



## Meeting Summary January 9, 2019

### Attendance

Panel Members:

Don Taylor, Chair  
Bob Gorman, Vice Chair  
Juan Rodriguez  
Larry Quarrick  
Fred Marino

DPZ Staff:

Valdis Lazdins, Nick Haines, Jeff DelMonico, Lisa O'Brien, Kaitlyn Clifford

1. **Call to Order** – DAP Chair Don Taylor opened the meeting at 7:03 p.m.
2. **Review of Plan No. 19-01:** Nature's Medicines – Ellicott City, MD

Owner/Developer: Maryland Health Management LLC  
Engineer: Arenco LLC

### Background

Nature's Medicines is a 21,780 square foot commercial building, located at 10169 Baltimore National Pike. The property is zoned B-2 (Business: General), which permits commercial sales and services. The *Route 40 Design Manual* streetscape frontage improvements apply.

### Applicant Presentation

The applicant presented renovations to the exterior of the single-story commercial building. They propose to remove the front fabric canopy, construct a parapet wall and change the building color.

Exterior building materials include stucco and stone, along the base and edges leading up to the parapet. The parapet will extend above the existing roof by five feet on the south side and four feet on the north side of the building.

### Staff Presentation

The project is within the Route 40 corridor and subject to the requirements of the *Route 40 Design Manual*. Staff requested the DAP evaluate site design and architecture; focusing on parking and pedestrian circulation, hardscape, landscaping and street furnishings, edge treatments and transitions along the front of the building and site perimeter, the scale of the building, materials, and colors, and site lighting. DPZ did not receive comments from the public.

## **DAP Questions and Comments**

### Architecture

The DAP stated that the scale of the proposed towers and parapet was out of character with the existing building and surrounding development. The proportions are incorrect and both should be reduced in height.

The DAP commented that while the exterior building materials were appropriate, the stucco color was too bold. It should be more compatible with neighboring development. DAP suggested looking at the nearby Goodwill building and asked for a rendering that better matches the proposed building materials.

The DAP further suggested carrying building details, like a sign panel, canopies, awnings or the proposed tower, onto the building facade facing Route 40 because it is so visible. They further questioned the need for two towers and suggested just one to highlight the building entrance. Their opinion was that the two towers were different sizes and competed with each other.

### Landscape

The DAP suggested adding trees, landscaping and a sidewalk to improve the site aesthetics.

## **DAP Motions for Recommendations**

DAP Chair Don Taylor made the following motion:

The applicant should revise the architectural design in accordance with DAP comments and Route 40 guideline requirements and return for a second review. Seconded by DAP Vice Chair Bob Gorman.

Vote: 5-0 to approve

### **3. Review of Project No. 19-02: Jordan Overlook– Columbia, MD**

Owner/Developer: Sherrie Jordan/ Land Design & Development  
Engineer: Fischer Collins and Carter Inc.

#### **Background**

The 5.45-acre property is comprised of four residential lots and Parcel 309. The site is located at 9219 Jordan River Drive in Columbia, adjacent to the Village of Oakland Mills. The property is zoned R-20 (Residential: Single District), which can accommodate age-restricted housing as a conditional use. Plat (F-11-041), Jordan Overlook Lots 1-4 was recorded on December 12, 2014; subdividing the parcel into four lots.

The DAP previously reviewed this project, most recently, on November 28, 2018. In response to DAP comments and concerns, the applicant was asked to return with another layout.

#### **Applicant Presentation**

The applicant responded to DAP comments from the November 28, 2018, meeting. The redesign now includes 12 duplexes and nine 3-unit villas. Each unit will have two floors, a two-stall garage and two driveway parking spaces. All will have a first-floor master bedroom, a basement, and garage. Exterior building materials include brick, stone, and metal.

The applicant also submitted excerpts from the Howard County's General Plan 2030 dealing with senior housing and emphasized the importance of mixed neighborhoods with multifamily dwelling units and senior supportive communities. The project includes a 500-square foot community center where residents can hold meetings or group activities. Residents will have access to many amenities in the Columbia area due to the location of the development and a proposed walking path.

#### **Staff Presentation**

Staff requested the DAP evaluate the resubmitted plan and provide recommendations on site layout, architecture, landscaping, and connections to and compatibility with the surrounding neighborhood. Written comments from the public were received in advance of the meeting and provided to the Panel and applicant.

The DPZ Director advised the DAP on the review standards they should consider and stressed building scale and massing in relation to and compatibility with surrounding single-family homes. DAP recommendations should provide guidance to the hearing examiner by stating why this site may be different from other age-restricted communities they have reviewed.

#### **DAP Questions and Comments**

##### Site Design

While DAP appreciated reviewing a revised plan, they stated that it does not meet the review standards for an age-restricted conditional use. They agreed that the density was not appropriate given the size and location of the site. Previous age-restricted communities seen by the DAP have been much larger and with better access. In this case, the site is surrounded by residential and considerably smaller.

The DAP also noted site topography and that the development would be above the elevation of neighboring homes. Proposed building heights would accentuate this difference. In addition, due to topography, site grading would result in removing many trees.

#### **DAP Motions for Recommendations**

DAP Vice Chair Bob Gorman made the following motion:

The applicant should revise the site plan based on lot sizes in accordance with the existing R-20 zoning. Seconded by DAP Member Larry Quarrick.

Vote: 5-0 to approve

#### **4. Other Business and Informational Items**

a. Election of DAP Officers

i. Vice Chair Bob Gorman made the following motion:

1. Appointment of Fred Marino as Chair. Seconded by Don Taylor.
2. Vote: 5-0 to approve

ii. DAP Member Larry Quarrick made the following motion:

1. Appointment of Bob Gorman as Vice Chair. Seconded by Chair Fred Marino
2. Vote: 5-0 to Approve

b. Information on upcoming meetings

- i. Meeting on January 23<sup>rd</sup> has been canceled.

c. Point of Order

- i. Called by Vice Chair Bob Gorman for the DAP to gain advice from DPZ staff and Office of Law on Age Restricted Housing in the context of Zoning Rules and Regulations.

#### **5. Call to Adjourn**

DAP Chair Fred Marino adjourned the meeting at 8:10 p.m.