



Meeting Summary February 26, 2020

Attendance

Panel Members:

Fred Marino, Chair - excused
Bob Gorman, Vice Chair
Ethan Marchant
Sujit Mishra - excused
Larry Quarrick
Vivian Stone

DPZ Staff:

Amy Gowan, Anthony Cataldo, Nick Haines and Kaitlyn Clifford

1. **Call to Order** – DAP Vice Chair Bob Gorman opened the meeting at 7:01 p.m.
2. **Staff Introductions** – Amy Gowan the Director of DPZ introduced herself to DAP and introduced the new DAP executive secretary, Anthony Cataldo DLD division chief.
3. **Review of Plan No. 20-01:** Chick-Fil-A, Ellicott City, MD

Owner/Developer: Chick-Fil-A

Architect/Engineer: e + h Architects/ Bohler

Background

The 1.86-acre parcel is comprised of Lot A1, zoned B-2. There is an existing single-story Diner on site with access onto Baltimore National Pike and Frederick Road via an internal access drive. The B-2 (Business: General) zoning accommodates commercial sales and services that directly serve the general public.

Applicant Presentation

The applicant proposes to remove the existing 6,544 sq. ft. Diner with 4,978 sq. ft. Chick-fil-A. Proposed improvements include a new 4,978 sq. ft. Chick-fil-A building with drive thru lanes, a redesigned parking lot, separate dumpster and trash enclosure, and dual drive thru aisle and improved landscaping. A pedestrian pathway is being provided to allow for direct pedestrian access to the site from the existing sidewalk.

Exterior materials include tempered glass windows, brick veneers, and prefinished metal coping. The design is standard for the Chick-fil-A brand but keeps with the overall design philosophy of the district.

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 the following: site design and architecture focusing on parking and pedestrian circulation, hardscape, landscaping and screening, as it relates to Route 40; edge treatments and transitions along the front of the building and site perimeter; building scale, materials, and colors; and site lighting. Public comments were received prior to the meeting and staff provided the comments to the Panel and the applicants.

DAP Questions and Comments

Site Design

DAP asked the applicant about the grade changes on the site regarding the drive thru loop and the sidewalk on the Route 40 side of the property. The applicant said there is a grade change of about four feet. DAP suggested to add a sidewalk between the front door of the Chick Fil A and the shopping center to the west of the site to help with foot traffic circulation.

DAP asked for clarification on the front door of the building. The applicants explained that the front door faces south to the parking lot. There is a secondary access to the restaurant along the side of the building facing Route 40. DAP commented that the appearance of the elevation of the building facing Route 40 looked more like the side or a rear elevation of a building. DAP suggested changing the color of the doors that appear on the front elevation to match the lighter brick to give the building less of an appearance of a rear elevation.

DAP questioned the storm water management plan for the site. The applicant explained that there is an existing underground facility in the center of the site that serves the Double T diner. The applicants plan on maintaining the system for quantity. Additionally, there is a proposed underground filter close to the existing facility and a jelly fish (trash separator) to update the storm water management. The applicant explained that the entire site is wrapped in public utility easements, so no further storm water management could be implemented as the site is under redevelopment requirements.

Architecture

DAP suggested adding green roofs to the drive through canopies to potentially reduce impervious surface with the extra roofing.

Landscape

DAP appreciated the applicants work to screen the building from the street but asked the applicants to align the new screening trees with the trees to the west of the building.

DAP suggested switching the knockout roses location in the planting bed south of the parking lot with the summersweet clethra in the center of the planting area adjacent the outdoor dining area to go along with the junipers. This was suggested as junipers and knockout roses deal with hot and drier conditions better.

DAP suggested adding an ornamental tree by the rectangular eating area that would better define the outdoor eating area but not block drivers in the drive thru.

DAP Motions for Recommendations

DAP member Ethan Marchant made the following motion:

That the applicant looks at the trees on the north edge of the property and move the trees as close to the street as possible to align them with the street trees west of the property.

DAP Vice Chair Bob Gorman seconded.

Vote: 4-0

DAP member Larry Quarrick made the following motion:

That the applicant looks at the plantings in the peninsula island by the outdoor eating area and switch out plants that might be more appropriate for a hotter, dryer location on the site.

DAP member Ethan Marchant seconded.

Vote: 4-0

DAP member Vivian Stone made the following motion:

That the applicant restudies the Route 40 elevation of the building and make it more in line with the Route 40 Design Guideline Requirements and appear less like the 'back' of the building.

DAP member Ethan Marchant seconded.

Vote: 4-0

4. Other Business

Mr. Haines updated DAP on the changes Lidl presented the Planning Board for their site design of the Sears building at the Columbia Mall (19-16). DAP expressed their appreciation of the applicants changes to their plans based on DAP comments.

Mr. Haines told DAP that there would be no meeting on March 5, 2020 as no applications have been submitted.

5. Call to Adjourn

Vice Chair Bob Gorman adjourned the meeting at 7:38 p.m.