



Meeting Summary July 10, 2019

Attendance

Panel Members: Fred Marino, Chair
Bob Gorman, Vice Chair
Ethan Marchant (absent)
Sujit Mishra
Larry Quarrick
Juan Rodriguez
Vivian Stone

DPZ Staff: Nick Haines and Kaitlyn Clifford

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:00 p.m.
2. **Review of Plan No. 19-12: Taco Bell – Elkridge, MD.**
Owner/Developer: BLT Cantina, LLC
Architect/Engineer: The Pettit Group, LLC

Background

The 1.15-acre site, Parcel 117, is zoned B-2 (Business: General) which allows commercial sales and services. The site contains an existing single-story Taco Bell with access onto Washington Blvd.

Applicant Presentation

The applicant proposes to remove the existing 2,205 sq. ft. building and replace it with a 2,753 sq. ft. Taco Bell. Included is an updated and modernized façade, expanded parking lot, improved drive thru aisle, and a 10-foot-wide multi-use path along Route 1.

Exterior materials include tempered glass windows, a Nichiha-finish, and an architectural tower with a rusted metal panel facing. The design is in keeping with the overall design philosophy of the district.

Staff Presentation

The project is within the Route 1 corridor and subject to the requirements of the *Route 1 Design Manual*. Staff requested DAP to evaluate site design and architecture - focusing on the Route 1 frontage, parking and site circulation, hardscape, landscaping, architecture, scale, and proposed materials. No written comments from the public were received.

DAP Questions and Comments

Site Design

DAP suggested reducing the driveway from 28' to 24' wide and to provide a sidewalk to the building entrance from the parking lot. The applicant was amendable to reducing the driveway width from 28' to 26' but would prefer it wider for safety reasons and to accommodate vehicle turning movements.

DAP suggested shifting parking spaces near the drive-thru entrance toward the building.

DAP noted that Fire and Rescue may require a 20-foot-wide drive aisle adjacent to the drive thru lane. DAP noted the rendering shows a sidewalk near the front door, but the overall site plan does not – a sidewalk should be provided.

Architecture

DAP asked if the metal paneling is coated so it does not continue to rust. The applicant responded that the patina is natural and open to the elements.

Landscape

DAP was concerned with the landscape design. They suggested adding a shade tree in the parking lot island and replacing smaller ornamental trees with street trees to address sight distance concerns. DAP also suggested ornamental grasses for the outdoor eating area and bioretention facility. Finally, they suggested moving the sign in the island from that location to one near the sidewalk entrance.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

The applicant move the at-grade sign to a location near the sidewalk and replace smaller ornamental trees with shade trees along Route 1. DAP member Larry Quarrick seconded.

Vote: 6-0 to approve

DAP Chair Fred Marino made the following motion:

The applicant pay attention to Route 1 Design Guidelines with regard to planting, signage, lighting, and sidewalk locations. DAP member Vivian Stone seconded.

Vote: 6-0 to approve

DAP member Juan Rodriguez made the following motion:

The applicant shift parking near the drive thru entrance toward the building, thereby enhancing access and increasing the planting island. DAP Chair Fred Marino seconded.

Vote: 6-0 to approve

DAP Chair Fred Marino made the following motion:

The applicant incorporates a sidewalk leading to the main building entrance, adjacent to the handicap parking space. DAP member Larry Quarrick seconded.

Vote 6-0 to approve

DAP member Larry Quarrick made the following motion:

The applicant revise the landscaping to enhance the color and texture of plants near the patio and bioretention areas. DAP Vice Chair Bob Gorman seconded.

Vote: 6-0 to approve

- 3. Review of Plan No. 19-13: Primrose School of Ellicott City – Ellicott City, MD**
Owner/Developer: Mission Road Investors
Architect/Engineer: GLW/ADA Architects, Inc.

Background

The 1.59- acre site, comprised of Parcel F-3, is zoned B-1 (Business: Local District) which allows retail sales and services. The existing property has access to Route 40 via Pine Orchard Lane and Corporate Court. The property is an undeveloped parcel in the Pine Orchard Park development.

Applicant Presentation

The applicant proposes a 12,518 square foot single-story, day care facility. Improvements include the building, infrastructure, parking lot, landscaping, and outdoor play areas. Exterior materials include glass, brick, plank lap siding, asphalt shingles, and a standing seam metal roof. The design aesthetic is in keeping with the overall design philosophy of the area.

Staff Presentation

The project is located within the Route 40 corridor and is 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, as they relate to Route 40; edge treatments and transitions along the front of the building and site perimeter; building scale, materials, and colors; and site lighting. DPZ did not receive comments from the public.

DAP Questions and Comments

Site Design

DAP asked if there was a more effective way of separating playgrounds based on the children's age. The applicant noted that play area schedules are at different times so this should not be a concern.

The DAP asked that pedestrian circulation and drop off areas be revised and that paving be extended to the south and west of the entrance.

Landscape

The DAP asked if shade trees could be added to the playground. The applicant responded that for safety reasons and to avoid blind spots there would be no large plantings; however, the playground equipment includes shade canopies for sun protection.

To buffer the site from adjacent uses the DAP suggested relocating two shade trees on northern side of site to the bermed area between the school and office condominiums.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

That the applicant revise paving design near the front entrance to better reflect pedestrian routes to the front door. DAP Chair Fred Marino seconded.

Vote: 6-0 to approve

DAP member Larry Quarrick made the following motion:

The applicant add two shade trees on the berm between the school and office condominiums. DAP Vice Chair Bob Gorman seconded.

Vote: 6-0 to approve

4. Other Business

The next meeting may be in August as there were no submissions for the July 24, 2019, meeting.

5. Call to Adjourn

DAP Chair Fred Marino adjourned the meeting at 7:57 p.m.