

Frederick County Planning Commission



August 19, 2020

Stanford Industrial Park, Lot 6

Site Plan

The Applicant is requesting Site Plan approval for the addition of 9 greenhouses totaling 27,720 s.f. to a site that currently has a one-story 20,000 s.f. building on 4.93 acres.

Figure 1: Site Vicinity Map – Aerial Image

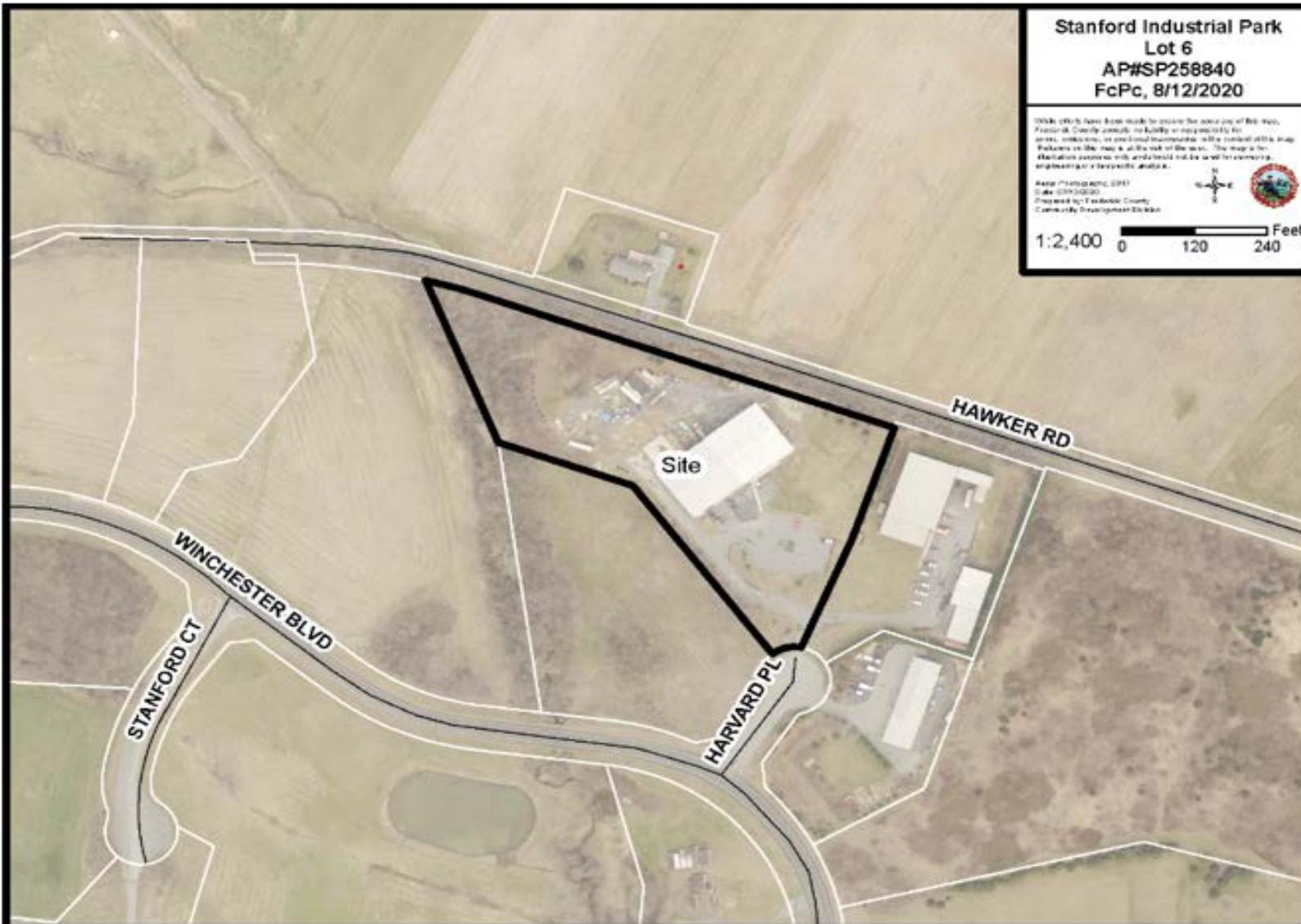


Exhibit 1: Rendered Site Plan



RECOMMENDATION

Staff has no objection to approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through August 12, 2023).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

MODIFICATIONS:

1. Approval of the requested modification to allow two full size loading spaces in lieu of 6 large loading spaces per Section 1-19-6.210D.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

Stanford Industrial Park, Lot 32

Site Plan

The Applicant is requesting Site Plan approval to construct a 3,150 s.f. one-story office building and a 900 s.f. storage building on 2.33 acres.

Figure 1: Site Vicinity Map – Aerial Image

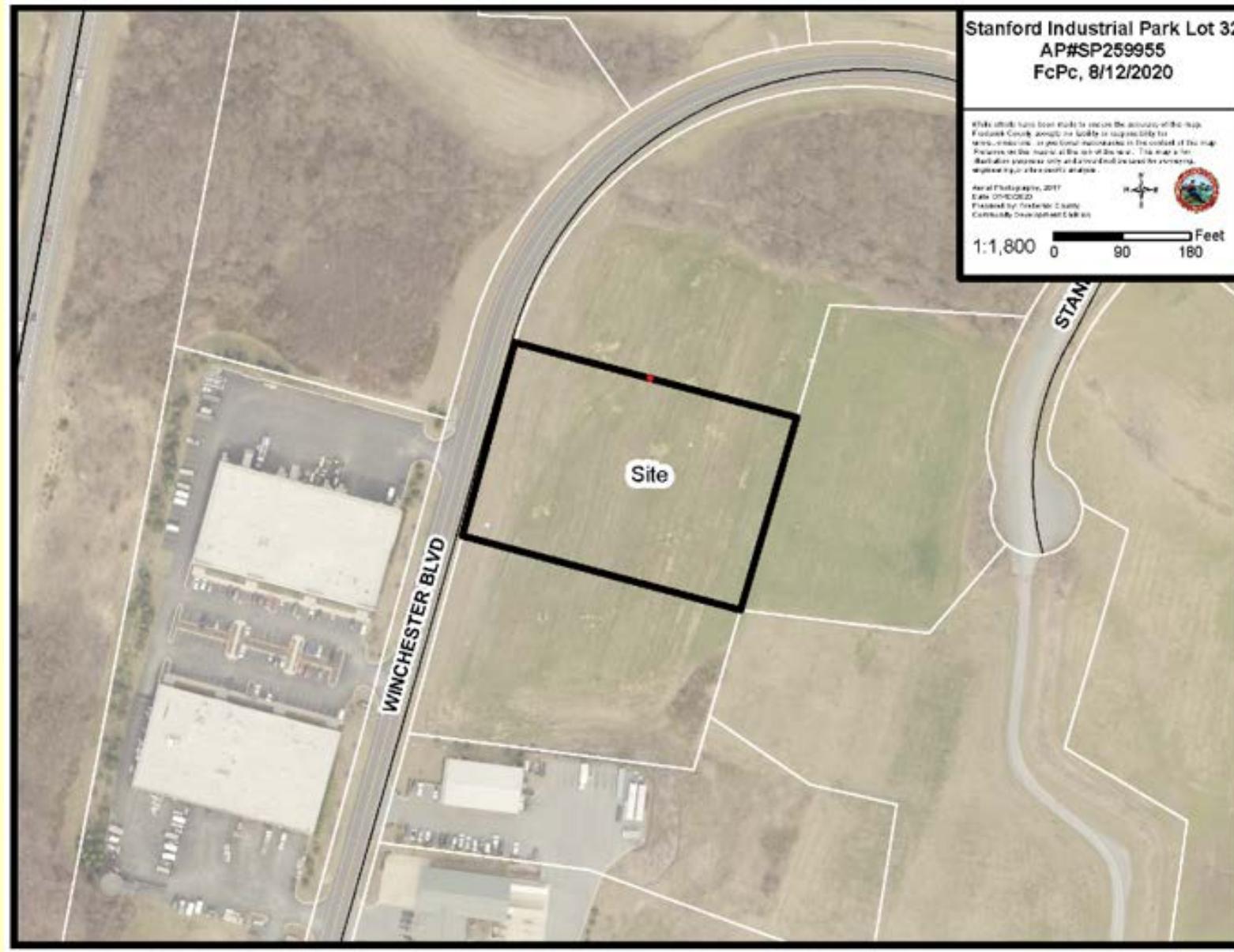
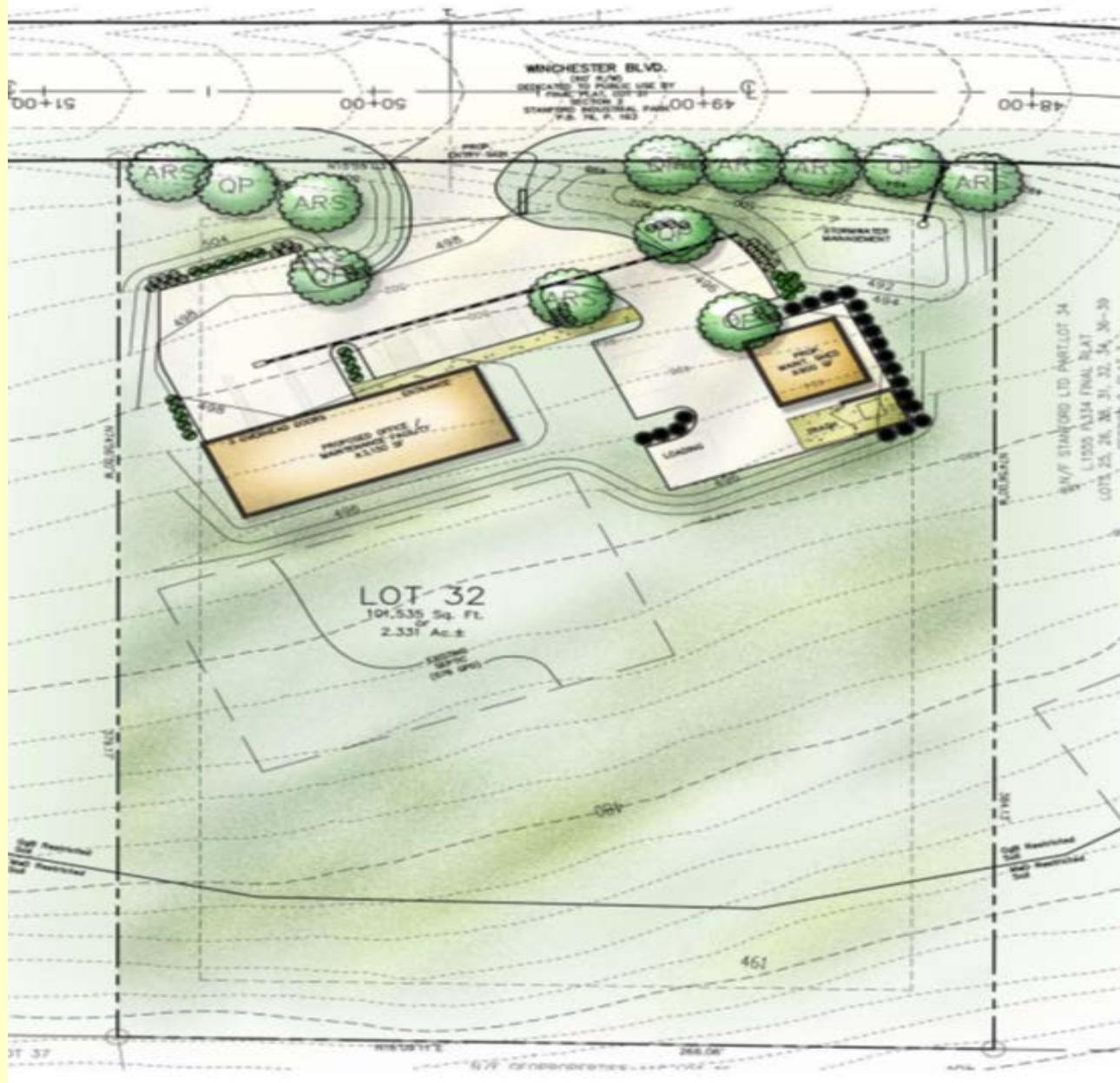


Exhibit 1: Rendered Site Plan



RECOMMENDATION

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Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The Combined FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

Royal Farms Store

Site Plan

The Applicant is requesting Site Plan approval to develop a new 5,154 s.f. Royal Farms convenience store with 16 fueling stations and an accessory carwash on a 2.8-acre lot.

Figure 1: Site Vicinity Map – Aerial Image

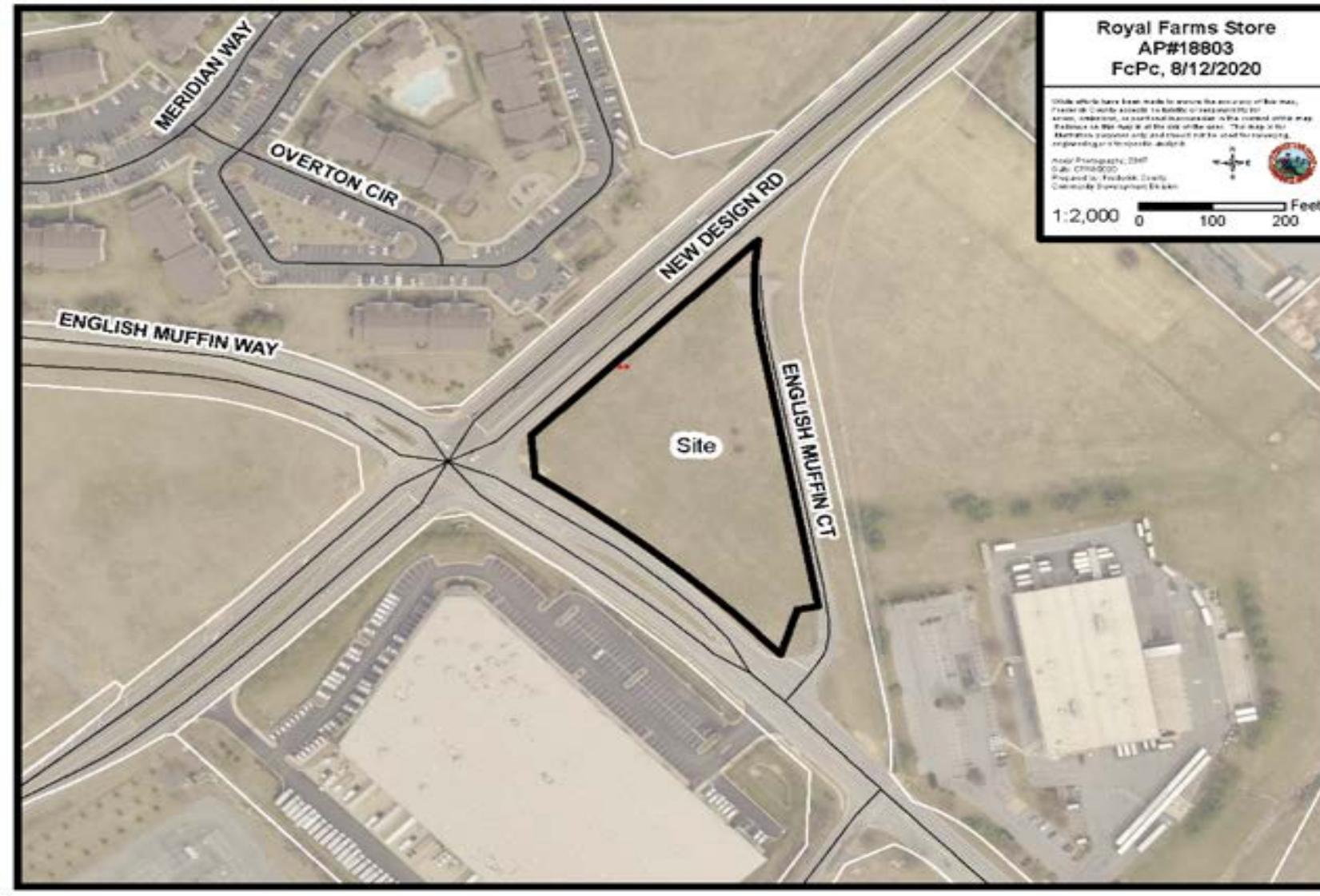
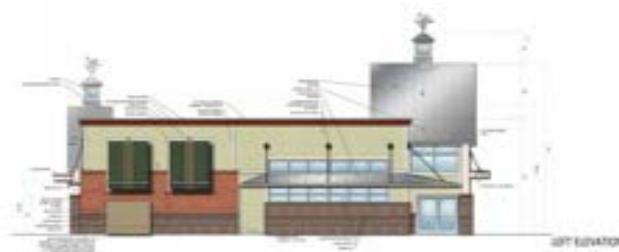
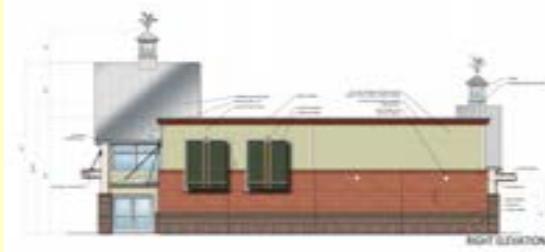


EXHIBIT 1
Rendered Site Plan



Architectural Elevations



ELEVATION 01	
RATCLIFFE	
HARRIS ISLES SMARIGDA ISLA	
ADDITIONAL ELEVATIONS	ROYAL FARMS STORE #357
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RECOMMENDATION

Staff has no objection to conditional approval of this site development plan. If the Planning Commission conditionally approves the site development plan, the plan and the associated APFO approvals are valid for a period of three (3) years from the date of Planning Commission approval (valid through August 12, 2023).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning and FRO requirements once the following modifications are granted and conditions met:

Modifications requested by the Applicant for approval:

Section 1-19-6.220A: Applicant request for a modification to allow the number of parking spaces to be increased from the required 18 to a total of 59.

Section 1-19-6.220(B(2)): Applicant request for a modification to allow drive aisles wider than 24'.

Section 1-19-6.500D: Applicant request for a modification to be allowed to exceed the .5 foot candles of lighting at the property line in the areas of spillage onto public right of ways.

Section 1-19-5.500B: Applicant request for a modification to allow 18' pole heights for an MXD zoned lot.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Complete the open/close/alter procedure and record the final plat prior to final approval of the site plan.

Hyattstown Business Park

Building Extensions

Site Plan

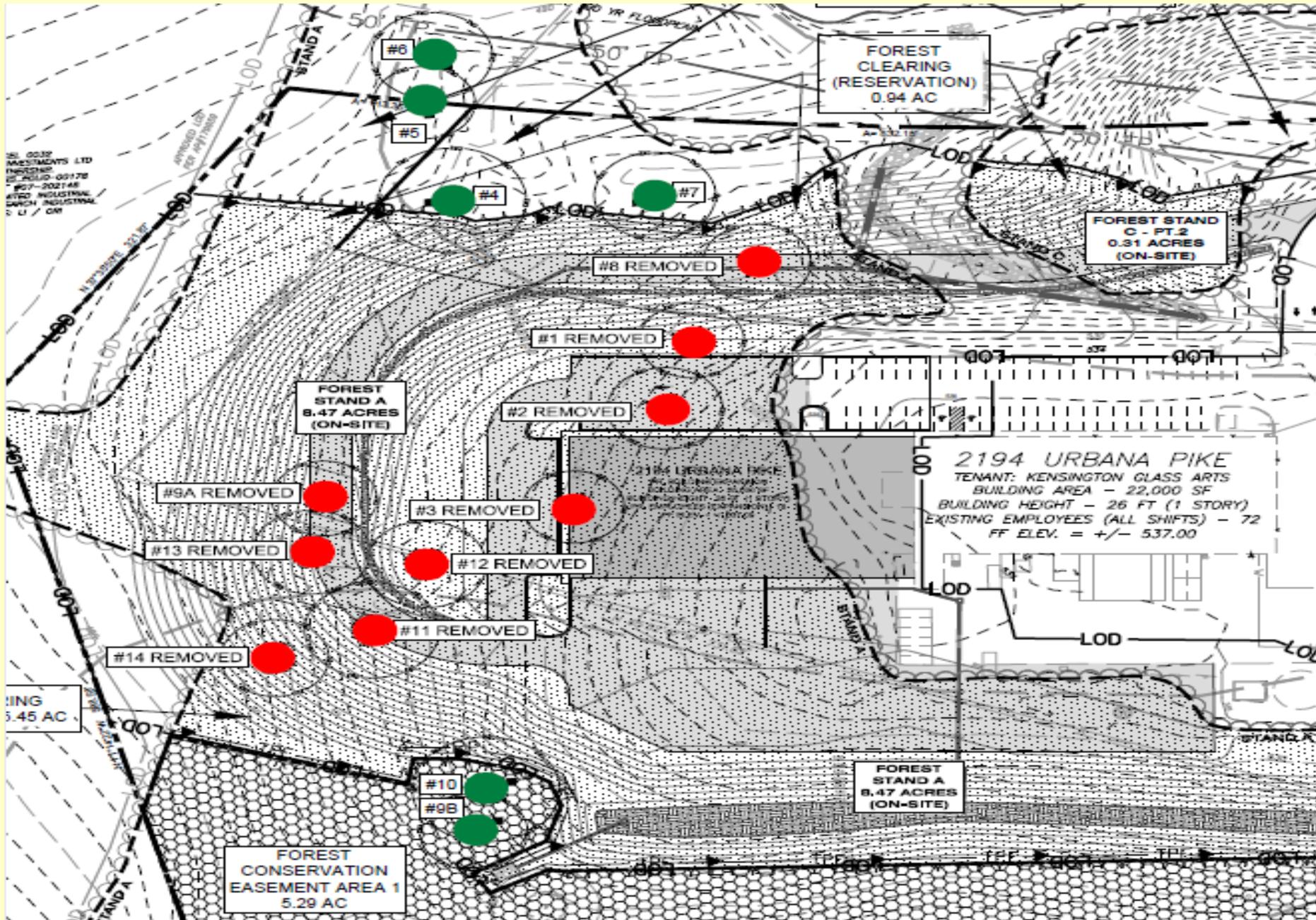
The Applicant is requesting Site Plan approval to expand the two existing business park buildings and construct associated improvements to the loading and parking areas. The building to the west, 2194 Urbana Pike, will expand the existing 27,315 s.f. building by an addition of 25,000 s.f. for a total of 52,315 s.f.; and building 2190 Urbana Pike will expand the existing 30,680 s.f. building by an addition of 11,500 s.f. for a total of 42,180 s.f. No use changes for either building are proposed.

Figure 1: Site Vicinity Map – Aerial Image



Exhibit 1: Rendered Site Plan





RECOMMENDATION

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Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

Planning Commission approval of the following modification requests from the Applicant:

1. Modification of parking requirements to allow 146 spaces rather than the 88 required. A modification of 58 additional parking spaces.
2. Modification of the Forest Resource Ordinance to remove 9 specimen trees.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The proposed addition plat must be approved and recorded prior to site plan approval.
3. The Preliminary/Final FRO plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

Jefferson Technology Park

Preliminary Plan

The Applicant is requesting Preliminary Plan approval for 13 total lots (3 open space, 1 civic, 5 employment, and 4 commercial lots).

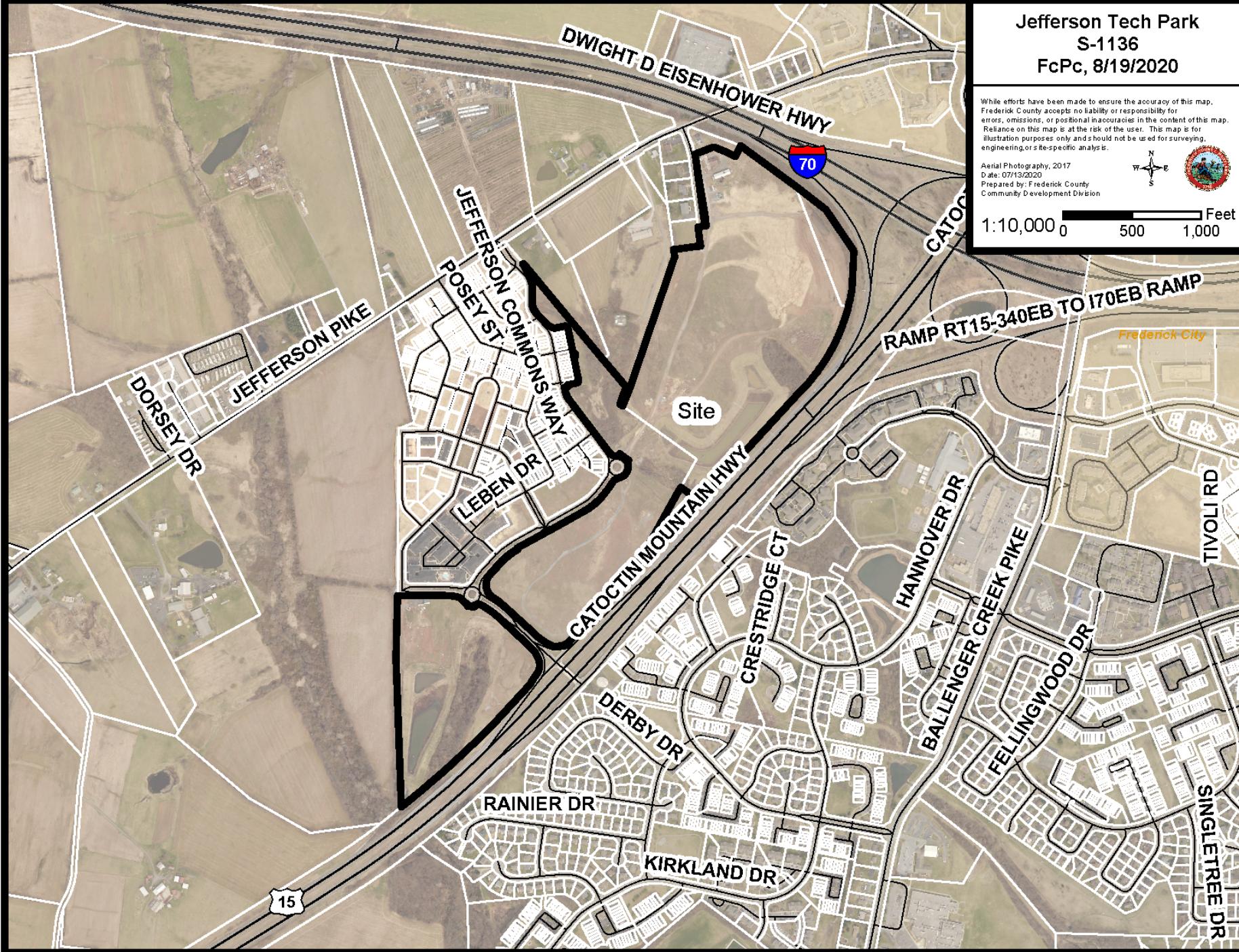
Jefferson Tech Park
S-1136
FcPc, 8/19/2020

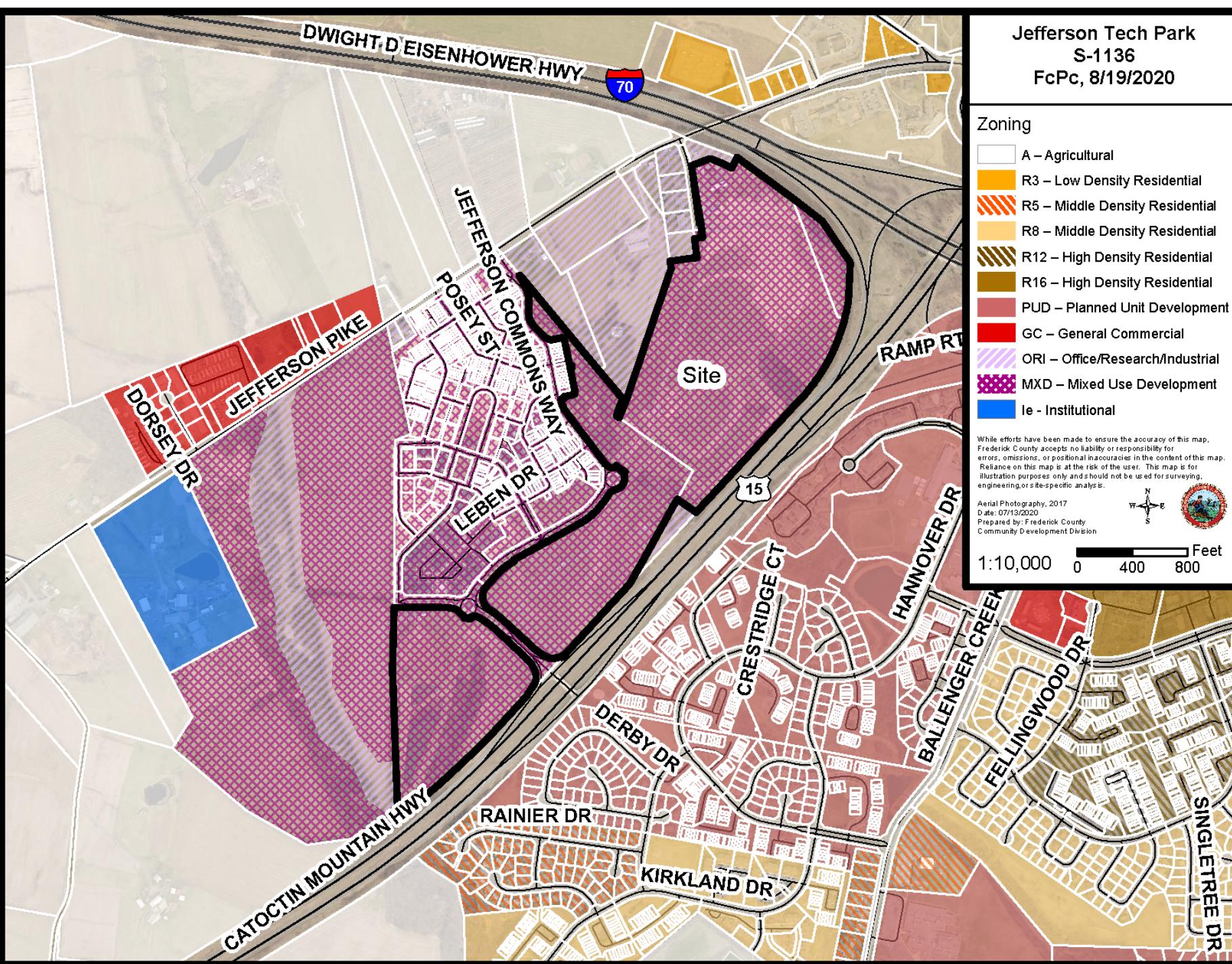
While efforts have been made to ensure the accuracy of this map,
Frederick County accepts no liability or responsibility for
errors, omissions, or positional inaccuracies in the content of this map.
Reliance on this map is at the risk of the user. This map is for
illustration purposes only and should not be used for surveying,
engineering, or site-specific analysis.

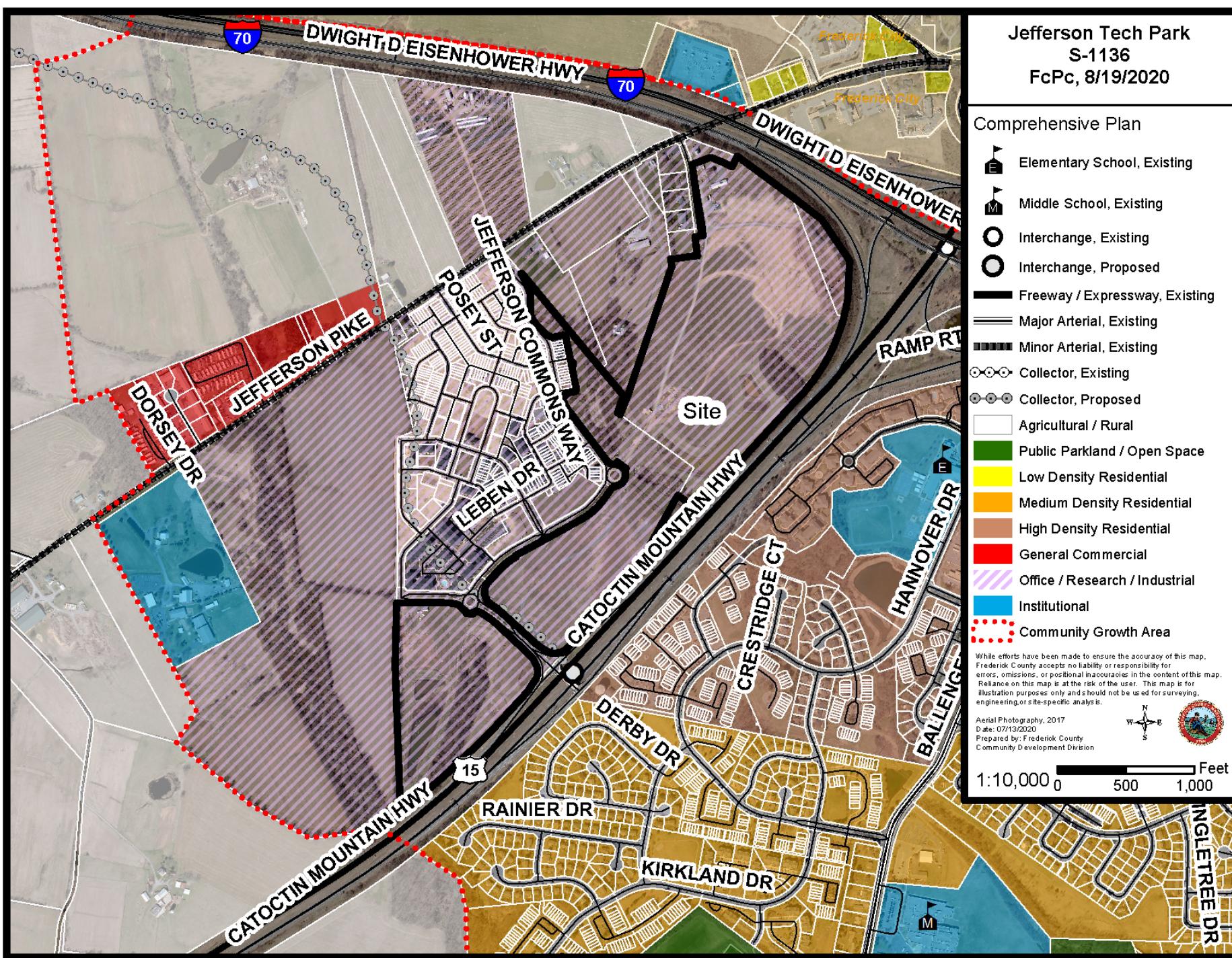
Aerial Photography, 2017
Date: 07/13/2020
Prepared by: Frederick County
Community Development Division



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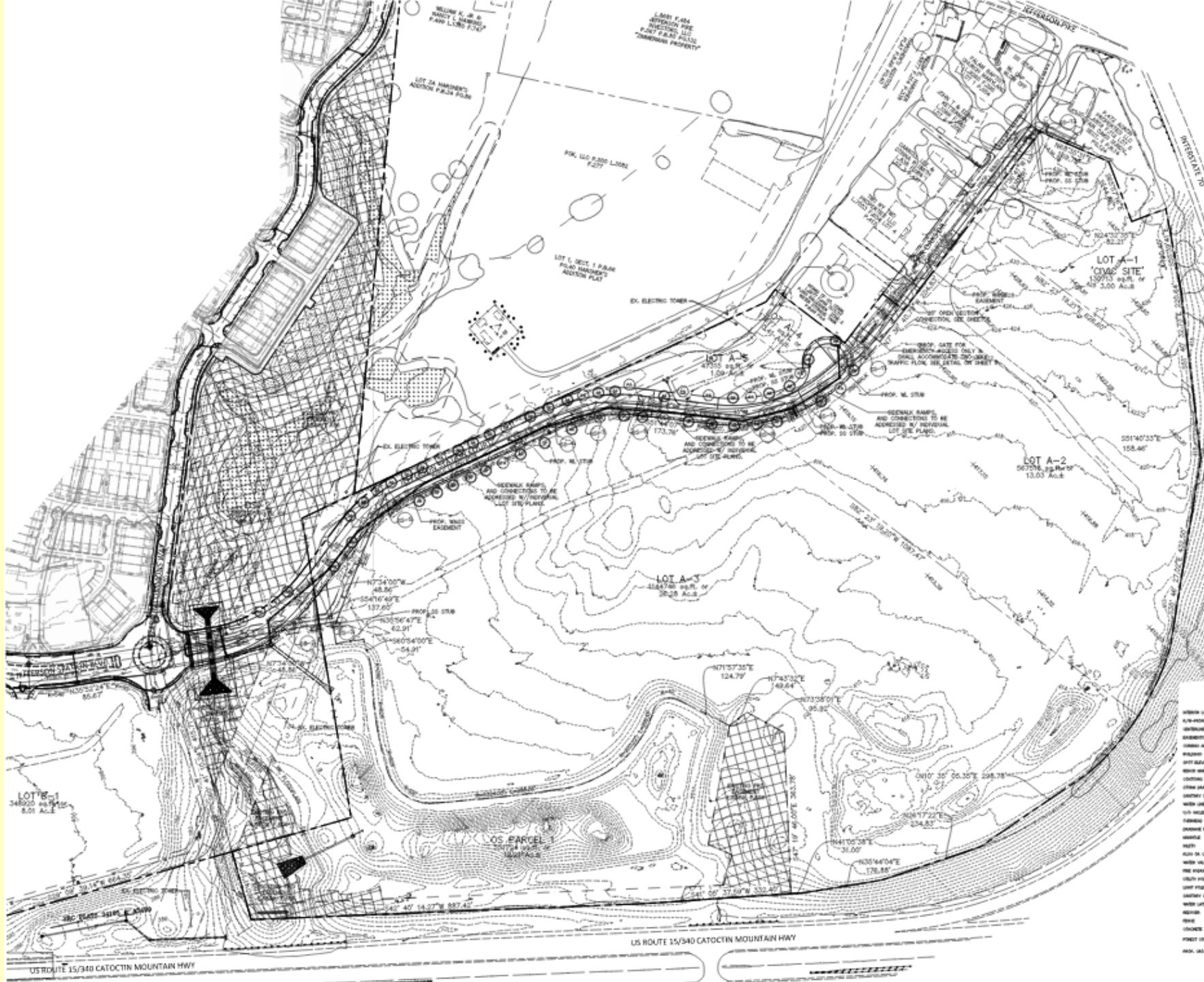
LEGEND

US-ROUTE 15/340 CATOCTIN MOUNTAIN HWY

US-ROUTE 15/340 CATOCTIN MOUNTAIN HWY

HARRIS
SMARIGA

HARRIS COUNTY DOCUMENTS



RECOMMENDATION

Staff has no objection to approval of the Jefferson Technology Park Preliminary Subdivision Plan. If the Planning Commission approves the Preliminary Subdivision Plan, the Plan is valid for a period of five (5) years from the date of Planning Commission approval (August 19, 2025).

Based upon the findings and conclusions as presented in the staff report the application meets all applicable zoning, APFO, and FRO requirements.

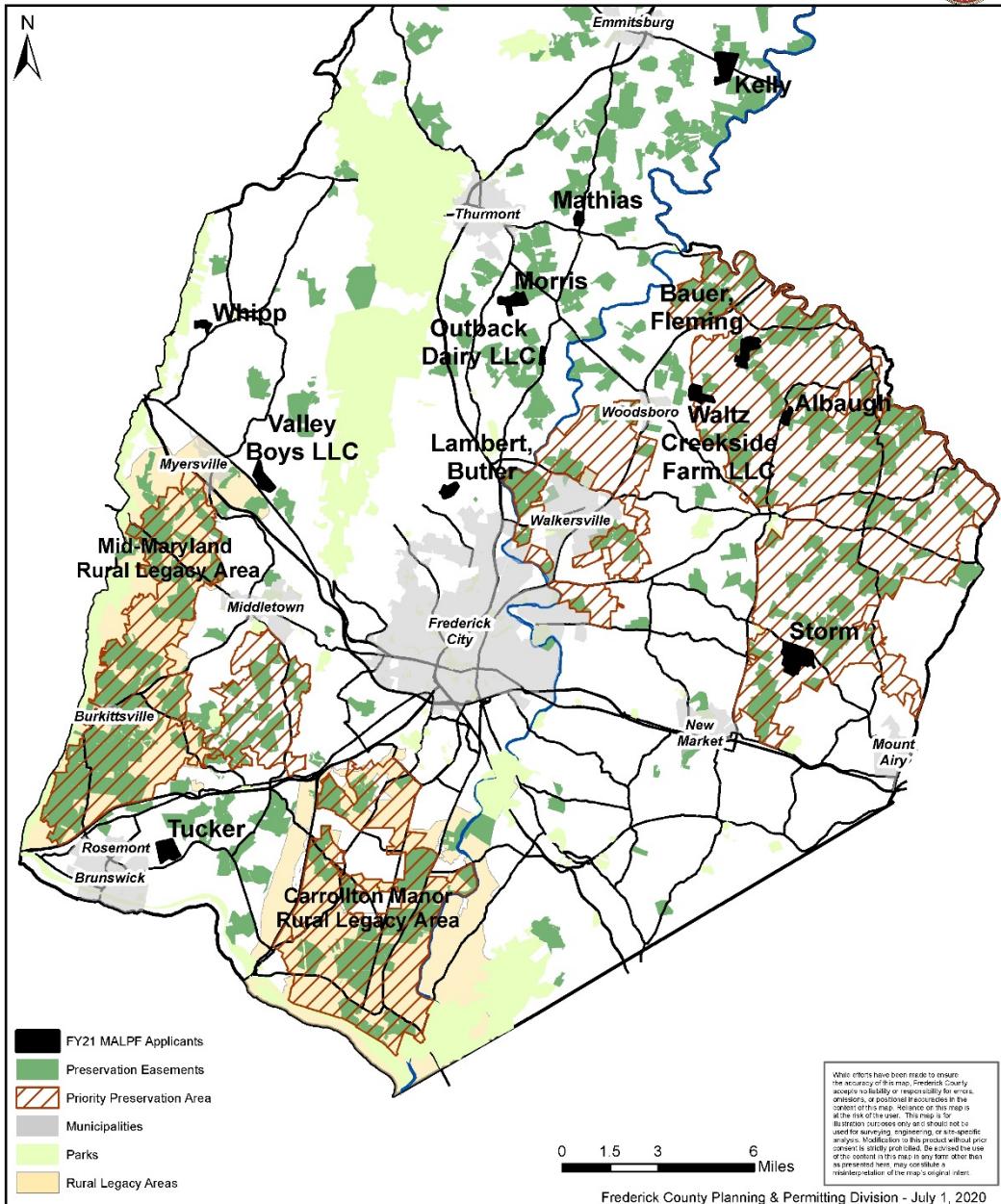
Maryland Ag Land Preservation Foundation Easement Applications Review (MALPF)

Review recommended applications for a finding of consistency with the County Comprehensive Plan.

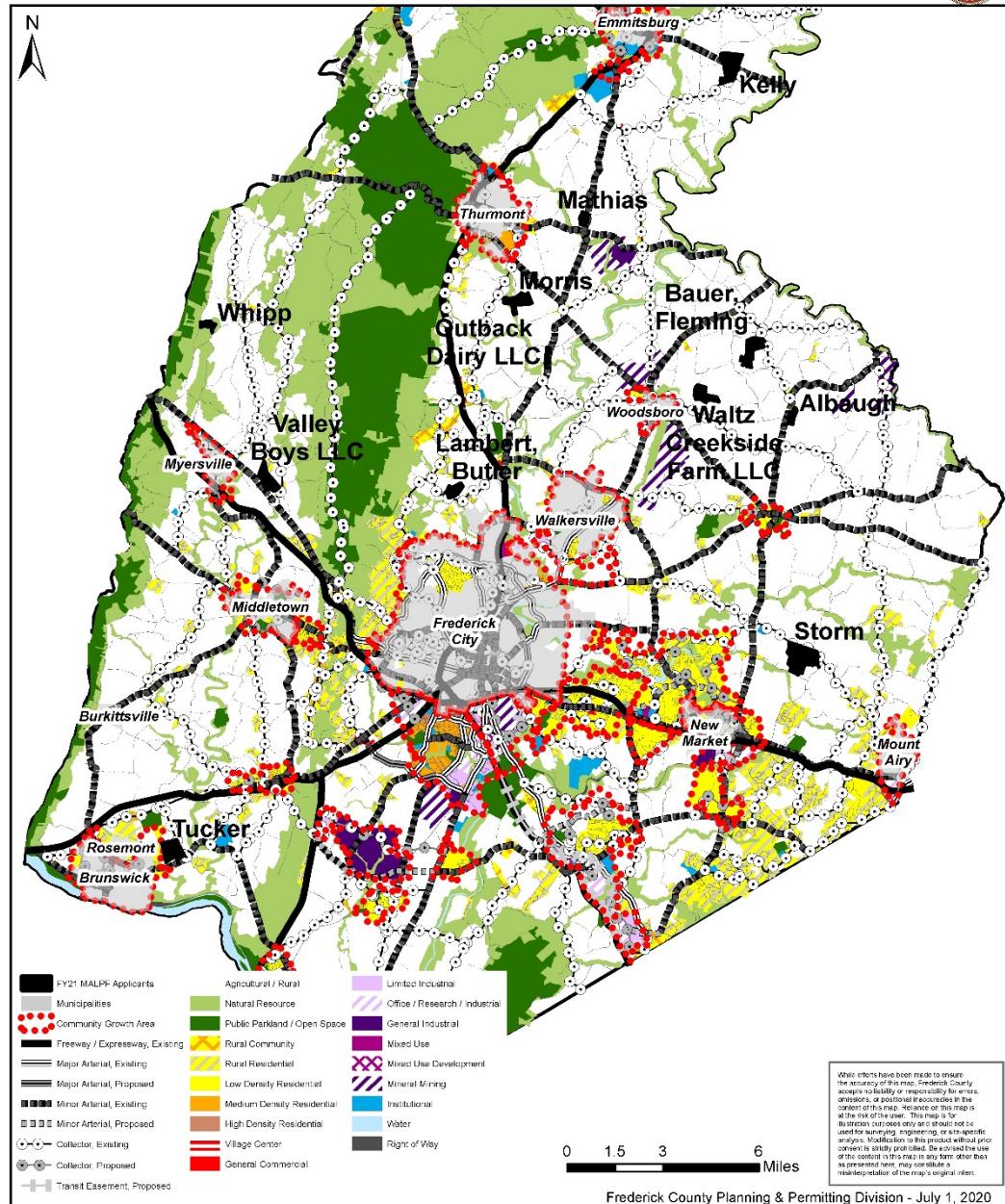
APPLICANTS

File #	Applicant	Acres	Priority Preservation Area
21-03CF	Albaugh, Debra and Thomas	47	Yes
21-05NG	Bauer, Jim & Fleming, Ashlee	179	Yes
21-24CF	Kelly, Stephen	241	No
21-26CF	Lambert, Jessica & Butler, Mark	90	No
21-28CF	Mathias, Andrew and Heather	56	No
21-30NG	Morris, Cliff and Evelyn	158	No
21-34NG	Outback Dairy LLC	31	No
21-40CF	Storm, Jason and Sandra	394	Yes
21-44CF	Tucker, Justin	199	No
21-45CF	Valley Boys Farm LLC	150	No
21-48CF	Waltz Creekside Farm LLC	132	Yes
21-49NG	Whipp, Jennifer and Blaine	51	No
	Total	1,752	

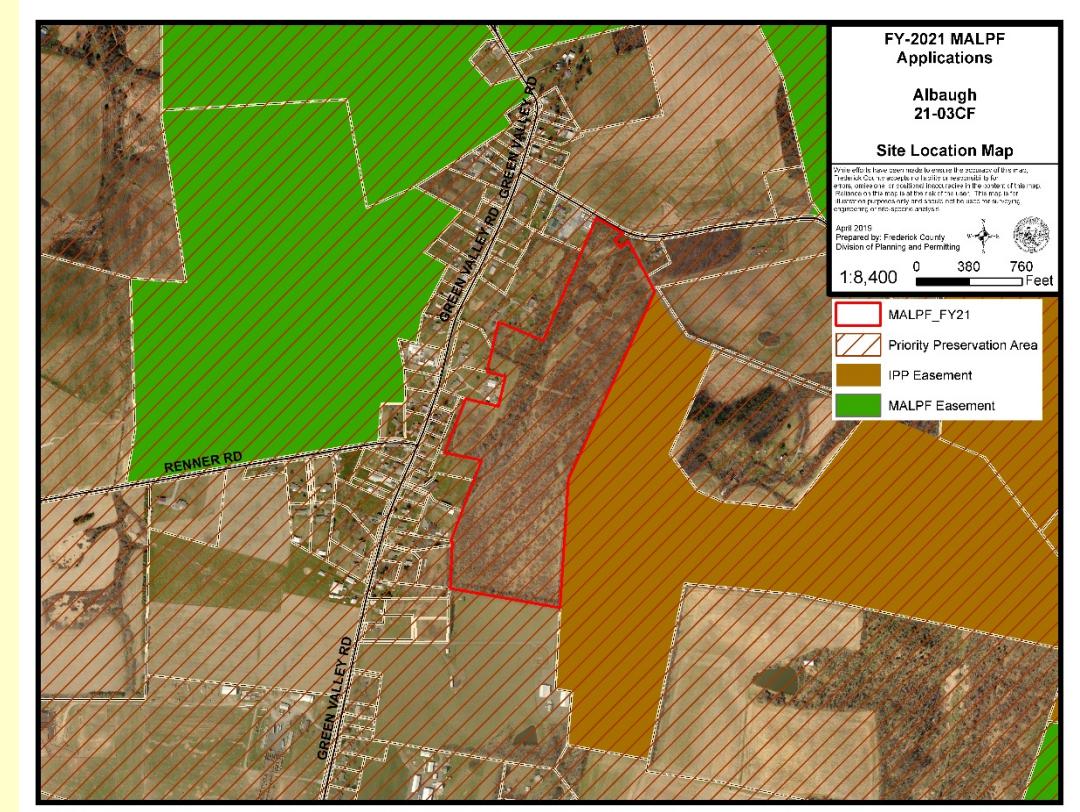
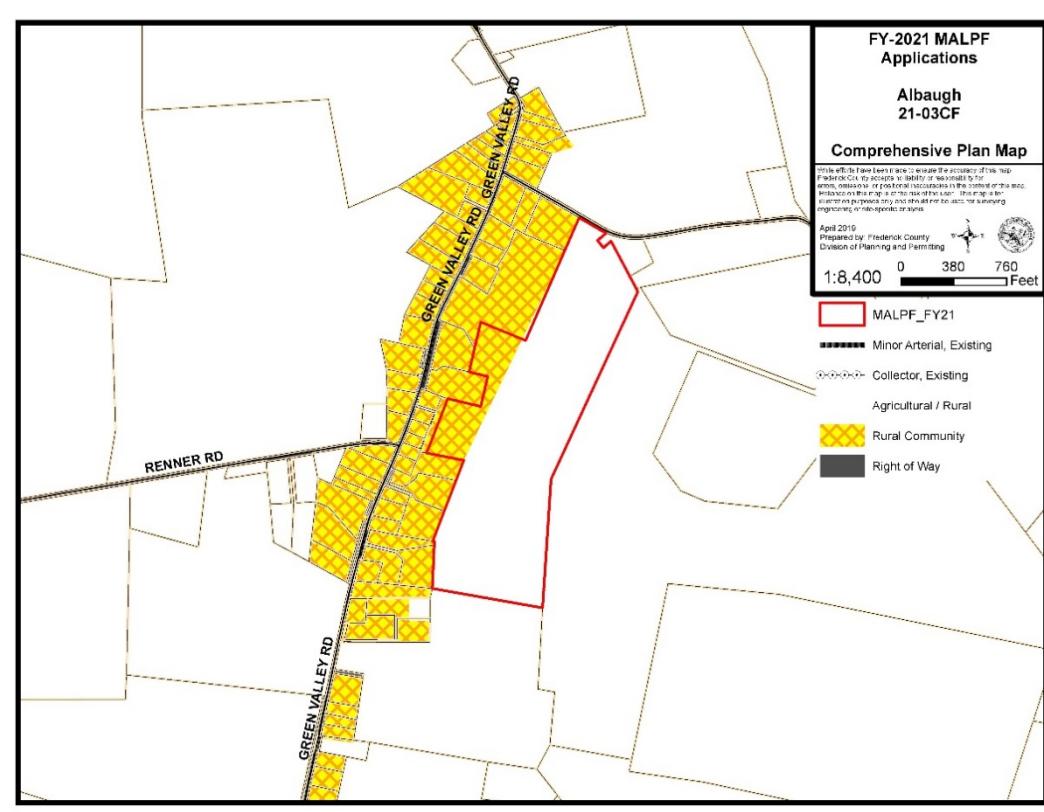
FY 2021 Maryland Agricultural Land Preservation Foundation (MALPF) Applications
Shown with Frederick County Preservation



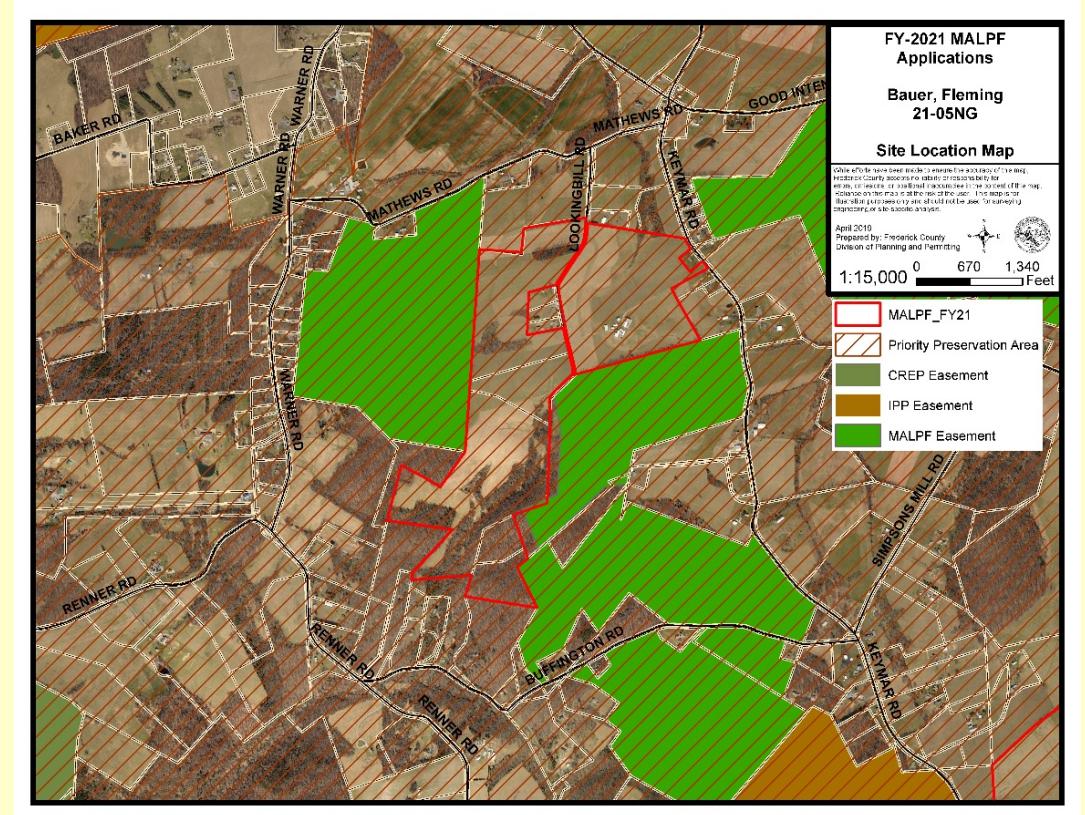
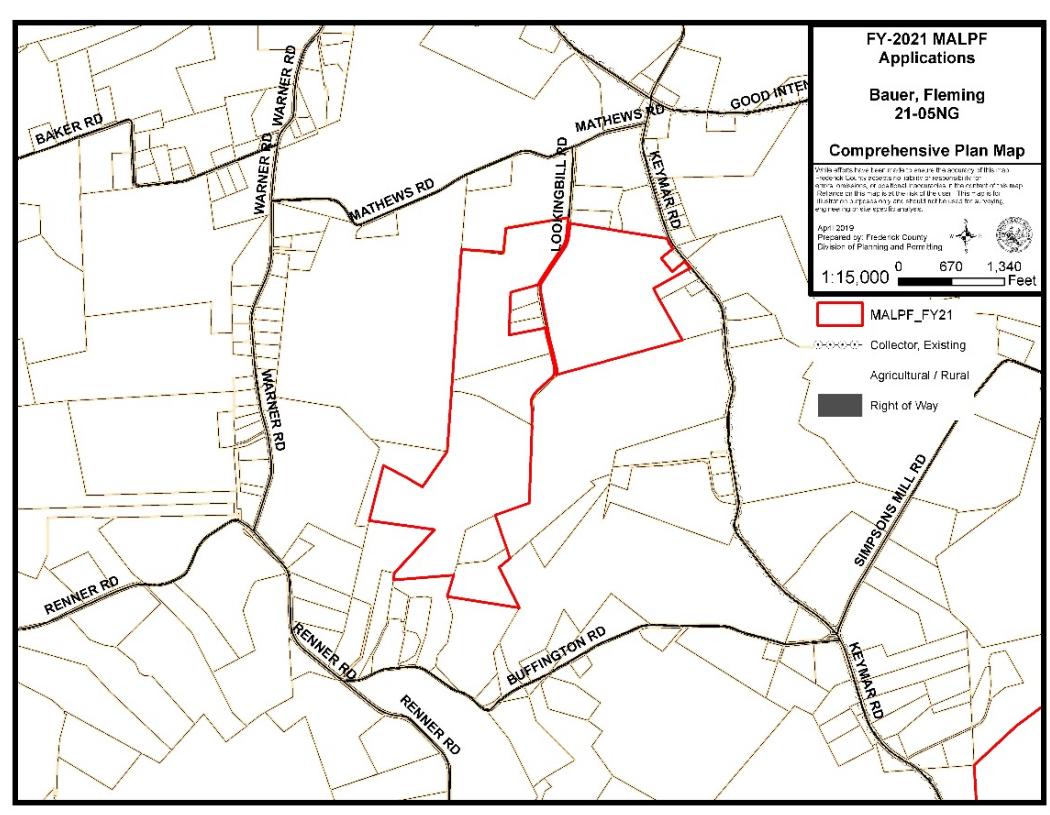
FY 2021 Maryland Agricultural Land Preservation Foundation (MALPF) Applications
Shown with Frederick County Comprehensive Plan



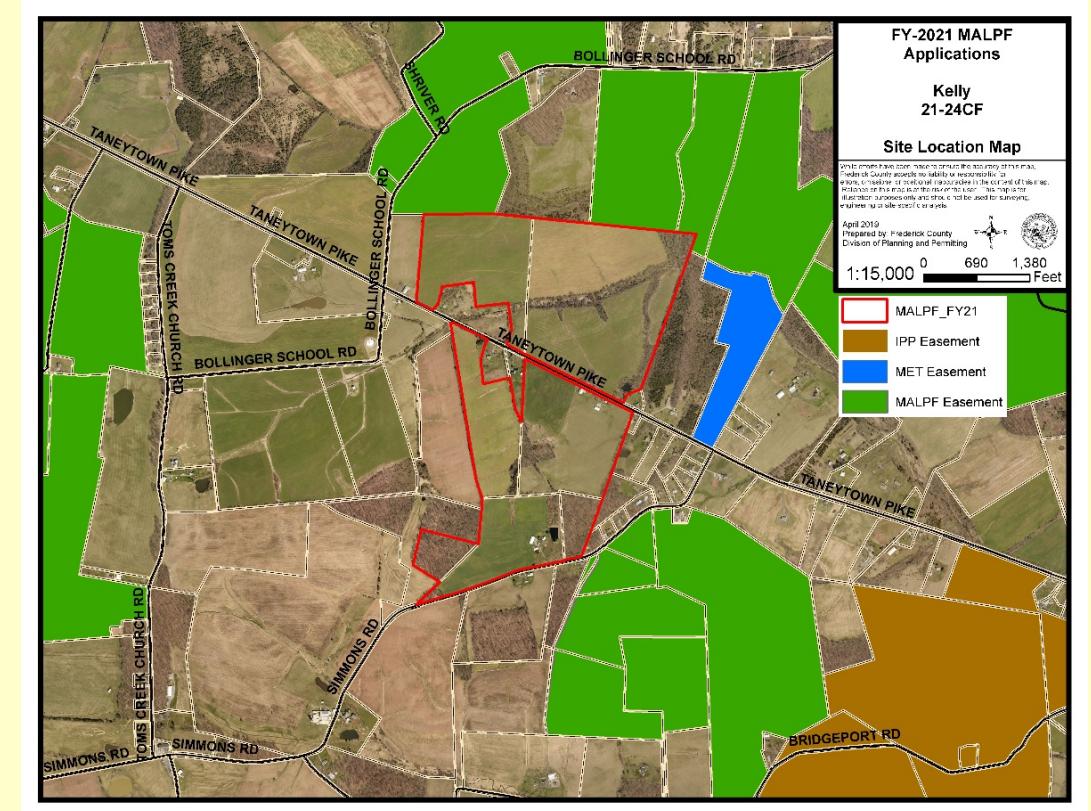
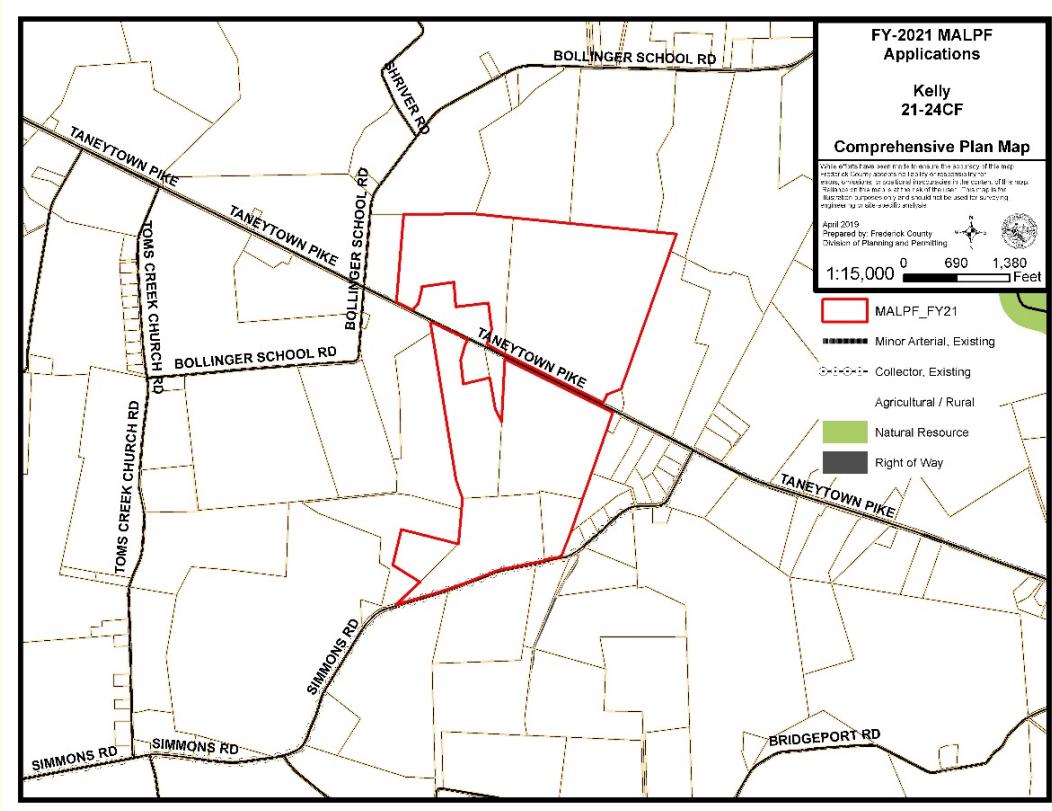
File #21-03CF- Albaugh, Debra and Thomas – 47-acres on the east side of Green Valley Rd., south of Molasses Rd (Tax Map 43 Parcel 30)



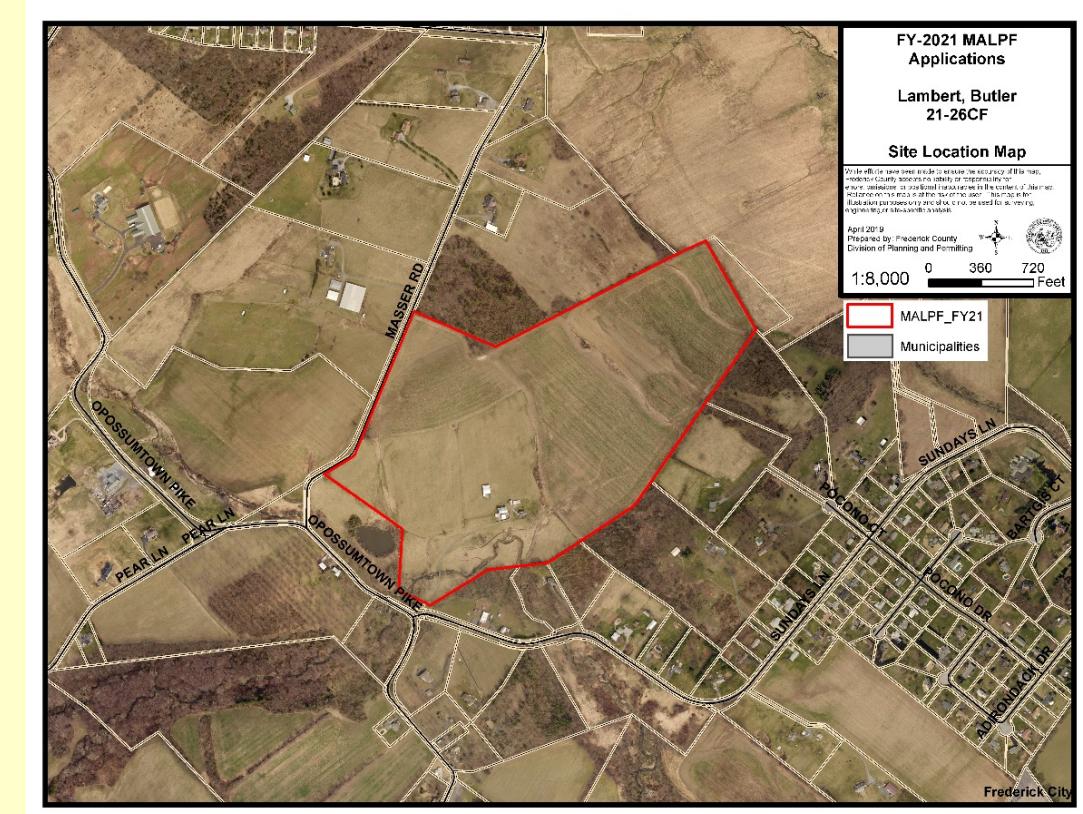
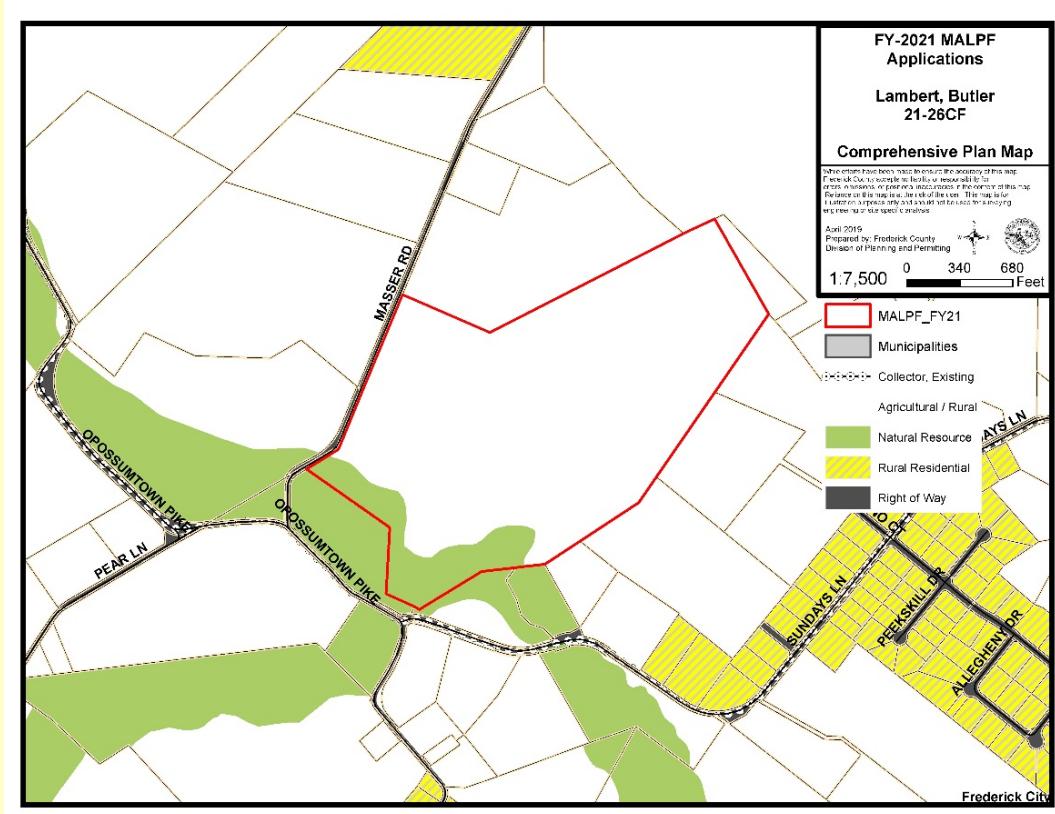
File #21-05NG – Bauer, Jim and Fleming, Ashlee – 179-acres on the west side of Keymar Rd, the east and west sides of Lookingbill Rd and south of Good Intent Rd (Tax Map 34 Parcels 64, 192, 309 and Tax Map 35 Parcels 40, 41, 87)



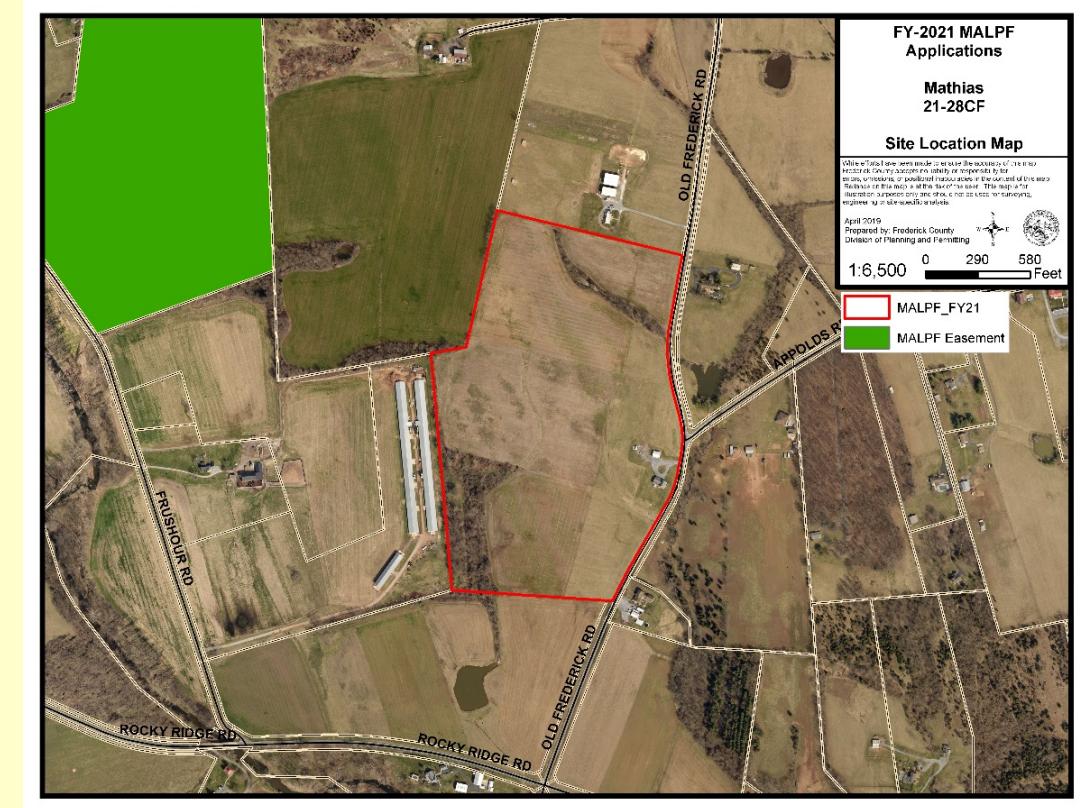
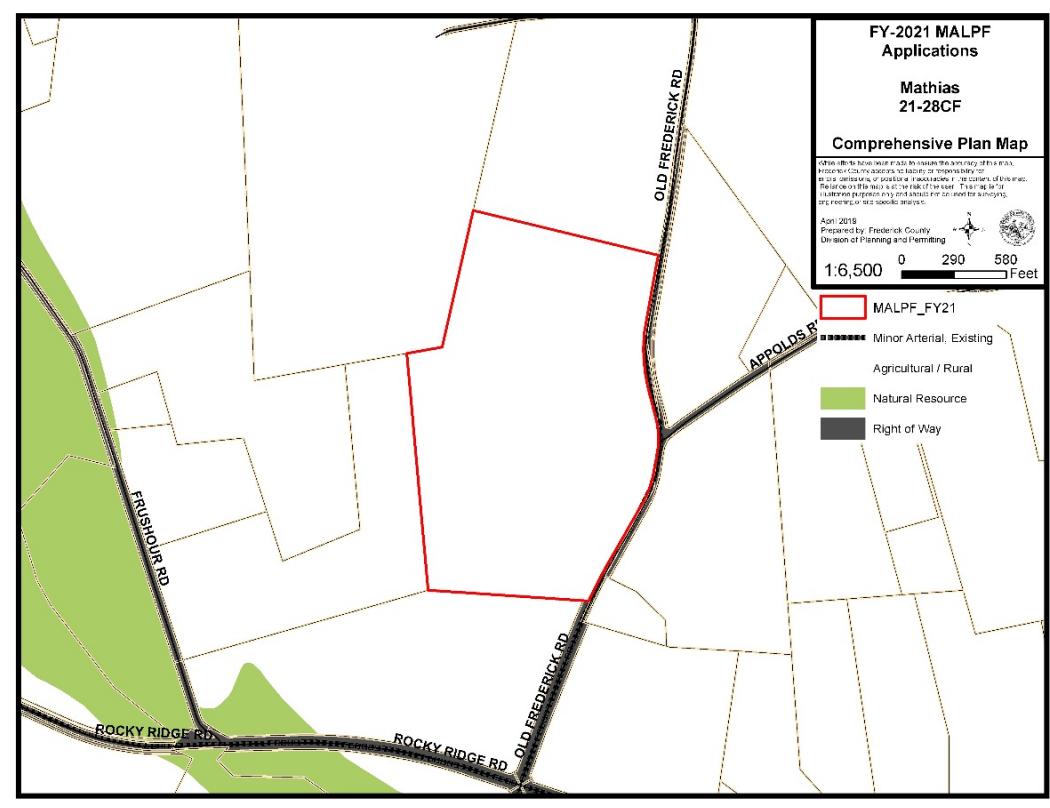
File #21-24CF – Kelly, Stephen – 241-acres on north and south sides of Taneytown Pike, east of Bollinger School Road (Tax Map 9 Parcels 19, 40, 144)



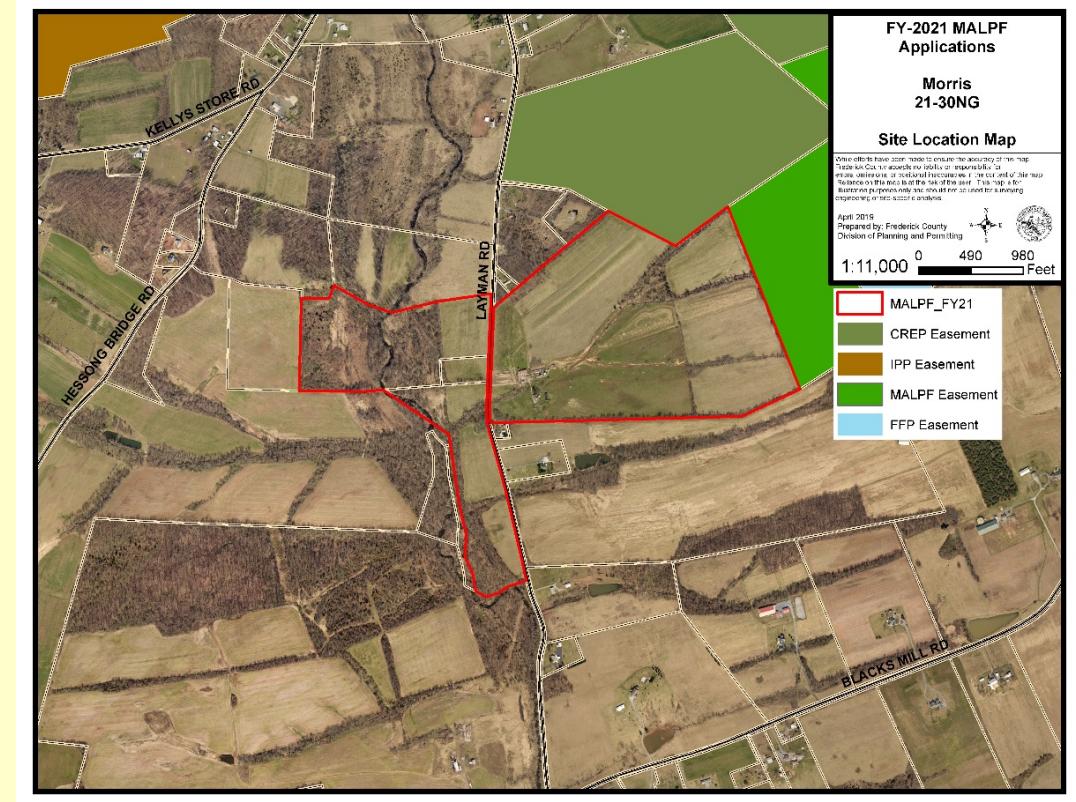
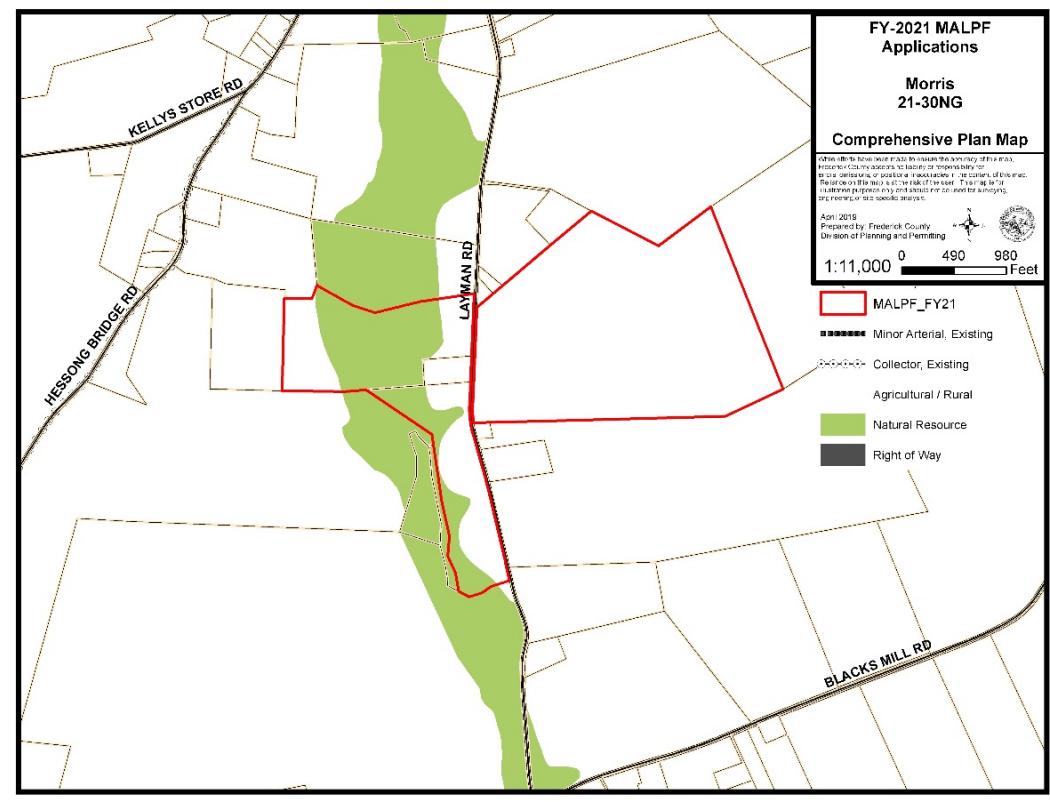
File #21-26CF – Lambert, Jessica and Butler, Mark – 90-acres on the north side of Sundays Lane, east of Masser Road, about 1/2 mile north of the City of Frederick (Tax Map 48 Parcel 25)



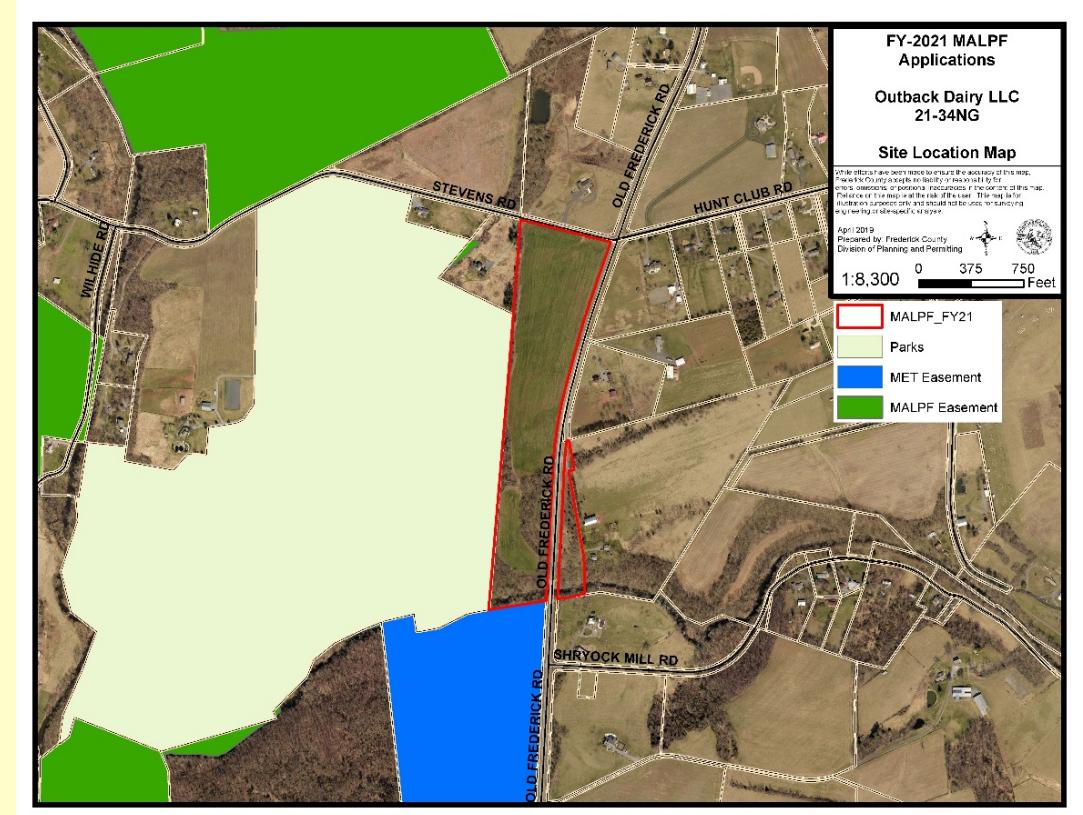
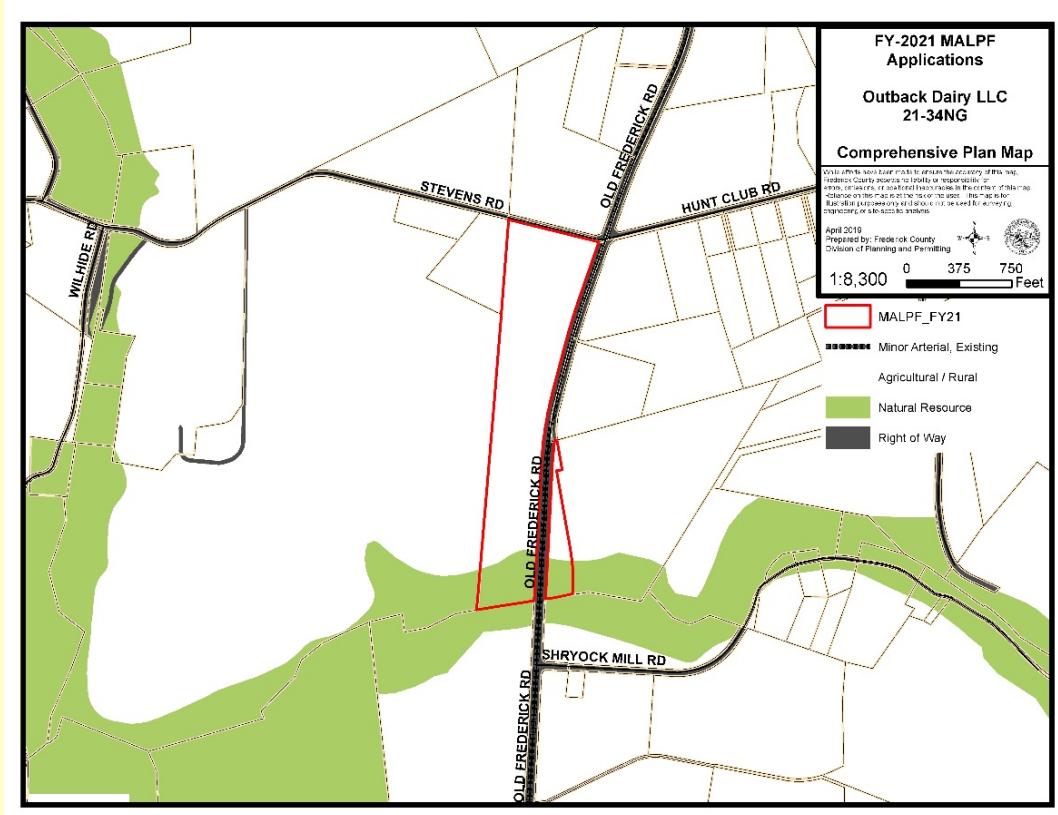
File #21-28CF – Mathias, Heather and Andrew – 56-acres on the west side of Old Frederick Rd, north of Rocky Ridge Rd (Tax Map 20 Parcel 65)



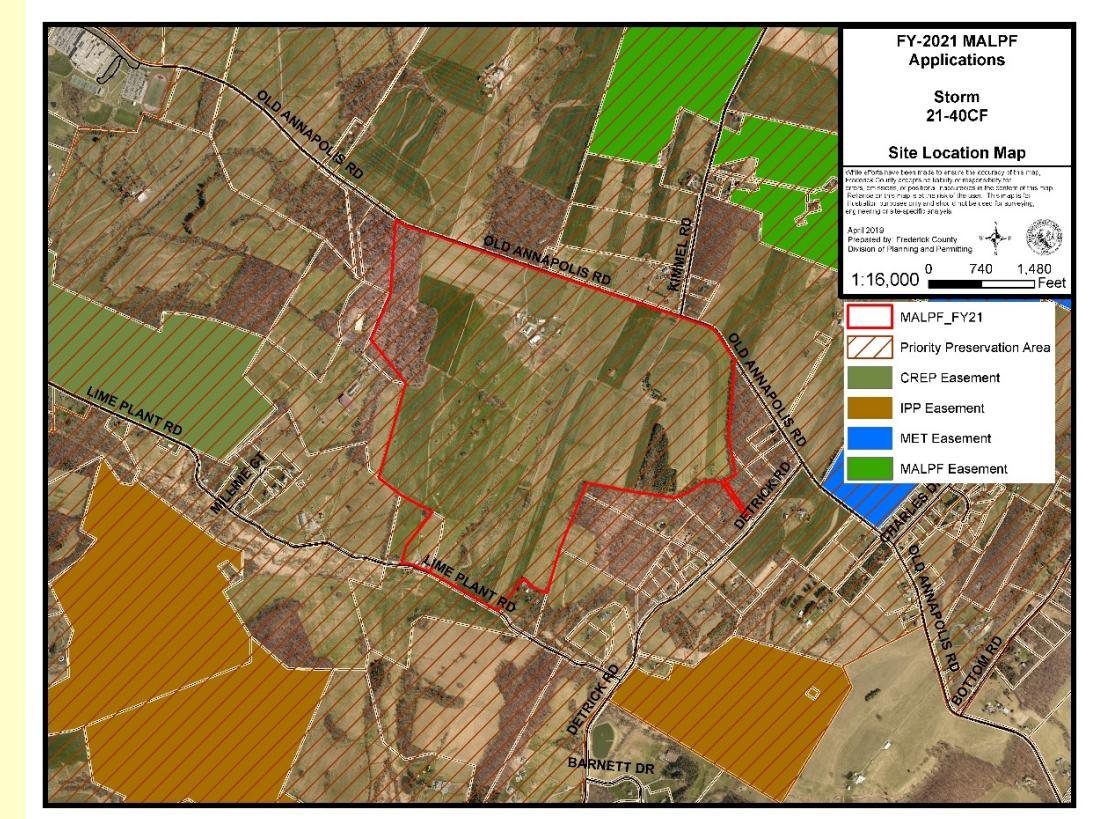
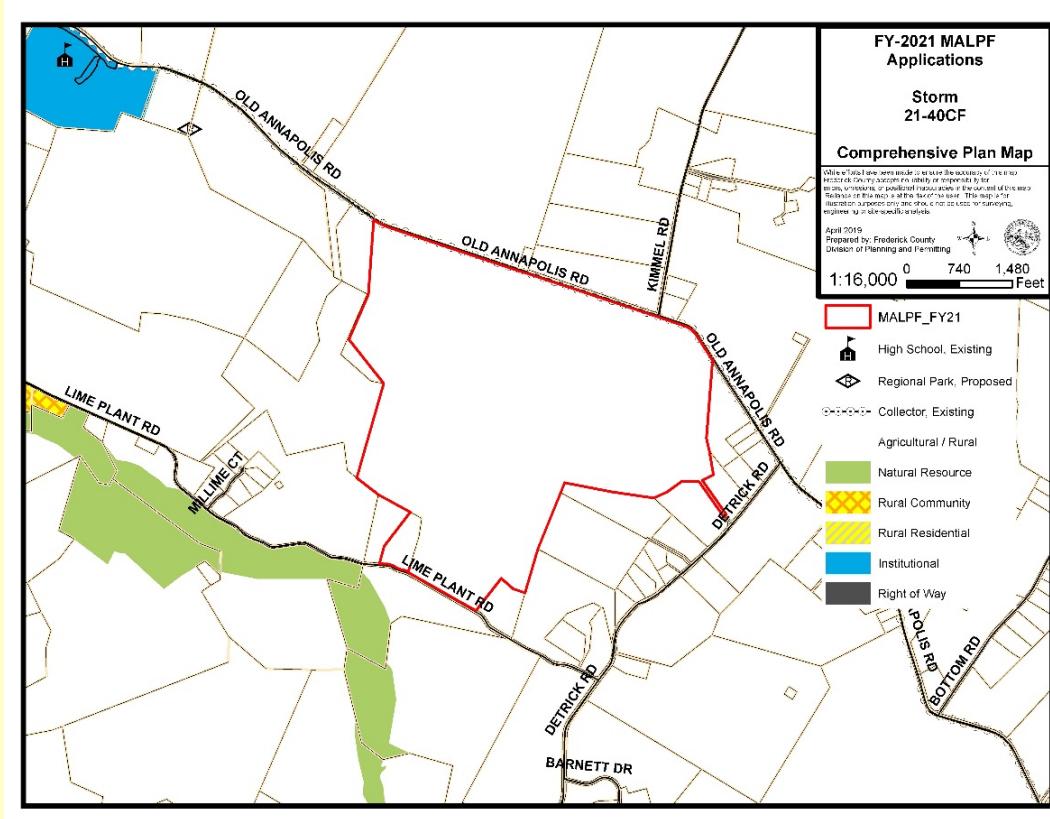
File #21-30NG – Morris, Clifford and Evelyn – 158-acres on the east and west sides of Layman Rd, north of Blacks Mill Rd (Tax Map 25 Parcel 13, 159, 213)



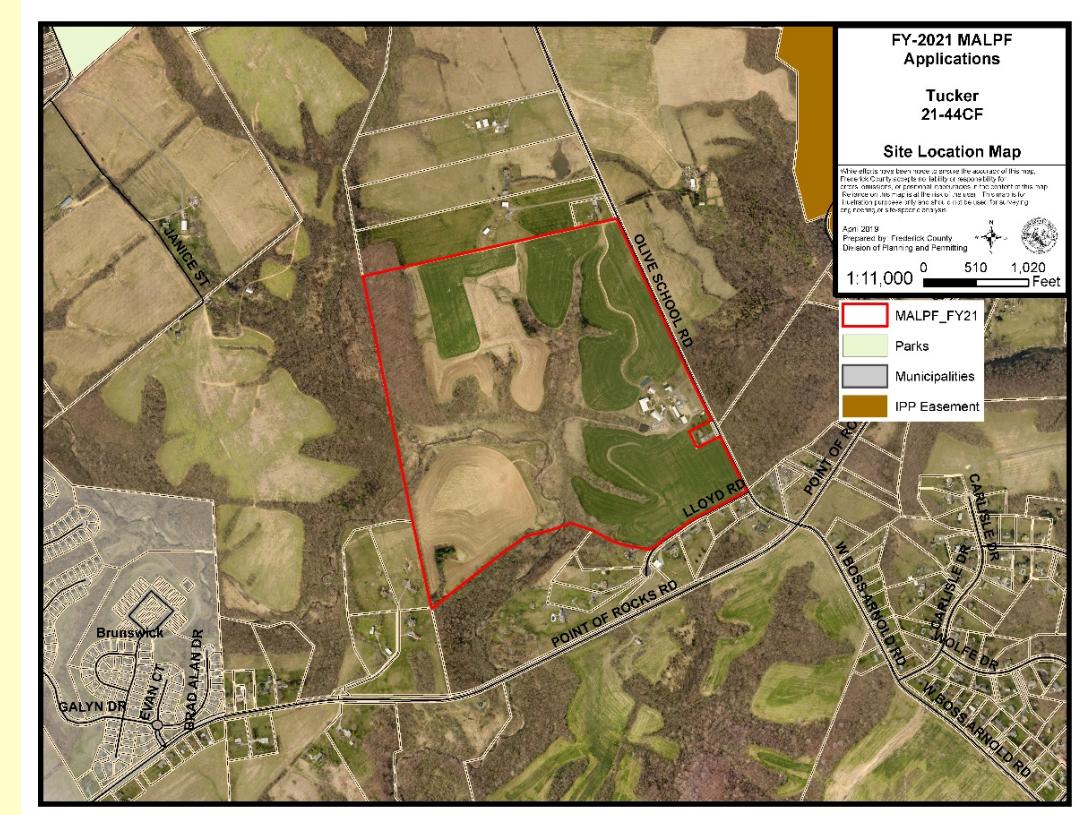
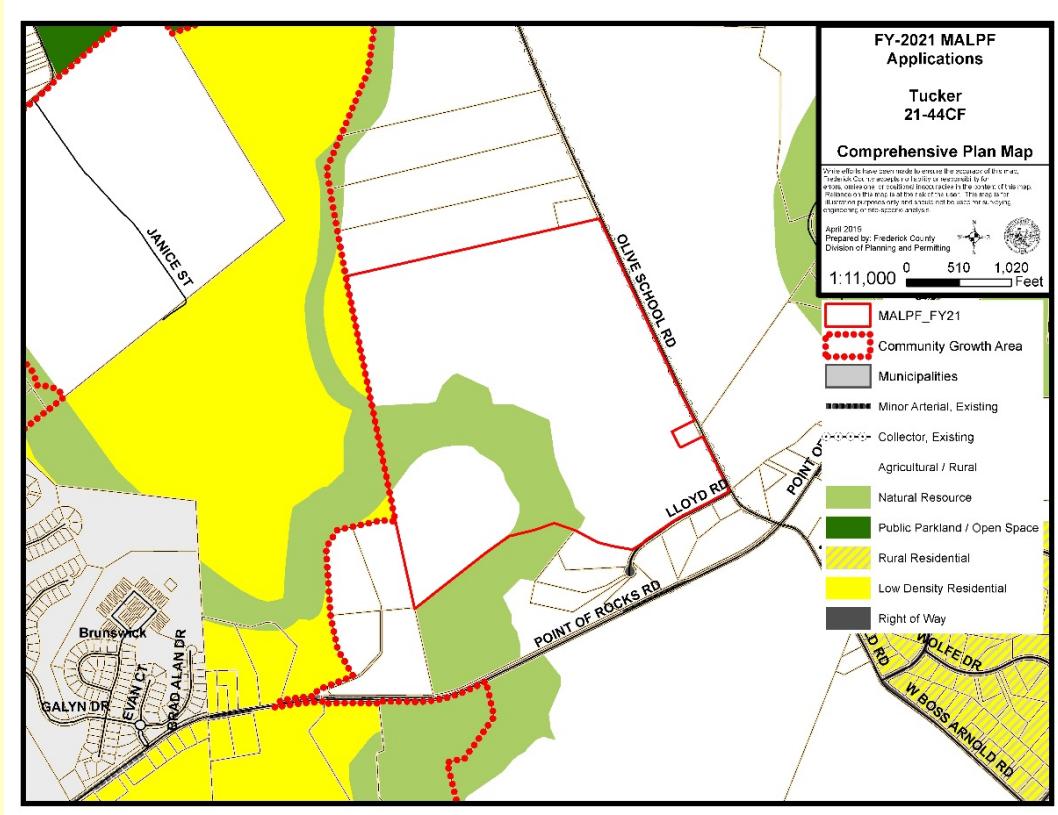
File #21-34NG – Outback Dairy, LLC – 31-acres on the east and west sides of Old Frederick Rd, south of Stevens Rd (Tax Map 33 Parcel 147)



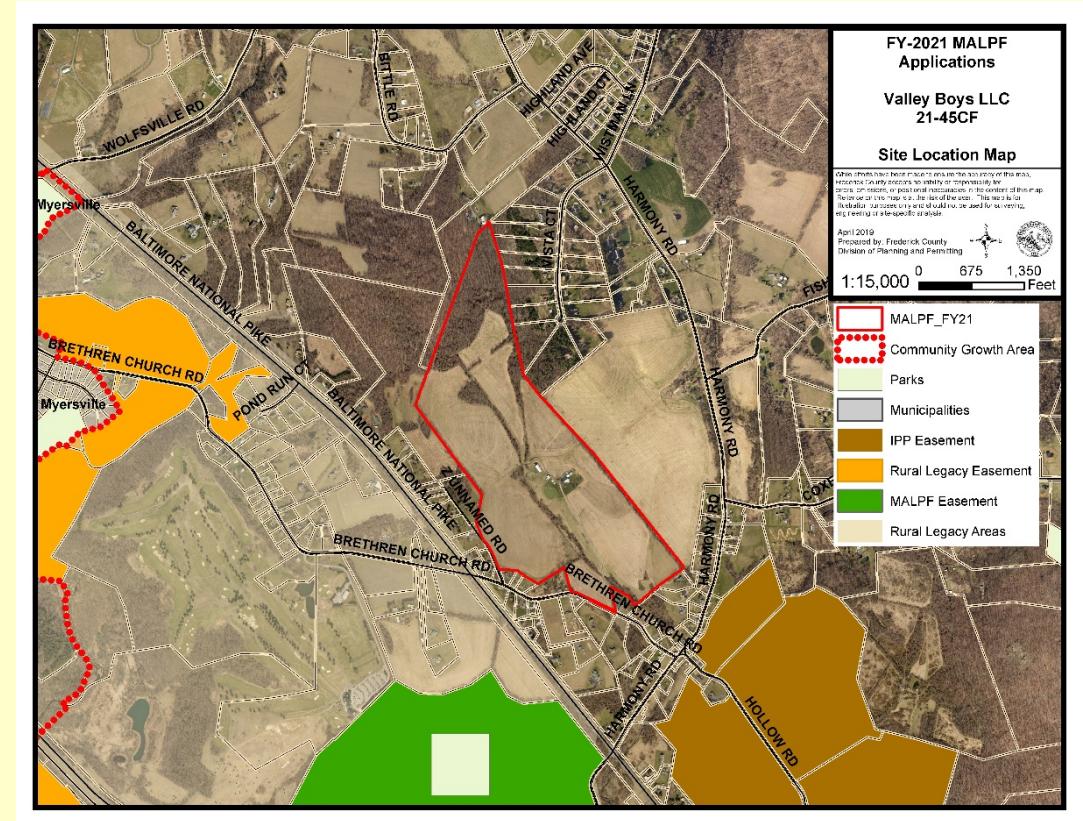
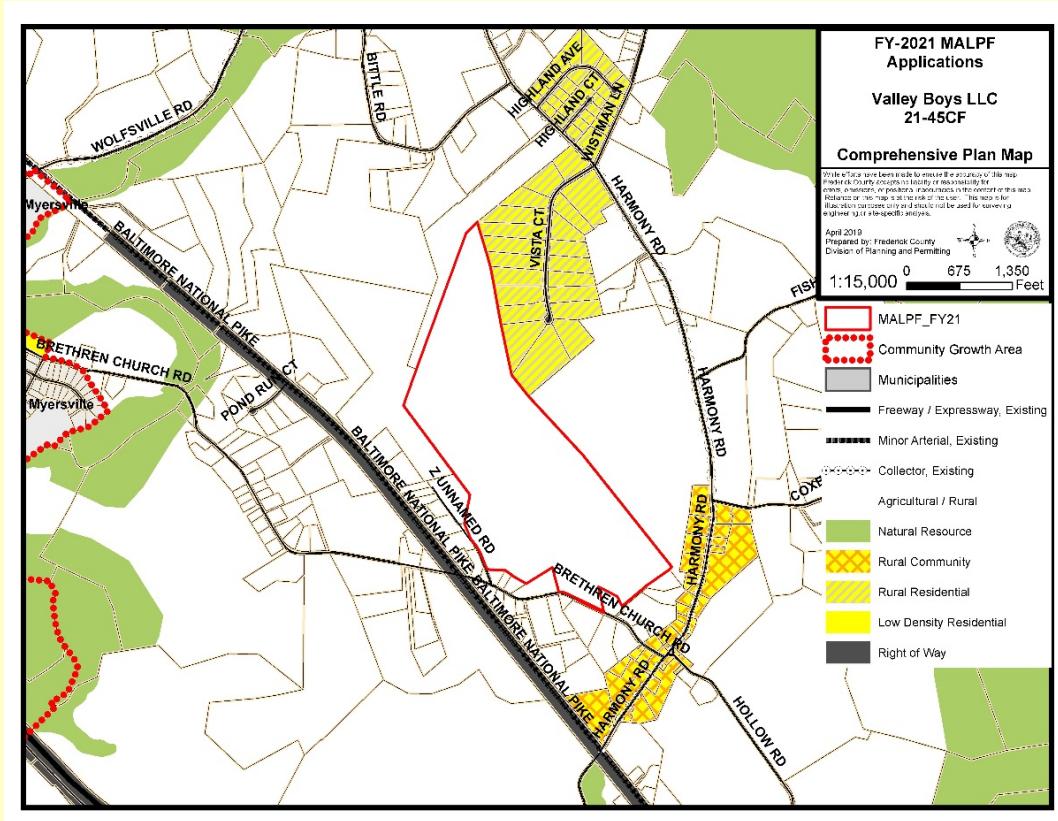
File #21-40CF – Storm, Jason and Sandra – 394-acres on the south side of Old Annapolis Rd and the north side of Lime Plant Rd, east side of Green Valley Rd (Tax Map 70 Parcel 67 & Tax Map 80 Parcel 199)



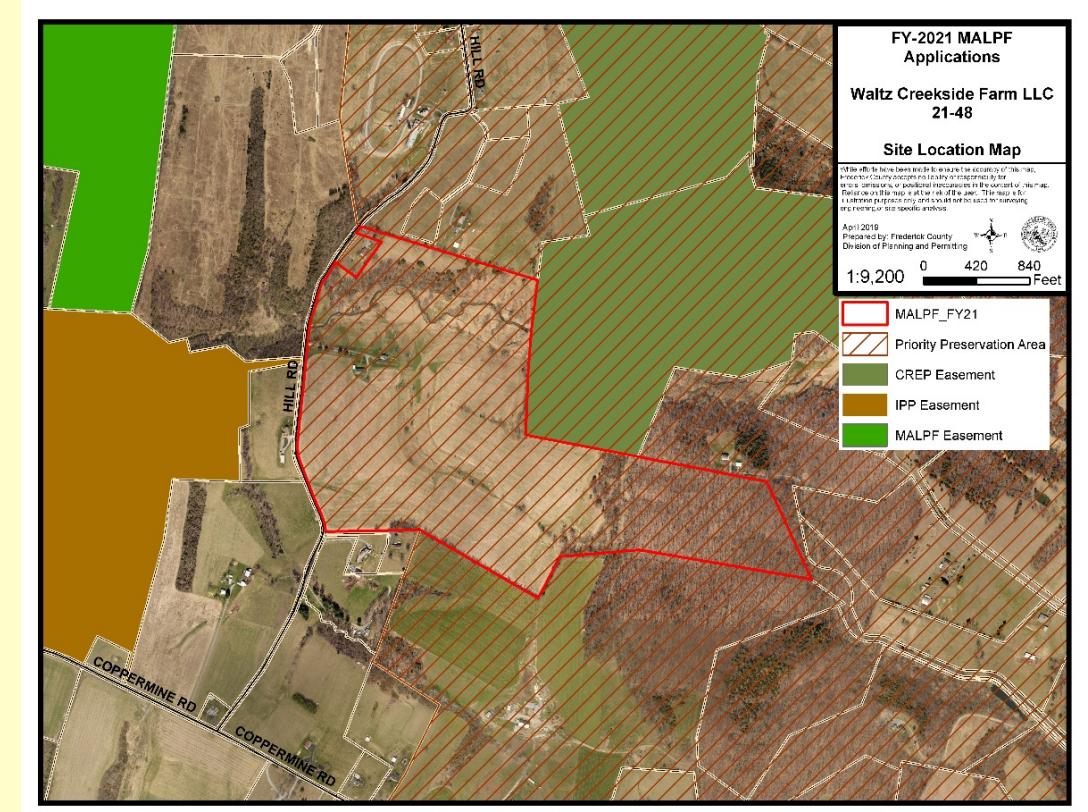
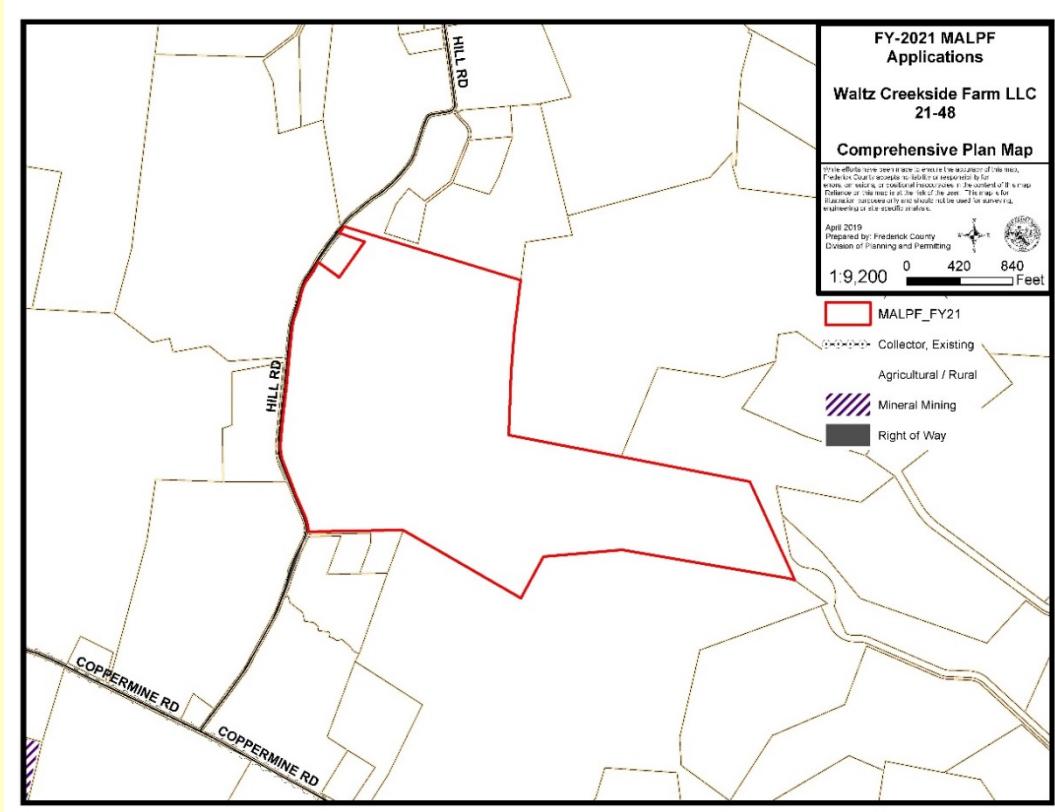
File #21-44CF – Tucker, Justin – 199-acres on the west side of Olive School Rd, north of Lloyd Rd, about 0.35-miles east of the City of Brunswick (Tax Map 92 Parcel 93)



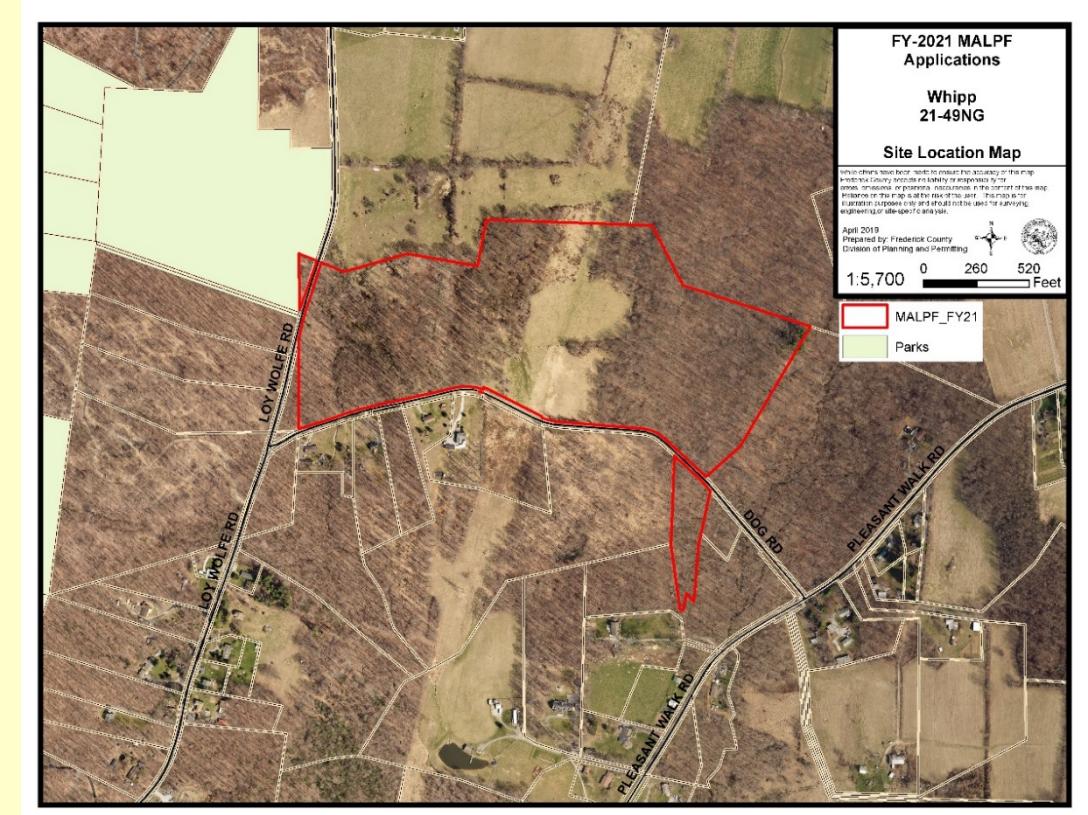
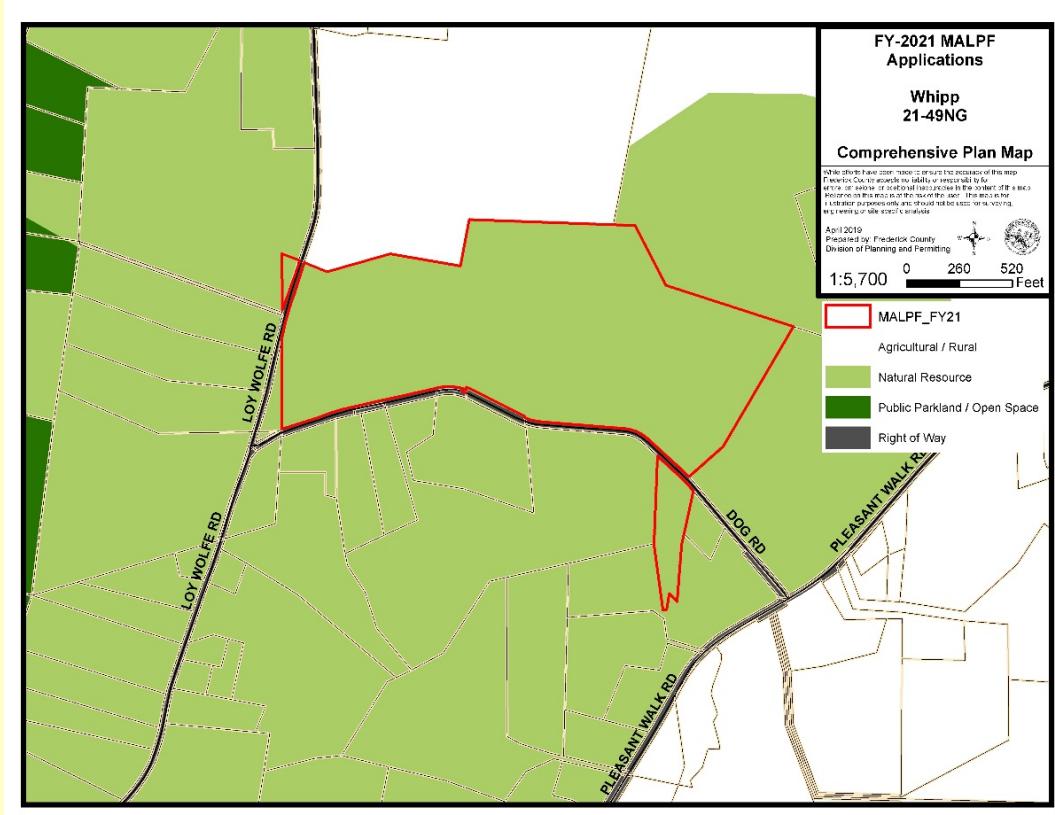
File #21-45CF – Valley Boys Farm LLC – 150-acres on the north side of Brethren Church Rd, east of Route 40 Baltimore National Pike, and about 0.75 miles east of the Town of Myersville (Tax Map 46 Parcel 39)



File #21-48CF – Waltz Creekside Farm LLC – 132-acres on the east side of Hill Rd, about 0.6 miles northeast of the Town of Woodsboro (Tax Map 42 Parcel 12)



File #21-49NG – Whipp, Blaine and Jennifer – 51-acres on the north side of Dog Rd, and the east and west sides of Loy Wolfe Rd (Tax Map 30 Parcel 114)



RECOMMENDATION

Staff recommends a finding of consistency with the County Comprehensive Plan on applications #21-03CF, #21-05NG, #21-24CF, #21-26CF, #21-28CF, #21-30NG, #21-34NG, #21-40CF, #21-44CF, #21-45CF, #21-48CF, and #21-49NG as listed on the staff report.