

Frederick County Planning Commission



October 14, 2020

Edenton

Site Plan

The Applicant is requesting Site Plan approval for the construction of a 29,145 sq.ft. Assisted Living Facility on a 2.00 acre site.

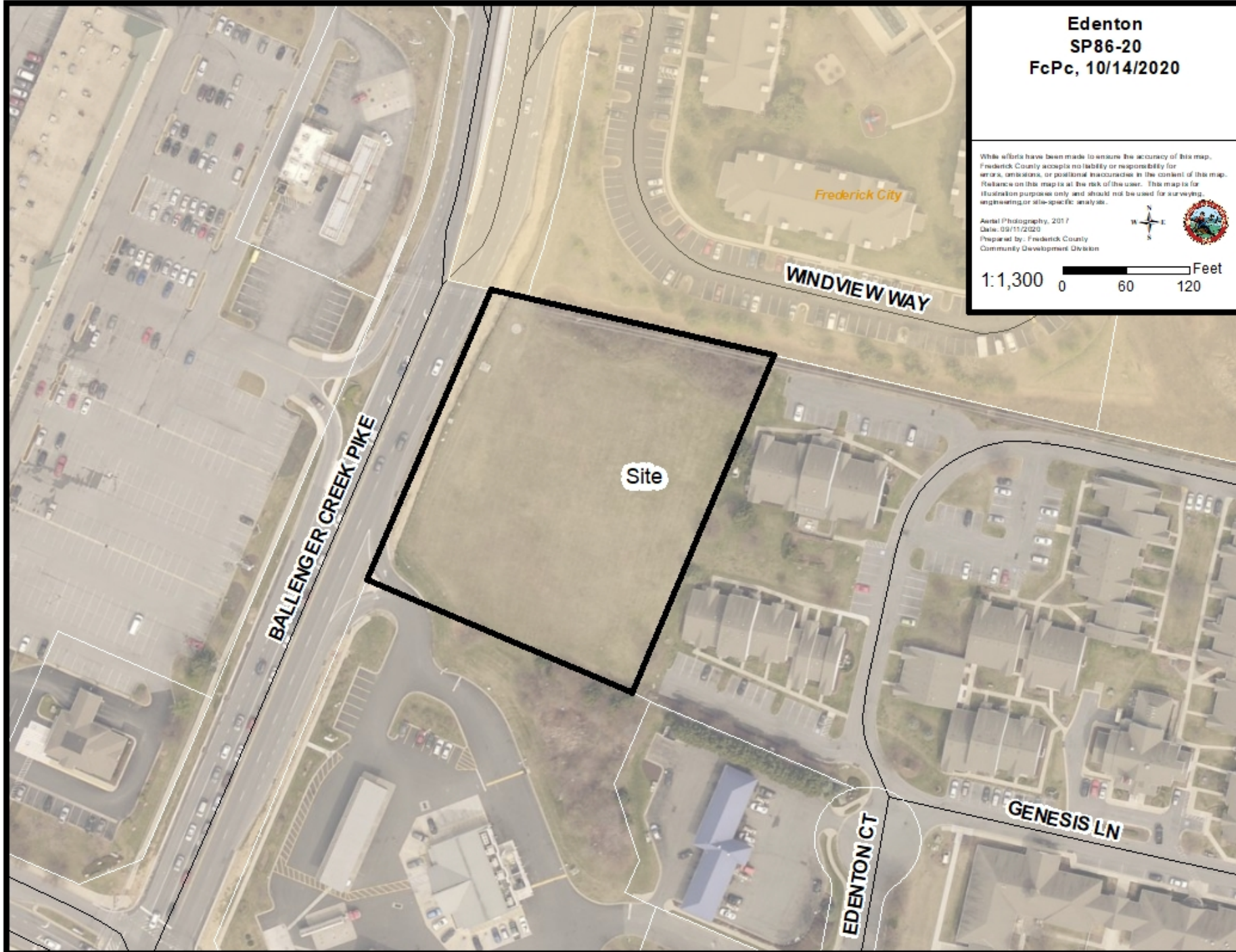
**Edenton
SP86-20
FcPc, 10/14/2020**

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Aerial Photography, 2017
Date: 09/11/2020
Prepared by: Frederick County
Community Development Division






1:1,300 0 60 120 Feet



**Edenton
SP86-20
FcPc, 10/14/2020**

Zoning

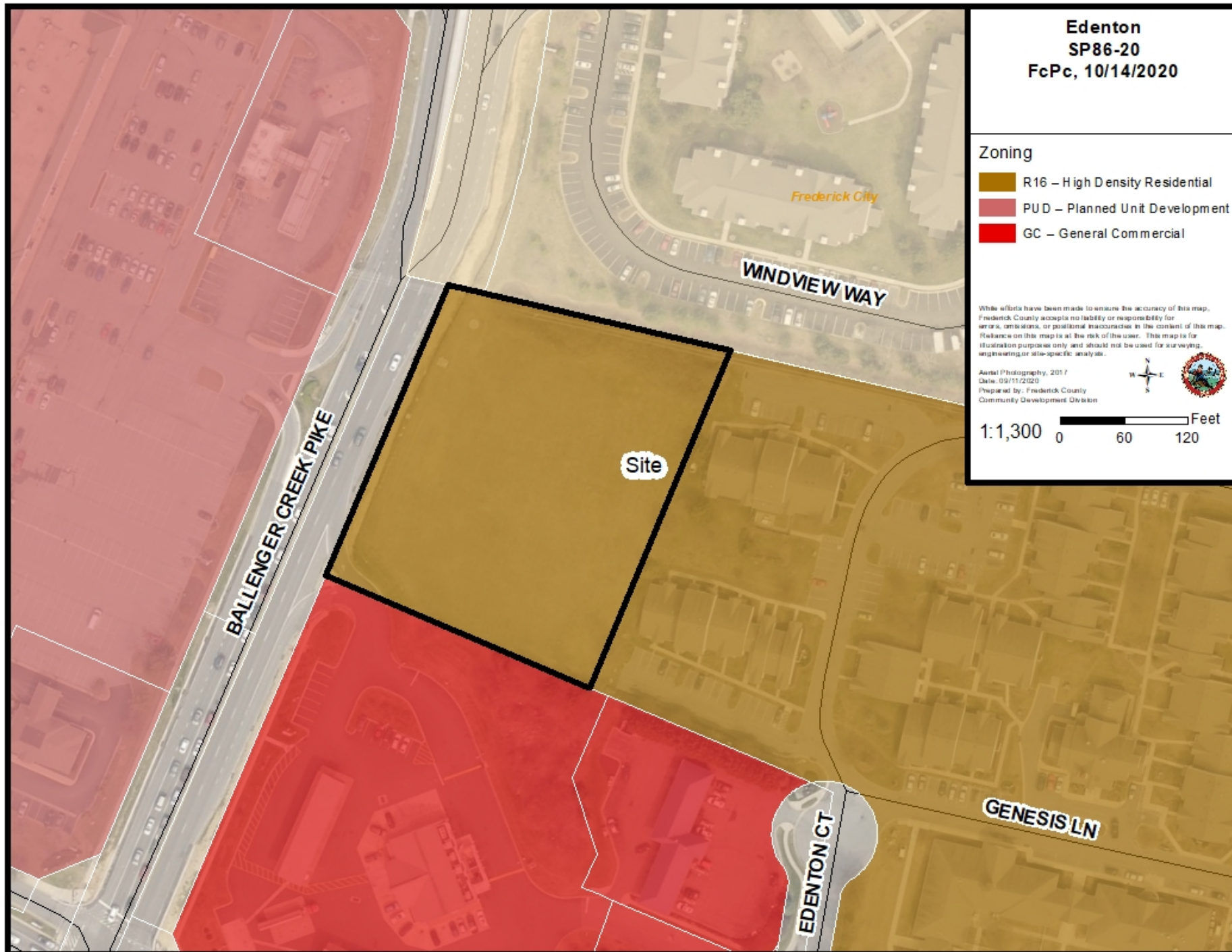
-  R16 – High Density Residential
-  PUD – Planned Unit Development
-  GC – General Commercial

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1:1,300 0 60 120 Feet



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Comprehensive Plan

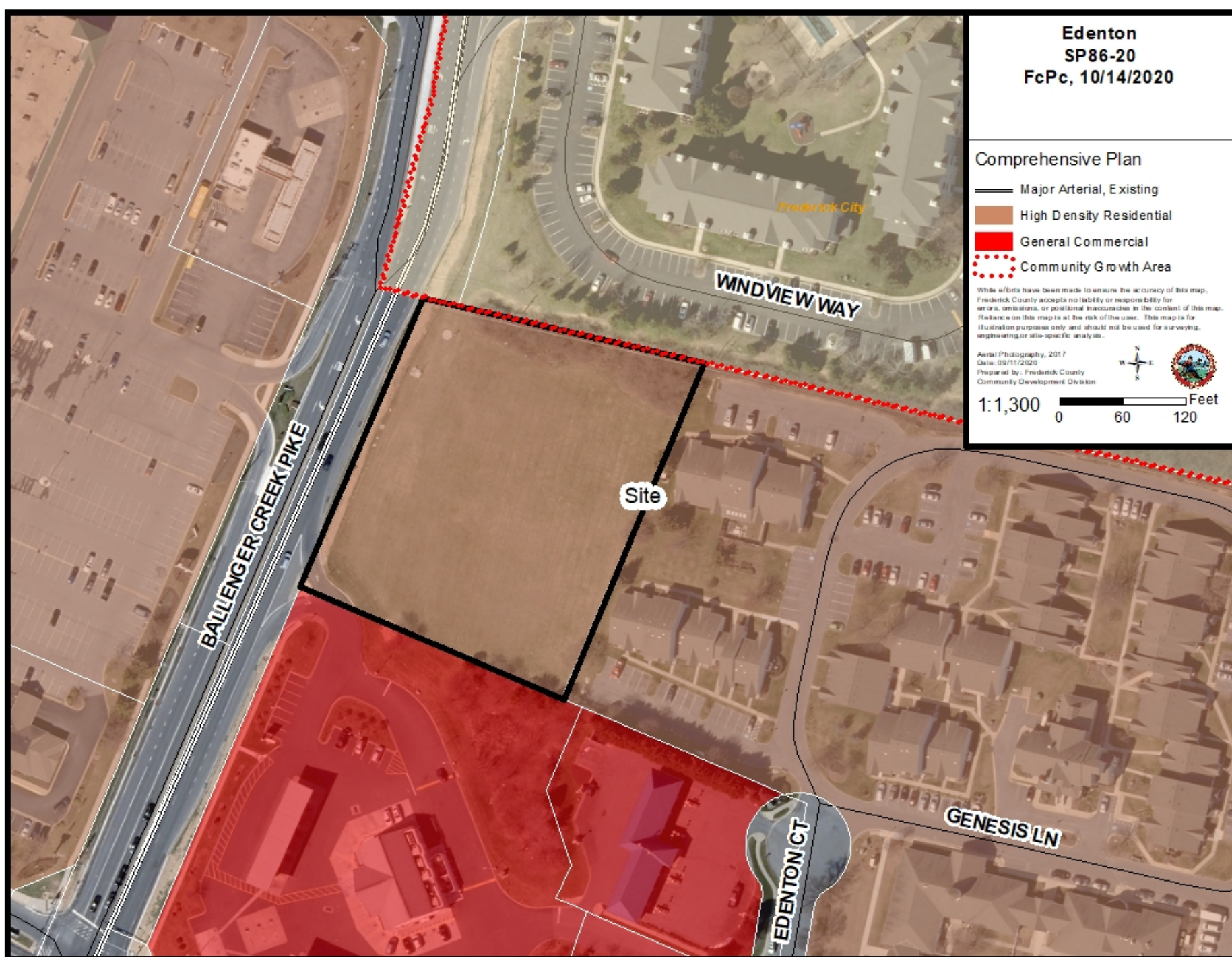
- Major Arterial, Existing
- High Density Residential
- General Commercial
- Community Growth Area

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Aerial Photography, 2017
Date: 09/15/2020
Prepared by: Frederick County
Community Development Division



1:1,300 0 60 120 Feet





City of Frederick

Edenton Retirement
Community

Crestwood Blvd.

Site

Ballenger Creek Pike



RECOMMENDATION

Staff has no objection to conditional approval of the Edenton Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (October 14, 2023).

Based upon the findings and conclusions as presented in the staff report the application meets all applicable zoning, APFO, and FRO requirements once the following conditions are met:

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

1. A parking modification to provide 12 parking spaces in addition to the required 11 parking spaces, totaling 23 parking spaces.

Staff proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the project.
2. FRO mitigation must be provided prior to applying for grading or building permits, whichever is applied for first.