



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Voice/Relay

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Design Advisory Panel Review

Plan No.19-18: Lyhus Property
Fulton, MD

DAP Meeting Date: January 8, 2020

Staff Planner: Nick Haines

Owner/Developer: H&H Rock LLC

Engineer/Landscape Architect: Bohler Engineering

Request:

The DAP offer recommendations on plan No. 19-18. The site is located on Lime Kiln Road in Fulton MD and is subject to DAP review and the requirements for age restricted communities.



Figure 1. Vicinity Map

Background:

The 71.09-acre site is comprised of Parcel 135 zoned RR-DEO. The property contains an existing House with access to Lime Kiln Road. The property also has road frontage from Nicolar Drive. The RR (Rural Residential) zoning accommodates age-restricted housing as a conditional use. A Preliminary Equivalent Sketch Plan (SP-17-010b), Lyhus Property was approved on February 15, 2019 proposing 28 housing units.

Scope of Work:

Lyhus Property proposes an age-restricted community consisting of 58 single family, semi-detached homes. Each 40x60 home will have a two-stall garage and driveway parking spaces. Two units will share a common wall with the exterior appearance of a unified structure. The project will include a community center with direct access to Public Road B. Outdoor walking trails, trash receptacles, dog stations, and seating areas are proposed along the edges of the environmental areas.

The exterior design aesthetic will be visually similar and keep with the overall design of the structures in the surrounding area.



Figure 2. Project Concept Plan

DPZ Recommendations:

DAP project submittals are reviewed by staff for compatibility with applicable county regulations and design guidelines. DAP recommendations are recorded and forwarded to the planning director.

Site Design

1. *DPZ recommendation: The DAP evaluate and make recommendations on edge treatments and transitions within the property.*
2. *DPZ recommendation: The DAP evaluate and make recommendations regarding vehicle and pedestrian circulation entering and within the project boundaries.*

Architecture

3. *DPZ recommendation: The DAP evaluate and make recommendations on the design, scale, and orientation of the buildings.*
4. *DPZ recommendation: The DAP recommend any sustainable design elements that should be considered.*

Amenity Spaces

5. *DPZ recommendation: The DAP evaluate and make recommendations on the proposed amenities and potentially how they could be expanded or improved.*