



Design Advisory Panel Review

Plan No.19-17: Normandy Shopping Center,
PAD Site

DAP Meeting Date: January 8, 2019

Staff Planner: Jeff DelMonico

Owner/Developer: The Normandy Venture
Limited Partnership

Architect: Brasher Design

Landscape Architect: Morris & Ritchie
Associates, Inc.

Engineer: Benchmark Engineering, Inc.



Figure 1. Vicinity map

Request

The DAP make recommendations on plan No. 18-18. The site is located within the *Route 40 Design Manual* study area and is subject to DAP review and the requirements of the *Manual*.

Background

Normandy Shopping Center is a 200,000+ square foot commercial development, zoned B2-TNC, located at 8450 Baltimore National Pike. DAP is reviewing the proposed renovations for Parcel A, consisting of 9.55 acres along the northern portion of the site. The B-2 District (Business General) zoning permits commercial sales and services and has less restrictive design requirements than the elective TNC (Traditional Neighborhood Center) overlay zone. Applicable requirements from the Route 40 Design Manual include streetscape frontage improvements.

Scope of Work

The applicant proposes to renovate and reconfigure the former bank building pad site on Parcel A into a coffee shop. The 2,360 square foot single, story former bank building will include selective demolition; redesign the facades; reconfigure the tenant space, to include a new outdoor dining area oriented toward Route 40; incorporate a drive thru, landscaping and streetscape enhancements.

Exterior building materials include color variations of stone, masonry and block. Anodized aluminum will be incorporated along the exterior walls with light and dark fiber cement panels. Landscaping includes a combination of ornamental trees and shrubs.

