



Meeting Summary June 27, 2018

Attendance

Panel Members: Don Taylor, Chair
Bob Gorman, Vice Chair
Fred Marino
Sujit Mishra

DPZ Staff: Valdis Lazdins, George Saliba, Lisa Kenney

1. **Call to Order** – DAP chair Don Taylor opened the meeting at 7:00 p.m.
2. **Review of Plan No. 18-11 Dorsey Overlook – Ellicott City, MD**

Developer: Triangle Old Annapolis Associates, LLC
Architect/Engineer: Studio K Architecture / Vogel Engineering + Timmons Group

Background

The Dorsey Overlook project site, comprised of several residential lots, is located at the northeast corner of Columbia Road and Old Route 108. The site is bounded by Clarksville Pike (MD Route 108) to the south, Columbia Road to the west, Old Route 108 to the east, and a townhouse community along Old Annapolis Road to the north. The project consists of a four story (not including walkout garden level), 133-unit, age restricted apartment complex with a surface parking lot. Exterior building materials include clay brick, fiber cement, vinyl clapboard siding, asphalt shingles, and standing seam metal roof accents. Outdoor amenities include a dog park, patio area, gazebo, meditation pond, and a walking path. Interior amenities include a fitness center, community room, craft room, theater, yoga room, and media center. The site is accessed from Old Route 108 coming off Columbia Road.

The DAP previously reviewed this project, most recently, at the April 11, 2018, meeting and asked the applicant to return to DAP with alternative design solutions in response to DAP comments and concerns.

Applicant Presentation

The project team gave a multimedia overview of the project describing the design changes made in response to DAP comments from the April 11, 2018 review. The parking area to the west of the building along the MD Route 108 frontage has been pulled back to enhance the landscape buffer. The pathway around the perimeter of the site has been enhanced to include more connections, greater length, and more curvature into the natural and wetland areas. The amenity area located west of the building has been enlarged to create more usable space and soften the parking lot.

The building configuration has been changed from an L-shape to a U-shape building. This allows for a landscaped courtyard and reduces the building length along Route 108 by over 60'. The building steps down to accommodate grades and to maintain status as a four-story building to avoid high-rise

designation. The applicant intends to use mechanical systems that will reduce the number of condenser units located around the perimeter of the building from 140 to between 13 and 25.

Staff Presentation

The site was rezoned to R-APT (Residential – Apartments) during the 2013 Comprehensive Zoning. The purpose of the R-APT zone is *“to provide opportunity for higher density apartments to support adjacent retail areas and services, enhance transportation hubs and provide a land use transition between more intense uses and lower density residential districts. It is intended that R-APT districts will adjoin arterial roadways and should have opportunities for pedestrian and bicycle access to surrounding areas.”* The County Council included in the zoning regulations a requirement that DAP review all residential developments in the R-APT zone.

Staff requested the DAP evaluate the resubmitted concept plan and provide design recommendations on site design and architecture. No written comments from the public were received in advance of the meeting.

DAP Questions and Comments

Site Design

The DAP commented that the small parking area immediately to the west of the building, between the intervening green space, should be relocated so the green space could be enlarged and pulled tight to the building. The DAP asked if the portion of the perimeter pathway at the north end of the site, just east of the gazebo, could be removed since it appeared redundant and the parking spaces from the west side of the building could be relocated to this location. The applicant responded they could relocate the parking.

The DAP asked the applicant to look at relocating the handicap parking located in the courtyard area to make this a larger amenity space. The applicant responded that fire and rescue may require access in this courtyard. The DAP acknowledged this but encouraged the applicant to examine this option and noted there is another entrance along Old Route 108.

The DAP reviewed the small site plan on the building elevation sheet and commented the landscaping along the frontage was better on this plan than what is shown on the illustrative site plan. The DAP encouraged the applicant to include the clusters of landscaping along the frontage on the final landscape plan.

The DAP asked how the banks of condenser units visible from the street will be screened. The applicant responded that condenser units will be screened with landscaping or vinyl fence.

Architecture

The DAP agreed the reconfigured U-shape building is a significant improvement and presents a less imposing, more appropriate elevation along Route 108.

DAP Motions for Recommendations

DAP chair Don Taylor made the following motion:

1. The applicant relocate the small parking area located west of the building to the north side of the site and enlarge green space. Seconded by DAP vice chair Bob Gorman.

Vote: 4-0 to approve

DAP vice chair Bob Gorman made the following motion:

2. The applicant implement the landscape plan shown on elevation section key on the bottom right of the elevation plan sheet since this includes a better landscape buffer than the illustrative site plan. Seconded by DAP chair Don Taylor.

Vote: 4-0 to approve

DAP member Fred Marino made the following motion:

3. The applicant relocate the parking in the center of the courtyard area. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

DAP member Fred Marino made the following motion:

4. The applicant appropriately screen condenser units around the exterior of the building with landscaping or fencing. Seconded by DAP vice chair Bob Gorman.

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 not be a meeting on July 11, 2018.

4. Call to Adjourn

DAP chair Don Taylor adjourned the meeting at 7:23 p.m.