

SCOTT PROPERTY  
CONDITIONAL USE DAP Meeting July 21, 2021  
AGE RESTRICTED SINGLE FAMILY DETACHED HOMES

This proposed project is required to have a DAP meeting because we are exercising the right to use the conditional use zoning regulation to develop this property as an age restricted residential development.

**EXISTING SITE CONDITIONS AND GENERAL OVERVIEW:**

The subject property is located in the southeast quadrant at the intersection of South Trotter Road and Swimmer Row Way. The Gross property area is 9.75 acres and is zoned R-20. The property fronts on two (2) public roads that are classified as a Major Collector and a Public Access Place. The property was subdivided into 2 lots (lots 1 and 2) in 1976. There is an existing house on the property and an existing farm pond. Access to the house is provided by a driveway from South Trotters Road.

The site slopes in a northerly direction to 4-culvert pipes that pass under Swimmer Row Way. Based on the drainage area that flows to these culverts, an existing floodplain exists. The pond, which was built in the late 50's or early 60's, is a farm pond and it was not designed to provide storm water management based on MDE pond specifications and/or Howard County requirements. Prior to the pond, a stream traversed through this property and the property was used for agricultural purposes.

**PROJECT GOALS AND DESIGN PHILOSOPHY:**

Per the Zoning Regulations, there are various ways to develop this property and the density is dependent on which option is chosen.

- R - 20 single family detached, or
- R – ED single family detached, or
- R-ED single family attached, or
- Conditional use single family detached, or
- Conditional use single family attached, or
- Conditional use semi-detached, or
- Conditional use multi-plex

### Site Design:

Per the Zoning regulations; Section 131.N.1, the maximum allowed density is 4 dwelling units per net acre using the conditional use single family detached option. This would equate to approximately 35 units. The number of proposed units is 25. The units are anticipated to be approximately 40 feet-by-70 feet. The required open space is 35% which equates to 3.41 +/- acres. The proposed open space is approximately 4.4 +/- acres, which is 45% of the property.

With the removal of the pond, the restoration of the existing stream channel and the forest conservation planting along the stream channel, the open space area should provide adequate amenities, such as pathways, seating areas and recreation areas for the residents, and add additional protection to the natural features.

The required perimeter landscape has been provided in accordance with the Howard County Landscape Manual. Existing street trees exist along Swimmer Row Way and street trees have been proposed along South Trotter Road. Deciduous and evergreen plantings are proposed around the perimeter of the site and within the forest conservation area along the stream channel. We feel that the landscape character of the site blends with the adjacent residential properties.

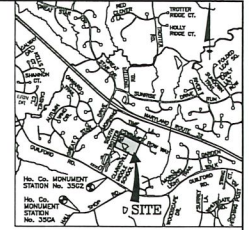
This project is compatible with the residential developments in the vicinity by providing similar architectural material, detail and setback from the street. Currently this site is vacant of forest stands and by adding landscape buffering along the perimeter of the site and planting of a forest conservation area, this open field will become a more connected property with the adjacent developments.

A community building (500 sf) is being proposed for this development in accordance with the conditional use regulations. Due to the site constraints, the building and associated parking is somewhat centralized on the property with access both from a pedestrian pathway and a public road.

The proposed driveways along South Trotter Road are approximately 40 feet long and are similar to the existing houses opposite this site. The front building setback is 40 feet and therefore the units are required to be a minimum of 40 feet from the road right-of-way.

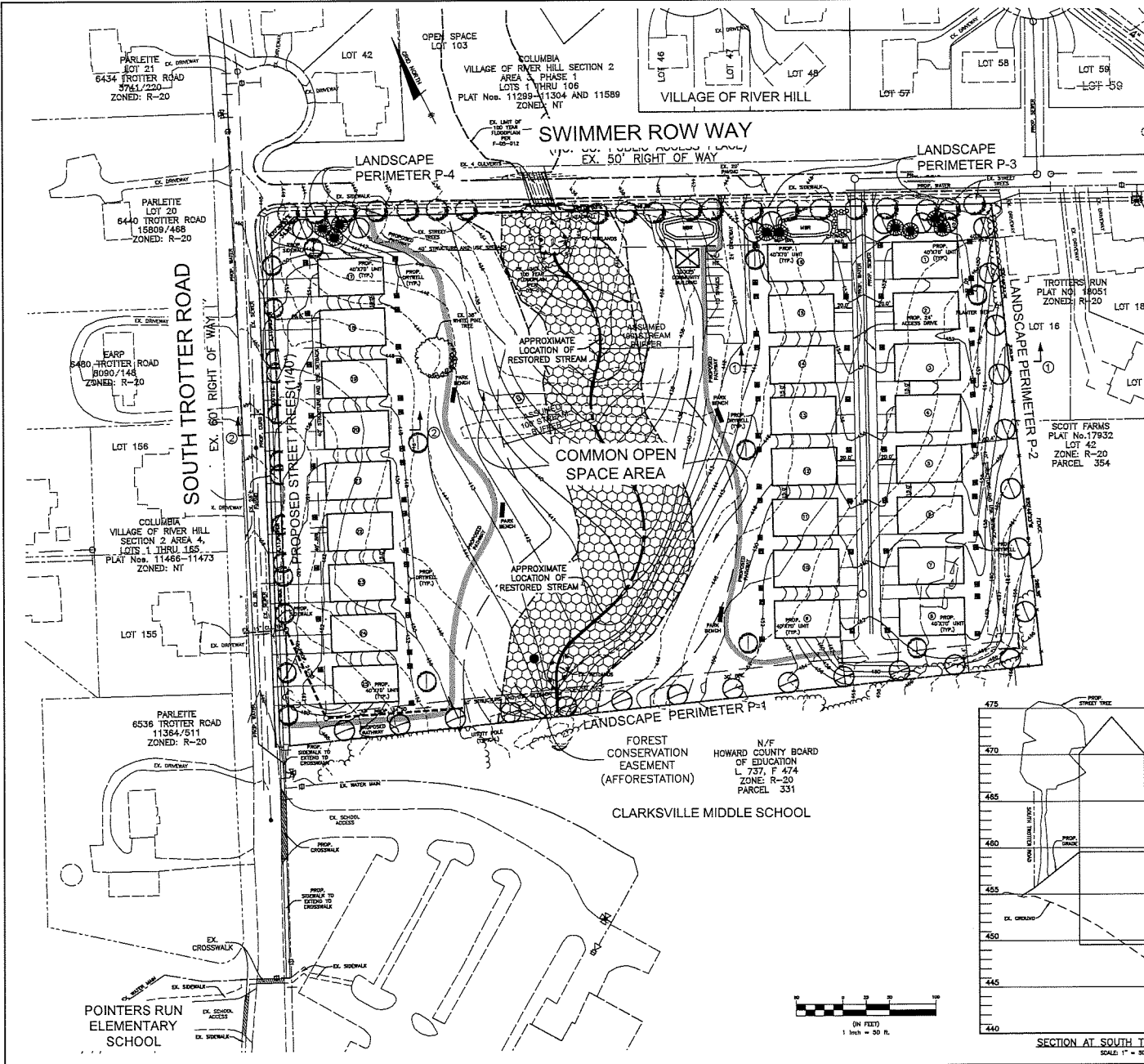
Stormwater management shall be provided in accordance with the Environmental Site Design practices required by the state and Howard County. We will be utilizing drywells for the roof tops and either driveway disconnection methods and/or micro-bio retention facilities in the rear yard area of the units.

The proposed architecture for this proposed development has been used in previous projects in the County and around the state and has proven to generate high demand. This particular area of Howard County would be in great demand with its close proximity to Clarksville and downtown Columbia. It is our understanding that the proposed architecture would meet the universal design guidelines for age restricted housing.



VICINITY MAP  
SCALE: 1" = 2000'

<p><b>BENCHMARK</b> ENGINEERING, INC.</p> <p>840 BALTIMORE AVENUE, SUITE 200 • ELLETTT CITY, MARYLAND 21040          (703) 418-8828 (703) 418-8844          WWW.BE-ENGINEERING.COM</p>		
OWNER/PETITIONER: SOUTH TROTTER LLC JUSTIN BOY, MANAGER 9462 JORDAN LANE, SUITE 1 COLUMBIA, MD 21046 410-792-2585	<b>SCOTT PROPERTY</b> <b>LOTS 1 &amp; 2</b> PLAT NO. 3469 6479 & 6485 SOUTH TROTTER ROAD TAX MAP 33 GRID 20 PARCELS 338 ZONING: R-20 ELECTION DISTRICT NO. 50; HOWARD COUNTY, MARYLAND	
	DAP EXHIBIT EXISTING CONDITIONS	
DATE: JUNE 2021 DESIGN: JCO DRAFT: JCO	BEI PROJECT NO. 3056 SCALE: NO SCALE	SHEET 1 OF 7

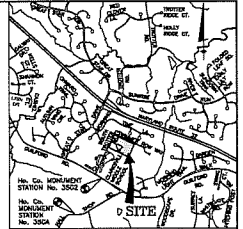


**PROJECT BACKGROUND INFORMATION**

PRESENT ZONING: R-20  
 LOCATION: 500 MAP 35 - 080 20 - PARCEL 308  
 APPLICABLE USES: RESIDENTIAL SINGLE-FAMILY  
 LEGISLATION: 1988  
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

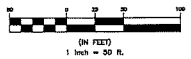
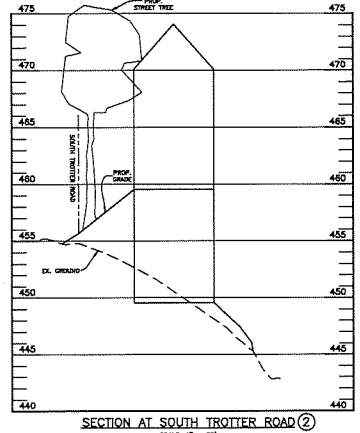
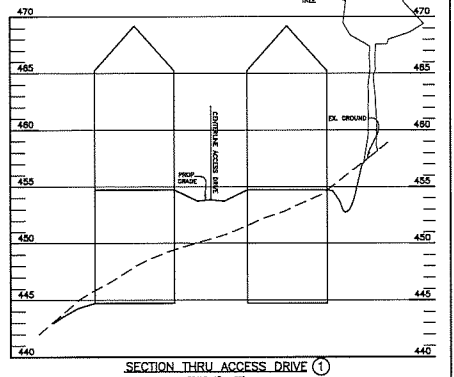
**SITE DATA TABULATION**

1) TOTAL PROJECT AREA	8.75 AC.
2) AREA OF 100-YR. FLOODPLAIN	0.51 AC.
3) AREA OF STEEP SLOPES	NA
4) AREA OF EXISTING FOREST	NA
5) AREA OF EXISTING SOILS	NA
6) AREA OF WETLANDS (NOT INCLUDING POND)	0.05 AC.
7) AREA OF STREAM BUFFER	780
8) NET AREA	797
9) DENSITY ALLOWED PER SECTION 131.0	20 (45/NET AC)
10) UNITS PROVIDED	29 (2.37/AC)
11) APPROXIMATE LIMIT OF DISTURBANCE	8.45 AC.
12) PRECINCT SCHOOL DESIGNATION	R-20
13) PROPOSED LOTS FOR THE SITE & STRUCTURES	29 AC. RESTRICTED VILLAS AND COMMON BUILDING-RESIDENTIAL, 30% (MULTI-UNIT/COMMON USE)
14) APPROXIMATE FLOOR AREA OF A UNIT	2,800 SF
15) VILLA UNITS PARKING SPACES REQUIRED	28 (2.37/UNIT)
16) VILLA UNIT PARKING SPACES PROVIDED	150 (5.37/UNIT - 2 IN GARAGE 2 IN DRIVEWAY)
17) COMMON BUILDING AREA REQUIRED	500 SF (20 SF PER UNIT)
18) COMMON BUILDING AREA PROVIDED	500 SF
19) COMMON BUILDING PARKING SPACES REQUIRED	1 (100/500 SF)
20) COMMON BUILDING PARKING SPACES PROVIDED	19 SPACES
21) TOTAL PARKING AREA	2.84 AC.(104)
22) OPEN SPACE REQUIRED	3.41 AC.(124)
23) OPEN SPACE PROVIDED	4.4 AC.(158)



**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 PER THE 10-B-13 COMPREHENSIVE ZONING PLAN. THE DEVELOPMENT OF THIS PROJECT REQUIRES AN AGE RESTRICTED SUBDIVISION AS A CONDITIONAL USE PER SECTION 131.0A(1) OF THE ZONING REGULATIONS. THEREFORE, THE WEA REGULATIONS APPLIED FOR THIS CONCEPT IS.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- EXISTING TOPOGRAPHY IS TRACK ON A FIELD SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED MARCH 2021 AND HOWARD COUNTY 2011 DED AND ARE 2' INTERVALS.
- FOR THE CONSTRUCTION OF THIS SITE WILL BE APPROXIMATELY 1.80 ACRES OF AFFORESTATION TO BE PROVIDED ON-SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES LOCATED ON THIS SITE.
- PROPOSED DRIVEWAYS ARE TO BE A MINIMUM OF 14' WIDE CONSTRUCTED WITH ASPHALT OR CONCRETE. PROPOSED ACCESS DRIVE TO BE 8'4" WIDE AND PAVED WITH ASPHALT OR CONCRETE.
- EXISTING SURROUNDING DRIVEWAYS ARE PAVED AS ASPHALT OR CONCRETE.
- THIS PLAN IS SUBJECT TO SECTION 132 AND 131.6 OF THE HOWARD COUNTY ZONING REGULATIONS FOR WALK REGULATIONS.
- STORM WATER MANAGEMENT ANTICIPATED FOR THE PROPOSED IMPROVED AREA WILL BE BY DRYWELLS AND MICRO-BIORETENTION FACILITIES.
- THE EXISTING ROAD LOCATED ON THE PROPERTY (LOT 1) IS TO BE REMOVED.
- THE SITE MAY BE SUBJECT TO AN ALTERNATE CONFORMANCE FOR THE REMOVAL OF OPENNESS TREES AND OTHER WOODS OR WOODLANDS ARE ANTICIPATED BUT MAY BE REQUIRED AS A CONDITION OF APPROVAL. THE PROPOSED PROJECTS TO BE REMOVED ARE LOCATED WITHIN THE HOWARD COUNTY WOODS PROTECTIVE ZONE.
- AS PART OF THE CONDITIONAL USE PERMIT THE CONCEPTUAL USE PLAN AND ARCHITECTURAL, INTERIOR AND EXTERIOR FINISHES SHALL BE SUBMITTED BY THE OWNER AND APPROVED BY THE BOARD OF APPEALS. THE RESULTS OF THIS REVIEW SHALL BE SUBMITTED WITH THE PERMIT TO SHOW COMPLIANCE WITH THE CRITERIA.
- WATER COLLECTION SHALL BE PROVIDED FOR THE COMMONS. A WOOD PAD IS PROVIDED FOR UNITS 1-18. UNITS 19-29 WILL HAVE CURB SIDE PICK-UP.
- THE PROPOSED COMMONS IS LOCATED SEQUENTIALLY OF THE INTERSECTION OF SOUTH TROTTER ROAD AND SPANGLER ROW WAY.
- THE PROPOSED UNITS WILL NOT EXCEED THE WEA REGULATIONS FOR MAXIMUM HEIGHT OF 34'.
- THE COMMONS IS TO BE DESIGNED UTILIZING A CONDOMINIUM REGIME.



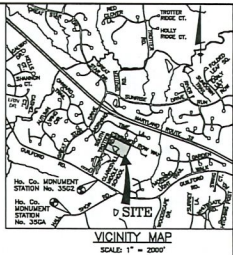
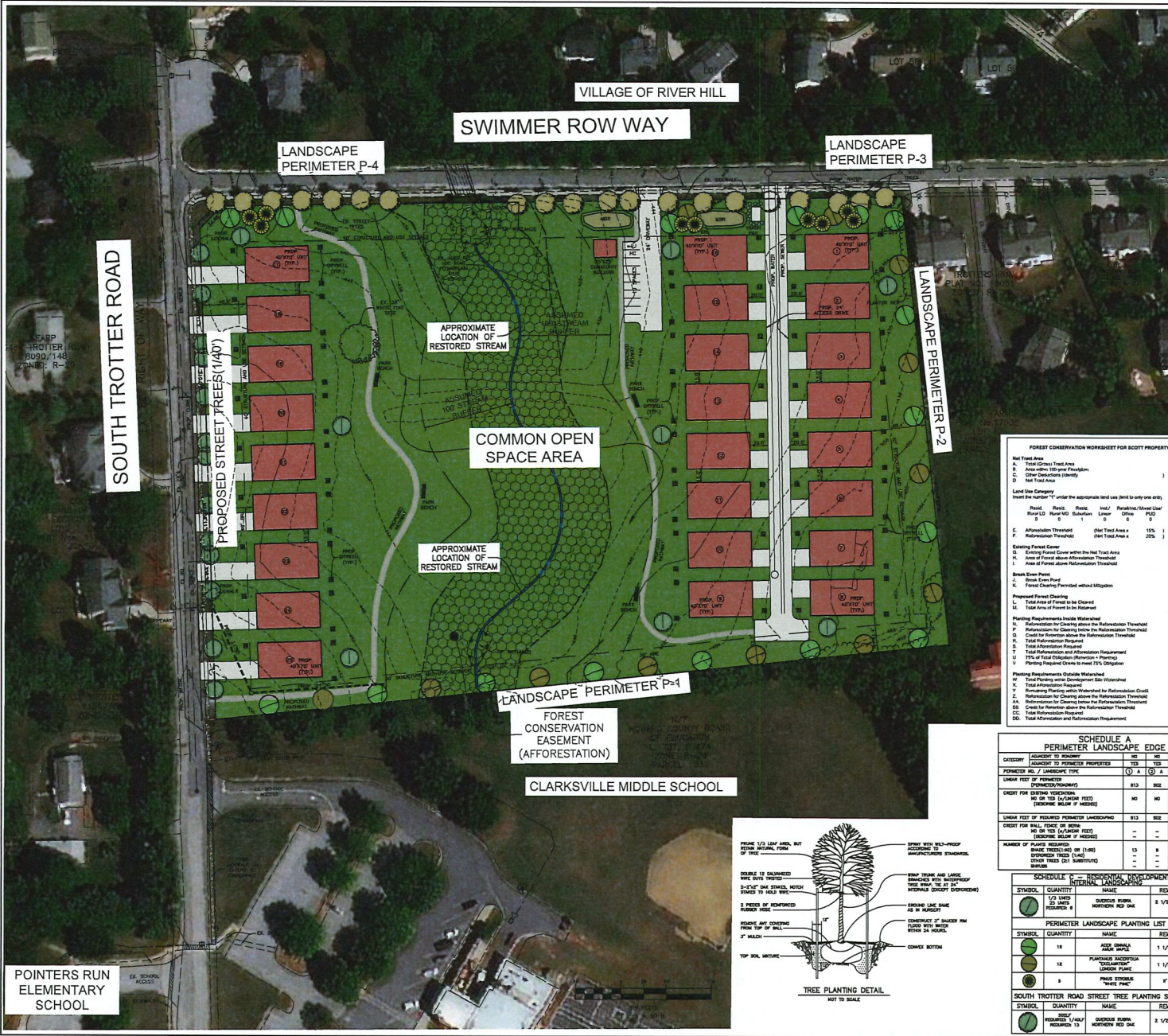
**BENCHMARK ENGINEERING, INC.**  
 840 PENTON CENTER, FLOOR 3000, 3100 ALLEY, CRYSTAL SPRING, MARYLAND 21114  
 (410) 482-4100 (410) 482-4800  
 WWW.BM-ENGINEERING.COM

**OWNER/PETITIONER:**  
 SCOTT PROPERTY LLC  
 JUSTIN BOY, MANAGER  
 6479 & 6482 SOUTH TROTTER ROAD  
 COLUMBIA, MD 21046  
 410-796-3500

**SCOTT PROPERTY**  
 LOTS 1 & 2  
 PLAT NO. 3469  
 6479 & 6482 SOUTH TROTTER ROAD  
 TAX MAP: 35 080 20 PARCELS 308  
 ZONED: R-20  
 ELECTION DISTRICT NO. 50, HOWARD COUNTY, MARYLAND

**DAP EXHIBIT**  
 PROPOSED CONCEPT

DATE: JUNE 2021 | BEI PROJECT NO. 3056  
 SCALE: 1"=50' | SHEET 2 OF 7



AGE RESTRICTED UNIT TYPE  
NO SCALE

**FOREST CONSERVATION WORKSHEET FOR SCOTT PROPERTY LOTS 1 & 2**

Net Total Area  
 A. Total Gross Total Area A = 9.75  
 B. Area within 100-foot Buffer B = 0.00  
 C. Other Deductions (Identify) C = 0.00  
 D. Net Total Area D = 9.75

Land Use Category  
 Forest (Use Number 1-10) unless the appropriate land use (limit to only one entry)  
 Rural RD Suburban Lr Urban Office PUD  
 0 0 1 0 0 2

C. Afforestation Threshold (Net Total Area x 15%) E = 1.50  
 D. Deforestation Threshold (Net Total Area x 20%) F = 2.00

Existing Forest Cover  
 G. Existing Forest Cover within the Net Total Area G = 0.00  
 H. Area of Forest above Afforestation Threshold H = 0.00  
 I. Area of Forest above Deforestation Threshold I = 0.00

Forest Loss Items  
 J. Storm Water Pond J = 0.00  
 K. Forest Clearing Permitted without Mitigation K = 0.00

Proposed Forest Clearing  
 L. Total Area of Forest to be Cleared L = 0.00  
 M. Total Area of Forest to be Retained M = 0.00

Planting Requirements Inside Watershed  
 N. Afforestation for Clearing above the Restoration Threshold N = 0.00  
 O. Restoration for Clearing below the Restoration Threshold O = 0.00  
 P. Planting for Clearing below the Restoration Threshold P = 0.00  
 Q. Credit for Retention above the Restoration Threshold Q = 0.00  
 R. Total Afforestation Required R = 0.00  
 S. Total Deforestation Required S = 0.00  
 T. Total Afforestation and Restoration Requirement T = 0.00  
 U. 75% of Total Deforestation + Planting U = 0.00  
 V. Forest Planted Credit to meet 75% Obligation V = 0.00

Planting Requirements Outside Watershed  
 W. Total Planting with Development Site Watershed W = 0.00  
 X. Total Afforestation Required X = 0.00  
 Y. Remaining Planting with Watershed for Restoration Credit Y = 0.00  
 Z. Afforestation for Clearing above the Restoration Threshold Z = 0.00  
 AA. Afforestation for Clearing below the Restoration Threshold AA = 0.00  
 AB. Credit for Retention above the Restoration Threshold AB = 0.00  
 AC. Total Afforestation Required AC = 0.00  
 AD. Total Afforestation and Restoration Requirement AD = 1.50

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

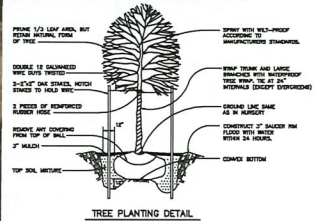
CATEGORY	ADJACENT TO ADJACENT	NO	NO	YES	YES
ADJACENT TO PERIMETER PROPERTY	YES	NO	NO	NO	NO
PERIMETER NO. / LANDSCAPE TYPE	(A) (B) (C) (D) (E) (F) (G) (H)	(A) (B) (C) (D) (E) (F) (G) (H)	(A) (B) (C) (D) (E) (F) (G) (H)	(A) (B) (C) (D) (E) (F) (G) (H)	(A) (B) (C) (D) (E) (F) (G) (H)
LINEAR FEET OF PERIMETER (DISTRICTS/ROWWAYS)	0-10	10-20	20-100	100	
CREDIT FOR EXISTING VEGETATION (NO. OF 100' (60' MIN. FEET) (DISCRETE BLOCKS IF APPLICABLE)	NO	NO	NO	NO	
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING (NO. OF 100' (60' MIN. FEET) (DISCRETE BLOCKS IF APPLICABLE)	0-10	10-20	20-100	100	
CREDIT FOR PAVED DRIVE OR DRIVE DRIVE (NO. OF 100' (60' MIN. FEET) (DISCRETE BLOCKS IF APPLICABLE)	NO	NO	NO	NO	
NUMBER OF PLANT REQUIRED (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED)	15	8	2	2	
MINIMUM REQUIRED (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED)	1	1	1	1	
MINIMUM REQUIRED (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED)	1	1	1	1	
MINIMUM REQUIRED (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED) (MINIMUM REQUIRED)	1	1	1	1	

**SCHEDULE C - RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	15	QUERCUS RUBRA	2 1/2" - 4" DIA.
(Symbol) <td>10</td> <td>PARQUETIA ACACIOLATA</td> <td>1 1/2" - 4" DIA.</td>	10	PARQUETIA ACACIOLATA	1 1/2" - 4" DIA.
(Symbol) <td>2</td> <td>PALE STROBE "WEEBEE PINE"</td> <td>1" - 2" HT</td>	2	PALE STROBE "WEEBEE PINE"	1" - 2" HT

**SOUTH TROTTER ROAD STREET TREE PLANTING SCHEDULE**

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	200	QUERCUS RUBRA	2 1/2" - 4" DIA.
(Symbol)	150	PARQUETIA ACACIOLATA	1 1/2" - 4" DIA.



POINTERS RUN ELEMENTARY SCHOOL

**BENCHMARK ENGINEERING, INC.**  
 3400 BALTIMORE AVENUE, SUITE 303 • ELLETTT CITY, MARYLAND 21740  
 (301) 488-8100 • (301) 488-8844  
 WWW.BE-CVLENDING.COM

**OWNER/PETITIONER:** SOUTH TROTTER LLC  
 JUSTIN BOY, MANAGER  
 6479 & 6485 SOUTH TROTTER ROAD  
 TAX MAP 30 000 20 PARCEL 330  
 ZONE R-20  
 ELECTION DISTRICT NO. 5th HOWARD COUNTY, MARYLAND

**SCOTT PROPERTY LOTS 1 & 2**  
 PLAT NO. 3469  
 6479 & 6485 SOUTH TROTTER ROAD  
 TAX MAP 30 000 20 PARCEL 330  
 ZONE R-20  
 ELECTION DISTRICT NO. 5th HOWARD COUNTY, MARYLAND

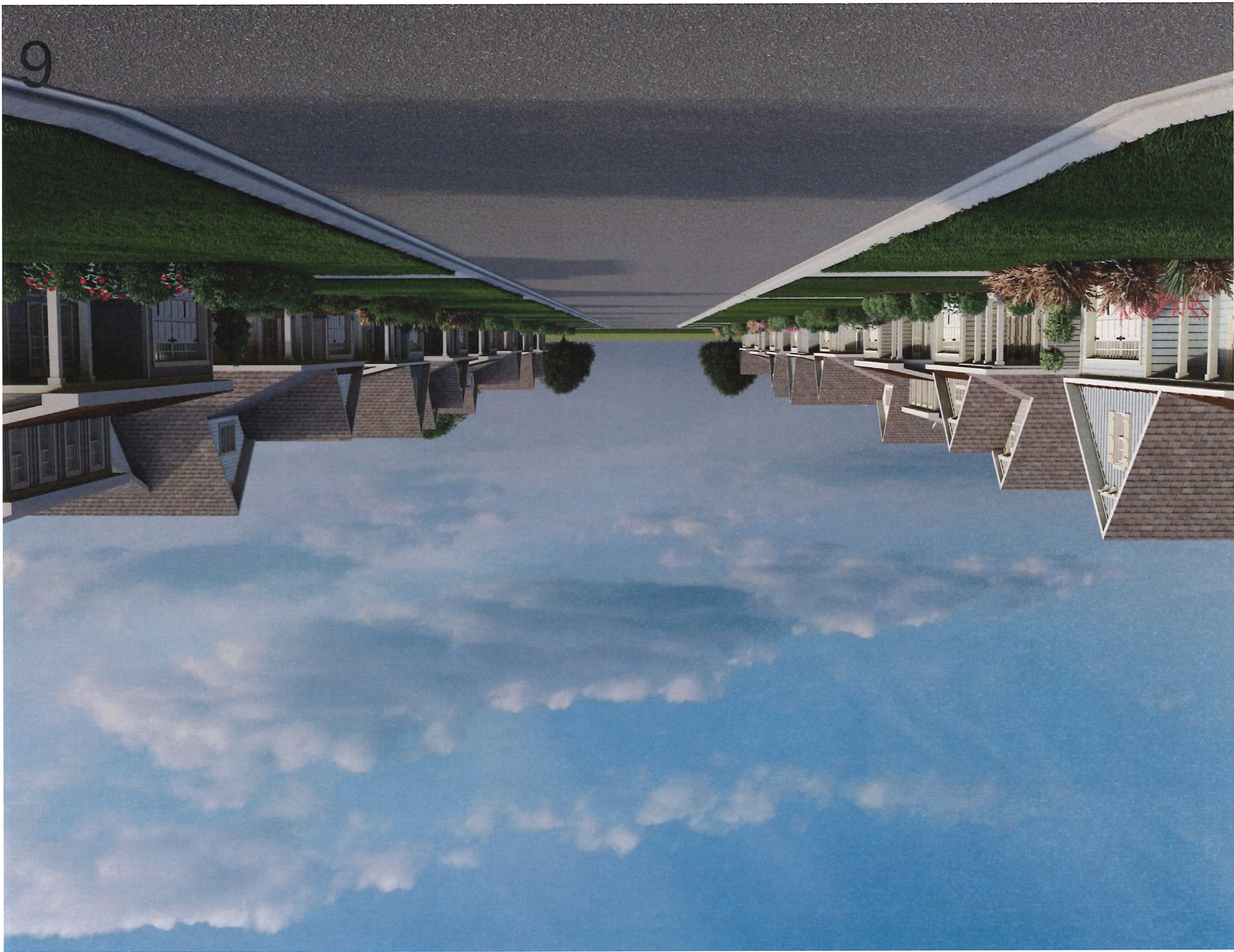
**DAP EXHIBIT PROPOSED CONCEPT**

DATE: JUNE 2021  
 BEJ PROJECT NO. 3058  
 SCALE: 1"=50'  
 SHEET 3 OF 7

DESIGN: JCD DRAFT: JCD



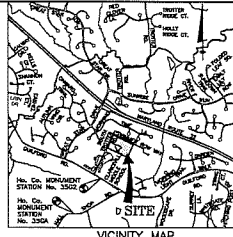
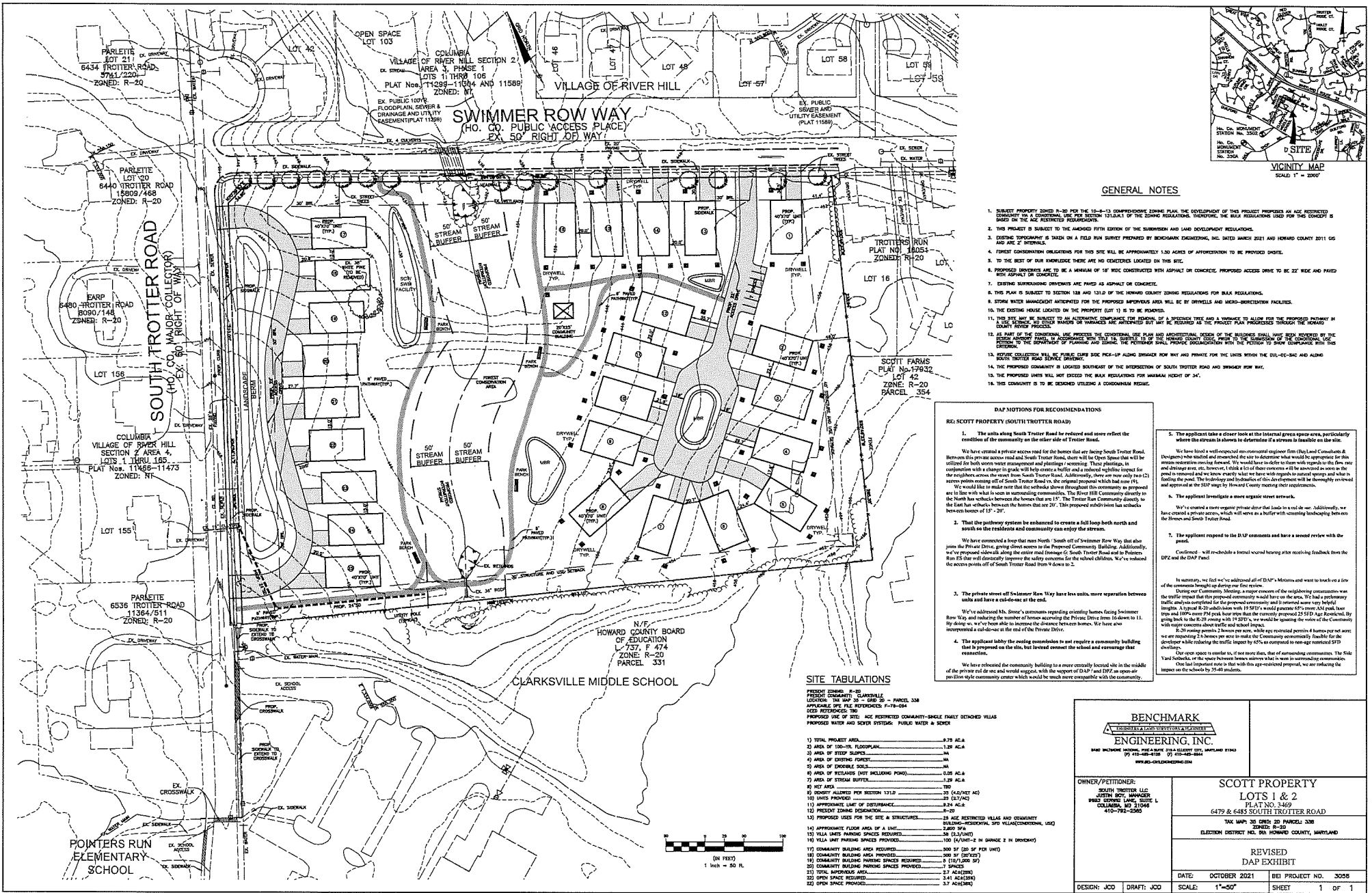




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**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 PER THE 10-13 COMPREHENSIVE ZONING PLAN. THE DEVELOPMENT OF THIS PROJECT PROPOSES AN ASSESSMENT OF THE PROPERTY TO A CONFORMANCE WITH THE ZONING REGULATIONS. THEREFORE, THE RULE REGULATIONS USED FOR THIS PROJECT IS BASED ON THE ASSESSMENT REQUIREMENTS.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED MARCH 2021 AND HOWARD COUNTY 2011 GIS AND ARE 2" VERTICALLY.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE WILL BE APPROXIMATELY 1.20 ACRES OF AFForestation TO BE PROVIDED ON-SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CELESTIAL OBJECTS ON THE SITE.
- PROPOSED DRIVEWAYS ARE TO BE A MINIMUM OF 10' WIDE CONSTRUCTED WITH ASPHALT OR CONCRETE. PROPOSED ACCESS DRIVE TO BE 22' WIDE AND PAVED WITH ASPHALT OR CONCRETE.
- EXISTING SURROUNDING DRIVEWAYS ARE PAVED AS ASPHALT OR CONCRETE.
- THIS PLAN IS SUBJECT TO SECTION 128 AND 131.0 OF THE HOWARD COUNTY ZONING REGULATIONS FOR BLACK REGULATIONS.
- STORM WATER MANAGEMENT ANTICIPATED FOR THE PROPOSED IMPROVEMENTS AREA WILL BE BY SWYLLS AND MICRO-SEPERATION FACILITIES.
- THIS SITE WILL BE SUBJECT TO AN ALTERNATIVE COMPLIANCE FOR REDUCTION OF A REDUCED TREE AND A WINDMILL TO ALLOW FOR THE PROPOSED PATHWAY IN HOWARD COUNTY PRECEDENCE.
- AS PART OF THE CONFORMANCE WITH THE ZONING REGULATIONS, THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REVIEWED BY THE BOARD OF ZONING ADJUSTMENTS AND THE BOARD OF APPEALS AND EASEMENTS. THE BOARD OF APPEALS AND EASEMENTS SHALL BE REQUIRED TO SHOW COMPLIANCE WITH THIS SECTION.
- STORM COLLECTION WILL BE PUBLIC DRAIN SIDE PICK-UP ALONG SWIMMER ROW WAY AND PRIVATE FOR THE LOTS WITHIN THE DUL-OF-SAC AND ALONG SOUTH TROTTER ROAD SERVICE DRIVEWAY.
- THE PROPOSED DRIVEWAY WILL EXCEED THE BLACK REGULATIONS FOR MAXIMUM HEIGHT OF 34'.
- THIS COMMUNITY IS TO BE DESIGNED UTILIZING A CONSERVATION RESERVE.

**DAF NOTIONS FOR RECOMMENDATIONS**

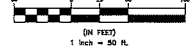
**RE: SCOTT PROPERTY (SOUTH TROTTER ROAD)**

- The units along South Trotter Road are proposed and more reflect the residential character of the community on the other side of Trotter Road. We have created a private access road for the homes that are facing South Trotter Road. Between the private access road and South Trotter Road, there will be Open Space that will be utilized for both storm water management and planting. According to the Planning Commission, in conjunction with a change in grade will help create a buffer and a reduced sediment for the neighborhood across the street from South Trotter Road. Additionally, there are now only two (2) access points existing off of South Trotter Road to the proposed development. We would like to make sure that the setbacks shown throughout this community as proposed are in line with what has been in surrounding communities. The River Hill Community directly to the North has setbacks between the homes that are 15'. The Trotter Run Community directly to the East has setbacks between the homes that are 20'. This proposed subdivision has setbacks between homes of 12' - 20'.
  - We've addressed Mr. Stone's concerns regarding orienting homes facing Swimmer Row Way and reducing the number of homes accessing the Private Drive from 16 down to 11. By doing so, we've been able to increase the distance between homes. We have also incorporated a cul-de-sac at the end of the Private Drive.
  - The applicant hereby the zoning commission is not require a community building that is proposed on the site, but instead connect the school and encourage that connection.
- The private street off Swimmer Row Way has less units, more separation between units and have a cul-de-sac at the end.
  - We've addressed Mr. Stone's concerns regarding orienting homes facing Swimmer Row Way and reducing the number of homes accessing the Private Drive from 16 down to 11. By doing so, we've been able to increase the distance between homes. We have also incorporated a cul-de-sac at the end of the Private Drive.
- The applicant hereby the zoning commission is not require a community building that is proposed on the site, but instead connect the school and encourage that connection.
  - We have reduced the community building to a more centrally located site in the middle of the private drive and we would encourage with the proposed DAF and DPF an area of public style community center which would be much more compatible with the community.
- The applicant take a closer look at the internal green space area, particularly where the street is shown for determination if a review is needed on the site.
  - We have hired a well-recognized environmental engineer firm (Ray Lind Consultants & Designers) who studied and researched the site to determine what would be appropriate for this subdivision and what we know exactly what we have with regard to storm water and drainage area. As a result, I think a lot of these concerns will be alleviated as soon as the public review and we know exactly what we have with regard to storm water and drainage area. The technology and hydraulic of this development will be thoroughly reviewed and approved by the DPF stage by Howard County master plan requirements.
  - The applicant investigate a more separate street network.
  - We've created a more separate private drive that leads to the cul-de-sac. Additionally, we have created a private access, which will serve as a buffer with screening landscaping between the homes and South Trotter Road.
- The applicant request to the DAF comments and have a second review with the plan.
  - Continued - will re-submit a formal second hearing after receiving feedback from the DPF and the DAF team.
  - In summary, we feel we've addressed all of DAF's concerns and want to thank you for the comments brought up during our first review.
  - During our Community Meeting, a major concern of the neighboring community was the traffic impact that this proposed subdivision would have on the area. We had a preliminary traffic analysis conducted for the proposed subdivision and it showed some very helpful insights. A typical R-20 subdivision with 19 SFD's would generate 675 more AM peak hour trips and 100% more PM peak hour trips than the currently proposed 25 SFD's. Additionally, by going back to the R-20 zoning with 19 SFD's, we would be ignoring the voice of the Community with respect to traffic and school impacts.
  - R-20 zoning permits 2 homes per acre, while the current zoning permits 4 homes per acre so we are requesting 2 homes per acre in this community to be more compatible with the surrounding community while reducing the traffic impact by 65% by changing to non-ager restricted SFD lots.
  - Our open space is similar to, if not more than, that of surrounding communities. The Site Visit feedback that we've been given indicates that we are in a very good position.
  - The last important note is that with this site-specific approval, we are reducing the impact on the schools by 35-40 minutes.

**SITE TABULATIONS**

PRESENT ZONING: R-20  
 PRESENT COMMUNITY: CLARKSVILLE  
 LOCATION: 1/4 SEC 20 - QRS 20 - PARCEL 338  
 APPLICABLE USE: PLE RECREATION: P-79-004  
 DEED REFERENCES: 380  
 PROPOSED USE OF SITE: AGE RESTRICTED COMMUNITY-SINGLE FAMILY DETACHED VILAS  
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

1) TOTAL PROJECT AREA	9.75 AC ±
2) AREA OF 10'-W/6' FLOODPLAIN	1.28 AC ±
3) AREA OF STEEP SLOPES	NA
4) AREA OF EXISTING FOREST	NA
5) AREA OF PROPOSED SLOPE	NA
6) AREA OF WETLANDS (NOT INCLUDING POND)	0.26 AC ±
7) AREA OF STREAM BUFFERS	1.28 AC ±
8) NET AREA	7.80
9) MINIMUM LOT FOR SECTION 131.0	30 (4.62/AC)
10) UNIT PROVIDED	25 (3.27/AC)
11) APPROPRIATE LIMIT OF DISTURBANCE	8.26 AC ±
12) PRECINCT ZONING DISTRICT	NA (2.12/AC)
13) PROPOSED USES FOR THE SITE & STRUCTURES	25 AGE RESTRICTED VILAS AND COMMUNITY BUILDING-RECREATIONAL (SINGLE W/COMMERCIAL) USE
14) APPROPRIATE FLOOR AREA OF A UNIT	2,800 SF ±
15) VILLA LIMIT PARKING SPACES REQUIRED	NA (2.12/AC)
16) VILLA UNIT PARKING SPACES PROVIDED	100 (4/UNIT-2 IN GARAGE 2 IN DRIVEWAY)
17) COMMUNITY BALDING AREA REQUIRED	300 SF (20 SF PER UNIT)
18) COMMUNITY BALDING AREA PROVIDED	300 SF (20 SF PER UNIT)
19) COMMUNITY BALDING PARKING SPACES REQUIRED	9 (1/1,200 SF)
20) COMMUNITY BALDING PARKING SPACES PROVIDED	9 SPACES
21) TOTAL APPROPRIATE AREA	2.7 AC (2.80)
22) OPEN SPACE REQUIRED	2.1 AC (2.12)
23) OPEN SPACE PROVIDED	3.7 AC (3.82)



**BENCHMARK**  
 ENGINEERING, INC.  
 3400 WINDHOLM WOODS, SUITE 200 • COLLETTT COTT, HAVANNAH 23113  
 810-486-6208 • 810-486-6209  
 WWW.BENCHMARKENGINEERING.COM

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**OWNER/PETITIONER:**  
 SCOTT TRUSTEE LLC  
 JUSTIN BOYD, MANAGER  
 5802 LORING LANE, SUITE 1  
 COLUMBIA, MD 21046  
 410-792-0000

**SCOTT PROPERTY**  
 LOTS 1 & 2  
 PLAT NO. 3469  
 6479 & 6482 SOUTH TROTTER ROAD  
 THE MAP WAS 300 2D PARCEL 338  
 ZONED: R-20  
 ELECTION DISTRICT NO. 006 HOWARD COUNTY, MARYLAND

**REVISED**  
 DAF EXHIBIT

DATE: OCTOBER 2021    BEI PROJECT NO. 3056  
 DESIGN: JCO    DRAFT: JCO    SCALE: 1"=50'    SHEET 1 OF 1



**SCOTT PROPERTY**  
**HARDSCAPE + LANDSCAPE PRECEDENTS**

**SOUTH TROTTER, LLC.**  
 OWNER

**BENCHMARK**  
 ENGINEERING, INC.  
ENGINEERS & LANDSCAPE ARCHITECTS

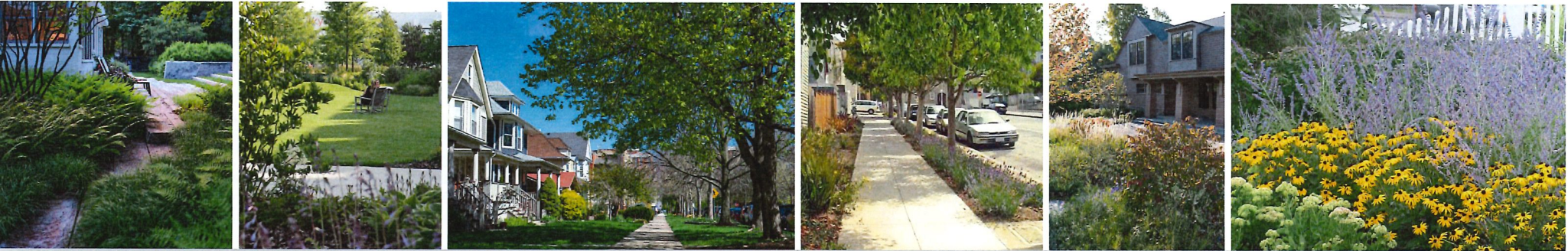
**envirol|collab**  
LANDSCAPE ARCHITECTS



TRAIL NETWORK + RESTORED STREAM



AMENITY AREAS



NEIGHBORHOOD IDENTITY + STREETScape

# SCOTT PROPERTY CONCEPT PLAN

SOUTH TROTTER, LLC.  
OWNER



Sheet Notes:  
1. Proposed plant counts are subject to change pending development of final planting plan. Minimum planting requirements as outlined below, will be achieved as a minimum. However, it is the design intent to provide additional plantings throughout the project site.  
2. Plant calculations outlined in Schedule A & C below do not incorporate site offset/retention requirements. Refer to Afforestation Plant List at bottom left of sheet for additional offset/retention plantings provided on site.



QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE + CONDITION	COMMENTS
20	CC	Cercis canadensis	Eastern Redbud	1" Cal. B&B	Multi-trunk, 3d canopy
20	CF	Cornus florida	Flowering Dogwood	1" Cal. B&B	Multi-trunk, 3d canopy, do not fall dig
20	LI	Lonicera xylosteum	Tule Hopley	1" Cal. B&B	Central leader, full canopy
20	JV	Liriodendron virginicum	Eastern Tulip Tree	1" Cal. B&B	Central leader, full canopy
20	FO	Fraxinus occidentalis	American Sycamore	1" Cal. B&B	Central leader, full canopy
20	PS	Platanus americana	Platanus	1" Cal. B&B	Central leader, full canopy
20	GA	Quercus alba	White Oak	1" Cal. B&B	Central leader, full canopy, do not fall dig
20	QP	Quercus prinus	Pin Oak	1" Cal. B&B	Central leader, full canopy, do not fall dig
20	SA	Saxifraga arborescens	Saxifrage	1" Cal. B&B	Central leader, full canopy
<b>200</b>	<b>TOTAL</b>				

**Afforestation Notes:**  
1. Project requires 1.3 acres of afforestation, the equivalent of [200] 1" Cal. Trees. Afforestation plantings to be provided within restored stream bed/forest conservation zone only, as shown on plan.  
2. The Oaks and Sycamores trees to be planted adjacent to restored stream channel. Remaining species to be planted within outer edge of planting zone.

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE + CONDITION	COMMENTS
<b>SHADE TREES:</b>					
16	MS	Acer saccharinum	Green Mountain Sugar Maple	2 1/2" Cal. B&B	Central leader, full canopy
5	BI1	Betula nigra	Gully	2 1/2" Cal. B&B	Multi-trunk, 3d canopy
9	CP	Cajuputa canadensis	American Hornbeam	2 1/2" Cal. B&B	Central leader, full canopy
8	FG	Fraxinopendula	American Beech	2 1/2" Cal. B&B	Central leader, full canopy
9	MS	Nyctanthe arborea	Blind Gum	2 1/2" Cal. B&B	Central leader, full canopy
8	FO	Fraxinus occidentalis	American Sycamore	2 1/2" Cal. B&B	Central leader, full canopy
16	GA	Quercus alba	White Oak	2 1/2" Cal. B&B	Central leader, full canopy, do not fall dig
11	QC	Quercus coccinea	Scarlet Oak	2 1/2" Cal. B&B	Central leader, full canopy, do not fall dig
15	UJ	Ulmus americana	Leffertian	2 1/2" Cal. B&B	Full canopy, 4 branch height
<b>19</b>	<b>TOTAL</b>				
		<b>ORNAMENTAL TREES:</b>			
9	AC	Aucuba japonica	Shrubbery	8" H. B&B	Multi-trunk, 3d canopy
4	CC	Cercis canadensis	Eastern Redbud	8" H. B&B	Multi-trunk, 3d canopy
9	CF	Cornus florida	Flowering Dogwood	8" H. B&B	Multi-trunk, 3d canopy, do not fall dig
5	HV	Hesperis matronalis	Common Nightshade	8" H. B&B	Multi-trunk, 3d canopy
<b>27</b>	<b>TOTAL</b>				
		<b>EVERGREEN TREES:</b>			
5	ED	Ilex opaca	American Holly	8" H. B&B	Central leader, full to base
4	MS	Microbiota japonica	Sandbar Magnolia	8" H. B&B	Central leader, full to base
7	PS	Prunus sibirica	Eastern White Pine	8" H. B&B	Central leader, full to base
1	PT	Pinus strobus	Loblolly Pine	8" H. B&B	Central leader, full to base
<b>20</b>	<b>TOTAL</b>				

INTERNAL LANDSCAPE	NUMBER OF DWELLING UNITS	NUMBER OF TREES REQUIRED (1/2 UNITS)	NUMBER OF TREES REQUIRED
	25	8	72
<b>PERIMETER AS FREESTANDING</b>	<b>LINEAR FEET OF STREET FRONTAGE</b>	<b>NUMBER OF TREES REQUIRED (1/4 UNIT)</b>	<b>NUMBER OF TREES REQUIRED</b>
	330	9	7
		<b>NUMBER OF TREES TO REMAIN</b>	<b>2</b>
		<b>NUMBER OF PROPOSED STREET TREES</b>	<b>0</b>
<b>PERIMETER AS FREESTANDING</b>	<b>LINEAR FEET OF STREET FRONTAGE</b>	<b>NUMBER OF TREES REQUIRED (1/4 UNIT)</b>	<b>NUMBER OF TREES TO REMAIN</b>
	504	13	0
		<b>NUMBER OF TREES TO REMAIN</b>	<b>0</b>
		<b>NUMBER OF PROPOSED STREET TREES</b>	<b>13</b>

PERIMETER NO.	1	2	3	4	5	
<b>CATEGORY:</b>	ADJACENT TO HIGHWAY	NO	NO	N/A	YES	N/A
	ADJACENT TO PERIMETER PROPERTIES	YES	YES	N/A	N/A	N/A
<b>PERIMETER TYPE:</b>	A	A	N/A	B	N/A	N/A
<b>LINEAR FEET OF PERIMETER:</b>	PERIMETER (SOUTH - 260')	510	250			100
<b>CREDIT FOR EXISTING VEGETATION:</b>	NO OR YES (MIN 4 FEET)	NO	NO			NO
	DISCOUNT IF LOW # NEEDED	-	-			-
<b>LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING:</b>		510	250			100
<b>CREDIT FOR WALL, FENCE, OR BARR:</b>	NO OR YES (MIN 4 FEET)	-	-			-
	DISCOUNT IF LOW # NEEDED	-	-			-
<b>NUMBER OF PLANTS REQUIRED:</b>	SINGLE TREE (1/2 MOUNTAIN) PER 1'00'	13	8			3
	EVERGREEN TREES (1'00' & HIGHER)	-	-			-
	OTHER TREES (1'00' & HIGHER)	-	-			-
	MOUNTAIN TREES	-	-			-
<b>NUMBER OF PLANTS PROVIDED:</b>	SHADE TREES	16	8			4
	EVERGREEN TREES	6	5			3
	ORNAMENTALS TREES	3	5			1

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE + CONDITION	COMMENTS
239	CH	Cliffortia arborea	Mummershoop	#5	Cort. 24" 1st
199	CP	Cornus sericea	Kentucky Blue Dog Dogwood	#5	Cort. 20" 1st
205	HO	Hydrangea corymbosa	Oldfield Hydrangea	#5	Cort. 20" H.
199	HO	Hydrangea corymbosa	Shirley Hiberry Holly	#5	Cort. 24" 1st
119	LI	Lonicera xylosteum	Jim Dandy Wisteria	#5	Cort. 20" H.
358	BR	Bux sempervirens	Red Spire Wisteria	#5	Cort. 30" H.
239	ES	Erica cinerea	Lila Honey	#5	Cort. 20" 1st
279	PH	Philadelphus opulifolius	Winter Jubilee	#5	Cort. 20" H.
<b>1,999</b>	<b>TOTAL</b>				

101	BOU	Bouteloua eriopoda	Blue Grama	#1	Cort. 24" 0'C
101	ORE	Oxyria oenanthifolia	Pearlanna Sedge	#1	Cort. 24" 0'C
102	PPG	Panicum polystachion	Purple Lovagegrass	#1	Cort. 24" 0'C
101	PNZ	Panicum virgatum	Crab Grass	#1	Cort. 24" 0'C
101	PDI	Panicum diglossum	Northward Sedgegrass	#1	Cort. 24" 0'C
101	STC	Stipa comata	Shagbark Bluegrass	#1	Cort. 24" 0'C
101	SHE	Sporobolus tenuis	Shagbark Bluegrass	#1	Cort. 24" 0'C
<b>6,309</b>	<b>TOTAL</b>				

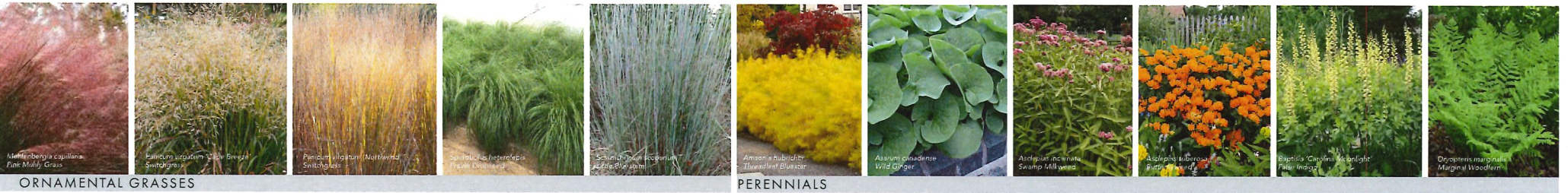
412	AKU	Achillea millefolium	Shirley Hillweed	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Burnaby Thyme	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Woodland Bleeding	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Woodland Bleeding	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Woodly Pink New York Aster	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Pink Aster	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Harold Woodfern	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Purple Coneflower	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Corn Buds	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Blackberry	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Wild Bergamot	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Virginia Bluebell	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Wild Bergamot	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	White Pine	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Blackberry	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Rough Dogwood	#1	Cort. 18" 0'C
412	AKU	Achillea millefolium	Corn Buds	#1	Cort. 18" 0'C
<b>7,423</b>	<b>TOTAL</b>				

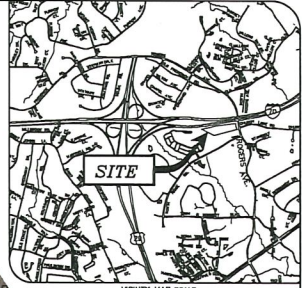
# SCOTT PROPERTY NATIVE + ADAPTED PLANT PALETTE

SOUTH TROTTER, LLC.  
OWNER

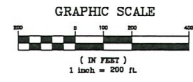
BENCHMARK  
ENGINEERING, INC.  
ENGINEERS & LANDSCAPE ARCHITECTS  
10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
303.751.1000

enviro|collab  
LANDSCAPE ARCHITECTS





VICINITY MAP SCALE:  
1" = 200'  
ADC MAP: 28, C/D-7



DATE	2/10/21
PROJECT	20-038
DESCRIPTION	TRUCK
SCALE	1" = 50'
APPROVAL	TML
APPROVAL	approval

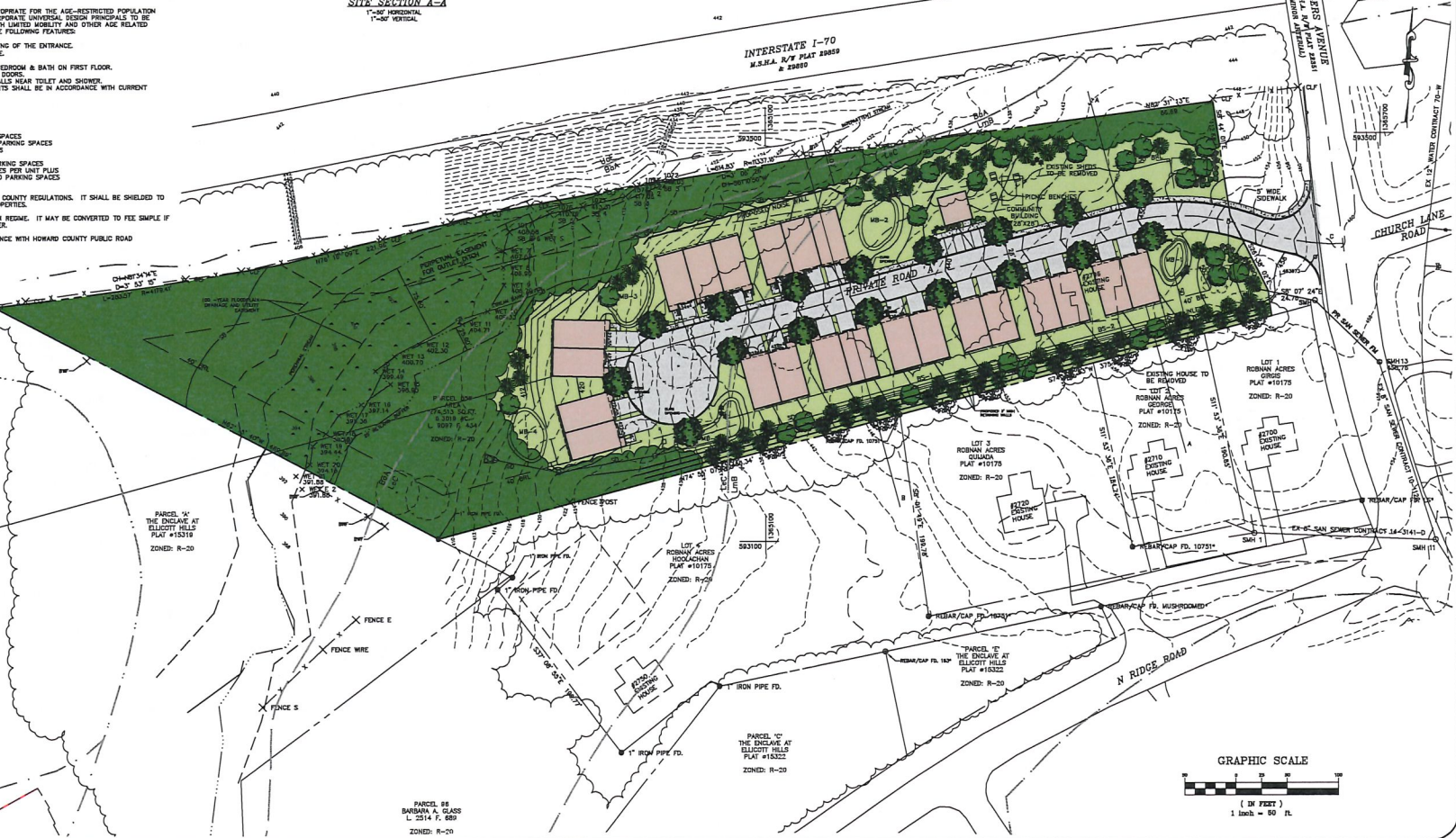
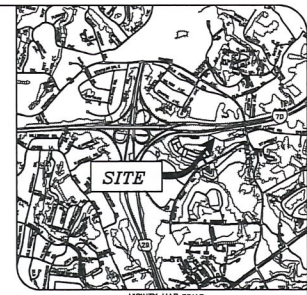
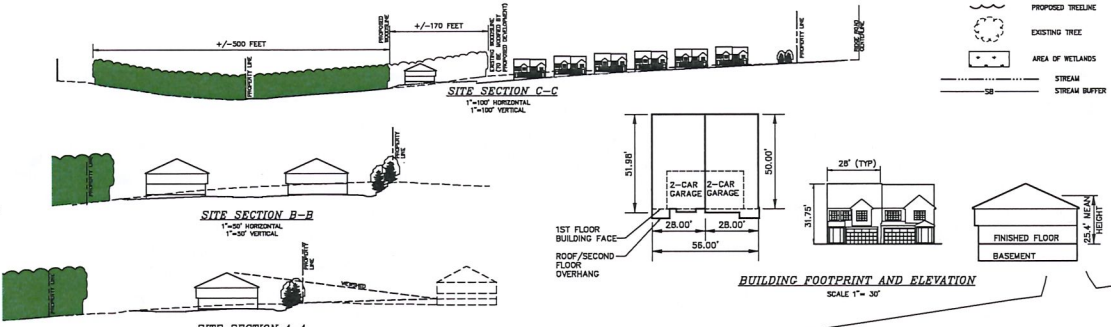
DATE	
DESCRIPTION	
APPROVAL	

**ROGERS AVENUE**  
2796 ROGERS AVE., BELLCOTT CITY, MD  
TAX MAP: 17 - GRID: B - PARCEL: 568  
SECOND ELECTION DISTRICT  
BOWARD COUNTY, MARYLAND  
AERIAL CONTEXT

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
735-B Onea Park, Columbia, Maryland 21044  
(410) 897-6286 Fax (410) 897-6288 Fax

**GENERAL NOTES:**

- SITE DATA:**  
ADDRESS: 2786 ROGERS AVENUE, ELLICOTT CITY MD 21043  
LOCATION: TAX MAP 17 - GRID: 18 - PARCEL 55B  
ZONING: R-20  
ELECTION DISTRICT: SECOND  
DEED REFERENCE: R07/AS  
AREA OF TRACT: 8.3016 ACRES  
AREA OF CONVENTIONAL LOTS: 8.3019 ACRES  
EXISTING USE: SINGLE FAMILY DETACHED DWELLING  
LIMIT OF DISTURBANCE: 2.54 ACRES
- PROPOSED USE:** AGE-RESTRICTED ADULT HOUSING (SEC. 13.1.N.1.)  
A. PROPOSED STRUCTURE TYPE: TOWNHOUSE AND DUPLEX UNITS (SINGLE FAMILY SEM-DETACHED)  
B. MAXIMUM NUMBER OF UNITS ALLOWED: 24 UNITS  
C. NUMBER OF UNITS PROPOSED: 22 UNITS (18 DUPLEX+4 TOWNHOUSE UNITS)  
D. MAXIMUM DENSITY: 4 UNITS PER NET ACRE  
E. PROPOSED DENSITY: 3.5 UNITS PER NET ACRE  
F. THE DEVELOPMENT CONFORMS TO ALL THE BULK REGULATIONS OF THE "R-20" DISTRICT OR SECTION 13.1.N.1. OF THE ZONING REGULATION, WHICHEVER IS MORE STRINGENT:  
SETBACK FROM RESIDENTIAL LOTS REQUIRED: 40'  
PROVIDED: 540'  
SETBACK FROM PUBLIC ROAD REQUIRED: 50' (R-20)  
PROVIDED: 300'
- REQUIRED OPEN SPACE:** 33% = 2,200 ACRES  
PROVIDED OPEN SPACE: 33% = 2,200+ ACRES
- NO ACCESSORY BUSINESS USES ARE PROPOSED.**
- COMMUNITY SPACES:** AN ENCLOSED BUILDING USES FOR MEETING PURPOSES.
- NO LOADING OR TRUCK AREAS ARE PROPOSED.** STAINLESS HOUSEHOLD CONTAINERS TO BE USED.
- PROJECT PROVIDES EXTENSIVE BUFFERS TO THE ADJACENT DEVELOPMENT, IN ADDITION TO THE PROPOSED BUILDINGS ARE COMPATIBLE IN SCALE AND CHARACTER WITH THE RESIDENTIAL DEVELOPMENT IN THE VICINITY.** SETBACKS TO EXISTING LOTS EXCEEDS REQUIREMENTS.
- THE DEVELOPMENT WILL BE IN ONE (1) PHASE.**
- THE AGE RESTRICTION REQUIREMENT WILL BE ENFORCED THROUGH THE CONDOMINIUM ASSOCIATION COVENANTS AND AS REQUIRED BY HOWARD COUNTY.**
- ALL COMMON AREAS AND RELATED IMPROVEMENTS WILL BE MANAGED BY THE CONDOMINIUM ASSOCIATION.**
- ALL BUILDINGS SHALL CONFORM TO THE UNIVERSAL DESIGN FOR THE AGE-RESTRICTED POPULATION.**
- THE PROJECT SHALL CONFORM TO HOWARD COUNTY'S MODERATE INCOME HOUSING REQUIREMENTS.**



DATE	7/9/21
BY	engineering
REVISION	DATE
1	7/9/21
2	7/9/21
3	7/9/21
4	7/9/21
5	7/9/21
6	7/9/21
7	7/9/21
8	7/9/21
9	7/9/21
10	7/9/21

DESCRIPTION	DATE
1. SITE PLAN	7/9/21
2. SITE PLAN	7/9/21
3. SITE PLAN	7/9/21
4. SITE PLAN	7/9/21
5. SITE PLAN	7/9/21
6. SITE PLAN	7/9/21
7. SITE PLAN	7/9/21
8. SITE PLAN	7/9/21
9. SITE PLAN	7/9/21
10. SITE PLAN	7/9/21

**ROGERS AVENUE**  
2786 ROGERS AVE., ELLICOTT CITY MD  
TAX MAP 17 - GRID: 18 - PARCEL: 55B  
HOWARD COUNTY, MARYLAND

SECOND ELECTION DISTRICT

**SITE PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Planners, Surveyors, Engineers, Architects, Environmental Scientists  
11000 Old Columbia Road, Suite 100  
Columbia, MD 21046  
(410) 897-8888 Fax: (410) 897-8888





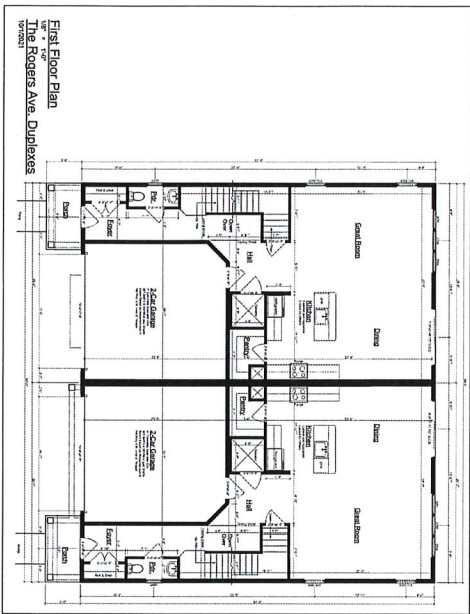
PERSPECTIVE VIEW #1: DUPLEX UNITS



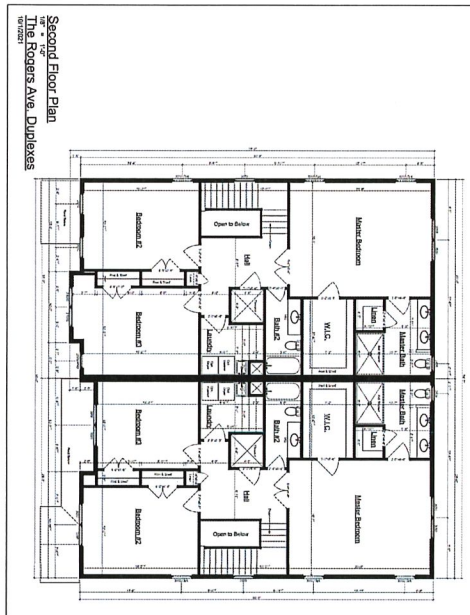
PERSPECTIVE VIEW #2: DUPLEX UNITS



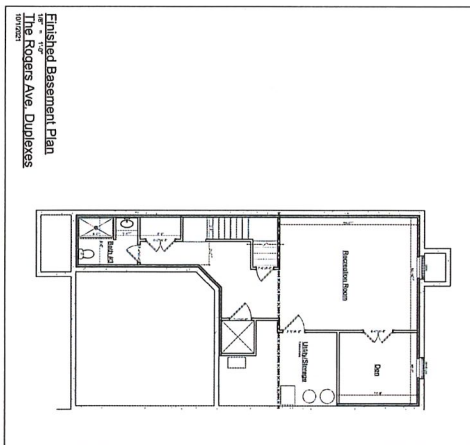
PERSPECTIVE VIEW #3: DUPLEX UNITS



First Floor Plan  
The Rogers Ave. Duplexes  
08/2020



Second Floor Plan  
The Rogers Ave. Duplexes  
08/2020



Finished Basement Plan  
The Rogers Ave. Duplexes  
08/2020

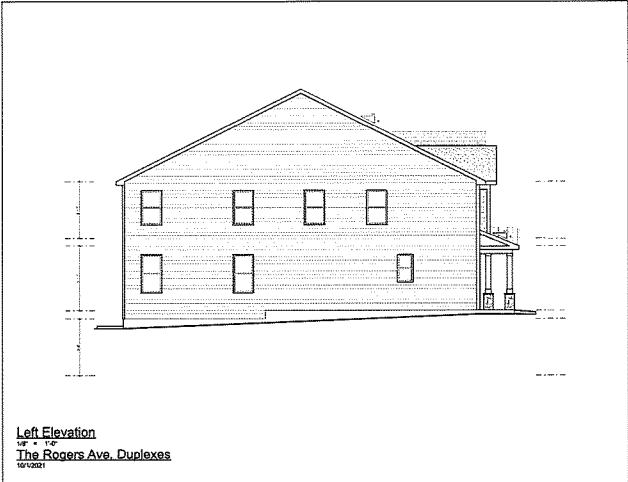
no.	description revisions	date	project	date
			20-035	10/4/21
AS NOTED	scale	approved	illustration	engineering
			SAA	



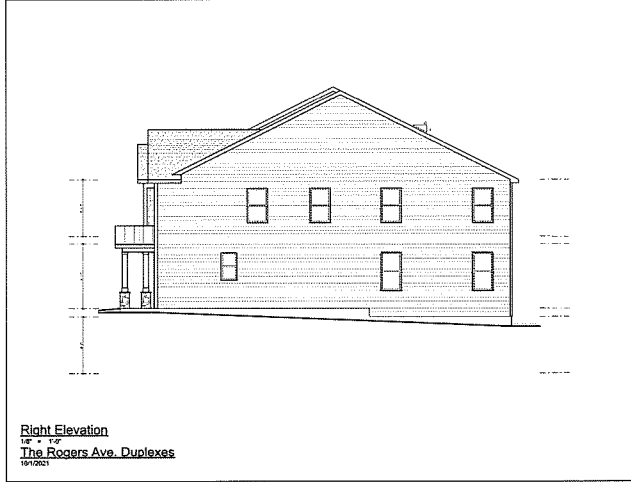
Front Elevation  
1/4" = 1'-0"  
The Rogers Ave. Duplexes  
10/1/2021



Rear Elevation  
1/4" = 1'-0"  
The Rogers Ave. Duplexes  
10/1/2021



Left Elevation  
1/4" = 1'-0"  
The Rogers Ave. Duplexes  
10/1/2021



Right Elevation  
1/4" = 1'-0"  
The Rogers Ave. Duplexes  
10/1/2021

Project	Date
20-035	7/9/21
Revision	Approval
TAB	TAB
File #	1"-0"
	Approval

Sheet	Date
Description	Project

**ROGERS AVENUE**  
2786 ROGERS AVE., ELICOTT CITY MD  
TAX MAP: 17 - GRID: 18 - PARCEL: 586  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ELEVATIONS

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers, Surveyors, Planners  
2100  
(410) 87-2682 Fax: (410) 87-2682 P.O. Box 1044

## Rogers Avenue Development

### Age-Restricted Duplex and Attached Single Family Homes

#### Existing Conditions

The site is 6.3 acres in size and is located at 2796 Rogers Avenue in Ellicott City Maryland. There is one existing house (HO-613) on-site with three outbuilding sheds, which are to be demolished. Zoning is R-20 for the property.

The site slopes from the southeast property corner down to the west property line, with the western half having woods, and the eastern half having ground covers of grass and crushed asphalt parking pavement. There is a floodplain, wetland and stream that exist at the western portion of the site that will not be disturbed by this development and will be preserved. Neighboring properties are residential along the south and west boundaries. There is Interstate I-70 along the north boundary, and Rogers Avenue along the east boundary.

#### Design

The proposed development is age-restricted 55 and older duplex and single family attached homes. There will be sixteen duplex building units at 2912 square feet floor area (including garages) per building, each with 2 dwellings with two-car garages, 1456 square feet floor area (including garage) each. There will also be 6 single family attached units in 2 groups of three units at 4368 square feet floor area (including garages) per building, each with 3 dwellings with two-car garages, 1456 square feet floor area (including garage) each.

Buildings are two-story, and building massing is based on nearby 2-story residential single-family dwellings in order to be in harmony with the community. Universal design will be incorporated into the dwellings. There will also be a community building of 784 square feet floor area.

Outdoor parking with trees will be provided adjacent to the community center building, and at the individual driveways to the garages, plus parking within the garages, a total of 94 parking spaces for the development. The development will be accessed from Rogers Avenue (minor Arterial) and utilize a private road with curbs and sidewalk.

Buffer plantings and existing woods to remain are proposed along the south boundary in order to screen the proposed development from four neighboring single-family homes to the south. The existing woods will provide a +/- 500 feet wide buffer along the west boundary to screen

the proposed development from the neighboring +/-200 condominium and apartment homes to the west at The Enclave at Ellicott Hills.

Stormwater management will be addressed on-site utilizing micro-bioretenion filtration areas and other stormwater management measures. Note that existing soils are not ideal for infiltration type stormwater management facilities, therefore the filtration type facilities are proposed. A sidewalk walking path and an area for outdoor tables and benches are proposed for recreation.

10.04.21  
ROGERS AVE.  
REDEVELOPMENT



## APPLICATION SUBMITTAL CHECKLIST

### REQUIRED SUBMITTALS FOR ALL APPLICATIONS

Applicants are asked to submit graphics and other materials to facilitate a discussion among the proposal's design professionals and the Panel's design professionals. Eight (8) paper copies and one (1) electronic copy are required. The submitted documents must be large enough to be easily read and reviewed. The Panel prefers the submitted documents be **11 inches by 17 inches in size**. The Panel requires the submitted documents also be in a larger scale presentation, such as **24 inches by 36 inches easel boards, or else be part of a PowerPoint Presentation, to be available during the architect's presentation**. The submitted documents must show the scale of the drawings and must include the North arrow, if applicable. The specific documents, drawings and submission materials are therefore the choice of the design professionals preparing the application subject to the following:

- Building plans, building elevations and building perspectives **must be prepared by the licensed Architect who will appear before DAP** to present the project for DAP review.
  - Illustrations, sketches and concept drawings are encouraged to explain the proposal.
  - Photographs, aerials/pictometry and other materials that indicate context are highly encouraged.
- At a minimum, **materials locating existing structures on all adjacent properties and major landmarks in the vicinity** should be included for the discussion.
- Materials that permit a discussion of the **proposed design in relationship to the existing and any change to topography** are essential for the Panel's consideration.
- Applicants and architects are expected to submit written, graphic and photographic materials to inform the discussion of the following issues regarding their proposal, including the following required materials:

### REQUIRED SUBMITTALS BY APPLICATION TYPE

**For Subdivision applications** (sketch plan, preliminary plan, final plan if initial submittal)

- Project goals and design philosophy including LEED or other green building design elements
- Conceptual site plan in color with North arrow
- Conceptual site section with topography line
- Aerial color photograph, such as a Google image, with the project site plan inserted in order to give the context of the site
- Conceptual elevations, or elevation studies, in color
- Massing diagram or axonometric drawing
- Frontage sidewalk and streetscape elements, if applicable
- Right-of-way, median, travel lane and bike lane configuration

**For Site Development Plan applications**

- Project goals and design philosophy including LEED or other green building design elements
- Project integration with the existing context and County requirements
- Building elevations in color

- Site plan in color with North arrow
- Site section(s) with topography line
- Image or photo boards for lighting, landscaping, walls, fences and screening for loading areas, service uses, dumpsters and utilities
- Preservation and integration of existing trees and natural features
- Sidewalk and streetscape improvements, if applicable
- Image or photo boards for locations, orientation, designs, colors and materials for sign package
- Massing diagram or axonometric drawing
- Perspectives are encouraged but not required

→ **For Conditional Use applications**

- Project goals and design philosophy including sustainability
- Project integration with the existing context and County requirements
- Building elevations in color
- Site plan in color with North arrow
- Site section with topography line
- N/A  Image or photo boards for lighting, landscaping, walls, fences and screening for loading areas, service uses, dumpsters and utilities
- Preservation and integration of existing trees and natural features
- N/A  Route 1 Manual sidewalk and streetscape elements, if applicable
- N/A  Image or photo boards for locations, orientation, designs, colors and materials for sign package
- Massing diagram or axonometric drawing
- Perspectives are encourage but not required
- Design that addresses the criteria for age-restricted adult housing per Section 131.N.1, Zoning Regulations, with a focus on the following :

Site Design [excerpted from Section 131.N.1(4), Zoning Regulations]

The landscape character of the site must blend with adjacent residential properties.

To achieve this:

- (a) Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood.
- (b) The project shall be compatible with residential development in the vicinity by providing either:
- (c)
  - (i) An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or
  - (ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.
- Compliance with bulk Requirements, Section 131.N.1, Zoning Regs
- Design of community buildings and/or interior community space
- Loading and trash storage areas adequately screened from view



- Open space areas, recreational facilities and accessory facilities
- Amenities such as pathways, seating areas and recreational areas
- Protection of natural features (including existing trees and landscape)
- Universal design features appropriate for age-restricted adult housing

#### **Proposed Design Guidelines**

- Draft guidelines in a standard-size and format that may be easily reproduced
- Any applicable Council Bills and their attachments containing related standards
- Required submittals as outlined in the applicable Council Bills and attachments
- Any previously adopted design guidelines that relate to the subject parcel(s)

#### **Other applications pursuant to the requirements of the Zoning Code**

- Summary written materials to explain the project and its relation to the Zoning Code
- All requirements in the above sub-sections (E.1 through E.4) for applicable type of review(s) required (e.g., sketch plan, site development plan, conditional use, etc.)
- For CEF-related applications, submittals shall include all of the materials submitted at the initial meeting before the County's Zoning Board as part of the submittal to the DAP.
- For Optional Design Project in CR districts, applications shall include select requirements in Section 121.1 H. 3.a. per below, which comprise sub-sections( 4) through (14) only:
  - (4) Buildings
  - (5) Structures
  - (6) Parking areas and number of parking spaces
  - (7) Points and widths of vehicular ingress and egress
  - (8) On-site pedestrian-related features and connections to off-site pedestrian-related features
  - (9) Landscaping
  - (10) Hardscaping
  - (11) Retained natural features such as wetlands, steep slopes, and tree and forest color
  - (12) Architectural elevations of all sides of all buildings and significant structures with exterior materials specified
  - (13) Exterior lighting plan with lighting structures and light sources given on specific lighting product information sheets
  - (14) Information on the adjoining properties, including the owner name, zoning, existing use, and existing site improvements.
- For conversion of nonconforming uses to permitted uses in the CLI overlay district, applications shall include a summary of the criteria required in Section 120.0 D.12.



## Sayers, Margery

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**From:** Carol Sobon <wildwoodcondos@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 12:41 PM  
**To:** CouncilMail  
**Cc:** Ball, Calvin  
**Subject:** Bill 87-2021 ZRA-198

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members:

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

For the past decade, we have cared for both an elderly parent and a disabled sibling. Living in Howard County has not been easy for us. Few homes exist on one level without stairs which would accomodate this situation and even fewer have a full bath on the first floor which would allow a repurposing of another room such as a living room or dining room into a bedroom. The cost of remodeling an existing home is cost prohibitive. We need both alternate housing options along with meaningful tax credits which might help defray this burdonsome cost for adult children attempting to provide in home care for their family members. We would love nothing more then to continue living our own golden years here but unless relevant housing options other than what is currently on the drawing board in Howard County comes along, we don't see that as a realistic possibility. The council also needs to address the issue of Accessory Dwelling Units and permitting them in communities. It's way past time to support families with housing policies that will make a difference in their lives.

Sincerely,  
Carol and Gregory Sobon  
5324 Sunny Field Ct  
Ellicott City Md 21043



## Sayers, Margery

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**From:** Walsh, Elizabeth  
**Sent:** Wednesday, November 17, 2021 12:11 PM  
**To:** Harrod, Michelle R; Sayers, Margery  
**Cc:** Royalty, Wendy; Baker, Kevin  
**Subject:** FW: CB77 Information

Please add to bill file.

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**From:** Gelwicks, Colette <cgelwicks@howardcountymd.gov>  
**Sent:** Wednesday, November 17, 2021 10:18 AM  
**To:** Jones, Opel <ojones@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>  
**Cc:** Knight, Karen <kknight@howardcountymd.gov>; Skalny, Cindy <cskalny@howardcountymd.gov>; Harris, Michael <mrharris@howardcountymd.gov>; Alston, Ashley <aalston@howardcountymd.gov>; Williams, China <ccwilliams@howardcountymd.gov>; Blum, Matthew <mblum@howardcountymd.gov>; Royalty, Wendy <wroyalty@howardcountymd.gov>; Baker, Kevin <kebaker@howardcountymd.gov>; Facchine, Felix <ffacchine@howardcountymd.gov>  
**Subject:** CB77 Information

Good morning Council members,

In anticipation of the CB77 agenda item this afternoon at the work session, please see the links below shared by Ms. Lynn Robeson Hannan.

- Examples of Montgomery County Hearing Examiner reports to the County Council can be seen [here](#).
- A specific example to consider is the rezoning [recommendation in H-119](#). It is much longer, but is an example of a case that was contested by some in the community. Ms. Hannan Robeson shared, “Based on community testimony, I asked the developer to make a number of changes to the rezoning plan, including limiting the height of the townhomes fronting Md. Route 108 to 35 feet, the height permitted in the existing zone. I also asked them to eliminate a fairly substantial encroachment into a stream valley buffer, and secured an assurance from the applicant that they would present a queuing study at the property’s entrance along Md. Rte. 108 during subdivision approval. During the Hearing Examiner’s hearing, we went into detail whether parking for an adjacent commercial development would impact the residential. The developer made some changes to the parking as well and complied with all three requests to amend the plan. No one who opposed the application at the Hearing Examiner’s hearing requested oral argument before the Council (due to the changes to the Plan). When I presented this Report to the Council, they did have some questions, which were answerable from the record. The Council then voted to approve the rezoning.”

Ms. Robeson Hannan will be attending the work session this afternoon virtually and is available for questions, but you may also contact her directly at:

*Lynn Robeson Hannan*  
*Director*  
*Office of Zoning and Administrative Hearings*  
*100 Maryland Avenue, Room 200*  
*Rockville, MD 20850*  
*(240) 777-6660*

[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)

Kind regards,

**Colette Gelwicks** – *she/her/hers*  
Special Assistant

Councilwoman Christiana Rigby, District 3  
Howard County Council  
3430 Court House Drive, Ellicott City, MD 21043  
[cgelwicks@howardcountymd.gov](mailto:cgelwicks@howardcountymd.gov)  
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