional seating areas be located throughout the community to better serve older residents. The DAP also asked the applicant to consider outdoor activity amenity spaces in addition to the community center. Pickle ball or other outdoor activity spaces are popular in senior communities.

### **DAP Motions for Recommendations**

DAP Vice Chair Bob Gorman made the following motion:

1. The applicant shorten most of the attached townhouse clusters from six to four units to break up long elevations. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

2. The applicant add street trees in front of the townhouses to match the street trees adjacent to the single family homes. Landscaping should be added between the townhouses and the sound wall should be softened with landscaping. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

DAP member Sujit Mishra made the following motion:

3. The applicant include a variety of exterior materials, like brick and stone, to the facades of townhouses and single family homes. Seconded by DAP Vice Chair Bob Gorman.

Vote: 4-0 to approve

DAP member Larry Quarrick made the following motion:

4. The applicant add evergreen trees to the perimeter buffer to screen the new community from existing neighborhoods. Seconded by DAP Vice Chair Bob Gorman.

Vote: 4-0 to approve

DAP member Larry Quarrick made the following motion:

5. The applicant add seating throughout the community and outdoor recreation uses such as pickleball or exercise stations. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

**3. Other Business and Informational Items**

A) Elections for Chair and Vice Chair were postponed until the next meeting.

B) There will be a meeting on June 27, 2018.

**4. Call to Adjourn**

DAP Vice Chair Bob Gorman adjourned the meeting at 7:35 p.m.