



Amy Gowan, Director

FAX 410-313-3467

January 14, 2020

TECHNICAL STAFF REPORT

Board of Appeals hearing of January 28, 2020

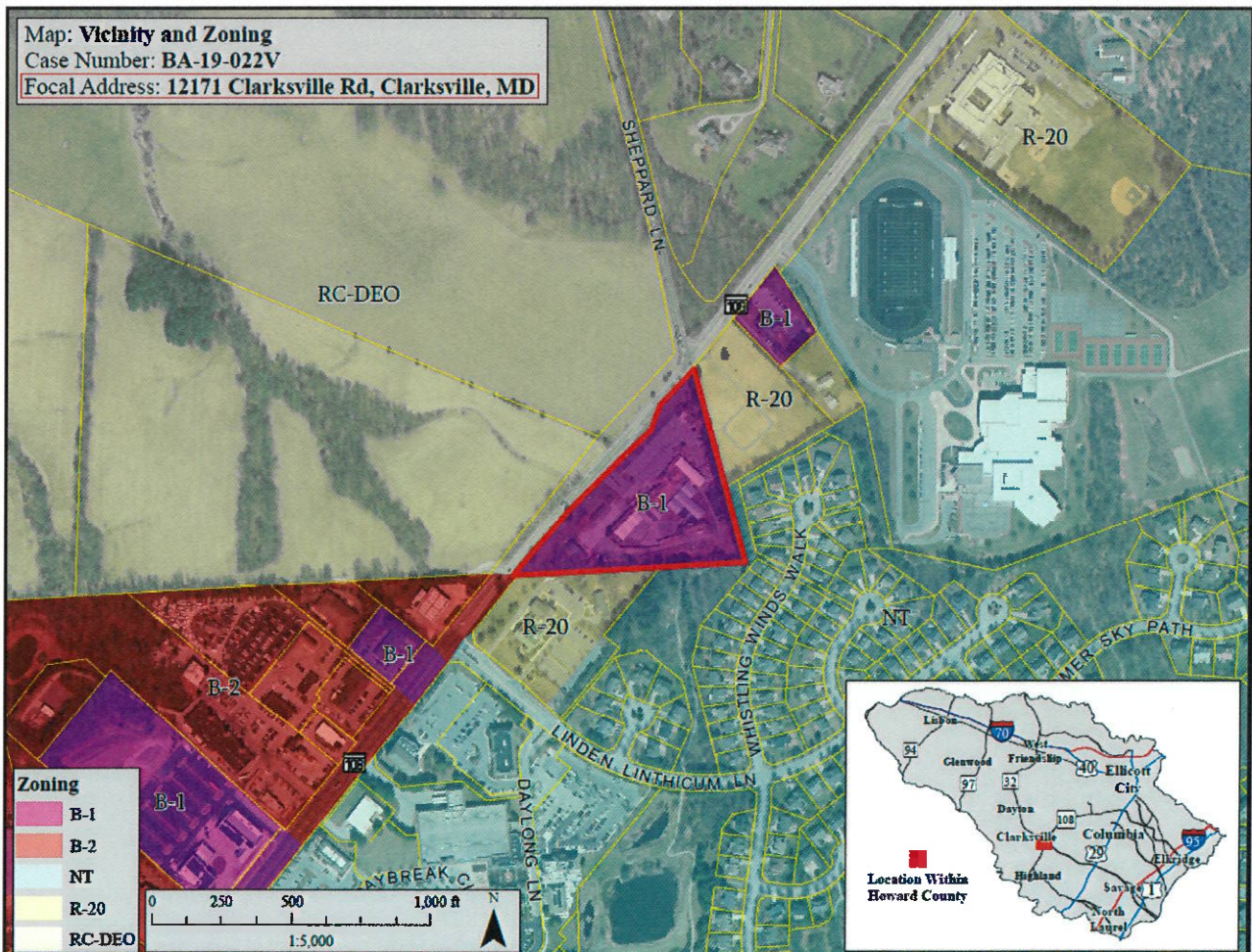
Case No./Petitioner: BA-19-022V - River Hill Square LLC

Request: Variance to reduce the required 30-foot structure and use setback from a residential district to 0 feet for an eight-foot tall vinyl fence (**Section 118.0.D.2.b**).

Location: 12171 Clarksville Pike
Tax Map 35, Grid 1, Parcel 1 (the "Property")

Area of Property: 6.11 acres

Zoning: B-1 (Business: Local) District



I. VARIANCE PROPOSAL

The Petitioner proposes to construct a shopping center, parking lot, and perimeter fencing. A section of the fence along the south property line is eight feet tall and encroaches 30 feet into the required 30-foot setback.

II. BACKGROUND INFORMATION

A. Site Description

The triangular shaped property is 6.11 acres and is undeveloped. Topography is relatively flat with elevations ranging from 490 to 494 throughout the site.

B. Vicinal Properties

Direction	Zoning	Land Use
North	R-20 (Residential: Single)	Cemetery
West	RC-DEO (Rural Conservation)	Undeveloped
South	R-20 / NT (New Town)	Religious Facility / Open Space
East	NT	Open Space

C. Roads

MD 108/Clarksville Pike is a Minor Arterial with one lane in each direction, except for the eastbound approach to Sheppard Lane where there is a dedicated left-turn lane. MD 108 is approximately 28 feet wide within a variable width right-of-way, which widens at Sheppard Lane. The speed limit is 45 miles per hour.

According to 2016 State Highway Administration data, traffic volume on Clarksville Pike was 20,804 AADT.

D. Water and Sewer Service

The Property is within the Metropolitan District and the Planned Service Area for water and sewer.

E. General Plan

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

Clarksville Road is a Minor Arterial.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

Case No.: BA-88-46E
Petitioner: Stephen Klein
Request: Special Exception for a Retail Garden Center
Action: Granted January 26, 1989

IV. EVALUATION AND CONCLUSIONS

A. Evaluation of petition according to Section 130.0.B.2.a. of the Zoning Regulations (general criteria for evaluating variances):

1. *That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot; and that because of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.*

The Property's irregular shape results in an atypical parking lot configuration with impervious area up to the 30-foot structure and use setback. The remaining area along the south property line is encumbered by stormwater management devices, which prevent construction of a fence that complies with the setback. These unique physical conditions are peculiar to the lot and result in practical difficulties or unnecessary hardships in complying strictly with the 30-foot structure and use setback.

2. *That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of the adjacent property; and will not be detrimental to the public welfare.*

The eight-foot tall fence is proposed along the south property line adjacent to an open space lot and a religious facility. The fence is intended to screen the proposed shopping center and vehicle headlights from these uses. Therefore, the variance is unlikely to substantially impair the use of adjacent properties or be detrimental to the public welfare.

3. *That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.*

The practical difficulty and hardship related to the shape of the property were not created by the Petitioner, who purchased the Property in 2019.


4. *That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.*

The Property is constrained by its irregular shape. The eight-foot tall fence is proposed only where it is not possible to construct a setback compliant fence due to required stormwater management devices. The remainder of the fence complies with the Zoning Regulations. Therefore, the requested variance is the minimum necessary to afford relief within the intent and purpose of the Zoning Regulations.

V. RECOMMENDATION

For the reasons stated above, the Department of Planning and Zoning recommends that the request for a variance to reduce the required 30-foot structure and use setback from residential districts to 0 feet for an eight-foot tall vinyl fence, be **GRANTED**.

Approved by:

 1-14-20

Amy Gowan, Director Date

NOTE: The file on this case is available for review at the Public Service Counter in the Department of Planning and Zoning.

DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

DATE: May 23, 2019

TO: Department of Planning and Zoning
Division of Land Development

FROM: Department of Inspections, Licenses and Permits
Plan Review Division

RE: DPZ File No. BA 19-025V
Name of Plan BLT Cantina, LLC

No Comment

James. D. Hobson

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Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: May 7, 2019

Hearing Examiner TBD
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-19-022V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: River Hill Square, LLC

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 05/22/19 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ ☒ Bureau of Environmental Health
_____ ☒ Development Engineering Division
_____ ☒ Department of Inspections, Licenses and Permits
_____ ☒ Department of Recreation and Parks
_____ ☒ Department of Fire and Rescue Services
_____ ☒ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ ☒ Land Development - (Religious Facility & Age-Restricted
Adult Housing)
_____ Housing and Community Development
_____ ☒ Resource Conservation Division – Beth Burgess
_____ ☒ Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION
131.0 IN THE ZONING REGULATIONS.

No comments



SIGNATURE

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: May 7, 2019

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_____ X Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION
131.0 IN THE ZONING REGULATIONS.

NO OBJECTION TO PETITION.

TSJ MDOT SHA
D. SCOTT NEWLIN SIGNATURE DIST. 7

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: May 7, 2019

Hearing Examiner TBD
Planning Board _____ Board of Appeals _____ Zoning Board _____

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_____ ☒ Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION 131.0 IN THE ZONING REGULATIONS.

The Division of Land Development does not object to the requested variance petition. The Division of Land Development offers the following comments and recommendations toward completion of the variance petition. Please see the attached comments


SIGNATURE KS

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

**RE: BA-19-022V, 12171 Clarksville Pike, Clarksville, MD 21029
May 23, 2019**

The Division of Land Development does not object to the requested variance petition for the reduced structure and use setback to accommodate an 8-foot solid fence. The Division of Land Development offers the following comments and recommendations toward completion of the Variance Petition BA-19-022V.

Advisory Comment #01

Approval of a redline to the approved site development plan SDP-18-044 will need to be completed. The redline should revise the label of the proposed 6' solid fence on the relevant plan sheets and revised construction details should be provided showing the 8' high solid fence.

Advisory Comment #02

A reference to BA-19-022V should also be added to the general notes on sheet 1 of SDP-18-044.

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

Russell, Kristin

From: pdox
Sent: Thursday, May 23, 2019 6:39 PM
To: Russell, Kristin
Subject: ProjectDox New Topic/Note Notification for BA-19-022V

**Click Here to View
Help Resources and Instructions**

New Topic/Note Notification

Attention Kristin Russell:

A new Topic or Note has been added to the project listed below.

Project:	BA-19-022V
Path:	BA-19-022V
Author:	Beth Burgess
Subject:	BA-19-022V
Category:	Memo
Login to ProjectDox	

RCD has no comments. There are no impacts from this request.

If you do not have access to the specified folder, please contact the [Project Administrator](#).

[Login to ProjectDox](#) | [Unsubscribe from this notification](#)



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

■ Ellicott City, Maryland 21043 ■

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

Subject: *DCCP Comments for BA-19-022V for River Hill Square, LLC*

To: Geoff Goins
Zoning Division

From: Kristin O'Connor *KO*
Comprehensive and Community Planning Division

Date: May 29, 2019

Thank you for the opportunity to review variance petition BA-19-022V for the River Hill Square project at 12171 Clarksville Pike in Clarksville, Maryland. This memorandum provides details from the county's Design Advisory Panel (DAP) review of the project and outlines recommendations made by DAP and supported by DPZ's director as well as responses made by the applicant and/or the applicant's project team. The DAP meeting summaries and director endorsement matrices for this project are included as attachments.

Background Information

DAP is responsible for reviewing and providing design advice on new development and redevelopment projects in specified areas and for specified zoning designations as outlined in the County code. The DAP is required to review projects in the Clarksville Pike corridor that are subject for review under the *Clarksville Pike Streetscape Plan and Design Guidelines*.

DAP first reviewed this project at the February 8, 2017. Due to many conflicts with the *Clarksville Pike Streetscape Plan and Design Guidelines* (including adding landscaping to soften parking and buffer nearby homes), DAP requested the applicant revise the plan and come back for a second review. The petitioner returned to the DAP at the December 13, 2017, and the following recommendations were made by the DAP at that meeting:

1. Enhance the Main Street with special paving, lighting, and furnishings.
2. Create a terminus at the end of Main Street, whether it is a building or some other focal point.
3. Study whether a building block can be pulled forward and linked to the bank building.
4. The rear of the garden center should be treated as well as the front facade or better screened from nearby homes.
5. Site lighting should be indirect and shielded from residential areas.
6. The buffer on the southwest side of the site should be studied. Additional landscaping and fence should be added.
7. Evaluate the amount of required parking and any reduction should allow the buffer between the project and adjacent neighborhood to be expanded.
8. Achieve the recommendations of the guidelines by clearly delineating a building base, middle, and top and differentiating awnings and/or canopies along storefronts.

Evaluation

Staff has reviewed the site plan submitted with the variance plan in comparison to the site plan presented to the DAP at the December 13, 2017, meeting and notes the following:

- A. The rear of the garden center is better screened from nearby homes with a proposed fence per DAP recommendation. *The applicant agreed to build a wooden fence on the southwest side of the property that faces the neighboring properties. They agreed to add plantings in front of this fence to further buffer the neighboring properties. The variance plan does not specify the material for the 8' solid fence. According to the Guidelines, it should be metal or wood depending on the surrounding context. (Guidelines, page 92).*
- B. Parking numbers appear to be the same. DAP recommended that the application reduce the parking to allow more buffer between the project and adjacent neighborhood. *The applicant stated that County mandated parking had been provided with three surplus parking spaces (per the requirement). The applicant also responded that the area devoted to parking cannot be reduced beyond the mandated minimum, while having enough parking for the project needs.*
- C. It appears that additional landscaping is shown along the eastern edge of the property per DAP's recommendation. *The petitioner noted that they would have their design team add planting and landscaping at the edge of the property; dense enough to create sufficient buffer to the adjacent neighborhood.*

DCCP has evaluated the variance plan and has the following comments:

1. Request the applicant further evaluate a reduction in parking (per DAP's request) and internal vehicular circulation so that the entire fence can be located outside the 30' structure and use setback. This commercial use should exhaust all avenues before they seek relief to locate a structure 0 feet from a residential district.
2. Confirm the material of the 8' solid fence. Any plan revisions should clearly identify the type of fence material to be constructed.

Thank you for the opportunity to comment on this variance plan. Please contact me at extension x4321 or at koconnor@howardcountymd.gov if you have any questions or need additional information.



Meeting Summary
February 8, 2017

Attendance

Panel Members: Hank Alinger, Chair (Excused)
Don Taylor, Vice Chair
Bob Gorman
Weiwei Jia (Excused)
Fred Marino
Sujit Mishra
Julie Wilson

DPZ Staff: Valdis Lazdins, Kristin O'Connor, George Saliba, Yvette Zhou, Lisa O'Brien

Plan #17-02: Hickory Ridge Village Center Redevelopment

Owner/Developer: Kimco Realty Corporation
Architect: Hord Coplan Macht, Inc.

Plan #17-03: River Hill Square

Owner/Developer: Stephen A Klein & Associates/River Hill Square, LLC
Architect: Brasher Design
Engineer: Benchmark Engineering, Inc.

1. **Call to Order** – DAP Vice Chair Don Taylor opened the meeting at 7:30 p.m. and explained that the DAP's focus is on design quality and site planning. The DAP does not have the authority to approve or reject projects. The DAP's role is to review projects and provide recommendations to improve design and layout.

Mr. Taylor asked the DAP, staff, and project team to introduce themselves.

2. **Review of Hickory Ridge Village Center Redevelopment**

Background

The concept plan and design guidelines were first reviewed by the DAP on December 7, 2016. At that time the applicant was asked to make some changes and return for a second review. The following motions provided guidance to the applicant:

1. That the applicant reconsider the scale, massing, and appropriateness of the residential wrapper building.
2. That the applicant consider a more sustainable approach so that the Hickory Ridge Village Center sets an example for all other village centers.
3. That the applicant not just look at the residential wrapper building, but also at the architecture of the Giant and the retail buildings to create an identity that works with the neighborhood and results in a unified project – including the senior living center and Goddard and the greater site.
4. That the applicant consider the layout of street B, its terminus, and how it loops around the project.

Applicant Presentation

The applicant gave a multimedia presentation and Mr. Beret Dickson, architect from Hord Coplan Macht, Inc., discussed the redesign based on the previous DAP motions. The residential building's frontage along Cedar Lane was reduced (to 70 feet) and the setback on Freetown Road was increased (by 15 feet) to match the setback of the Sunrise building. He suggested that the changes now make the residential building more compatible with neighboring setbacks. The residential building will now be set back 100 feet from the right traffic lane at the intersection of Freetown Road and Cedar Lane.

The façade of the residential building was also modified along Cedar Lane and Freetown Road. Its length was reduced and the façade was folded to reduce its visual appearance. Vertically, the residential building has a recessed upper floor, which reduces the appearance of height. Large green spaces are also located at the corners to reduce the building's visual impact and create a park-like setting. The ground floor retail creates a strong edge and provides a consistent architectural identity.

Architectural compatibility has been enhanced by eliminating the gable roofs of the Giant store. Tower elements, similar to the proposed residential/retail building, have been added instead. The color palette is also consistent with the residential building.

Mr. Matthew Fitzsimmons, planner from Hord Coplan Macht Inc., discussed the site plan, the layout of Street B, and sustainability. Street B remains an important pedestrian-oriented street and it strategically links the residential building to the commercial areas and Village Green. It provides a pedestrian/vehicular and visual connection to the Columbia Association (CA) site, since the residential building frames and creates an important streetwall link. The connection of Street B to the loop road is also an important connection for transit. KIMCO submitted an application to the USGBC last October and is considering further LEED initiatives later in the design process. The Village Center demonstrates smart growth principles by placing residential near retail, services, recreation, and open spaces and utility extensions are not needed. The proposed building will be more energy efficient than any other in Hickory Ridge. The design of the SWM has not been finalized but landscaping will be an important component (i.e., bio-retention for the streets and planter boxes at the residential building). Pervious pavers are also proposed to facilitate site drainage.

Mr. Greg Reed, of Kimco Realty, explained that the redevelopment process began 15 months ago. The original Village Center was built in the 1990s and retail has changed over the last 25 years. Redevelopment of the Center will provide 21st century retailing concepts. Originally, the buildings were designed to be farther apart, but after many rounds of community meetings their layout has

tightened up. Buildings are now closer to together and better relate to the village green where public events will occur. Smaller retail tenants will now have better visibility.

Staff Presentation

DPZ staff Mr. George Saliba summarized Department of Planning and Zoning (DPZ) staff comments and stated that written public comments were provided to the DAP in advance of the meeting. Mr. Saliba then stated that the project is subject to the Major Village Center Redevelopment process and is reviewed in accordance with Section 125.0.J.2. of the zoning regulations. Staff recommended the DAP evaluate the resubmitted concept plan for the Hickory Ridge Village Center redevelopment and provide design recommendations.

DAP Questions and Comments

The DAP said that the applicant's revisions were positive. The redesign of the Giant was more compatible with the rest of the site's architecture, but that Street B remains a concern. Some vehicles may still end up circling behind the Giant if they miss the turn into the parking lot. DAP recommended redesigning the entrance into the development. For example, changing paving materials and providing signage from Street A to Street B to signal drivers to avoid circling behind the Giant store would be helpful in directing vehicular traffic. The retail portion of the mixed residential building was also discussed and its relationship to Freetown Road. The DAP noted that it would be beneficial to have the commercial store fronts wrap around the corner of building at street B and the entrance off Freetown Road. This would provide a retail façade and enhanced visibility from Freetown Road.

The DAP was also concerned about the angled parking on Street B. If the only vacant space was on the opposite side of the street a driver would have to make a U-turn to park – a very awkward and difficult turn. The same issue applies to Street A. Some DAP members believed 90 degree angled parking would be a better approach. The applicant stated that angled parking makes Street B feel like a traditional Main Street and noted that parallel parking is located near the residential building.

The DAP then discussed and some proposed a street connection adjacent to the Village Green. The applicant stated that the original plan did include a street along the Village Green, but residents asked that to be eliminated because of safety concerns.

The DAP also discussed truck access, especially through the parking lot. The applicant said that the route is currently used by RTA buses and it should not be a problem, but that they would review it again.

The DAP asked to improve the pedestrian connection from the Village Green to the Goddard School and Sunrise Senior Center; making it a safer way across the site, as opposed to crossing a parking lot. The applicant will review that recommendation.

DAP Motions for Recommendations

DAP Vice Chair Don Taylor made the following motion:

1. That the applicant look at design options, such as paving and signage, to better direct vehicular traffic from Freetown Road to the main parking area. Seconded by DAP member Bob Gorman.

Vote: 5-0 to approve

DAP member Bob Gorman made the following motion:

2. That the applicant look at options that help avoid vehicles from driving through the service area behind the Giant. Seconded by DAP Vice Chair Don Taylor.

Vote: 5-0 to approve

DAP member Julie Wilson made the following motion:

3. The applicant should strengthen the pedestrian connections to the Goddard School and Sunrise Senior Center to the Village Green. Seconded by DAP Member Bob Gorman.

Vote: 5-0 to approve

DAP member Sujit Mishra made the following motion:

4. The applicant should continue to set an example as a green village center. Seconded by DAP Member Julie Wilson.

Vote: 5-0 to approve

3. Review of River Hill Square

Background

The 6.3 acre site, located on Clarksville Pike (MD 108) between Shepard and Linden Linthicum Lanes in Clarksville, seeks to redevelop the existing River Hill Garden Center. The project proposes two multi-tenant commercial buildings and a freestanding bank with a drive-through. The B-1 zoned site is located on the Clarksville Pike corridor and is subject to the 2016 *Clarksville Pike Streetscape Plan and Design Guidelines* (CPSPDG).

Applicant Presentation

The applicant made a brief multimedia presentation and Mr. Chris Malagari, the project engineer, described the redevelopment plan. The existing building will be demolished - replaced with commercial buildings located near the existing garden center (10 feet closer to MD 108). Retail, a restaurant, post office, a free standing drive-through bank and parking at the front and rear of the site are proposed. The parking in front of the retail buildings will be closer to Route 108, while the parking at the rear of the site will accommodate post office patrons and employees.

The high point is in the center of the site, where the current building is located. The site slopes from the center towards Route 108 and the back property line. Currently, there are two onsite stormwater management ponds, which will be replaced with above ground Environmental Site Design (ESD) stormwater management practices. These include three sand filters and micro bio-retention cells to treat water quantity and quality.

Currently, there is a full turn site entrance onto Route 108. The project proposes two access points – a right-in and right-out only near to the current entrance and a full movement entrance at the Shepard Lane and Route 108 intersection. An eight-foot wide shared use path is proposed along Route 108 and a sidewalk will enter the site near the proposed bank.

Crosswalks are proposed in the parking areas. A sidewalk that connects to the shared use path at the north of the site will also tie in with the sidewalks along the retail buildings. The developer has discussed Route 108 access with the State Highway Administration (SHA).

The project landscape architect, Mr. Eric McWilliams, presented the landscape plan. He confirmed that the existing trees along the adjacent cemetery and fencing along the boundary shared with the church will remain, but that the area will be landscaped to satisfy County requirements. Due to overhead utilities along Route 108 and the proposed shared-use path, landscaping options are very limited. BGE will only allow certain tree species underneath utility lines so hawthorn trees are proposed. They will be augmented with a hedge to help soften the site from Route 108. The bio-retention facilities will also be landscaped, as will parking lot islands, and a hedge will buffer a proposed retaining wall. Fixtures and furnishings include bike racks, trash receptacles, light bollards, pedestrian scaled lighting, and two enclosed trash areas.

The project architect, Mr. Ron Brasher, described the architecture and its design concept. The mass and scale have been broken up by designing two buildings instead of one long building. The buildings and arcade emulate the existing garden center with pitched glass roofs and are articulated both vertically and horizontally. Building materials include glass, metal, brick, and stone. He then explained that retail will face both Route 108 and internally to the site and an outdoor eating area is proposed near a future restaurant.

Staff Presentation

Mr. George Saliba summarized the Department of Planning and Zoning (DPZ) staff report and said that DPZ received many written public comments, which were provided to the DAP in advance of the meeting. Mr. Saliba recommended that the DAP evaluate the proposed architecture, site design and layout, landscaping and buffering, pedestrian and vehicular access and circulation, and sustainable design principles.

DAP Questions and Comments

The DAP agreed that the project should be consistent with the *Clarksville Pike Streetscape Plan and Design Guidelines*. The DAP stated that buildings should be closer to the street with parking located to the side and rear, per the *Guidelines*. The applicant responded that the project is not in the downtown area of Clarksville and that other nearby developments do not fully comply with the *Guidelines*. The applicant explained that the parcel is triangular - making it more difficult to locate parking in the back. It is also out of place to have buildings set back differently than those on adjacent properties.

The DAP stated that non-conforming properties may have been built before the *Guidelines* were adopted in February 2016 and that the vision for the Clarksville Pike corridor is a Main Street development pattern.

The DAP was also concerned about the amount parking and wanted to reduce it to the maximum extent possible (including the post office service area). They also wanted to add landscaping to soften parking areas and buffer nearby homes, and relocate dumpsters away from residences.

The DAP was concerned that building forms, materials, and their location were not consistent with the *Guidelines*. The design of buildings and use of materials had a dated feel and the DAP asked the applicant to look at other nearby developments for design cues.

The DAP questioned the location and configuration of the proposed bank and felt that because of its location and site circulation it should be integrated into another building. They also believed that the sidewalks along building fronts were too narrow to support a robust pedestrian experience. They further recommended redesigning the courtyard area to maximize its potential; considering wider sidewalks, decorative paving, additional landscaping, a trellis, and more pedestrian amenities.

The DAP discussed the proposed Route 108 improvements, including vehicular access and pedestrian circulation. The applicant stated that the proposed changes have not been formally approved by SHA or the County. The DAP said the design of the site could change significantly depending on what is ultimately approved along Route 108.

DAP Motions for Recommendations

DAP Vice Chair, Mr. Don Taylor made the following motion:

Considering the number of comments and conflicts with the *Clarksville Pike Streetscape Plan and Design Guidelines*, DAP recommends that the applicant reevaluate the design and return with a plan that better reflects the *Guidelines*. Seconded by DAP member Fred Marino.

Vote: 5-0 to approve

DPZ Director, Mr. Valdis Lazdins, requested the applicant to schedule a meeting with DPZ to discuss Route 108 access and the overall design.

Other Business:

The next DAP meeting is on February 22, 2017 at 7pm.

4. Call to Adjourn

Mr. Taylor adjourned the meeting at 8:50pm.



Meeting Summary December 13, 2017

Attendance

Panel Members: Don Taylor, Chair (recused for project #17-16)
Bob Gorman, Vice Chair
Hank Alinger (excused)
Fred Marino (recused for project #17-16)
Sujit Mishra
Juan Rodriguez (recused for project #17-17)
Julie Wilson

DPZ Staff: Valdis Lazdins, George Saliba, Yvette Zhou

1. **Call to Order** – DAP Chair Don Taylor opened the meeting at 7:03 p.m.

2. **Review of Plan #17-16 Long Reach Village Center Redevelopment - Columbia, MD**

Developer: Orchard Development Corporation
Owner: Howard County
Architect: Design Collective, Inc.

Background

The site, located at 8775 Cloudleap Court in Columbia, MD, is zoned New Town (NT) and is bounded by Route 175 to the west and Tamar Drive to the east. The project includes numerous parcels in the Long Reach Village Center (LRVC).

Applicant Presentation

The applicant gave a multimedia overview of the project and stated that the design guidelines are being established to govern future development. The site plan may expand in the future if additional properties are acquired.

The project includes a village green and a pavilion to serve as a civic gathering space. The site will have approximately 75,000 SF of retail space, medical office, and food incubator space, with a vertical garden. There will be 132 units of market-rate multi-family housing, 120 units of senior multi-family housing, and 52 market rate townhomes. Most townhomes are three-stories with rear loaded, two car garages. Parking includes structured and surface parking spaces. The structured parking will be integral to the multi-family residential building and on-street, parallel parking is available for visitors.

Primary access to the site is from Cloudleap Court, with secondary access off Foreland Garth. The design guidelines call for short, walkable blocks and integrating complete streets concepts for pedestrians and bicyclists. Future direct access to Route 175 is being explored.

Street furnishings will be of durable materials with a uniform neutral brush aluminum look and wood will be incorporated to add warmth to the palette. A shared use path will be located along Tamar Drive and

the applicant hopes to locate a bike share station on the site. The proposed bus stop has been relocated to Cloudleap Court to better serve riders.

A passive green space is located between the senior residential building and the townhomes. An entry plaza at the access point from Foreland Garth will have decorative pavers and amenities, while the private street near the village green can be closed for special events.

The landscape guidelines promote bio-diversity with native and adaptive plantings.

Signage includes permanent, identification, directional, street, and banner signs.

Staff Presentation

To help revitalize the village center, in 2014 and 2015 Howard County purchased 7.71 acres in the LRVC under the County's Urban Renewal Law. In 2015, after the purchase, the County held public meetings to engage the community in discussions about revitalization efforts and to get feedback as the Reimagine Long Reach Village Center Plan was being prepared. In accordance with the Reimagine plan, the County issued a Request for Proposals (RFP) to solicit developer interest to implement plan recommendations. After extensive review, the committee unanimously recommended the Orchard Development proposal as the preferred plan. The Planning Board reviewed and recommended approval of the Orchard Development Plan, which was subsequently adopted by the County Council as the Urban Renewal Project for the Long Reach Village Center.

The DAP is required to review the site plan and design guidelines as part of the major village center redevelopment process, outlined in the zoning regulations. Staff requested the DAP evaluate the site plan and design guidelines in the context of the Reimagine plan.

DAP Questions and Comments

The DAP commended the overall design and noted the quality of the architecture, street design, and amenity spaces. The DAP asked about retail parking and the applicant responded that on-street, parallel parking and garage parking are provided. The DAP asked how many on-street parking spaces are included and the response was about 50. The DAP said it was important to allow visitors to quickly park and not have to choose a garage for short shopping trips. The applicant responded that a parking study will be conducted as the project moves forward. The DAP recommended as much on-street parking as space permits and to configure it so that it best aligns with primary site access drives.

The DAP asked if direct access from Tamar Drive could be added. The applicant responded that this has been considered, but depends on a number of factors, including land ownership.

The DAP asked about the pavilion, to which the applicant said, the pavilion would host smaller neighborhood functions and not large-scale concerts or events. They would like to collaborate with CA to program the space. The DAP agreed and said that due to nearby residential areas, large, noisy events would not be the best fit.

The DAP asked about sustainable design and features. The applicant said the buildings will be designed for LEED certification, that solar panels may be installed on the flat roof and there is potential for a roof top garden.

The DAP noted that the primary entrance from Cloudleap Court does not align with an existing road to the north of Cloudleap Court. The applicant responded that a better alignment would be possible if they can acquire some adjacent land.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

1. Explore right-in/right-out access off Tamar Drive and try to connect the main entrance off Cloudleap Court to Foreland Garth. Seconded by DAP member Julie Wilson.

Vote: 4-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

2. Explore additional convenience surface parking by slightly reducing the size of the green space. Seconded by DAP member Julie Wilson.

Vote: 4-0 to approve

3. Review of Plan No. 17-17 River Hill Square – Clarksville, MD

Owner: Stephen Klein & Associates

Developer: River Hill Square, LLC

Engineer: Bohler Engineering/Benchmark Engineering, Inc.

Architect: BCT Architects

Applicant Presentation

The applicant described the changes made to the plan since the project was first reviewed at the February 8, 2017, DAP meeting:

- Moving buildings closer to Clarksville Pike and reducing the amount of parking along the 108 road frontage.
- Increasing green space between Clarksville Pike and the proposed parking along the frontage.
- Anchoring development along Route 108 with two buildings that are positioned close to the road ROW.
- Increasing the width of internal sidewalks and providing an outdoor plaza.
- Additional landscaping.
- Special paving to enhance pedestrian areas and crosswalks.
- Decorative lighting.
- Improved architectural character and building materials.
- Better pathway connections.

The applicant provided an overview of the plan, which includes a central "Main Street" through the center of the site. It is intended as a vibrant space with active storefronts, decorative paving, wide sidewalks, outdoor seating, landscaping, lighting, and could be closed for special events.

The project includes two multi-tenant commercial buildings and two freestanding buildings. One multi-tenant building has 20,280-sf of retail space - including a garden center and post office. The second is 12,890-sf, with retail and restaurant space. The free-standing building at the north end of the site has 4,200-sf of retail space and the one at the south end is a 2,020-sf drive-through bank.

Consistent with the CPDG, the two free standing buildings at the front corners of the site have been pushed close to the Clarksville Pike setback line for a greater presence on the street. Parking has been dispersed throughout the site and not concentrated in one location.

The architecture has been completely changed and the character and materials pay attention to the CPDG and reflect an agrarian context. Materials include glass, stone, metal, and some brick. The buildings have been designed to be viewed from a 360-degree perspective.

Along the front of the site, 62 parking spaces are provided, which is less than 25% of all parking spaces. Landscaped islands are located throughout the parking areas.

Primary access off Clarksville Pike will remain at the current location, with minor reconfigurations. A new second access point is at a realigned intersection of Sheppard Lane and Clarksville Pike.

The streetscape along Clarksville Pike includes a multi-use pathway, stormwater management, street trees, and a hedge row, with perennials and grasses to screen parking.

The applicant will collaborate with the Columbia Association (CA) and community to allow the sidewalk in the rear parking lot to connect to the adjacent CA path.

The applicant intends to maintain the existing trees and board fence around the perimeter of the site and to enhance this buffer, where necessary, to screen adjacent properties.

Staff Presentation

All written comments from the public have been provided to the DAP and applicant. The project is zoned B-1 and DAP recommendations are provided to the Planning Director. Staff requested the DAP evaluate and make recommendations on the site plan, streetscape, landscaping and hardscaping, and architecture. This includes development scale and materials, functionality of building services, and sustainable design elements. Staff also requested the DAP evaluate and make recommendations on the design of the primary entrance at Clarksville Pike; including any design elements, landscaping, or other features that may be appropriate and the scale of the pylon sign.

DAP Questions and Comments

The DAP said the revised design is considerably better than the plan presented on February 8, 2017. But, they noted design improvements can still be made so the plan is even more consistent with the Clarksville Pike Streetscape Plan and Design Guidelines (CPDG).

Site Design

The streetscape along Route 108 and internal to the site is significantly improved. A free-standing stone wall could be added along the frontage to strengthen an architectural presence on Clarksville Pike. The DAP encouraged using decorative pavers on Main Street and the flanking sidewalks.

Some DAP members felt the terminus of Main Street should be re-examined and suggested relocating the post office there as an anchor.

The DAP asked to explore moving one of the two "L" blocks of buildings forward, eliminating a row of parking. It would create a stronger presence along Rt. 108 and the bank building could potentially be attached. This would be more consistent with the CPDG and create more of a Main Street feel.

The DAP asked why the restaurant wasn't located along the front of the site. They believed restaurants would be used more at night and could help activate the frontage, particularly if outdoor seating is included.

The DAP asked how many parking spaces there are and the response was that county regulations require 6 parking spaces per 1,000 sf of retail space and 7 spaces for the post office, resulting in 238 spaces. The site plan includes 241 spaces. DAP asked if shared parking could reduce the requirement, since the post office will not be open nights or weekends. In addition, the garden center site has significant storage. By reducing parking an expanded perimeter buffer and potentially other site improvements could be possible. DPZ commented that a shared parking analysis could be reviewed at the SDP phase.

The DAP recommended increasing perimeter landscaping and replacing or enhancing the existing fence, where needed, to screen nearby homes from car noise, light, and potential back of house views. The DAP recommended using indirect fixtures and fixtures with shields in locations where adjacent properties could be impacted by light trespass.

The DAP noted an inconsistency with the property boundary on the site plan. The applicant clarified that it was mistake and did not suggest that the property line was shifting.

Some DAP members felt there could be a queuing issue from Route 108 when making a right turn into the primary entrance. Allowing cars to come farther into the site before deciding on a turn might mitigate this.

The DAP asked if bike amenities are included and the applicant responded that the multi-use path along the 108 frontage provides connections for bicyclists and pedestrians into the center. Bike racks will be located at key points throughout the site.

Architecture

The DAP agreed the architecture, site plan and materials are a substantial improvement and do a much better job of respecting the CPDG. The architecture fits well with the agrarian history of Clarksville. The DAP recommended a clear delineation of the base, middle, and top of a building to be more consistent with the CPDG. The DAP asked if the 30' roof lines allow for a mezzanine or second level. The applicant responded that the peaked roofs are designed to break the 30' plane outlined in the CPDG and there is no plan for a second level.

The DAP noted that the post office has a back of house elevation that is likely visible from adjacent homes. They recommended the service area be better screened and encouraged the applicant to pay attention to the design of the building rear and service area.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

1. Enhance the Main Street with special paving, lighting, and furnishings. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP Chair Don Taylor made the following motion:

2. Create a terminus at the end of Main Street, whether it is a building or some other focal point. Seconded by DAP Vice Chair Bob Gorman

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

3. Study whether a building block can be pulled forward and linked to the bank building. Seconded by DAP member Sujit Mishra.

Vote: 5-0 to approve

DAP member Julie Wilson following motion:

4. The rear of the garden center should be treated as well as the front facade or better screened from nearby homes. Seconded by DAP Vice Chair Bob Gorman.

Vote: 5-0 to approve

DAP Vice Chair Bob Gorman following motion:

5. Site lighting should be indirect and shielded from residential areas. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP Chair Don Taylor following motion:

6. The buffer on the southwest side of the site should be studied. Additional landscaping and fence should be added. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP member Julie Wilson following motion:

7. Evaluate the amount of required parking and any reduction should allow the buffer between the project and adjacent neighborhood to be expanded. Seconded by DAP Vice Chair Bob Gorman.

Vote: 5-0 to approve

DAP member Fred Marino following motion:

8. Achieve the recommendations of the guidelines by clearly delineating a building base, middle, and top and differentiating awnings and/or canopies along storefronts. Seconded by DAP Chair Don Taylor.

Vote: 5-0 to approve

4. Other Business and Informational Items

The next DAP meeting is scheduled for January 10, 2018.

5. Call to Adjourn

DAP Chair Don Taylor adjourned the meeting at 8:42p.m.

River Hill Square
Design Advisory Panel
2017-12-13 Review (17-17)

OK ✓ 1-3-18

Ref #	Design Advisory Panel Recommendation	Response by Applicant 2017-12-22	DPZ Director's Endorsement
1.	Enhance the Main Street with special paving, lighting, and furnishings. Vote: 5-0 (approved)	The design will look at a combination of scored asphalt and/or stamped concrete down the main street as well as looking at the possible inclusion of specialty pavers at the tree pits along the sidewalk areas. Specialty lighting, seating and trash receptacles have already been considered in the new retail design, please see page 35 of the DAP presentation.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
2.	Create a terminus at the end of Main Street, whether it is a building or some other focal point. Vote: 5-0 (approved)	We have considered and investigated multiple options that look at either relocating the post office or positioning an additional retail building at the terminus of the main street, however we feel that this negatively impacts the design in a number of ways. • The relocation of the post office would trigger the need for additional service yards by separating the shared functions of the garden center and post office service yard. This negatively affects the neighboring residences by exposing much more service area to them along the eastern edge of the property. Large truck maneuverability could also be negatively affected. • By relocating the post office to this location it would also dramatically decrease its proximity to the neighboring community. Its service and loading would be 150 ft closer as well as directly adjacent to the neighboring residences.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
3.	Study whether a building block can be pulled forward and linked to the bank building. Vote: 5-0 (approved)	We have studied multiple options however the studies show that by pulling the block forward it negatively impacts both vehicular and pedestrian site circulation in a number of ways. • Entry Deceleration is shortened and sharp turning would be introduced • Interior streets would be misaligned, further complicating vehicular circulation • Traffic congestion would be introduced at the entrance,	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response

**River Hill Square
Design Advisory Panel
2017-12-13 Review (17-17)**

		and more traffic would be directed down Main Street, and impacting the placemaking possibilities with additional traffic. <ul style="list-style-type: none"> • Pedestrian experience is negatively impacted • Rear building facades are exposed to 108 which negatively impacts the identity of the project • New bank vehicular circulation also negatively impacts the pedestrian circulation and experience 	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
4.	The rear of the garden center should be treated as well as the front facade or better screened from nearby homes. Vote: 5-0 (approved)	Yes the Garden center rear facade will be treated in a similar to the front facade, with the service trash area enclosure of a masonry finish. It will also be visually screened from the neighboring residences, thru enhancement to the existing landscaped buffer, supplemental landscape treatments and the possible inclusion of a solid wood fence.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
5.	Site lighting should be indirect and shielded from residential areas. Vote: 5-0 (approved)	The design team will select lighting positions and lighting fixtures that achieve this goal, and do not contribute to offsite light pollution.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
6.	The buffer on the southwest side of the site should be studied. Additional landscaping and fence should be added. Vote: 5-0 (approved)	We will keep or build a wooden fence on the southwest side of the property, which faces the neighboring properties. Sufficient plantings, both existing and newly installed, will also be incorporated in front of this fence to further buffer the neighboring properties.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
7.	Evaluate the amount of required parking and any reduction should allow the buffer between the project and adjacent neighborhood to be expanded. Vote: 5-0 (approved)	The County Mandated Parking required studies have been provided and have been met, with three surplus parking spaces. The area devoted to parking cannot be reduced beyond the mandated minimum, while having enough parking for the project needs. The design team will however make certain that planting and landscaping at the edge of the property will be dense enough to create sufficient buffer to the adjacent neighborhood. See also item 6 above.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
8.	Achieve the recommendations of the guidelines by clearly delineating a building base, middle, and top and differentiating	In most cases the current design does integrate use of a base, middle and top design language. Low water tables act as the base; brick facades act as the middle and pitched roof	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response

**River Hill Square
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	<p>awnings and/or canopies along storefronts.</p> <p>Vote: 5-0 (approved)</p>	<p>forms act as the top. In instances where this is language is missing from the facade design the design team will make sure that these elements are introduced during facade refinements.</p> <p>The current facade design does make use of varied awning types throughout. Currently there are nine different facade types, each facade type having its own unique character as well as awning types. Awning types are further varied within facade types through use of color and materiality. Should this not be sufficient, the design team can look at further increasing the variety of awning types.</p>	
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