



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

## TECHNICAL STAFF REPORT

*Hearing Examiner Hearing of August 9, 2023*

**Case No./Petitioner:** BA-22-035C – Pleasants Development, LLC

**Request:** Conditional Use for Age-Restricted Adult Housing (Section 131.0.N.1)

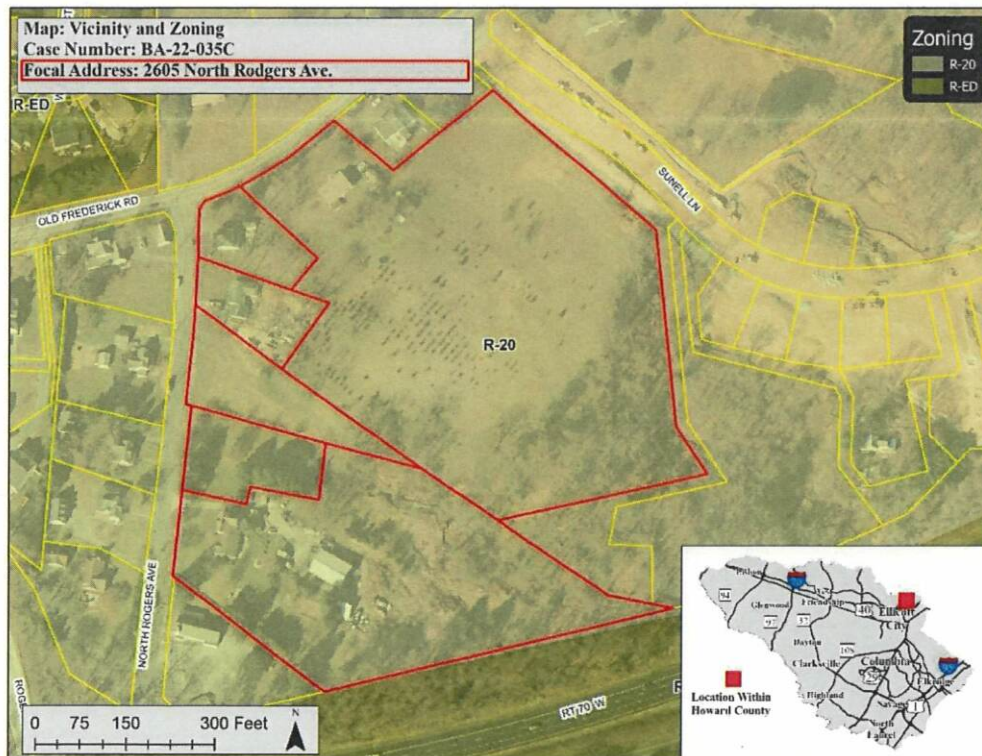
**Location:** 8645 Old Frederick Road  
Tax Map 17, Grid 18, Parcel 90

E Route 105  
Tax Map 17, Grid 18, Parcel 526

2617, 2625, 2605, & 2609 North Rogers Avenue  
Tax Map 17, Grid 18, Parcel 728 Lots 1 and 2, Parcel 429, Parcel 205  
(the "Property")

**Conditional Use Area:** 14.33+/- acres

**Zoning** R-20 (Residential: Single)



## I. CONDITIONAL USE PROPOSAL

The Petitioner proposes an Age-Restricted Adult Housing (ARAH) development consisting of 13 single-family detached (SFD) dwellings that will be approximately 2,400 square feet, 50 single-family attached (SFA) dwellings that will be approximately 1,792 square feet, and a 1,980 square foot community building with an outdoor recreation area. All dwellings will incorporate features from the Universal Design Guidelines. A condominium/homeowner's association will be responsible for maintaining the common areas and enforcing covenants.

## II. BACKGROUND INFORMATION

### A. Site Description

The Property consists of six lots, containing four separate single-family dwellings, two undeveloped lots and several mature trees. The site rises from an elevation of 420 feet at the southeast corner to 482 feet at the northwest corner.

### B. Vicinal Properties

Direction	Zoning	Land Use
North	R-20	Single-Family Detached Residences
South	R-ED	Interstate-70/Religious Facility
East	R-20	Single-Family Detached Residences
West	R-20	Single-Family Detached Residences

### C. Roads

Old Frederick Road has two travel lanes within a variable 30-foot right-of-way. The speed limit is 25 miles per hour.

According to the State Highway Administration of the Maryland Department of Transportation, the 2022 Annual Average Daily Traffic for Old Frederick Road was 9,451. The 2022 Annual Average Weekday Traffic was 10,021.

### D. Water and Sewer Service

The Property is in the Public Service Area for water and sewer. The property is also within the County's Metropolitan District.

### E. General Plan

The Property is designated Established Community on the Designated Place Types Map of PlanHoward 2030.

Old Frederick Road is designated as a Major Collector and North Rogers Avenue is a Local Road.

### F. Agency Comments

Agency comments are attached.

### III. ZONING HISTORY

There are no records of Board of Appeals, Zoning Board, or any other Zoning cases for these Properties.

### IV. EVALUATION AND CONCLUSIONS

#### A. Evaluation of petition according to Section 131.0.B of the Zoning Regulations (general criteria for Conditional Uses):

1. *The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.*

The proposed use is in harmony with the following *PlanHoward 2030* policies that encourage housing options for residents at diverse income levels and life stages:

**Policy 9.2:** “Expand full spectrum housing for residents at diverse income levels and life stages, and for individuals with disabilities, by encouraging high quality, mixed income, multigenerational, well designed, and sustainable communities.”

**Policy 9.4:** “Expand housing options to accommodate the County’s senior population who prefer to age in place and people with special needs.”

2. *The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.*

The proposed development consists of 63 dwelling units on 14.33 net acres, which equates to 4.39 dwelling units per net acre. This is less than the maximum density of five (5) dwelling units per net acre allowed for an ARAH development in R-20, which would allow 71 dwelling units. The development complies with all bulk regulations and provides 42.2% open space, which exceeds the 35% requirement. Additionally, a 1,980 square foot community building is proposed, which exceeds the 1,260 square foot requirement. The Functional Road Classification Map of *PlanHoward 2030* depicts Old Frederick Road as a Major Collector, which is an appropriate classification for the types and number of vehicles associated with the proposed use.

Therefore, the nature and intensity of the use, the size of the Property in relation to the use, and the location of the site, with respect to streets that provide access, are such that the overall intensity and scale of the use are appropriate.

3. *The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:*
  - a. *The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning district.*

The proposed development consists of single-family detached and single-family attached age-restricted dwellings. There is no evidence of atypical adverse effects such as noise, dust, fumes, odors, vibrations, increased lighting, hazards, or other physical conditions that would be greater at the subject site than generally elsewhere in the R-20 zoning district.

- b. *The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.*

The proposed buildings and structures comply with all setback and height requirements in Sec. 131.0.N.1.7. The proposed development will include landscaping along the perimeter, street trees along Old Frederick Road and North Rogers Avenue, and extensive on-site landscaping. The adjacent properties consist of similar or more intense uses. Therefore, the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than generally elsewhere in the R-20 zoning district.

- c. *The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.*

The parking requirement for ARAH single-family dwellings is two (2) parking spaces per dwelling unit plus 0.3 parking spaces per dwelling unit for visitors. Additionally, the parking requirement for the community building is 10 spaces per 1,000 square feet which is 20 parking spaces. In total, this development requires 160 parking spots. The plan depicts 301 parking spaces consisting of four (4) parking spaces on each lot and 20 parking spaces for the community building. The petitioner is not proposing any loading or refuse areas.

- d. *The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.*

Ingress and egress drives are depicted from Old Frederick Road and Sunell Lane. Sight distance measurements can only be determined by a detailed sight distance analysis, which is typically conducted during Site Development Plan review. The Development Engineering Division (DED) commented that the current entrance does not appear to allow a left turn from the site onto Old Frederick Road. This configuration does not meet the county standard which could generate a waiver request or require reconfiguration of the site plan. If this divided entrance is being shown because of a lack of sight distance and southbound vehicles are expected to use Sunell Lane, it will not be a desired configuration because it will be difficult to enforce a “no left turn.”

- e. *The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.*

The Conditional Use Plan shows wetlands, an intermittent stream, and associated buffers on the Property. All buildings/structures and use areas are located outside of these environmentally sensitive areas. Therefore, the proposed development will not have a greater potential for adversely impacting those areas than it would elsewhere.

- f. *The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.*

Two historic sites are located west of the Property across North Rogers Avenue. The Kendig

House, HO-611, located at 2622 North Rogers Avenue and the Eklof House and Store (Brun House), HO-612 located at 2628 North Rogers Avenue. The Historic Preservation Commission (HPC) reviewed the proposed development on June 1, 2023 and determined that it will not have a greater potential to diminish the character and significance of these two adjacent historic sites than elsewhere.

B. Evaluation of petition according to Section 131.0.N.1 (Specific Criteria for Age-Restricted Adult Housing):

a. *Age-Restricted Adult Housing, General*  
*A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT District, for age-restricted adult housing, provided that:*

- (1) *Single-family detached, semi-detached, multi-plex, attached and apartment dwelling units shall be permitted, except that only detached, semi-detached, multi-plex and single-family attached units are permitted in developments with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 districts.*

The Property is zoned R-20 and the proposed development consists of single-family detached and attached dwelling units. The proposed development consists of more than 50 dwelling units.

- (2) *In the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT Districts the development shall have a minimum of 20 dwelling units.*

The Property is zoned R-20 and 63 dwelling units are proposed.

- (3) *Only detached and semi-detached units are permitted in the RC and RR Districts.*

The Property is zoned R-20; therefore, this criterion does not apply.

- (4) *The maximum density shall be as follows: for R-20 Zoning Districts of 20-49 dwelling units in the development, 4 units per net acre. If 50 or more dwelling units in the development, 5 units per net acre.*

The Property is zoned R-20 and the proposed development consists of 63 dwelling units on 14.33 net acres, which equates to 4.39 dwelling units per net acre.

- (5) *If the development results in increased density according to subsection (4) above, the site must have frontage on and direct access to a collector or arterial road designated in the General Plan.*

The proposed density of 4.39 dwelling units per net acre exceeds the maximum density of two (2) dwelling unit per net acre in the R-20 zoning district, thus resulting in an increase in density. The Property has frontage and direct access to Old Frederick Road, which is a designated major collector road.

- (6) *Site Design:*

*The landscape character of the site must blend with adjacent residential properties. To achieve this:*

- a. *Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood.*

The vicinal properties are predominately R-20 zoned single-family detached homes.

The Petitioner proposes 6.14 acres of open area to be retained constituting 42.2% of the site. The proposed development includes perimeter landscaping that consists of a blend of street trees and evergreens along Old Frederick Road and North Rogers Avenue. A considerable number of trees throughout the interior will create a wooded scenery along the trail and the stream bed. Therefore, the landscape character of the site will blend with the adjacent residential properties.

- b. *The project shall be compatible with residential development in the vicinity by providing either:*
- i. *An architectural transition, with buildings near the perimeter that are similar in scale, materials, and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or*
  - ii. *Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.*

The proposed development consists of single-family detached dwellings along the west property perimeter adjacent to existing single family detached dwellings. The architectural renderings depict five (5) single family detached house types that have wood/stone siding, pitched roofs, and fenestration that are similar to the existing buildings in the neighborhood. Additionally, the proposed 2,400 square foot single family detached buildings are similar in size/scale to buildings on the 11 adjacent properties, of which the median is 2,507 square feet.

Single family attached dwellings abut Parcel 25 to the southeast and the west side of Parcel 689 that is located east of the entrance from Old Frederick Road. A Forest Conservation area is located between the Property and Parcel 25 and a densely wooded area in the south/southeast portions of the Property is retained for additionally buffering. The landscape plan depicts three (3) shade trees and six (6) evergreen trees (Perimeter 5) to screen the single family attached dwellings from Parcel 689.

The Design Advisory Panel (DAP) reviewed the initial design for this development on November 16, 2022 and advised the Petitioner to redesign the layout to create a central square and connect the pathways to create a loop and connect to neighboring community to the northeast. The original plan depicted single family attached dwellings adjacent to the clubhouse and those have been removed to create a central community green and recreation area. The revised pathway system creates a closed loop walking path and a sidewalk is provided that extends up to the northeast corner of the Property.

- c. *For projects with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 Districts, setbacks from existing public streets shall be the same as the setback required for residential uses on adjacent properties.*

This development proposes 63 dwelling units; therefore, this criterion does not apply.

(7) *Bulk Requirements:*

The proposed development complies with all of the bulk requirements as outlined below:

- a. *Maximum Height for principal structure...34 feet*

The maximum height of the proposed buildings will not exceed 34 feet.

*b. Minimum structure and use setback:*

All buildings comply with Section 131.0.N.1(7) requirements consisting of a 40-foot setback from an external public street right-of-way, a 40-foot setback from lots in the R-20 zoning district for SFD, a 75 feet setback from in R-20 zoning for SFA, and a 30-foot setback for all structures from an open space lot.

*c. Minimum structure setback from interior roadway or driveway for units with garages ...20 feet*

All dwellings along the interior roadway contain garages and comply with the 20-foot setback.

*d. Minimum structure setback from lot lines for single-family detached units:*

All single-family detached dwellings comply with the 40-foot setback from lot lines.

*e. Minimum distance between single-family detached dwellings:*

*(i) For units oriented face-to-face .....30 feet*

*(ii) For units oriented side-to-side .....15 feet*

*(iii) For units oriented face-to-side or rear-to-side .....20 feet*

*(iv) For units oriented rear-to-rear .....40 feet*

*(v) For units oriented face-to-rear .....100 feet*

All buildings comply with these distance separation requirements.

*f. Minimum distance between apartment buildings or between apartment buildings and single-family dwellings:*

Apartments are not proposed; therefore, this criterion does not apply.

*g. Apartment buildings and groups of single-family attached units may not exceed 120 feet in length. However, the Hearing Authority may approve a greater length, up to a maximum of 300 feet in R-SA-8, R-A-15 and R-APT, or 200 feet in other districts, based on architectural design that mitigates the visual impact of the increased length.*

The developer proposes 28' wide single-family attached buildings. The buildings containing units 39-46 and 24-27 comply with this requirement. All other single-family attached buildings do not comply with this requirement.

- (8) *At least 50% of the gross site area in the RC, RR, R-ED Districts, at least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or open area in accordance with the Subdivision and Land Development Regulations. The open space or open area shall provide amenities such as pathways, seating areas and recreation areas for the residents, and shall be protective of natural features.*

The Property is zoned R-20 and the gross area is 14.56 acres; therefore, 5.10 acres (35%) of open space is required and 6.14 acres (42.2%) are provided. The open space/area will include amenities such as a recreation area and a pathway for residents and their guests.

- (9) *Accessory uses may include social, recreational, educational, housekeeping, security,*

*transportation or personal services, provided that use of these services is limited to on-site residents and their guests.*

A community center, a recreation area, and a pathway for residents and their guests are proposed.

(10) *At least one on-site community building or interior community space shall be provided that contains a minimum of:*

a. *20 square feet of floor area per dwelling unit, for the first 99 units with a minimum area of 500 square feet, and*

The proposed development consists of 63 dwelling units, which requires a 1,260 square foot community building/interior community space and a 1,980 square foot community building is proposed.

b. *10 square feet of floor area per dwelling unit for each additional unit above 99.*

This proposed development consists of 63 units; therefore, this criterion does not apply.

(11) *Loading and trash storage areas shall be adequately screened from view.*

Trash pick-up for the dwelling units will be accessed by internal private roads. No central trash storage area is proposed.

(12) *For a development that will be built in phases, open space areas, recreational facilities and other accessory facilities shall be provided in each phase to meet the needs of the residents. The developer shall provide a schedule for the installation of facilities at the time the Conditional Use is approved.*

The development will not be constructed in phases; therefore, this criterion does not apply.

(13) *The petition shall establish how the age restrictions required under the definition of this use will be implemented and maintained over times. If the development will not be a rental community under single ownership, an entity such as a condominium association or homeowners association shall be established to maintain and enforce the age restrictions in addition to County enforcement of zoning regulations.*

The Petitioner will establish a condominium/homeowners association that will enforce the age restriction requirements through covenants and restrictions.

(14) *All open space, common areas and related improvements shall be managed and maintained by a common entity, either the owner of the development, a condominium association, or a homeowner's association.*

The Petition states that all open space, open area, common area and related improvements will be managed and maintained in perpetuity by a condominium/homeowners association to be established by the Petitioner.

(15) *The development shall incorporate universal design features from the Department of Planning and Zoning guidelines that identify required, recommended and optional features. The petition shall include descriptions of the design features of proposed dwellings to demonstrate their appropriateness for the age-restricted population. The material submitted shall indicate how universal design features will be used to make*



*individual dwellings adaptable to persons with mobility or functional limitations and how the design will provide accessible routes between parking areas, sidewalks, dwelling units and common areas.*

The Petitioner proposes to incorporate the following universal design features in the development:

- No-step front access to the front entrance
- 36" wide front door with exterior lighting
- All exterior doorways at least 32" wide
- Hallways at least 36" wide.
- Complete living area including master bedroom and bath on first floor.
- Lever handles on interior and exterior doors.
- Blocking for grab bars in bathroom walls near toilet and shower.
- Slopes of ramps on the exterior of units shall be in accordance with current Howard County regulations.

- (16) *At least 10% of the dwelling units in the RC, RR, R-ED, R-20, R-12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be Moderate Income Housing Units.*

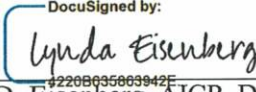
The Property is zoned R-20, thus 10% of the 63 dwelling units shall be Moderate Income Housing Units ("MIHU"). Fractional units are rounded up; therefore, seven (7) MIHU are required. This requirement will be met through the fee-in-lieu process and will be addressed during site development plan review.

- (17) *Housing for the elderly special exceptions uses approved by the Board of Appeals on or prior to July 12, 2001 and constructed under the Zoning Regulations in effect at that time, may convert the existing dwelling units to age-restricted adult housing uses, with respect to minimum age restrictions only, without being subject to further hearing authority review and approval under current Conditional Use requirements, provided that the dwelling units are made subject to the new covenants and other legal means of enforcing the age-restricted adult housing minimum age restrictions, and that a copy of the recorded new covenants is submitted to the Department of Planning and Zoning to be filed in the original special exception case file.*

A special exception has not been approved by the Board of Appeals for this Property; therefore, this criterion does not apply.

- (18) *The Conditional Use plan and the architectural design of the building(s) shall have been reviewed by the Design Advisory Panel, in accordance with Title 16, Subtitle 15 of the Howard County Code, prior to the submission of the Conditional Use petition to the Department of Planning and Zoning. The Petitioner shall provide documentation with the petition to show compliance with this criterion.*

The Design Advisory Panel (DAP) reviewed the conditional use plan and the architectural designs on November 16, 2022. The Petitioner submitted the meeting summary to show compliance with this criterion.

Approved by:  7/25/2023  
 Lynda D. Eisenberg, AICP, Director Date

**Certificate Of Completion**

Envelope Id: A739E6437D1F4EA3BC8C97EA72FF85D5	Status: Completed
Subject: Complete with DocuSign: BA_22_035C_TSR	
Source Envelope:	
Document Pages: 9	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Lisa Kenny
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	Ellicott City, MD 21043
	lkenney@howardcountymd.gov
	IP Address: 167.102.191.18

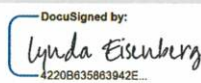
**Record Tracking**

Status: Original	Holder: Lisa Kenny	Location: DocuSign
7/25/2023 2:23:44 PM	lkenney@howardcountymd.gov	

**Signer Events**

Lynda Eisenberg  
 leisenberg@howardcountymd.gov  
 Security Level: Email, Account Authentication (None)

**Signature**



Signature Adoption: Pre-selected Style  
 Using IP Address: 167.102.191.18

**Timestamp**

Sent: 7/25/2023 2:24:34 PM  
 Viewed: 7/25/2023 2:25:43 PM  
 Signed: 7/25/2023 2:25:55 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 6/26/2023 1:54:38 PM  
 ID: 65b25253-387f-4fdd-b8c8-566030656392

In Person Signer Events	Signature	Timestamp
-------------------------	-----------	-----------

Editor Delivery Events	Status	Timestamp
------------------------	--------	-----------

Agent Delivery Events	Status	Timestamp
-----------------------	--------	-----------

Intermediary Delivery Events	Status	Timestamp
------------------------------	--------	-----------

Certified Delivery Events	Status	Timestamp
---------------------------	--------	-----------

Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

geoff goins  
 ggoins@howardcountymd.gov  
 Security Level: Email, Account Authentication (None)



Sent: 7/25/2023 2:24:36 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 10/29/2020 10:36:54 AM  
 ID: 7ea46405-5b1c-4b82-94c5-8b146c86e2e1

Jessica Bellah  
 jbellah@howardcountymd.gov  
 Security Level: Email, Account Authentication (None)



Sent: 7/25/2023 2:24:35 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

Toni Sieglein  
 tsieglein@howardcountymd.gov  
 Security Level: Email, Account Authentication (None)



Sent: 7/25/2023 2:24:35 PM  
 Viewed: 7/25/2023 2:40:20 PM

**Electronic Record and Signature Disclosure:**

<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
---------------------------	---------------	------------------

Accepted: 7/18/2023 5:04:31 PM  
ID: 7aef176b-309b-46ca-8ae7-f8c1b44c056d

<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
-----------------------	------------------	------------------

<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
----------------------	------------------	------------------

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
--------------------------------	---------------	-------------------

Envelope Sent	Hashed/Encrypted	7/25/2023 2:24:36 PM
Certified Delivered	Security Checked	7/25/2023 2:25:43 PM
Signing Complete	Security Checked	7/25/2023 2:25:55 PM
Completed	Security Checked	7/25/2023 2:25:55 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
-----------------------	---------------	-------------------

<b>Electronic Record and Signature Disclosure</b>
---

## **CONSUMER DISCLOSURE**

From time to time, Howard County Government (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

**How to contact Howard County Government:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [glovelace@howardcountymd.gov](mailto:glovelace@howardcountymd.gov)

**To advise Howard County Government of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at [glovelace@howardcountymd.gov](mailto:glovelace@howardcountymd.gov) and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

**To request paper copies from Howard County Government**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to [glovelace@howardcountymd.gov](mailto:glovelace@howardcountymd.gov) and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with Howard County Government**

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to [glovelace@howardcountymd.gov](mailto:glovelace@howardcountymd.gov) and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

\*\* These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Howard County Government as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Howard County Government during the course of my relationship with you.



Bureau of Environmental Health  
8930 Stanford Blvd | Columbia, MD 21045  
410.313.2640 - Voice/Relay  
410.313.2648 - Fax  
1.866.313.6300 - Toll Free

---

Maura J. Rossman, M.D., Health Officer

## MEMORANDUM

TO: Department of Planning and Zoning

FROM: Jeff Williams  
Deputy Director, Bureau of Environmental Health

RE: **BA-22-035C**

DATE: January 19, 2023

---

The Health Department has reviewed the above referenced petition submission and has no comments



Amy Gowan, Director

FAX 410-313-3467

Agency Comment Form  
 Conditional Use

Date:

Use Category: Age Restricted Adult Housing (131.0.N.1)

File No.: BA-22-035C

Petitioner: Pleasants Development, LLC

Property Address: 2617 - 2625 North Rogers Avenue; 8645 Old Frederick Road

Map No: 17

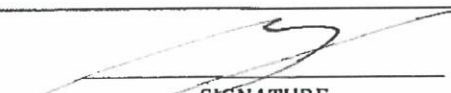
Parcel: 90; 526; 728; 429 & 205

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x		x	x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x								
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x								
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review.	x								
SPECIFIC CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
6) Site Design: The landscape character of the site must blend with adjacent residential properties. To achieve this: (a) Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood. (b) The project shall be compatible with residential development in the vicinity by providing either: (i) An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or (ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.	x								

Comments Due:

COMMENTS:

The Development Engineering Division takes NO EXCEPTION to the request to develop Rockland Terrace with 65 age-restricted adult housing units subject to meeting all current design criteria including APFO, Stormwater Management, Noise Mitigation and Sight Distance requirements at the access point at Old Frederick Road.

  
 SIGNATURE





**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

**DPZ Office Use only:**  
 Case No: BA-22-035C  
 Date Filed 12/22/2022

**ALTERNATIVE COMPLIANCE COMMENT FORM**

**Date: 1/17/2023**

**Comment Due Date: 2/19/2023**

**DPZ File No: BA-22-035C**

**Plan Name: Pleasants Development, LLC**

**This request for comments has been distributed to the following Departments.**

DPZ – Comprehensive & Community Planning	DPZ – Development Engineering Division
DPZ – Research Division	DPZ – Resource Conservation Division
Department of Fire and Rescue Services	Recreation and Parks
Department of Inspections, Licenses & Permits	Office of Transportation
DPW, Real Estate Services & Directors Office	Office of Community Sustainability
Health Department	Soil Conservation District
Public School System	State Highway Administration

**COMMENTS:**

No Comments

James Hobson  
**Print Name**

1/17/2023  
**Date**



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

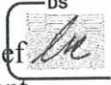
Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

**Subject:** BA-22-035C – Rockland Terrace  
Conditional Use

**To:** Geoff Goins, Chief  
Division of Public Service and Zoning Administration

**From:** Anthony Cataldo, AICP, Chief   
Division of Land Development

**Date:** January 25, 2023

The Division of Land Development has reviewed the above referenced Conditional Use Petition for a proposed age-restricted adult housing development at Rockland Terrace (Old Frederick Road), which will be evaluated at the subdivision or site development plan stage.

1. A final plat of subdivision is required to merge the parcels, dedicate public right-of-way, and record any private and public easements required for this development.
2. An Environmental Concept Plan for the site must be approved prior to the site development plan in order to identify any impacts to streams, wetlands and their buffers, floodplain, steep slopes and specimen trees on site which are protected from disturbance per the Land Development Regulations.
  - a. The natural environmental conditions of the subject site must be thoroughly assessed by an environmental professional and findings must be provided with the forthcoming site development plan.
  - b. Specimen Trees must be shown with their Critical Root Zones to evaluate the level of disturbance.
  - c. The conditional use plan shows a 50-foot stream bank buffer indicating that the stream is an intermittent stream. If the environmental assessment determines the stream is a perennial stream, a 75-foot stream bank buffer is required and may require changes to the design layout.
  - d. Floodplain study may be needed to evaluate the development against additional requirements.
  - e. Storm water management and suitable drainage requirements will be reviewed at both the ECP and SDP stage.
3. A site development plan (SDP) for this age-restricted development will be required subsequent to the approval of this conditional use. Proposed site improvement and features shall be evaluated by DPZ staff and county agencies/offices as part of the SDP submission requirements.
  - a. This development may be subject to public road improvements such as curb, gutters, drain systems, sidewalks, street lights and street trees, per Subtitle 1, Article III of the County Code.
  - b. All environmentally sensitive areas regulated by this County must comply with Sections 16.115 – 16.117 of the Subdivision and Land Development Regulations.
  - c. Parking for the use is subject to site development regulations and engineering design standards for

- access, spacing, and drainage purposes. In addition, the parking ratios for the required number of parking spaces comply with Section 133.0.D.2.c of the Zoning Regulations.
- d. Perimeter and internal landscaping will be required for this development with the SDP, in accordance with the Landscape Manual.
    - i. The perimeter landscape buffers as shown on the conditional use exhibit appear to comply with the Landscape Manual requirements.
    - ii. Internal landscaping is required within all new single family attached developments. One shade tree is required per unit. A minimum of 15-foot-wide landscaped area shall be provided between common parking areas and any adjacent residential structure.
    - iii. Parking lots for single family attached dwelling units shall have one landscaped island per ten parking spaces and one shade tree per 10 parking spaces.
    - iv. Street trees may not be planted within 10 feet of a driveway. Modifications to the proposed driveways and homes layout may be needed to accommodate these requirements.
4. This development will be subject to and must comply with the Forest Conservation Act, per Subtitle 12 of the County Code, prior to site plan approval.
    - a. Please be informed that approval of a Conditional Use plan and specific site design does not serve as unwarranted hardship justification for any potential alternative compliance requests to the Subdivision and Land Development Regulations. Future review of the site development plan for compliance with the Forest Conservation regulations may cause changes to the plan layout. If such changes do not constitute “minor modifications” as defined in Section 131.0.I.2.c, these changes may require a new hearing by the Hearing Authority, unless otherwise specified in the Decision and Order.
    - b. A minimum of 75% of the site’s forest conservation obligation must be met on site.
    - c. Approval of an alternative compliance application is required for the removal of any specimen tree. If approval is granted, the required mitigation will be determined as part of the alternative compliance application.
  5. Pursuant to Section 16.119(f) of the Subdivision and Land Development Regulations if a residential subdivision fronts a major collector road the street layout should provide vehicle access to the subdivision by a lower classification public road. The subdivision has frontage onto Old Frederick Road (major collector) and North Rogers Avenue (local road). To comply with the Subdivision Regulations the subdivision should provide vehicular access from North Rogers Avenue which may be in conflict with Section 131.1.0.N.1.a.5 of the Zoning Regulations.
  6. The project was reviewed by the Design Advisory Panel (DAP) November 16, 2022 as required for proposed conditional use Age Restricted Adult Housing projects. DAP review motions are attached to this memo for reference.

AC/js

**Department of Planning and Zoning**  
**Division of Land Development**  
**Nicholas Haines – [nhaines@howardcountymd.gov](mailto:nhaines@howardcountymd.gov) – 410-313-4333**  
**Recommendations / Comments**

**RE: BA-22-035C, Rockland Terrace ARAH Development, Ellicott City, MD 21043**  
**January 23, 2023**

The project was reviewed by the Design Advisory Panel (DAP) on November 16, 2022 and provided the following motions for consideration.

**DAP Motion #01**

*“Applicant and DPZ revisit the location of the entry road for the betterment of the entire community. (this item is in relation to the Zoning Regulation requirement for the development to have access from a major collector/arterial roadway).”*

The DAP discussed that a different entrance location off of North Rogers Avenue or Sunell Lane may address the community comments and concerns they received related to traffic and congestion associated with a new entrance on Old Frederick Road. The Panel discussed that an alternate location may provide a beneficial layout improving overall circulation. Conformance with the Subdivision and Land Development Regulations, sight distance requirements, and the engineering design manuals will need to be considered with access along a collector or arterial road if the project advances with this layout.

**DAP Motion #02**

*“That the applicant to take a look at the layout to see if it is possible to create a true central square to this community and also connectivity of the pathway system to create a loop and connect to neighboring community constructed to the Northeast.”*

The applicant did make updates and alterations from the original DAP submission to address this motion. The previously proposed attached dwellings adjacent to the clubhouse have been removed to create a central community green and recreation area. The total number of units remains the same between the DAP submission and the conditional use exhibit. The pathway system shown in conjunction with the proposed sidewalk does create a closed loop walking path in-line with the DAP request. Connections to the neighboring roadways may also be investigated to complete the response to the DAP motion.

If you have any questions, please contact Nicholas Haines at (410) 313-4333.



Amy Gowan, Director

FAX 410-313-3467

Agency Comment Form  
 Conditional Use

Date:  
 Use Category: Age Restricted Adult Housing (131.0.N.1)  
 File No.: BA-22-035C  
 Petitioner: Pleasants Development, LLC  
 Property Address: 2617 - 2625 North Rogers Avenue; 8645 Old Frederick Road  
 Map No: 17  
 Parcel: 90; 526; 728; 429 & 205

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x		x	x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x								
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x								
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review.	x								
SPECIFIC CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
6) Site Design: The landscape character of the site must blend with adjacent residential properties. To achieve this: (a) Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood. (b) The project shall be compatible with residential development in the vicinity by providing either: (i) An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or (ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.	x								

Comments Due:

COMMENTS: WE HAVE NO COMMENTS.

---



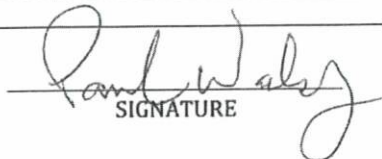
---



---



---

  
 SIGNATURE



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

**DPZ Office Use only:**  
 Case No: BA-22-035C  
 Date Filed 12/22/2022

**ALTERNATIVE COMPLIANCE COMMENT FORM**

**Date: 1/17/2023**

**Comment Due Date: 2/19/2023**

**DPZ File No: BA-22-035C**

**Plan Name: Pleasants Development, LLC**

**This request for comments has been distributed to the following Departments.**

DPZ – Comprehensive & Community Planning	DPZ – Development Engineering Division
DPZ – Research Division	DPZ – Resource Conservation Division
Department of Fire and Rescue Services	Recreation and Parks
Department of Inspections, Licenses & Permits	Office of Transportation
DPW, Real Estate Services & Directors Office	Office of Community Sustainability
Health Department	Soil Conservation District
Public School System	State Highway Administration

**COMMENTS:**

Please consider secondary access from North Rogers Ave. or Sunell Ln.

**Assitant Chief - Vincent Baker**

**2/1/2023**



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov  
410-313-2350  
FAX 410-313-3467  
TDD 410-313-2323

July 6, 2023

Clark Wagner  
Pleasants Development, LLC  
24012 Frederick Rd, Suite 200  
Clarksburg, MD 20871

RE: HPC-23-14; 2625 and 2605 N. Rogers Ave, Ellicott City

Dear Mr. Wagner:

On June 1, 2023, the Historic Preservation Commission provided Advisory Comments for the proposed site development plan for 2605 and 2625 North Rogers Avenue, in Ellicott City. A summary of the Commission's comments is provided below, and more detail can be found in the attached minutes:

- 1) The Commission recommended relocating Unit 12 of the Age Restricted Housing development to keep 2605 North Rogers Ave, the historic foursquare's viewshed. If that is not possible, they recommended creating a 10–15-foot buffer from the foursquare to the new development.
- 2) As proposed materials were not really shown or provided, this was not discussed in detail. However, some Commissioners stressed keeping the back of the homes design in mind and reiterated keeping the charm of North Rogers Avenue.
- 3) The Commission suggested shifting lots lines to retain 2625 North Rogers Avenue and explained that alterations could be made to restore the historic integrity.
- 4) The Commission commended the developers for protecting 2605 North Rogers by excluding it from the Age Restricted Housing and for considering putting a historic easement on the structure.

Please contact Ms. Samantha Holmes at 410-313-4428 or [sholmes@howardcountymd.gov](mailto:sholmes@howardcountymd.gov) if you have any questions.

Sincerely,

Erica Zoren  
Chair, Historic Preservation Commission

cc: Advisory Comments (no HO) File



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350  
Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

**Subject:** BA-22-035C, Pleasants Development, LLC  
(Conditional Use Petition)

**To:** Geoff Goins, Chief  
Division of Public Service and Zoning Administration

**Through:** Beth Burgess, Chief  
Resource Conservation Division

**Through:** Samantha Holmes, Historic Preservation Planner  
Resource Conservation Division

**From:** Lauren McDonald, Resource Conservation Division

**Date:** January 20, 2023

The Resource Conservation Division has reviewed the conditional use petition for 65 age-restricted adult housing units located at 8645 Old Frederick Road and 2605 through 2625 North Rogers Ave and offers the following:

- The structures located at 2605 North Rogers Ave is a historic and a good example of a foursquare style home. The structures at, 2609 North Rogers Ave and 2625 North Rogers Ave may be historic structures (additional evaluation/study would be needed to determine). The church neighboring 2625 Rogers Avenue, located at 2631 Rogers Avenue, appears to be a historic church in architectural form and according to SDAT, dates to 1900. Per SDAT, the structures date to 1926, 1899, and 1899, respectively. Directly to the west side of North Rogers Ave are two historic structures listed on the Howard County Historic Sites Inventory, HO-611 (the Kendig House, located at 2622 North Rogers Ave) and HO-612 (the Eklof House & Store, located at 2628 North Rogers Ave). While not listed on the Historic Sites Inventory, the structures at 2602 and 2612 North Rogers (also on the west side of North Rogers) also appear to be historic structures in architectural form, and are dated to 1920 and 1900, respectively, per SDAT. While only two houses are formally listed on the Inventory form on this block, those two forms both reference the other historic houses lining the street and explains that the house inventoried is one of four or one of five late Victorian houses along the street.
- Advisory Comments from the Historic Preservation Commission may be needed, per Section 16.603A of the County Code, “prior to the initial submittal of an application for subdivision or site development plan approval on a site...that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the



Commission regarding the design of development.” Section 16.606(d)(ii) and (iii) also provides information on the Commission’s Advisory role.

- Since the proposed conditional use involves three parcels with potential historic structures on the property, the Resource Conservation Division recommends the Petitioner seek Advisory Comments from the Historic Preservation Commission prior to or concurrently with the Conditional Use Petition, if a subdivision or site development plan may be required for the project or if the Hearing Examiner requests a recommendation from the Commission.
- On the Howard County Interactive GIS page (<https://data.howardcountymd.gov/InteractiveMap.html>), there is a cemetery pin located on the property at 8645 Old Frederick Road. The GIS pin is for cemetery ID #17-6, the Gosnell Family Cemetery, listed on the Howard County Cemetery Inventory. This is a GIS mapping error. According to records, it appears this cemetery is on the adjacent property and was placed into an open space lot as part of the adjacent development. Recorded as plat number 25230 and in F-19-038 (Patapsco Crossing), general note #16 states the cemetery listed as #17-6, Gosnell Family Cemetery, was located in open space lot 46 and the cemetery was dedicated to and maintained by the homeowner’s association. In summary, it does not appear that cemetery #17-6 is associated with the property at 8645 Old Frederick Road and therefore, the GIS page is currently incorrect but will be corrected.



Amy Gowan, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date:

Use Category: Age Restricted Adult Housing (131.0.N.1)

File No.: BA-22-035C

Petitioner: Pleasants Development, LLC

Property Address: 2617 – 2625 North Rogers Avenue; 8645 Old Frederick Road

Map No: 17

Parcel: 90; 526; 728; 429 & 205

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x		x	x	x	
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x									
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x									
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x					x		x	
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review.	x									
SPECIFIC CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
6) Site Design: The landscape character of the site must blend with adjacent residential properties. To achieve this: (a) Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood. (b) The project shall be compatible with residential development in the vicinity by providing either: (i) An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or (ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.	x									

Comments Due:

COMMENTS: MDOT SHA has no objection to the proposed use. Access is from a local roadway.  
Due to the proximity to I-70, noise abatement is the responsibility of the developer. MDOT SHA  
will not be responsible for providing noise abatement, either at the time of development or the at  
any time in the future.

D. Scott Newill MDOT SHA 1/9/23  
SIGNATURE