



# 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 26, 2026*

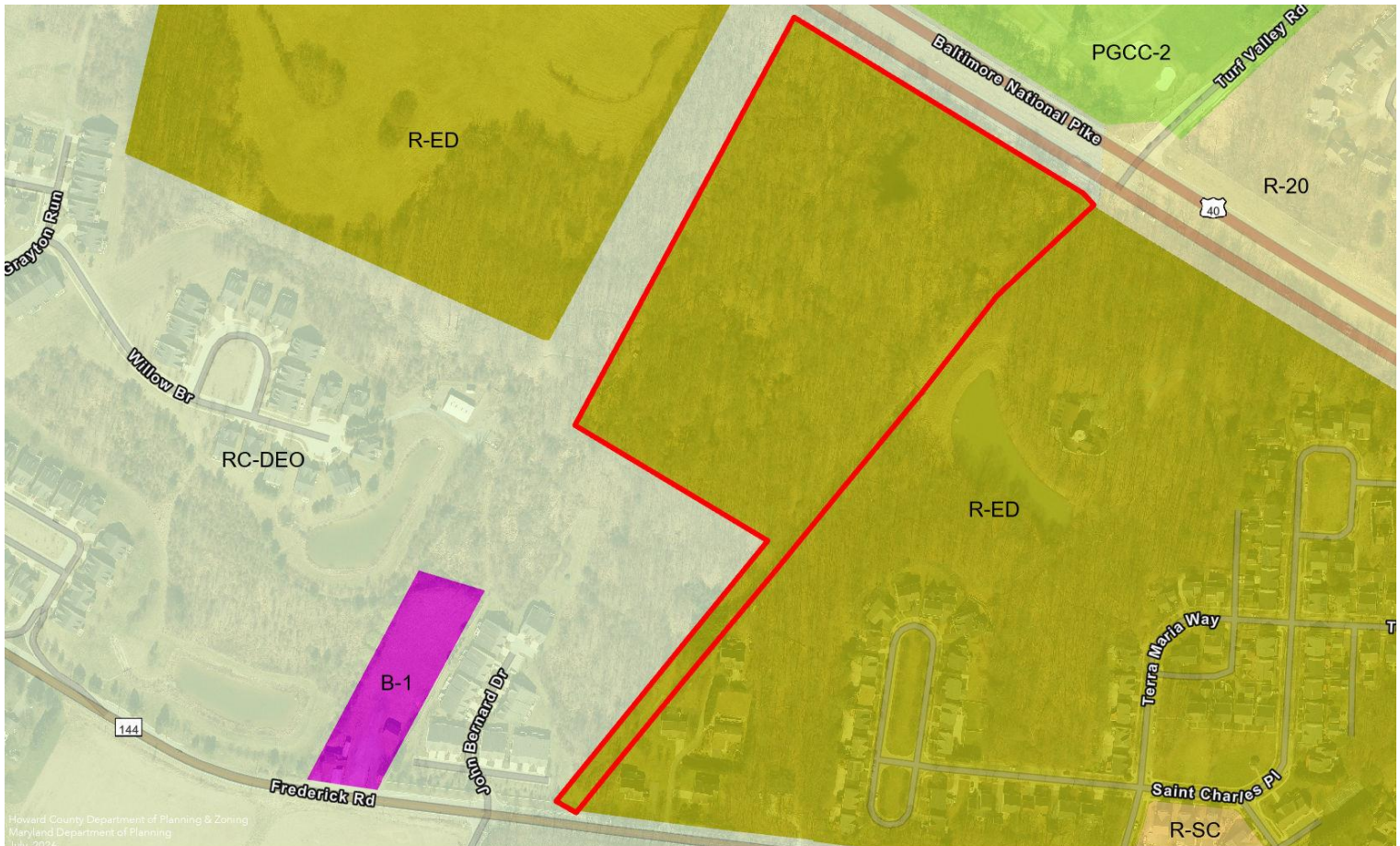
**Case No./Petitioner:** BA-26-009C – Cadogan Property, LLC.

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

**Location:** 10611 Baltimore National Pike  
Tax Map 16, Grid 23, Parcel 248  
(the "Property")

**Conditional Use Area:** 17.86 gross acres (11.67 net acres)

**Zoning** R-ED (Residential – Environmental Development)



### Zoning & Vicinity

10611 Baltimore National  
Pike



0 255 510 Feet

Zoning

B-1

PGCC-2

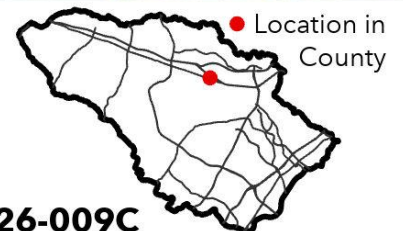
R-20

R-ED

R-SC

RC-DEO

10611 Baltimore  
National Pike



**BA-26-009C**

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

I. CONDITIONAL USE PROPOSAL

The Petitioner proposes to construct an Age-Restricted Adult Housing (ARAH) development, in accordance with the Conditional Use Plan, “the Plan”. The proposed ARAH development consists of twenty-seven (27) total dwelling units, an approximate 540 square-foot community center, and approximately 12.50 gross acres of open space. The dwelling units proposed are a mix of five single family detached units, four single family semi-detached units, and 18 single family attached units. Access to the ARAH development will be from a new private road onto Frederick Road (MD-144) and ending in a T-turnaround within the development.

II. BACKGROUND INFORMATION

A. Site Description

The slightly irregularly shaped Property is currently unimproved. The site is encumbered with significant environmental features including streams, wetlands, stream and wetland buffers, one pond, and floodplain. Dense vegetation covers the Property. The site’s highest point of elevation is 440 feet in the rear of the Property and decreases in elevation to 420 feet towards the front of the Property.

B. Vicinal Properties

| Direction | Zoning | Land Use                             |
|-----------|--------|--------------------------------------|
| North     | RC-DEO | Baltimore National Pike              |
| South     | RC-DEO | Single Family Residences             |
| East      | R-ED   | Unimproved / Proposed Age Restricted |
| West      | RC-DEO | Unimproved                           |

C. Roads

Frederick Road has two travel lanes within a 50-foot public right-of-way. The speed limit is 50 miles per hour. This portion of Frederick Road is designated as a Howard County Scenic Road.

There is no Average Annual Daily Traffic (AADT) count for this portion of Frederick Road; however approximately 0.9 miles east the AADT was 7,691 vehicle trips.

D. Water and Sewer Service

The Property is within the Planned Service Area for Water and Sewer. The Property will utilize public water and sewer.

E. General Plan

The Property is designated Single-Family Neighborhood on the Future Land Use Map of *HoCo By Design* adopted in 2023.

Frederick Road is classified as a Minor Arterial Public Road and Howard County Scenic Road.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

Case: AA-14-019

Petitioner: Cadogan Property, LLC

Request: An administrative adjustment to zoning map for drafting errors was requested on the basis that the pipestem of the parcel was erroneously excluded from the rezoning to R-ED.

Outcome: Approved, December 2014

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 Howard County General Plan, *HoCo By Design*, provides the following policy that encourages housing options for residents at diverse life stages:

**Policy DN 12:** “Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.”

**Implementing Action 3:** “Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households. Evaluate if current ARAH zoning regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.”

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 Petitioner is proposing 27 dwelling units on 17.86 acres of land with a net acreage of 11.67 acres. In the R-ED zoning district, an ARAH development with 20 or more dwelling units may be approved up to a maximum residential density of 4 dwelling unit per net acre. The Petitioner is proposing 27 units on 11.67 acres which is a density of approximately 2.3 units/acre. The development complies with all setbacks, environmental buffers, and provides more than the required 50% open space.

The proposed ARAH development would provide one point of access on Frederick Road, a minor arterial, which is an appropriate classification for the types and number of vehicles associated with the proposed use. The internal vehicular circulation will be implemented by one private road ending in a T-turnaround, as illustrated on the Plan.

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 will consist of twenty-seven (27) dwelling units, including 5 single family detached units, 4 single family semi-detached units, and 18 single family attached units. 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-ED zoning district.

The lighting generated by the proposed Conditional Use will be regulated by HCZR Section 134.0 and light trespass must be under the permitted allowances.

- 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, structures, and fences comply with all setback and height requirements. The perimeter of the Property and proposed units will be screened by existing and proposed landscaping/vegetation, which will be reviewed for compliance with Section 16.124 of the Howard County Code and Landscape Manual at the Site Development Plan stage. Parking areas and the community building are screened from adjoining properties with vegetation and are located internal to the development.

- 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.*

Parking requirements for single-family attached and detached ARAH developments are 2 spaces per dwelling unit with an additional 0.3 spaces per dwelling unit for visitors. Additionally, 10 parking spaces per 1,000 square feet of assembly area are required for the Community Center. The total requirement for this project is approximately 68 spaces (62 spaces for units, 6 spaces for community building).

The Conditional Use Plan shows the ARAH units will include a garage and a driveway which accommodates parking. The Community Center also includes 13 parking spaces. The development will also include 17 additional street parking spaces. In total,

the entire ARAH development will contain approximately 125 parking spaces.

- 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.*

The ingress and egress for the development is from Frederick Road, a minor arterial road, controlled by the State Highway Administration (SHA). The proposed ARAH development will provide one point of access on Frederick Road via an approximate 25-foot-wide private road, and 50-foot right-of-way. The proposed access will not be shared with other residential properties. Precise sight distance measurements can only be determined by a detailed sight distance analysis, which is typically conducted during Site Development Plan review. SHA maintains access control of Frederick Road and approval by SHA is required.

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

The Property is significantly encumbered by environmental features. Environmental features on the Property include a perennial stream, 100-foot stream buffer, 100-year floodplain, wetlands, wetland buffers, and heavy vegetation. The Howard County Resource Conservation Division (RCD) and Division of Land Development (DLD) provided advisory comments pertaining to environmental features and site design.

The property is located inside of the Planned Service Area (PSA) and will utilize public water and sewer.

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

The closest historic site (HO-993) on the Historic Sites Inventory is located approximately 0.22 miles to the east and is buffered from the proposed development by significant distance and single family detached homes.

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-ED, and the Petitioner is proposing twenty-seven (27) single-family detached, semi-detached, and attached are proposed. Therefore, this criterion is satisfied.

- (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-ED, and twenty-seven 27 dwelling units are proposed. Therefore, this criterion is satisfied.

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

The Property is zoned R-ED. Therefore, this criterion does not apply.

- (4) *The maximum density shall be as follows: 4 unit per net acre in R-ED.*

The Property is zoned R-ED which has a maximum Conditional Use density of 4 dwelling units per acre. The Property is 11.67 net acres. The Petitioner is proposing 27 units. The proposed residential density is 2.3 dwelling units per net acre. Therefore, this criterion is satisfied.

- (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 development has frontage and direct access onto Frederick Road, a minor arterial.

- (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 Property is adjoined by single family detached homes and open space. The proposed development will be buffered by existing and proposed landscaping, screening, buffering, and setbacks from adjoining 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*

The proposed units will be two-story single-family detached, semi-detached, and attached dwellings, similar to the adjoining residential uses. The semi-attached and attached dwelling units are largely proposed internal to the Property with a larger distance setback.

- ii. *Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.*

The development proposes to retain existing landscaping as well as install new landscaping to buffer adjoining residential uses. The proposed units adjacent to existing residential units are buffered with distance due to the pipestem driveway.

- 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.*

The proposed development is less than 50 dwelling units and shall have the same setback from existing public streets as residential uses on adjacent properties. This developments setback from Frederick Road exceeds the setback of residential uses on adjacent properties. The developments setback from Baltimore National Pike is 40 feet. The adjacent properties along Baltimore National Pike are zoned R-ED and RC-DEO and require a 75-foot setback for residential uses from existing public streets. The adjoining properties along Baltimore National Pike are vacant and do not contain residential structures or uses. The closest residential uses along Baltimore National Pike are over 650 feet from the development and are platted with a 30-foot setback from Baltimore National Pike.

(7) *Bulk Requirements:*

The proposed development appears to fully comply with all of the bulk requirements as outlined below:

a. *Maximum Height:*

- i. *Apartments .....40 feet  
Except in R-SA-8, R-A-15 and R-APT .....55 feet*
- ii. *Other principal structures .....34 feet*
- iii. *Accessory structures .....15 feet*

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

b. *Minimum structure and use setback:*

- i. *From public street right-of-way .....40 feet*
- ii. *From residential lots in RC, RR, R-ED, R-20, R-12 or R-SC Districts:  
Apartments .....100 feet  
Single-family attached .....75 feet  
Single-family detached, semi-detached, and multi-plex ....40 feet*
- iii. *From open space, multi-family or non-residential uses in RC, RR, R-ED, R-20, R-12 or R-SC .....30 feet*
- iv. *From zoning districts other than RC, RR, R-ED, R-20, R-12 or R-SC .....20 feet*

The Plan complies with required setbacks. The Petitioner should delineate the 30-foot setback from open space or multi-family uses at any future plan stage.

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

As detailed on the Plan, 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 or multi-plex units.*
  - i. *Side .....10 feet*  
*Except zero lot line dwellings .....0 feet*  
*A minimum of 10 feet must be provided between structures*
  - ii. *Rear .....20 feet*

The single-family detached units do not include fee-simple lots.

- e. *Minimum distance between single-family detached and/or attached 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*

The three proposed single family detached units straight back from the entrance from Frederick Road do not meet the required 15-foot side-to-side distance requirement. Also, one of the single-family detached units in the rear of the Property, across Gibran Lane, does not meet the required face-to-rear 100-foot distance requirement with the semi-detached units to the east. All other proposed units meet the required face-to-face, side-to-side, and face-to-side distance requirements.

- f. *Minimum distance between apartment buildings or between apartment buildings and single-family 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 .....30 feet*
  - iv. *For units oriented rear-to-rear .....60 feet*
  - v. *For units oriented face-to-rear .....100 feet*

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 proposed single-family attached buildings are delineated as 140 feet in

length; therefore, the criterion of a maximum length of 120 feet is not met. However, the Hearing Authority may approve a greater length, up to a maximum of 200 feet, based on architectural design that mitigates the visual impact of the increased length.

- (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-ED and approximately 70% of the site or 12.50 acres of open space is proposed. The open space or open area is proposed to provide amenities, recreation spaces, and forest conservation.

- (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.*

The proposed development does not include any accessory uses.

- (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 Petitioner is required to provide 540 square feet of floor area for on-site community buildings. The Petitioner satisfies this requirement by providing a 540-square-foot community building.

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

This criterion is not applicable since the proposed development consists of 27 units.

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

The Plan indicates no loading, or trash areas are proposed. The proposed ARAH units will utilize standard household trash containers.

- (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 ARAH development's age restriction will be established, implemented, and maintained through a Declaration of Covenants administered through the homeowners association.

- (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.*

All open space, open area, common area and related improvements will be managed and maintained in perpetuity by a condominium or 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 development will incorporate the following universal design features:

- No-step front access to the front entrance,
- 36" wide front door with exterior lighting,
- All exterior doorways are at least 32" wide,
- Hallways are at least 36" wide,
- 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.*

Specifics of the MIHU's will be addressed at the site development plan stage.

- (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 architectural designs on January 14, 2026. At the January meeting, DAP made the following motions:

- Move the sidewalk off of the back of curb to a minimum of 6 feet with street tree plantings.
- Provide crosswalks where the sidewalks come together.
- Architecturally that the massing of the units focuses entrances and provides cover over the entrances to protect from rain.
- The applicant investigate means to accommodate additional parking at the easternmost point of the development where the road terminates.

The DAP meeting summary are provided in the petition submittal.

Approved by:

DocuSigned by:

*Mary Kendall*  
65EA7A880DA740C...

for

8/12/2026

Lynda Eisenberg, AICP, Director

Date



# 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

## Agency Comment Form

### Conditional Use

Date: April 7, 2026  
Use Category: Age-Restricted Adult Housing  
File No.: BA-26-009C  
Petitioner: Cadogan Property, LLC  
Property Address: 10611 Baltimore National Pike  
Map No: 16  
Parcel: 248

| 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    | 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   |     |     |      |     |     |     |      |    |  |

Comments Due: April 21, 2026

#### COMMENTS:

Section 16.116 of the Subdivision & Land Development Regulations prohibits grading, removal of vegetative cover, paving and new structures within 25' of a wetland or within 100' of a perennial stream. The proposed development will require disturbance to a perennial stream, wetlands and their regulated buffers.

The applicant is encouraged to explore opportunities to minimize impacts to environmental resources, such as obtaining access from Baltimore National Pike, relocating the proposed driveway along the eastern property line (as proposed on the previous plan, SP-15-010), utilizing bridges or bottomless culverts, etc. A valid wetland and forest stand delineation will need to be submitted to DPZ with the initial plan (delineations expire after 5 years).

Eric Buschman 4/28/26  
SIGNATURE



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Map No: 16  
Parcel: 248

| 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  |  |
| 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   |     |     |      |     |     |     |      |    |  |

Comments Due: April 21, 2026

COMMENTS: No objection to this request subject to the MD 144 access meeting SHA standards.

SIGNATURE



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#### 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 |
| 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 |   |   |  |   |   |  |   |   |

Comments Due: April 21, 2026

COMMENTS: This property is located in the metropolitan district and has never been developed from what I could see. Therefore, Health has no comments or objections to the conditional use.

*Zack Silvest*

SIGNATURE



# 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

## Agency Comment Form

### Conditional Use

Date: April 7, 2026  
Use Category: Age-Restricted Adult Housing  
File No.: BA-26-009C  
Petitioner: Cadogan Property, LLC  
Property Address: 10611 Baltimore National Pike  
Map No: 16  
Parcel: 248

| 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  |
| 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   |     |     |      |     |     |     |      |    |

Comments Due: April 21, 2026

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

Robert Ferguson  
Battalion Chief  
Office of the Fire Marshal



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| 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  |
| 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   |     |     |      |     |     |     |      |    |

Comments Due: April 21, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for age-restricted adult housing of 27 units based on the justification presented in the application. This is subject to meeting all current development requirements such as sight distance at Frederick Road (MSHA requirements), APFO roads test, stormwater management, noise restrictions along MD Rte 40 and MD Rte 144, showing any noise mitigation required along MD Rte 40, and connecting to public water and sewer.

*Jim Witmer*

SIGNATURE



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| 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 |
| 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   |     |     |      |     |     |     |      |    |   |

Comments Due: April 21, 2026

COMMENTS: Handicap Accessibility and other building requirements will be reviewed at the time of SDP

Andrew Arnold

SIGNATURE



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| 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  |  |
| 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   |     |     |      |     |     |     |      |    |  |

Comments Due: April 21, 2026

COMMENTS: Please see the comments below from the Division of Land Development:

CRITERIA: Potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of Review:

- Approval of necessary plans by the Department of Planning and Zoning will be required prior to the issuance of the required grading and building permits. A new site development plan or a redline to an existing site development plan is required to show the proposed age restricted dwelling units, access driveways, utility and septic hookups and landscaping.
- Access to the proposed site will be provided via the existing frontage from Frederick Road. Access from Baltimore National Pike will require approval from Maryland State Highway Administration.

CRITERIA: 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:

- The Landscape and screening requirements will be reviewed and evaluated at the SDP stage.

- Landscaping screening required for the proposed development of the age restricted dwelling units should be a Type C buffer. Preservation of existing vegetation can support or be used as credit in accordance with the 2026 Howard County Landscape Manual and will need to be shown on the forthcoming Site Development Plan.

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

- Parking requirements and areas for service to the age restricted adult housing units will be reviewed at the SDP Stage. If on-street parking has been restricted by the Department of Fire and Rescue Services additional parking may be required for the proposed use. The parking requirements will be reviewed and verified at the Site Development Plan stage.
- The adjacent uses are single family detached homes. The additional units shall be mitigated with adequate landscaping and screening to the best extent possible per the landscaping comments above and from maintaining existing forested areas and buffers.

CRITERIA: The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere:

- The proposed design closely matches the exhibit provided to the Design Advisory Panel. The disturbances proposed on site are different than those provided with a previously approved design for the property. There is potentially the option to reduce the environmental impacts that are currently shown on the exhibit but will need additional investigation. A new ECP will be required for the proposed development as the previously approved plan (ECP-15-006) is over 10 years old and exhibits a different design. The existing natural environmental conditions of the subject site must be thoroughly assessed by an environmental professional and findings must be provided with the forthcoming ECP and SDP. Any new proposed disturbances to protected environmental site elements may require approval of an alternative compliance request to the applicable Land Development Regulations.

CRITERIA: Design Advisory Panel Review:

- The proposed development is subject to the Design Advisory Panel (DAP) review as the project proposes construction of an age restricted adult housing community pursuant to a conditional use. The project was initially seen at the January 14, 2026 DAP meeting. The submitted exhibit closely resembles the proposal that was presented to the DAP. The subsequent designs and plans will need to address the DAP comments and motions made at the DAP meeting. The DAP motions regarding connectivity to the surrounding neighborhood, use of native plant materials in the plant lists, and keeping the proposed architecture designs in line with the natural intent of the development should be considered as the development progresses.

---

Nick Haines



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| 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  |
| 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   |     |     |      |     |     |     |      |    |

Comments Due: April 21, 2026

COMMENTS: The Department of Recreation & Parks takes no exception to the Petition for Conditional Use for Age Restricted housing. Plan layout will be reviewed in detail during the SDP process, including the location of parking areas within the existing stream buffers.

Jason L. Thompson, PLA

SIGNATURE