



Meeting Summary  
August 24, 2022

**Attendance**

Panel Members: Robert Gorman, Chair  
Ethan Marchant  
Fred Marino  
Dan Lovette  
Larry Quarrick

DPZ Staff: Anthony Cataldo and Nick Haines

1. **Call to Order** – DAP Chair Bob Gorman opened the meeting at 7:06 p.m.

2. **Review of Plan No. 22-18 9438 Baltimore National Pike, Ellicott City MD**

Applicants and Presenters:  
Architect: Victoria Kraushar-Plantholt  
Engineer: Paul Sill  
Designer: Joanne Carey

**Background**

The property is approximately 0.93 acres and is comprised of Parcel 973, zoned Business General (B-2). B-2 zoning was established along Route 40 to provide for commercial sales and services that directly serve the general public. Motor vehicle parts or tire store, including installation facilities as well as a variety of retail and commercial service uses are listed on the list of uses permitted in B-2 Zoned Properties.

The site currently has a single one-story motor vehicle tire and parking lot located toward the southern side of Parcel 973. The existing one-story facility will be renovated and expanded along the western property frontage towards the northern property edge. The project borders Route 40 and access to the property is currently provided from via an access drive shared with the neighboring Dolly's Car Wash.

**Applicant Presentation**

The site consists of an existing Midas building. The proposal is to expand the building towards the rear of the lot with an expanded parking lot. The project proposes providing parking along the eastern edge and to share the existing drive aisle and site entrance with the adjacent business with additional landscape along Rt. 40.

The plan is to enhance the small strip of greenery along the Baltimore National Pike frontage with sidewalk down into a new patio space that would be leased through one of the front tenants to provide a better connection to Baltimore National Pike. Adding some trees and shrubs along the road edge is also proposed as called for in Route 40 Design Guidelines. The design would add stormwater management facilities with trees along the areas of the parking lot and towards the back of the site with

native plantings. Due to the size of the site, the proposal is to move the required trees to the back of the lot to add a buffer between the commercial and residential.

The existing building would be completely renovated to look like a retail strip center, moving the existing Midas business to the rear in the newly constructed addition, doubling the length of the building. Materials proposed for this plan would be anodized aluminum storefronts with clear glass down to the ground, wood look fiber cement panels and stone veneer ledges for all higher piers and the central tenant. The Midas section would have stone piers with overhead glass garage doors with glazing.

### **Staff Presentation**

The plan is for renovation of the existing building with an addition towards the rear of the site. DPZ would like the Panel to make recommendations on the orientation of the building as well as the configuration of vehicular and pedestrian access onsite. The Panel should express ideas for enhancements on the architectural design and any sustainable design elements.

### **DAP Questions and Comments**

#### **Site Design**

DAP also commented that multiple uses within the site would be better with some uses being more active than just one time of the day such as the existing Midas business.

DAP asked about any existing site grading.

The applicant responded that the existing grade is 5-6% sloping south towards Route 40. The tree in the middle island would be a filtration device, sloping down towards the inlet.

#### **Sidewalks**

DAP asked about sidewalks along the Route 40 frontage, the sidewalk widths on the east side, and the patio area.

The applicant stated that they would be providing sidewalks along Route 40, that the patio would have 750 sq. ft. and sidewalks along the face of the building would be 12 feet wide.

responded

#### **Parking**

DAP commented the proposed plan looks like a sea of asphalt between the drive and the parking and would rather see a buffer with a curb with at least a partial planting zone. They discussed the possibility of parallel parking in this location. It was mentioned that this area can get congested as some customers of Dolly's currently use it to park and wipe down their cars on busy days. DAP also inquired about potentially shifting some of the parking in front of the Midas portion of the building.

The applicant stated that the existing Dolly's car wash access would also be the access to the proposed site, and curbs would be removed. There would be a first row of parking head in and

vehicles would back in and out of the access aisle. Currently there is an existing access easement that both properties share and have agreed to this proposed plan.

The applicant responded that they can look at reducing sidewalk width to allow swale between parking spaces. The applicant stated that the exit lane is 22 ft wide, so there would be excess spaced for cars backing out and noted that the Midas portion of the building is mostly the bay entrances that wouldn't allow for parking.

DAP asked if there was a way to put parking in front of Midas.

The applicant said no that it was all bay service doors and that the amount of parking is based on county code requirements and the only leased spaces being used recently are restaurant uses which require more parking

DAP asked if there was room for another parking island or parallel parking along the access way and suggested permeable pavers in the parking area to give it a more dressy look to break up the asphalt.

DAP asked about the existing curb that borders the existing facility and adjacent business and expressed concerns over the amount of parking provided on site and noted that the project seemed overparked and asked how many parking spaces were required.

The applicant stated that there were 57 spaces required as the design was intending for a proposed restaurant use, which requires a higher parking ratio per the Regulations.

## **Architecture**

DAP commented that a change in the architecture or depth to link the old façade to the new addition would be beneficial. DAP commented the huge flat wall in the back of the building needs some materials, a trellis or possibly graphics to break up the linearity of the building. DAP was suggesting options such as trellis or cabling for vegetation, the potential for a mural or artwork, and discussed the idea of wrapping the architecture/elevational elements from Rt 40 to this side of the building.

The applicant responded that the rear of building is currently just painted, but there is a possibility treatments to address the monolithic nature.. They stated the building is less than a foot from the property line, so it would be hard to provide depth.

DAP asked if rear service doors were required.

The applicant stated that the building spaces are not deep enough, so they are all front serviced spaces.

DAP commented that using a specialty paver would be a nicer look for the patio area

## **Landscape**

DAP asked about a tree or freestanding wall to screen the Midas part of the building.

The applicant responded that the plan would be to screen off the Midas bays through the use of landscape and potentially a stone clad wall within the traffic island.

DAP asked about specific trees for the plan.

The applicant responded that American Linden and London Plain Trees are shown on the plan.

DAP asked concerns regarding the proposed shade tree close to the building.  
The applicant stated that the tree would need to be pruned and taken care of.

DAP asked about trees within the patio area.  
The applicant stated that all trees and shrubs were selected to provide a fragrance in the patio area due to the building frontage along a busy road.

DAP asked about the existing vegetation at the rear property line.  
The applicant stated that the credit under schedule A in the Landscape Manual is for the existing pine tree buffer and the plan is proposing to enhance the existing buffer.

DAP asked if enough two large shade trees on northeast of little island, would there be enough impervious area to support two shade trees in such a small area.  
The applicant responded that the trees are needed within the parking to treat stormwater management.

### **DAP Motions for Recommendations**

1. DAP Chair Bob Gorman made the following motions:

Applicant to explore the option of the double parking on the Dolly aisle, to include the following:

- 1) An 8-10 foot wide island continuously along the edge with parallel parking spaces along the drive side.
- 2) Some sort of pavement change to differentiate the entrances.
- 3) Look at adding a double island with trees in the middle to break up the asphalt

DAP Member Fred Marino seconded.  
Vote: 5-0

2. DAP Member Larry Quarrick made the following motion:

Applicant to look at the Western Façade and come up with ideas to break up the linearity of that façade that could include contrasting materials creating rhythm along the wall, trellis structures, or a mural or graphics.

DAP Chair Bob Gorman seconded.  
Vote: 5-0

3. DAP Member Ethan Marchant made the following motion:

Applicant to explore material changes along the flat Eastern façade on the Midas part of the building to create a unique building or more cohesive design.

DAP Member Fred Marino seconded.  
Vote: 5-0

4. Dap Member Fred Marino made the following motion:

Applicant to explore wrapping the front southwest corner of the building with materials to better address the Route 40 Requirements.

Dap Member Larry Quarrick seconded.  
Vote: 5-0

### **3. Review of Plan No. 22-19 Enchanted Forest Popeyes, Ellicott City, MD**

Applicants and Presenters:  
Engineer: Rob Vogel  
Architect: Jeremy Danley

#### **Background**

The roughly 2.22 acre project site is part of the 31.75 acre Enchanted Forest Shopping Center and is that rests on Parcel 454, zone Business General (B-2). B-2 zoning was established along Route 40 to promote commercial sales and services.

The site was originally intended to be the location for a Chevy Chase Bank. The project site has had some preliminary grading and site preparation. Access to the property is currently provided from Baltimore National Pike via an access drive from the Enchanted Forest Shopping Center.

#### **Applicant Presentation**

The existing rows of trees along the west side of the site is the stream relocation that was completed for the previous site proposal. Existing stormwater management in the south west corner was previously constructed. To the east of the site is the existing Enchanted Forest Shopping Center with a full two lane, two-way traffic access along Route 40 frontage. Access to the subject site is restricted to right in and right out and the applicant is proposing to extend the driveway from the existing entrance into the proposed site. The perimeter curb and gutter are already constructed, and the intent is to extend the sidewalk from Route 40 crossing over to the Popeyes site. Intent to add accessible access to Popeye's sidewalk and door on the east side of the proposed building. The Applicant proposes a sidewalk crossing into the shopping center next to the existing Petco building. Most landscaping was installed with the original proposal and the proposed plan would supplement with additional landscaping.

The proposed layout is the standard Popeyes template, with a one way circulation around the building in a counterclockwise movement. The proposal also provides two order lanes, one close to building, one on the outside to the rear of the lot with both converging back into one lane to the pick-up window on the west side of building. Parking spaces proposed on both east and west sides of the building with a dumpster location in the rear of the lot. There is an existing depression between Route 40 and the building where the bio-retention exists. An existing retaining wall makes up grade from the lower bio-retention area to the sites existing elevation. Proposed supplemental landscaping in front of the existing retaining wall.

The building is in the Popeyes standard template of a stand-alone building with the front façade facing Baltimore National Pike. The architecture generally consists of teal canopies and accents, orange lettering and lighting, with brick towers to break up the design. Directional signage provided around the site will continue the teal color with orange art and white lettering.

## **DAP Questions and Comments**

### **Staff Presentation**

DPZ stated that the site is an existing pad site for a previously proposed bank plan. DPZ asked the Panel to comment and make recommendations regarding pedestrian access and ensure smooth transitions into and around the site as well as comments towards signage and plantings.

## **DAP Questions and Comments**

### **Site Design**

DAP commented on the excessive amount of asphalt on the site and asked if the plan could move more to the west in the interest of stormwater management. DAP suggested investigating reducing the parking area if possible and minimizing the amount of impervious surface.

DAP commented on the problematic entrance from Route 40 and the existing drive aisle into the restaurant site. DAP expressed a lot of concern regarding the vehicular circulation of the entrance area and the potential for accidents. DAP noted that additional traffic control measures would be needed to effectively control the flow in traffic into and out of the site and within the shopping center.

The applicant responded that they could make improvements to the existing area to make it safer.

DAP asked the Applicant to explore relocating the existing Memorial sign for the previous Enchanted Forest be moved to be visible and accessible in the courtyard within the plaza. DAP also mentioned that providing a connection to the shopping center courtyard should be investigated.

### **Sidewalks**

DAP asked the Applicant to explore the option to create a connection from the Shopping Center courtyard to the Popeyes site. It was suggested that pedestrian access be expanded to tie into the arcade portion of the sidewalk that wraps around the existing Petco in the shopping center.

The applicant expressed concern over pedestrians crossing from back corner of Petco through the proposed parking lot to the restaurant through the vehicular traffic.

### **Parking**

DAP commented that adding angle in parking on the east side of the site would improve circulation.

The applicant agreed to make the adjustment.

DAP commented that adding some tree islands in the parking area would break up the asphalt.

### **Landscape**

DAP asked if the existing stormwater management pond is wet or just for retention purposes.

The applicant explained that the pond is for retention only and the intent is to clear the area. The applicant will supplement the existing landscaping by maintaining and trimming the vegetation in and around the facility and remove invasive plants.

**DAP Motions for Recommendations.**

1. DAP Chair Bob Gorman made the following motion:

The County and the Applicant to install a sign to Yield to incoming traffic at the entrance intersection.

DAP Member Dan Lovette seconded.  
Vote: 5-0

2. DAP Member Ethan Marchant made the following motion:

The Applicant minimize and reduce the amount of proposed impervious service and not just fill the existing pad site.

DAP Member Fred Marino seconded.  
Vote: 5-0

3. DAP Member Larry Quarrick made the following motion:

The applicant take a plant inventory of area along Route 40, remove invasive species and supplement and maintain the site as a naturalized area.

DAP Chair Bob Gorman seconded.  
Voted: 5-0

**4. Other Business and Informational Items**

DPZ Staff Anthony Cataldo noted that there currently is no agenda for the next meeting.

**5. Call to Adjourn**

DAP Chair Bob Gorman adjourned the meeting at 8:26 PM