

# Frederick County Planning Commission



January 13, 2021

# ***S & R Management***

## *Site Plan*

The Applicant is requesting Site Development Plan approval for the construction of a 2,850 sq. ft. addition to an existing 2,925 sq. ft. building for a Carpentry use located on a 2.08-acre Site.



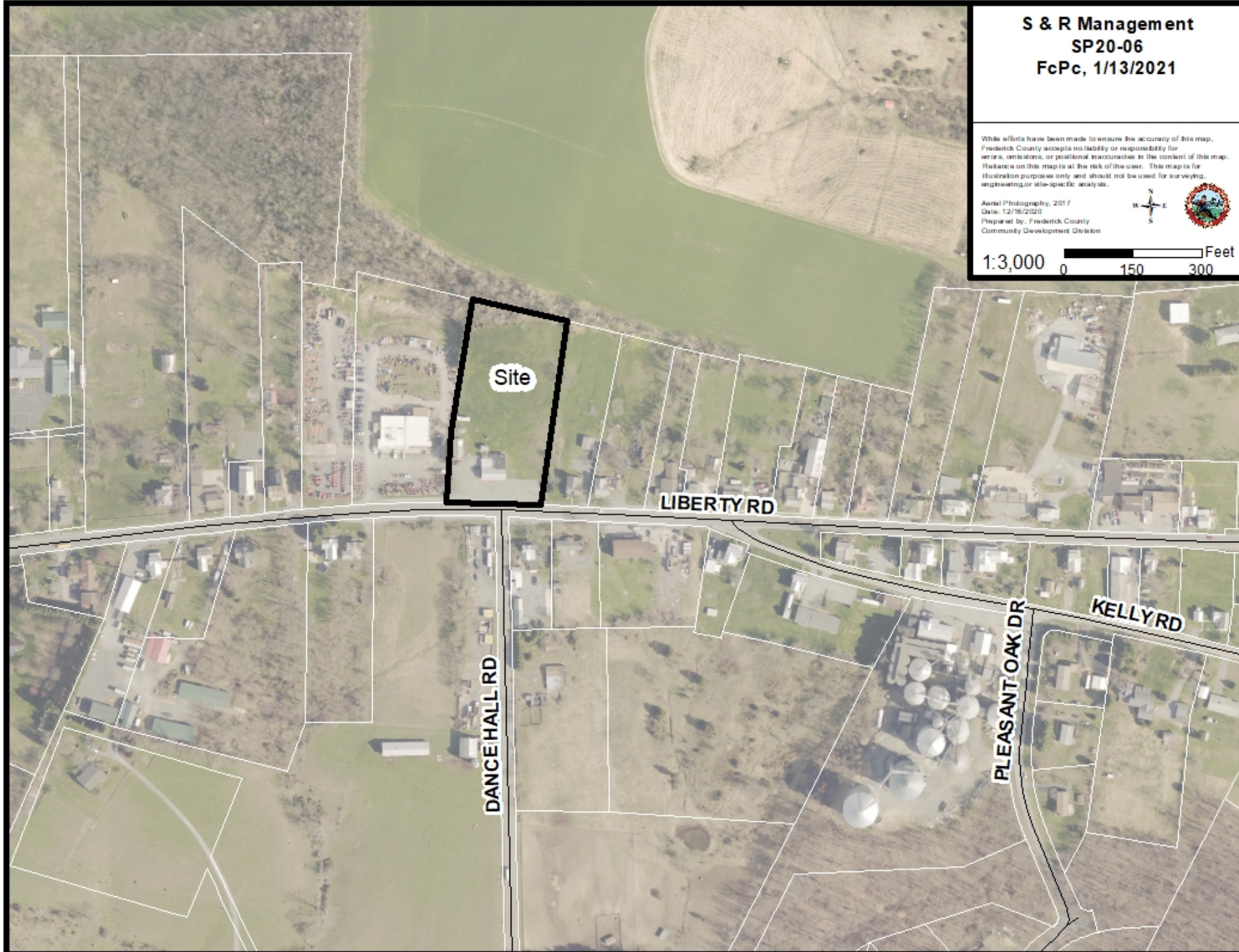
**S & R Management  
SP20-06  
FcPc, 1/13/2021**

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: 12/16/2020  
Prepared by: Frederick County  
Community Development Division



1:3,000 0 150 300 Feet





**S & R Management  
SP20-06  
FcPc, 1/13/2021**

**Zoning**

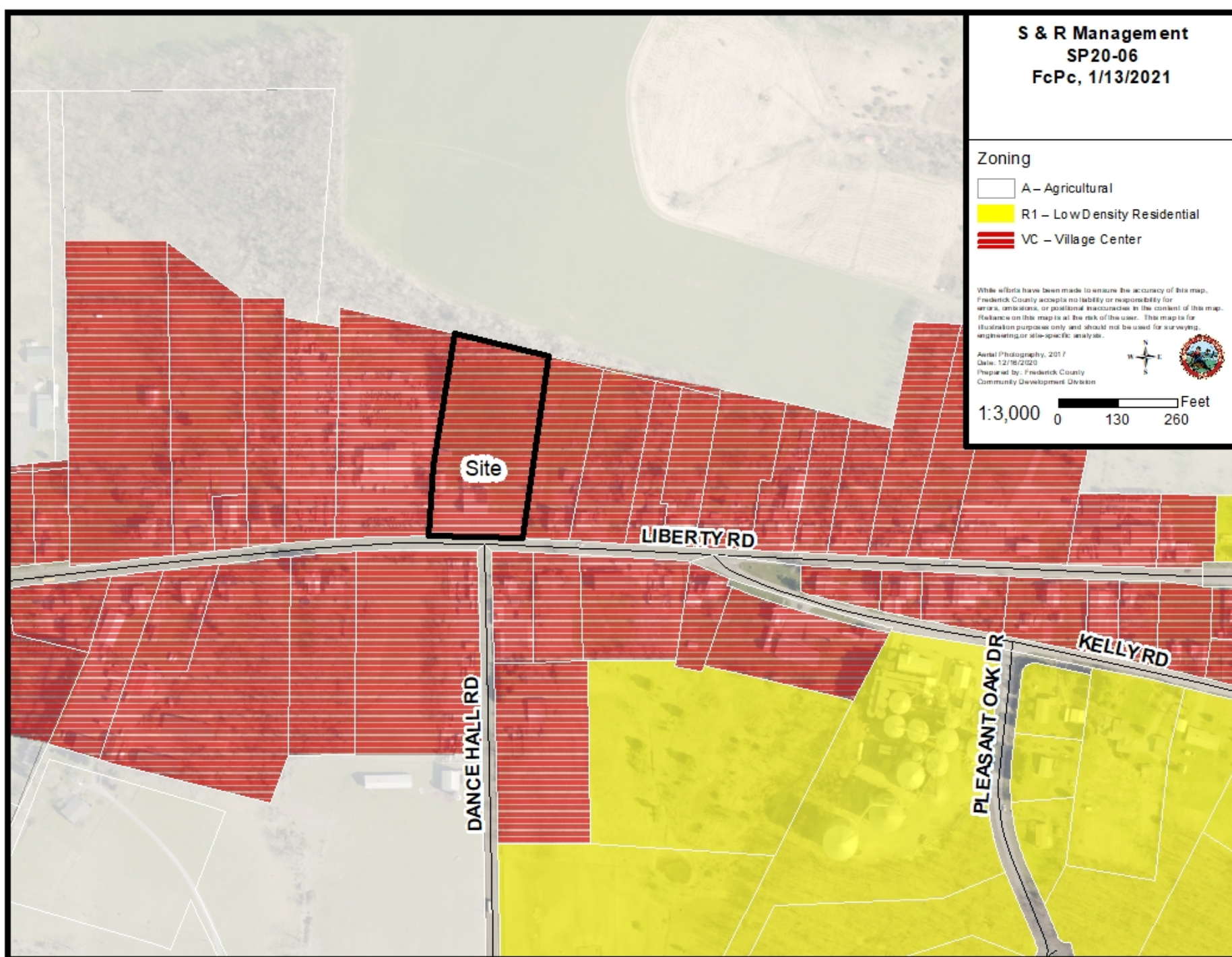
-  A – Agricultural
-  R1 – Low Density Residential
-  VC – Village Center

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: 12/16/2020  
Prepared by: Frederick County  
Community Development Division



1:3,000  Feet  
0 130 260





### Comprehensive Plan

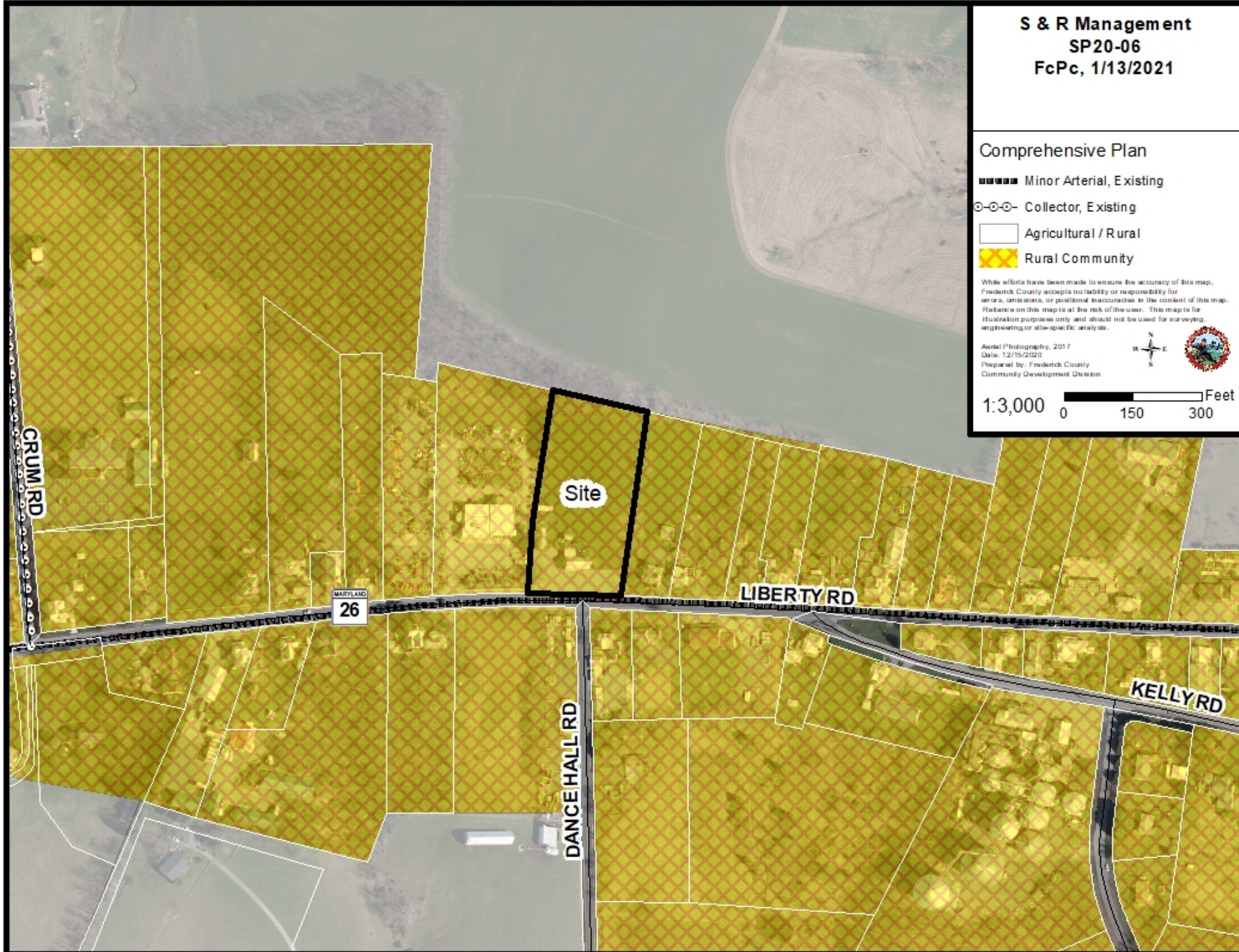
- Minor Arterial, Existing
- Collector, Existing
- Agricultural / Rural
- Rural Community

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: 12/15/2020  
Prepared by: Frederick County  
Community Development Division



1:3,000 0 150 300 Feet











## **RECOMMENDATION**

Staff has no objection to conditional approval of the S & R Management 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 (January 13, 2024).

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:

### **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.





View of existing building looking north east.





View of existing building looking north west.





View of Site looking west along Liberty Road.





View of intersection of Dance Hall and Liberty Road from the Site.





View of Site looking east along Liberty Road.



Dance Hall Road

Liberty Road

(MD Rt. 26)

Site





# ***Remax Urbana***

## *Site Plan*

The Applicant is requesting Concept Plan approval for a 5,180 sq. ft. addition to an existing 3,200 sq. ft. professional office building located on a 0.47-acre Site.

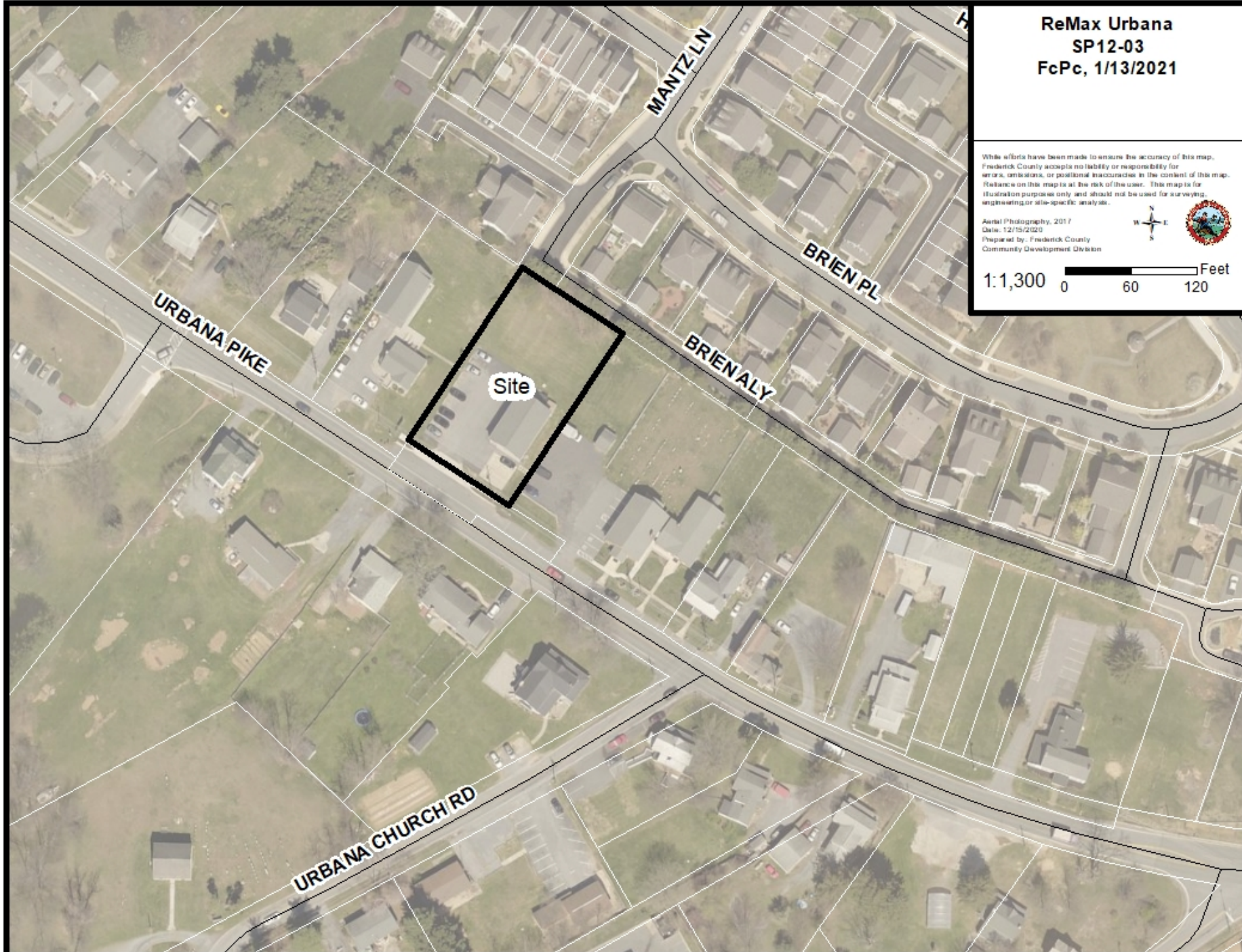
**ReMax Urbana  
SP12-03  
FcPc, 1/13/2021**

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: 12/15/2020  
Prepared by: Frederick County  
Community Development Division





1:1,300 0 60 120 Feet






Zoning

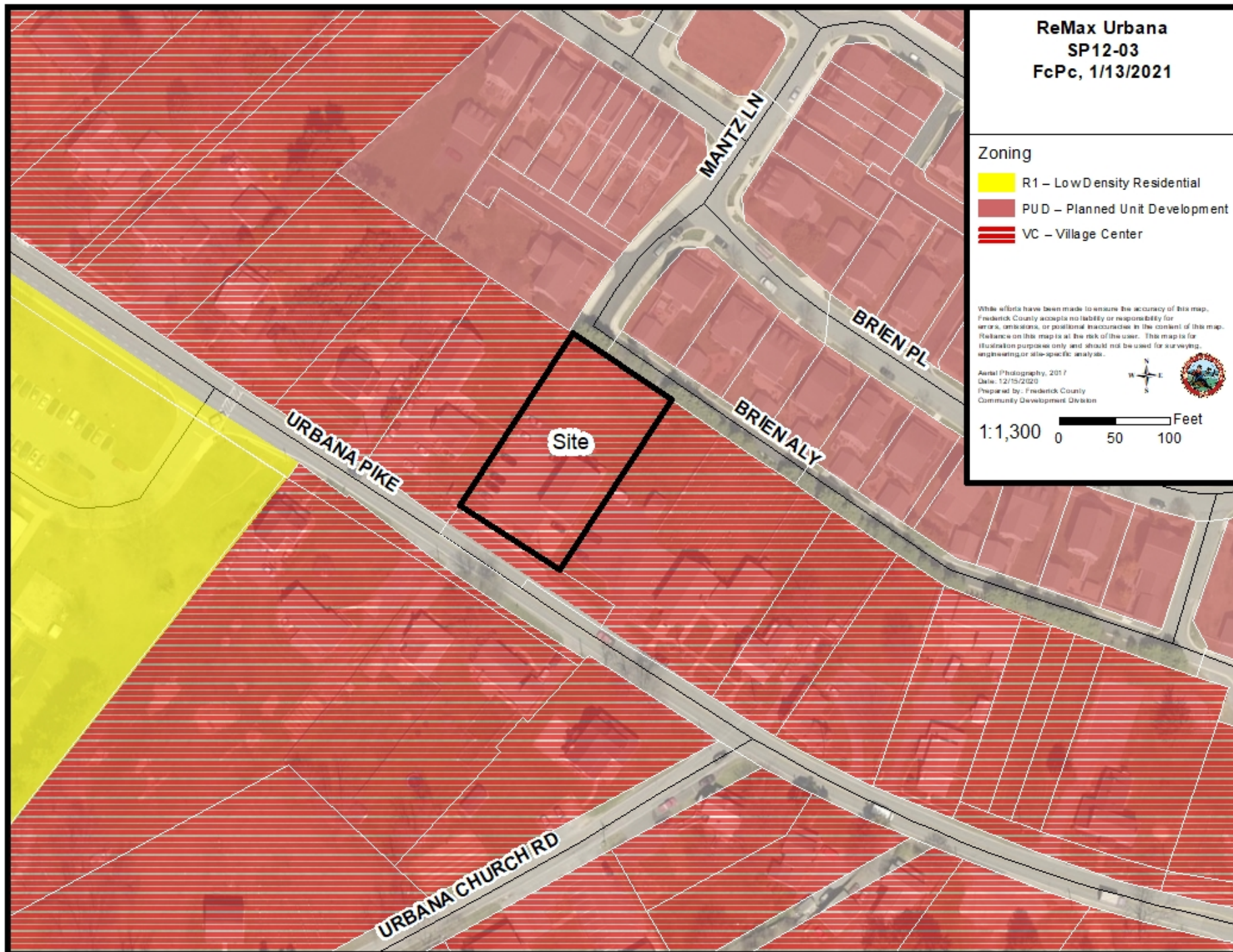
-  R1 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center

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: 12/15/2020  
Prepared by: Frederick County  
Community Development Division



1:1,300  Feet  
0 50 100





Comprehensive Plan

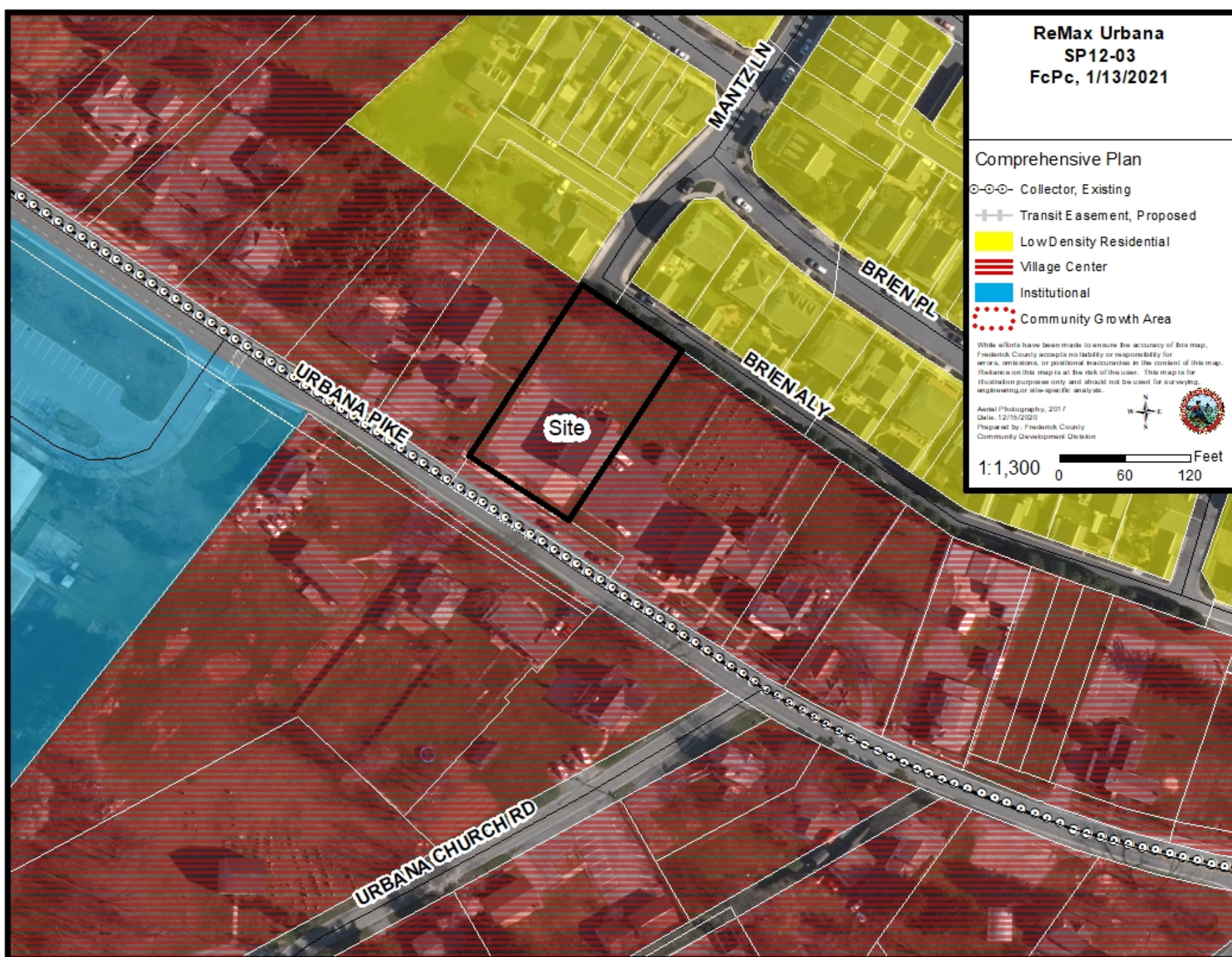
- Collector, Existing
- Transit Easement, Proposed
- Low Density Residential
- Village Center
- Institutional
- Community Growth Area

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: 12/15/2020  
Prepared by: Frederick County  
Community Development Division



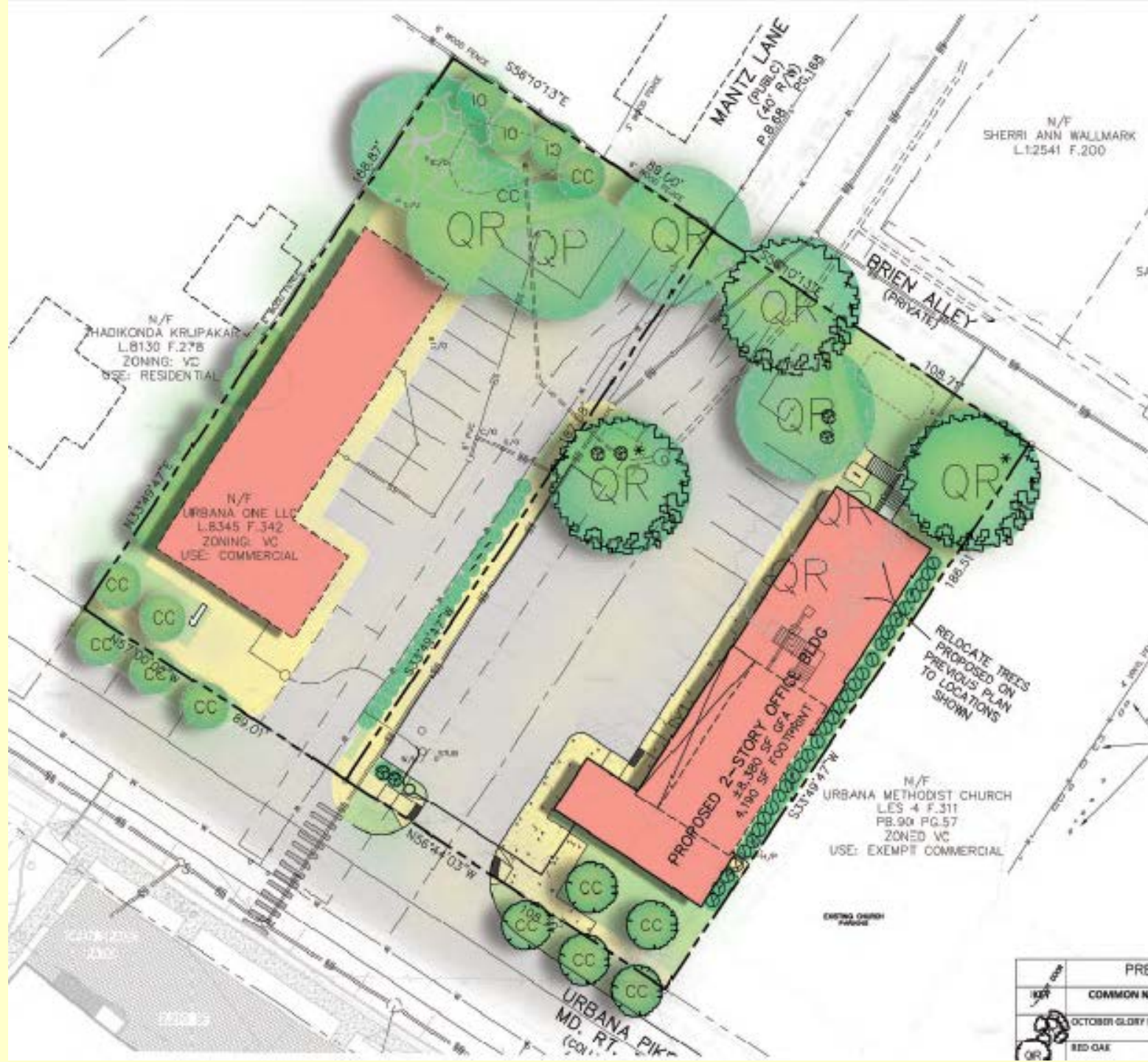
1:1,300 0 60 120 Feet











PRE	COMMON N
OCTOBER GLORY	
RED OAK	



## **RECOMMENDATION**

Staff has no objection to conditional approval of the Remax Urbana Concept Plan.

Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following conditions:

1. Address all agency comments as the plan proceeds through the review process.
2. Site Development Plan approval is required prior to development of the Professional Office building
3. FRO mitigation must be provided prior to applying for grading or building permits, whichever is applied for first.



























# ***Westview South – Clubhouse Pool***

## *Site Plan*

The Applicant is requesting Site Development Plan approval to revise the pool construction phasing condition on the 0.96-acre Site.



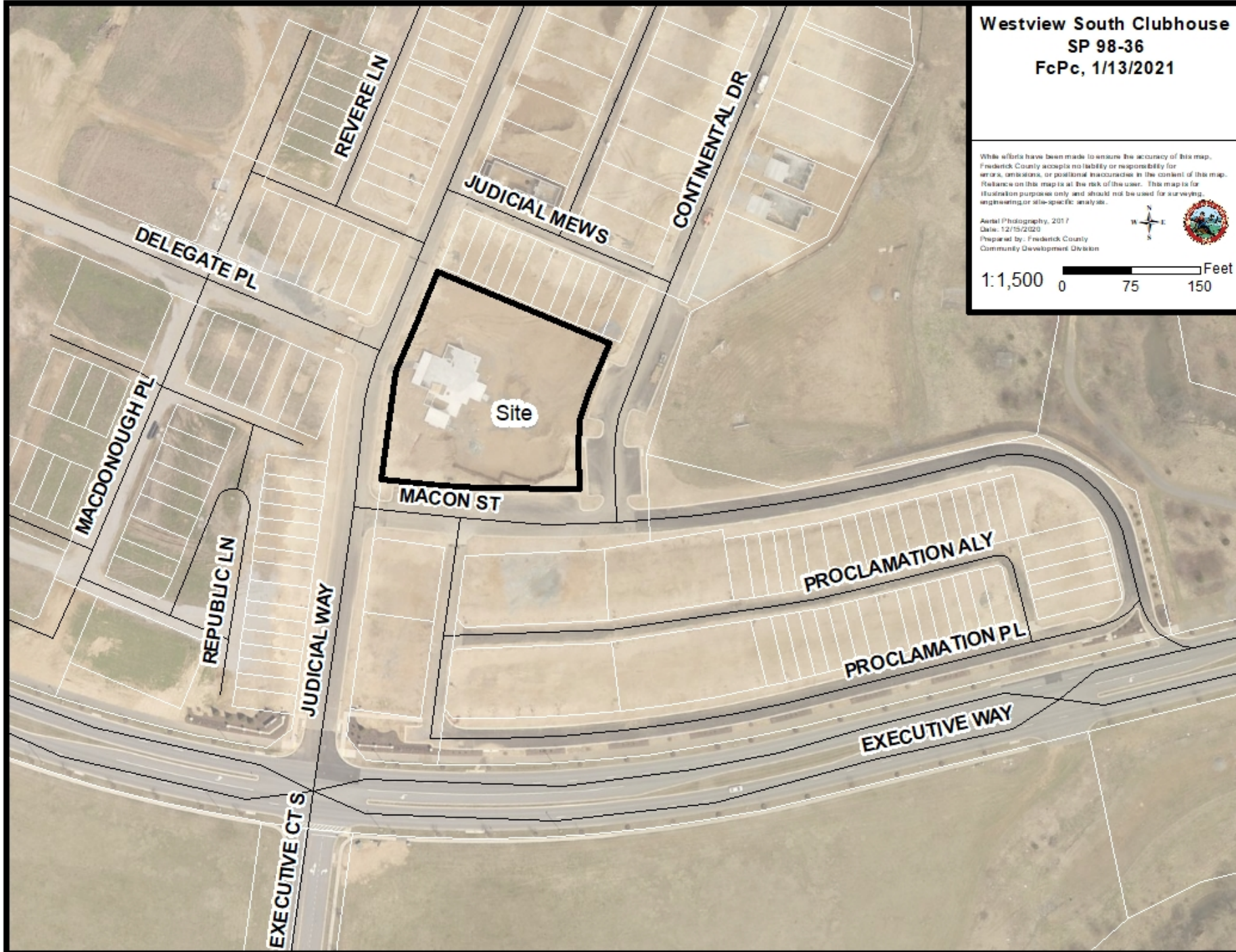
**Westview South Clubhouse  
SP 98-36  
FcPc, 1/13/2021**

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: 12/15/2020  
Prepared by: Frederick County  
Community Development Division




1:1,500 0 75 150 Feet





**Westview South Clubhouse  
SP 98-36  
FcPc, 1/13/2021**

**Zoning**

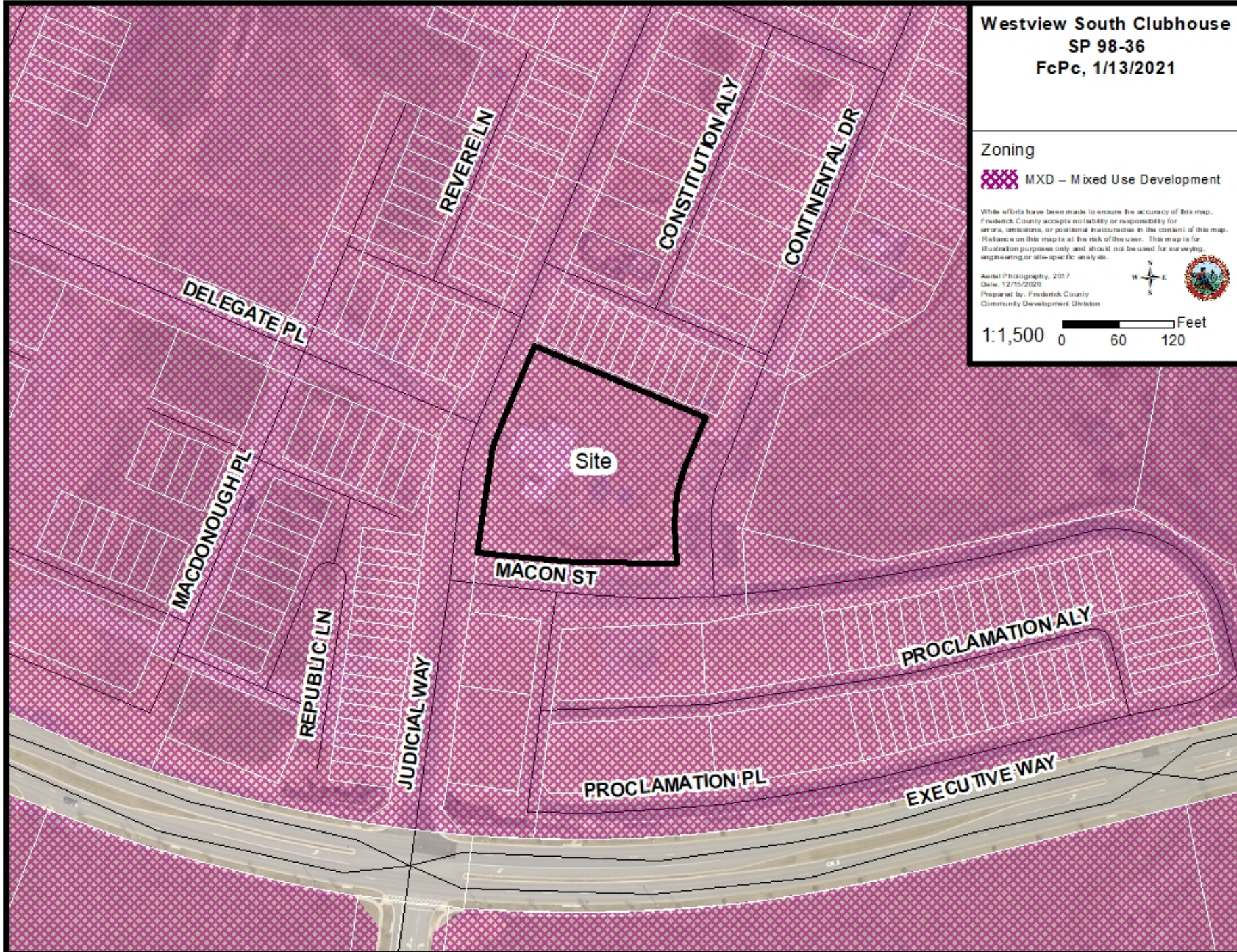
 **MXD – Mixed Use Development**

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.

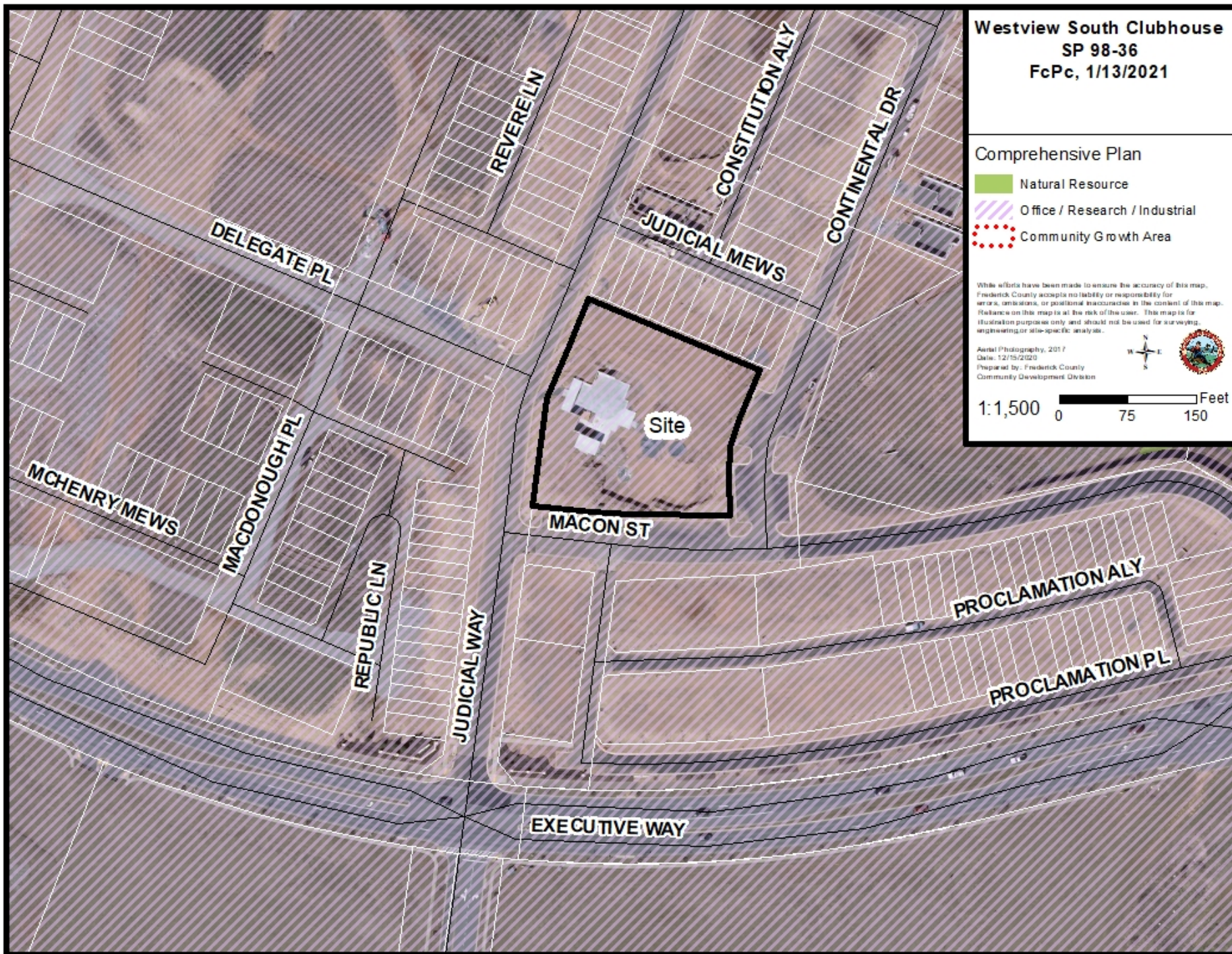
Aerial Photography, 2017  
Date: 12/15/2020  
Prepared by: Frederick County  
Community Development Division



**1:1,500**  **Feet**  
0 60 120










Westview South Clubhouse  
SP 98-36  
FcPc, 1/13/2021

#### Comprehensive Plan

-  Natural Resource
-  Office / Research / Industrial
-  Community Growth Area

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: 12/15/2020  
Prepared by: Frederick County  
Community Development Division



1:1,500  Feet  
0 75 150









Judicial Way

Judicial Mews

Continental Drive

Site

Macon Street



## **RECOMMENDATION**

Staff recommends that the Planning Commission consider the request to modify the previous condition requiring the pool construction to be completed prior to issuance of the 450th building permit to a new condition requiring the pool to be constructed and completed prior to issuance of the 480th building permit or by May 15, 2021, whichever occurs first.



# *Arcadia Business Park, Lot 2*

## *Site Plan*

The Applicant is requesting Site Plan approval as a Planned Industrial Development to construct two (2) one-story buildings totaling 187,200 sf on a 9.89 acre site.



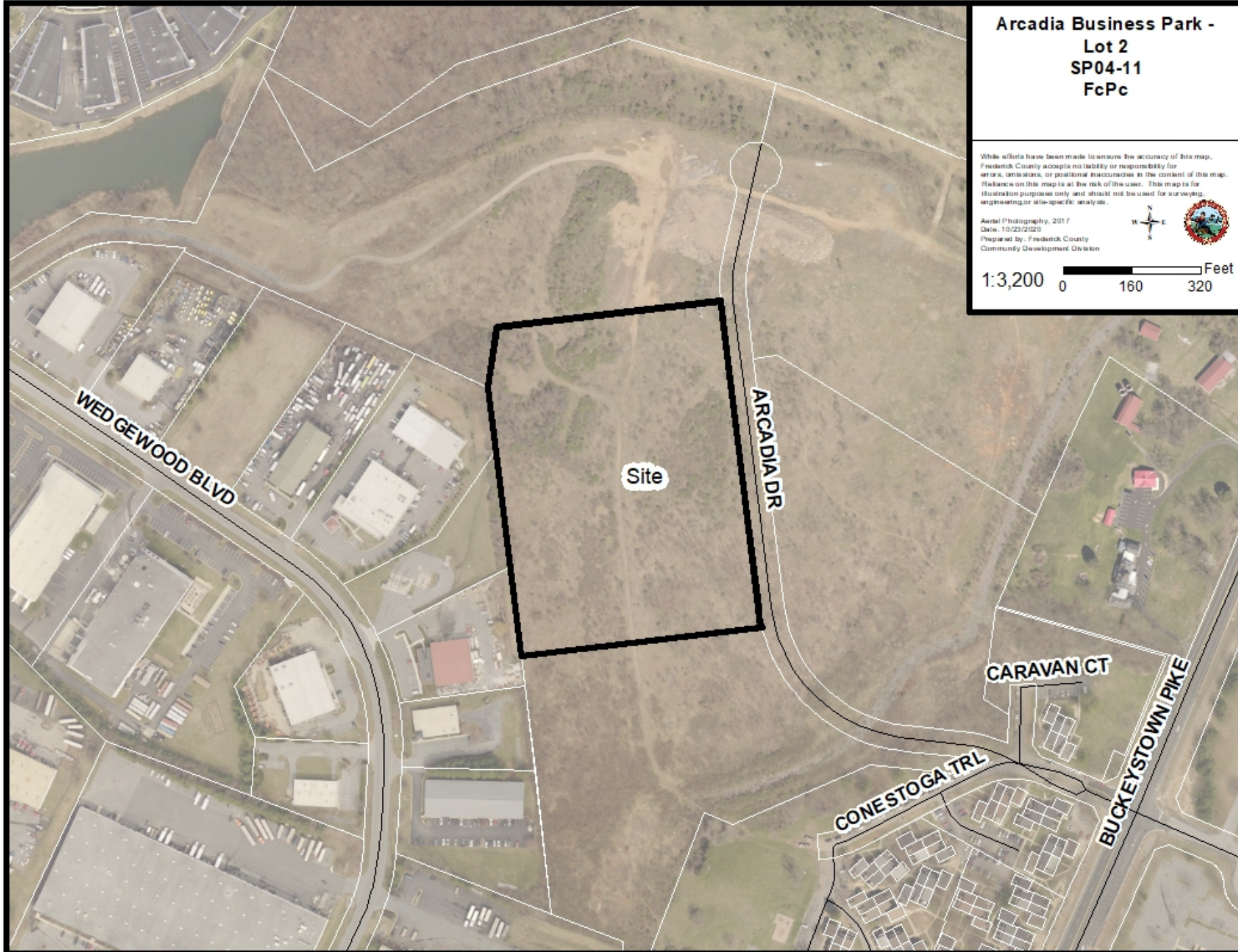
**Arcadia Business Park -  
Lot 2  
SP04-11  
FcPc**

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: 10/23/2020  
Prepared by: Frederick County  
Community Development Division




1:3,200 0 160 320 Feet





**Arcadia Business Park -  
Lot 2  
SP04-11  
FcPc**

**Zoning**

 PUD – Planned Unit Development

 LI – Limited Industrial

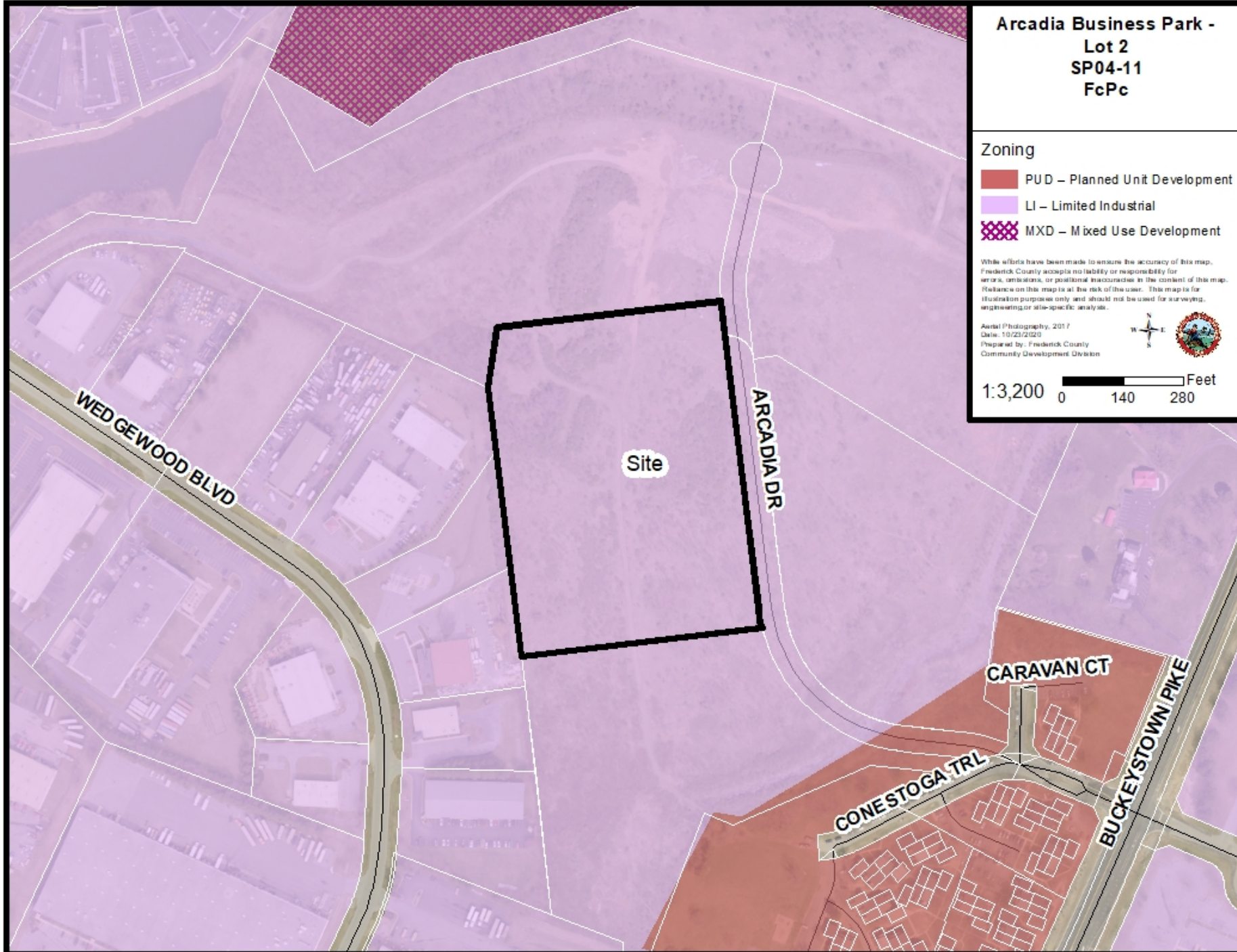
 MXD – Mixed Use Development

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.

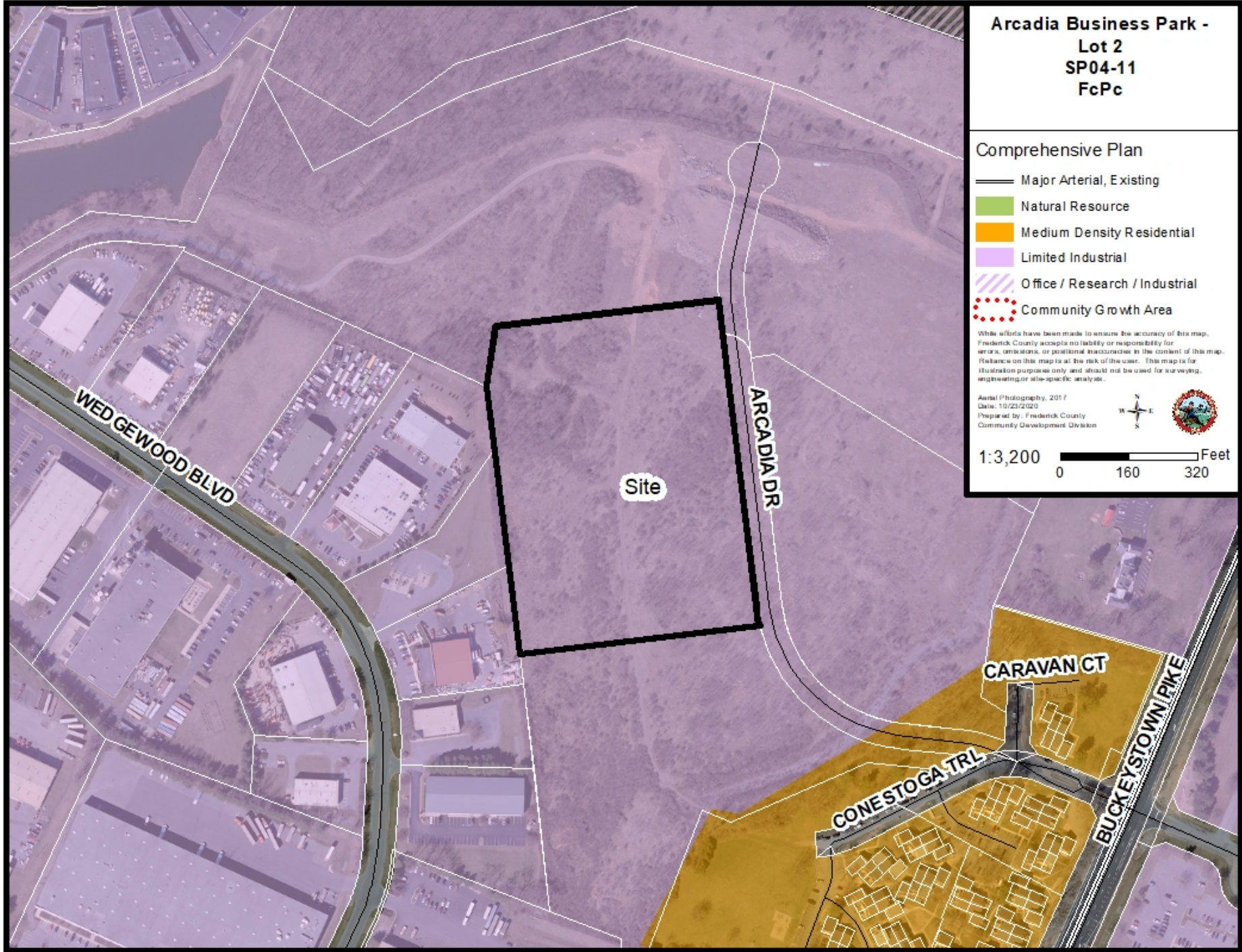
Aerial Photography, 2017  
Date: 10/23/2020  
Prepared by: Frederick County  
Community Development Division



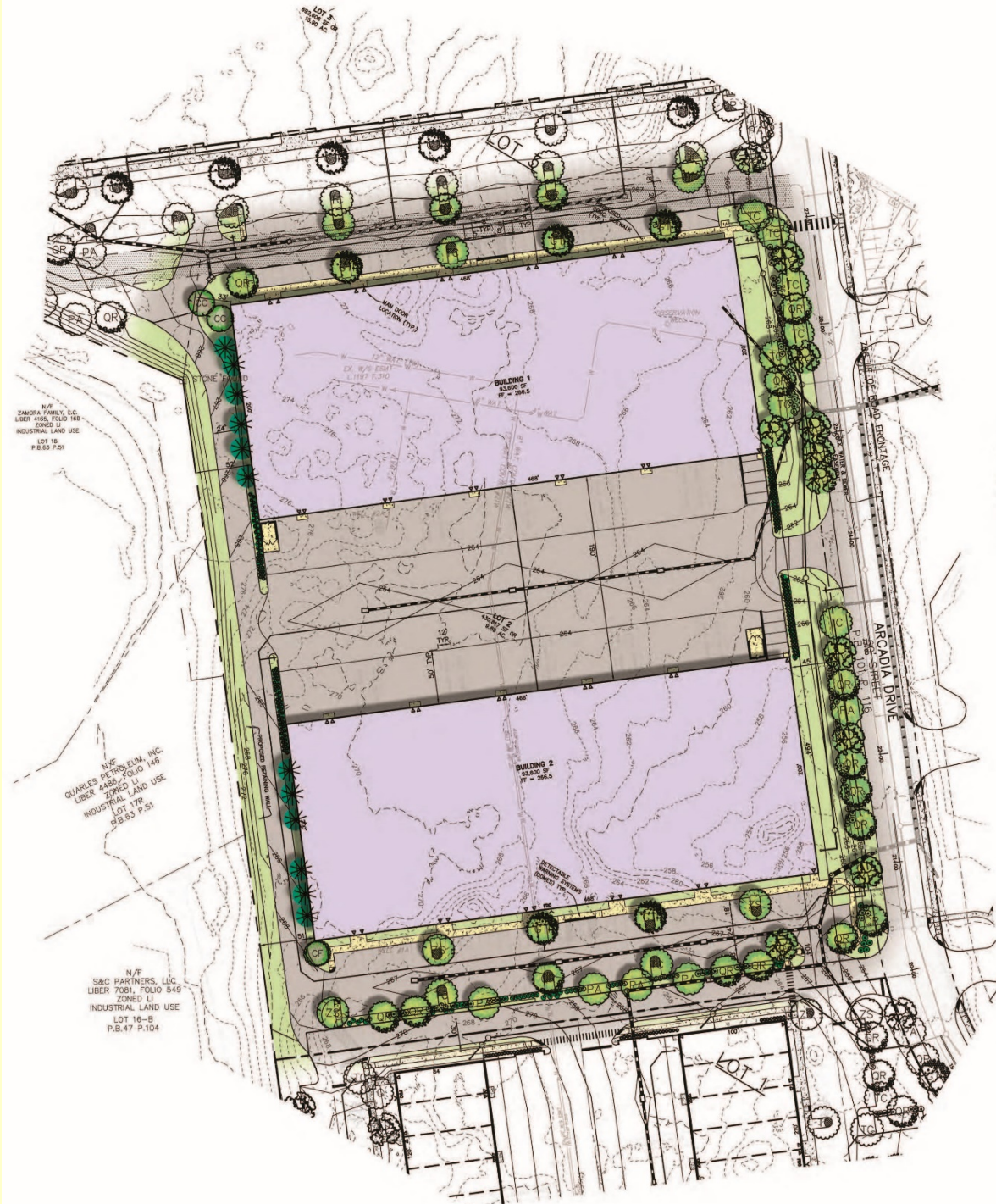
1:3,200  Feet



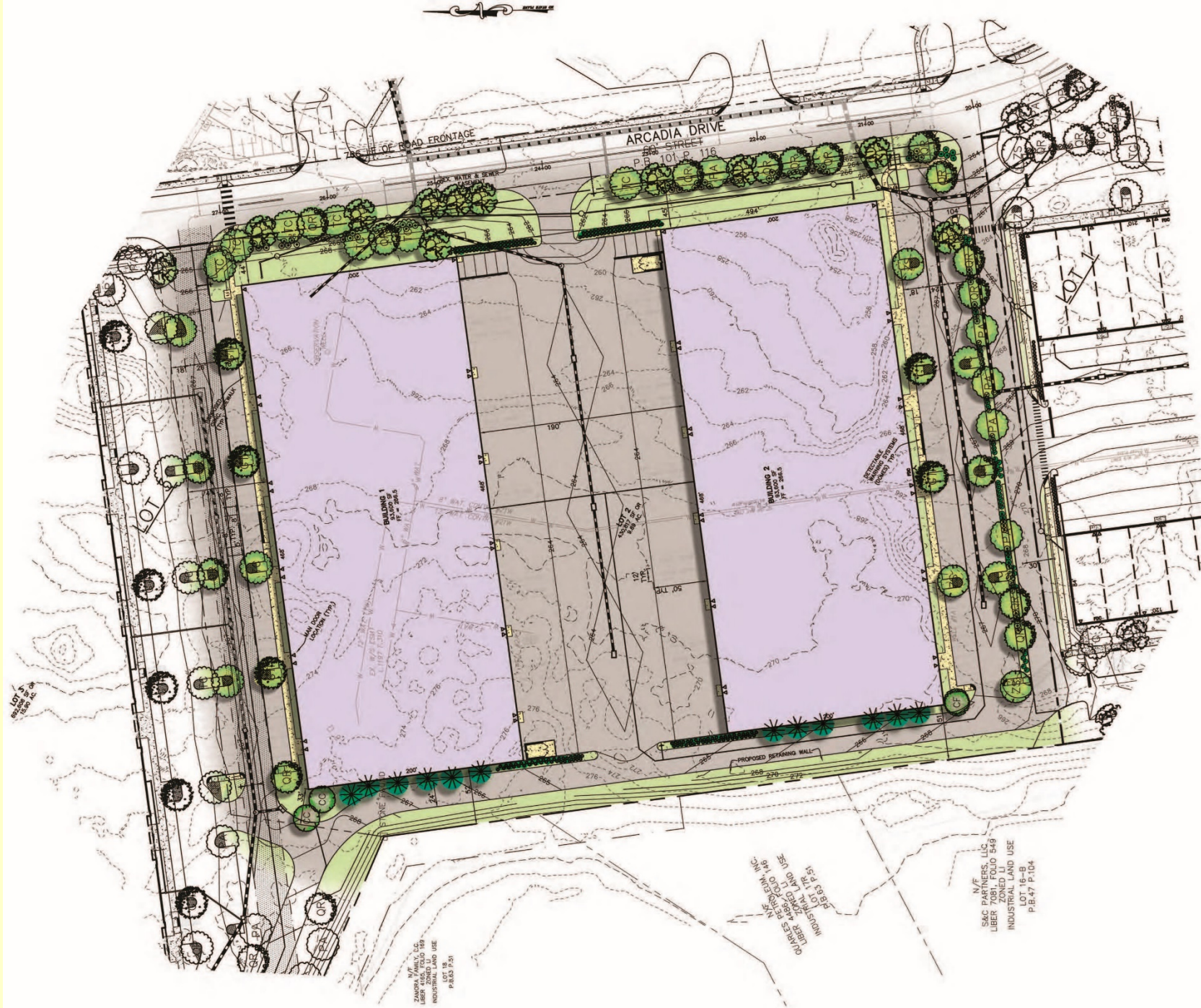












N/T  
ZAGORIA PARTNERS, LLC  
LIBER 7081, FOLIO 549  
INDUSTRIAL LAND USE  
LOT 18  
P.B.47 P.23

N/T  
ZAGORIA PARTNERS, LLC  
LIBER 7081, FOLIO 549  
INDUSTRIAL LAND USE  
LOT 19  
P.B.47 P.24

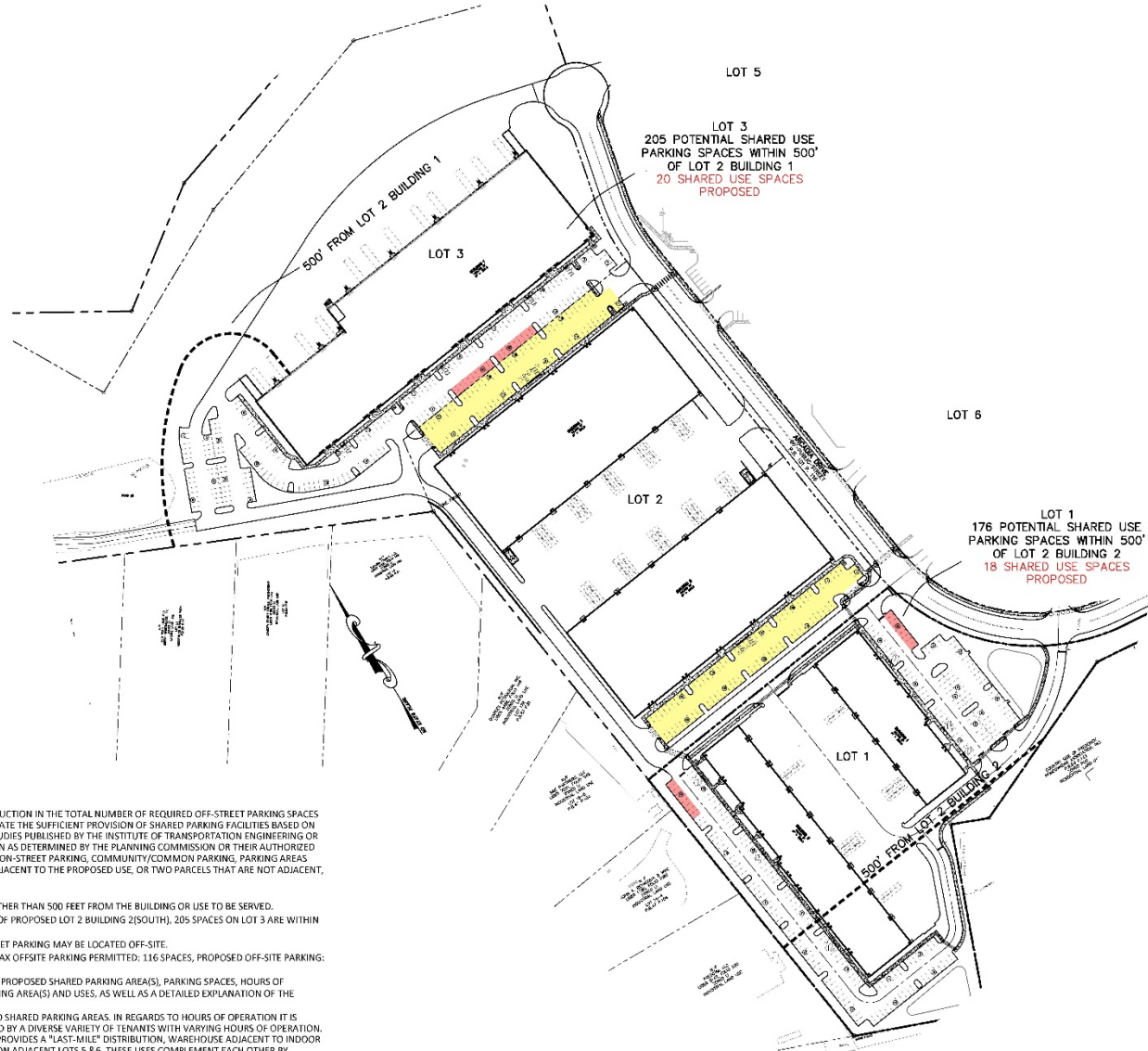
N/T  
S&C PARTNERS, LLC  
LIBER 7081, FOLIO 549  
INDUSTRIAL LAND USE  
LOT 18-B  
P.B.47 P.104



**SHARED PARKING:** PER SECTION 1-19-6.240 A PARTIAL REDUCTION IN THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES MAY BE GRANTED WHERE THE APPLICANT CAN DEMONSTRATE THE SUFFICIENT PROVISION OF SHARED PARKING FACILITIES BASED ON CHARACTERISTICS OF USES, HOURLY PARKING DEMAND STUDIES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERING OR OTHER APPROPRIATE SOURCE, OR OTHER DOCUMENTATION AS DETERMINED BY THE PLANNING COMMISSION OR THEIR AUTHORIZED REPRESENTATIVES. A SHARED PARKING PLAN MAY UTILIZE ON-STREET PARKING, COMMUNITY/Common PARKING, PARKING AREAS LOCATED ON THE SAME PARCEL AS THE PROPOSED USE, ADJACENT TO THE PROPOSED USE, OR TWO PARCELS THAT ARE NOT ADJACENT, SUBJECT TO THE FOLLOWING PROVISIONS:

- THE SHARED PARKING FACILITY SHALL BE NO FARTHER THAN 500 FEET FROM THE BUILDING OR USE TO BE SERVED.  
176 PARKING SPACES ON LOT 1 ARE WITHIN 500' OF PROPOSED LOT 2 BUILDING 2(SOUTH). 205 SPACES ON LOT 3 ARE WITHIN 500' OF PROPOSED LOT 2 BUILDING 1 (NORTH).
- A MAXIMUM OF 50% OF THE REQUIRED OFF-STREET PARKING MAY BE LOCATED OFF-SITE.  
232 PARKING SPACES REQUIRED FOR THIS SITE, MAX OFFSITE PARKING PERMITTED: 116 SPACES, PROPOSED OFF-SITE PARKING: 38 SURPLUS SPACES FROM LOTS 1 & 3.
- SUBMISSION OF A VICINITY MAP REFLECTING THE PROPOSED SHARED PARKING AREA(S), PARKING SPACES, HOURS OF OPERATION, PEDESTRIAN ACCESS BETWEEN PARKING AREA(S) AND USES, AS WELL AS A DETAILED EXPLANATION OF THE PROPOSED SHARED PARKING PLAN.  
THIS PLAN REFLECTS THE LOCATION OF PROPOSED SHARED PARKING AREAS. IN REGARDS TO HOURS OF OPERATION IT IS ANTICIPATED THESE BUILDINGS WILL BE OCCUPIED BY A DIVERSE VARIETY OF TENANTS WITH VARYING HOURS OF OPERATION. FOR EXAMPLE ST. JOHN PROPERTIES CURRENTLY PROVIDES A "LAST-MILE" DISTRIBUTION, WAREHOUSE ADJACENT TO INDOOR RECREATIONAL USE, IN THE EXISTING BUILDINGS ON ADJACENT LOTS 5 & 6. THESE USES COMPLEMENT EACH OTHER BY OPERATING ON COMPLETELY OPPOSITE BUSINESS AND PARKING HOURS. ST JOHN PROPERTIES ANTICIPATES A SIMILAR SITUATION ON LOTS 1 - 3 IN ADDITION TO INTERCONNECTED DRIVEWAYS AND PARKING AISLES. PROPOSED SIDEWALK CONNECTIONS WILL PROVIDE PEDESTRIAN ACCESS BETWEEN THE PROPERTIES AS SHOWN ON THIS PLAN.
- A SAFE, CONVENIENT PEDESTRIAN CONNECTION MUST EXIST OR BE CONSTRUCTED BETWEEN THE BUILDINGS OR USES AND THE PARKING AREAS(S).
- A SIDEWALK SYSTEM CONNECTS THE PROPOSED SHARED PARKING AREAS OVER LOTS 1 - 3.
- THE PARTIES INVOLVED IN THE USE OF THE SHARED PARKING PLAN SHALL PROVIDE EVIDENCE OF AN AGREEMENT FOR SUCH USE AND PARKING PLAN BY A LEGAL INSTRUMENT APPROVED BY THE COUNTY ATTORNEY.  
A SHARED PARKING AGREEMENT WILL BE PROVIDED BY THE OWNER OF THE LOTS, ST. JOHN PROPERTIES.

SHARED PARKING SPACES  
LOT 2 PARKING SPACES



REVISIONS:	DATE
8-08-18 PER LOT REDRAW	8-08-18
10-11-18 PER 30-3-18 COMMENTS	10-11-18
11-8-18 PER 30-3-18 COMMENTS	11-8-18
12-8-18 PER 12-5-18 COMMENTS	12-8-18
8-26-20 PER 12-15-18 COMMENTS	8-26-20
9-24-20 PER 8-7-20 COMMENTS	9-24-20
8-18-20 PER 8-28-20 COMMENTS	8-18-20
10-29-20 PER 10-12-20 COMMENTS	10-29-20
11-25-20 PER 11-06-20 COMMENTS	11-25-20
12-04-20 PER 12-02-20 COMMENTS	12-04-20

**HARRIS SMARIGA**  
PLANNERS • ENGINEERS • SURVEYORS

133 S. CANNON STREET  
SUITE 100  
FREDERICK  
MARYLAND 21701  
P: 301.463.4008  
F: 301.463.4009  
WWW.HARRIS-SMARIGA.COM

SHARED PARKING  
EXHIBIT  
ARCADIA BUSINESS PARK  
LOT 2

AS RECORDED IN PLAT BOOK 103 PAGE 004  
SITuated ON ARCADIA DRIVE  
ADAMSTOWN PLANNING REGION  
BUCKYSTOWN ELECTION DISTRICT #1  
FREDERICK COUNTY, MARYLAND

SCALE:  
1"=100'  
DRAWN  
BY: MLH  
CHECKED  
BY: SFZ  
DATE:  
SEP. 2018  
SHEET: 7  
OF: 7  
PROJECT:  
7525  
7

1:\Projects\2018\Arcadia Business Park\Lot 2\Drawings\7525-07.dwg 12/27/2020 1:52 PM



FROM LC

LOT 3

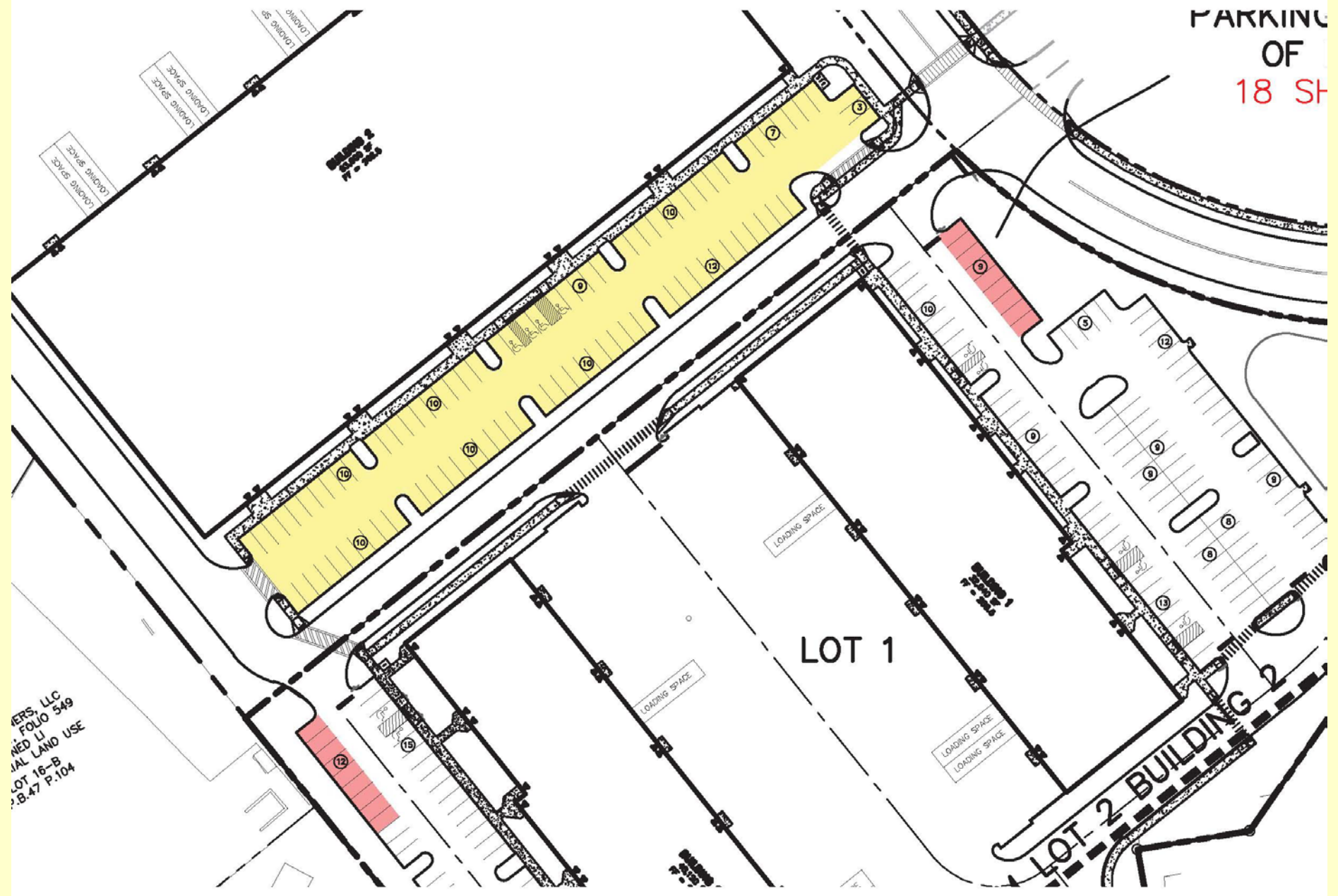
LOT 2

RECEIVED  
JAN 10 1964

RECEIVED  
JAN 20 1964  
FBI - WASH

STONE FOUND





PARKING  
OF  
18 ST

ERS, LLC  
FOUO 549  
ED LI  
AL LAND USE  
LOT 16-B  
P.47 P.104



# **RECOMMENDATION**

Staff has no objection to conditional approval of this Site Plan for a Planned Commercial/Industrial Development composed of two (2) one-story buildings totaling 187,200 sf on a 9.89 acre site. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (January 13, 2024).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Zoning, APFO, and FRO requirements. Should the Planning Commission grant approval of this application (SP04-11, AP 18856), Staff recommends that the following items be added as conditions to the approval:

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

1. A parking space modification under §1-19-6.220(A) to allow for 214 parking spaces, or 18 fewer spaces than the required 232 parking spaces, and the shared parking request under §1-19-6.240.
2. A lighting modification under §1-19-6.500(G) to allow light spillage exceeding 0.5 foot-candles, up to a maximum of 10 foot-candles, over lot lines interior to the overall Arcadia Business Park Development, including areas of Arcadia Drive.

## **Staff-proposed conditions of approval:**

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.