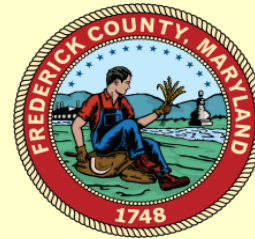


# Frederick County Planning Commission



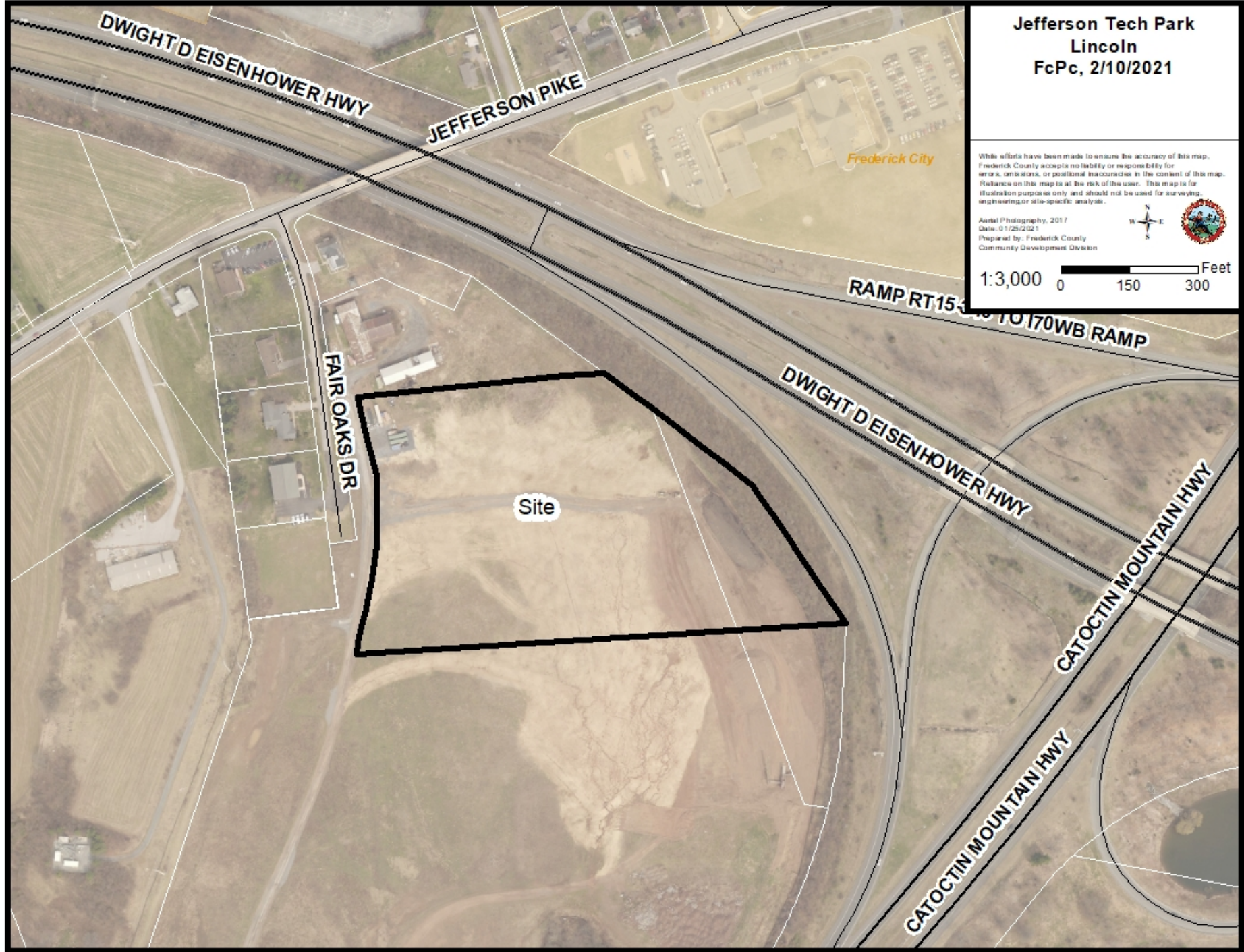
February 10, 2021

# ***Jefferson Tech Park - Lincoln***

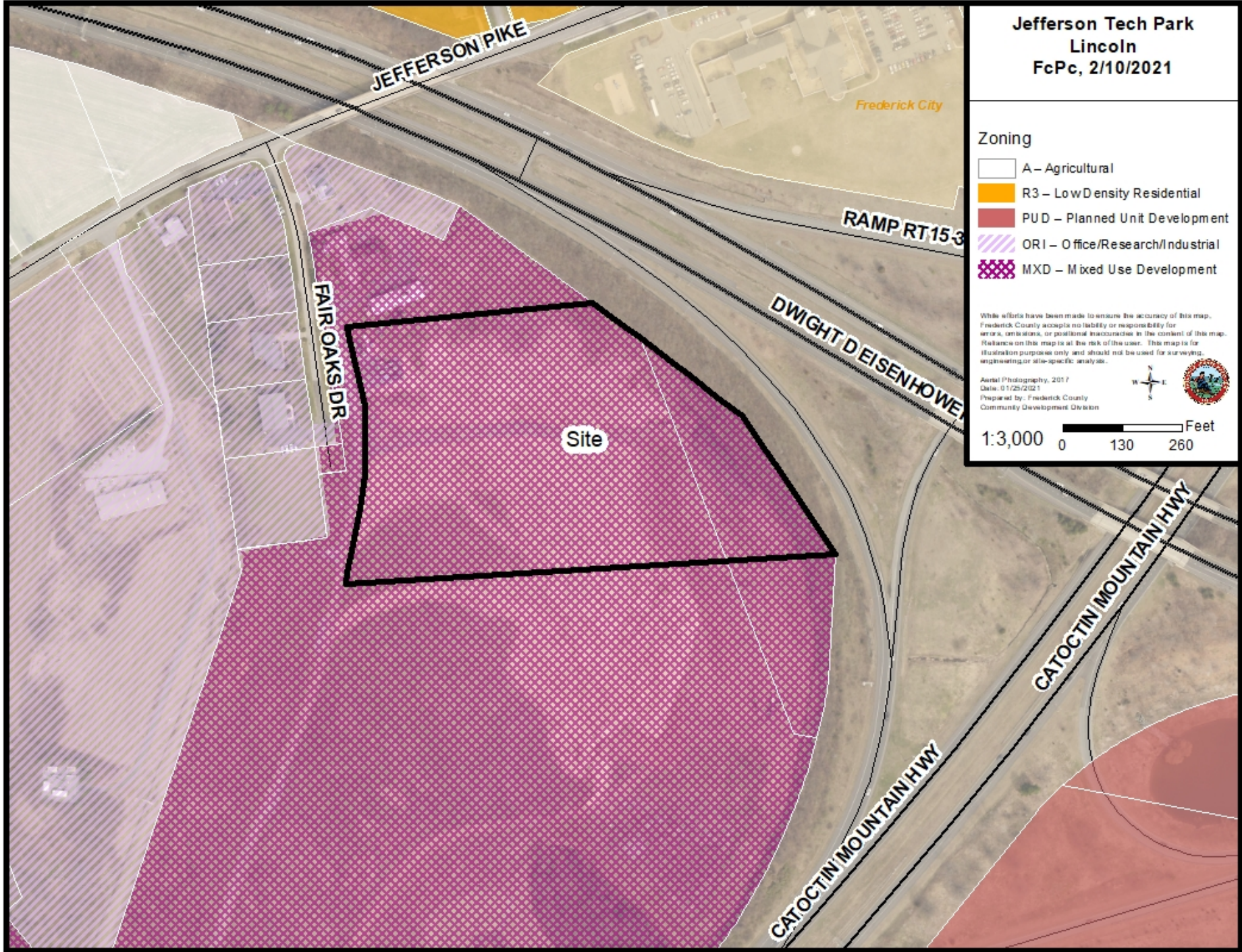
## *Site Plan*

The Applicant is requesting Site Development Plan approval for the construction of a 216,028 sq. ft. office/warehouse building located on a 13.03-acre Site.









**Jefferson Tech Park  
Lincoln  
FcPc, 2/10/2021**

**Zoning**

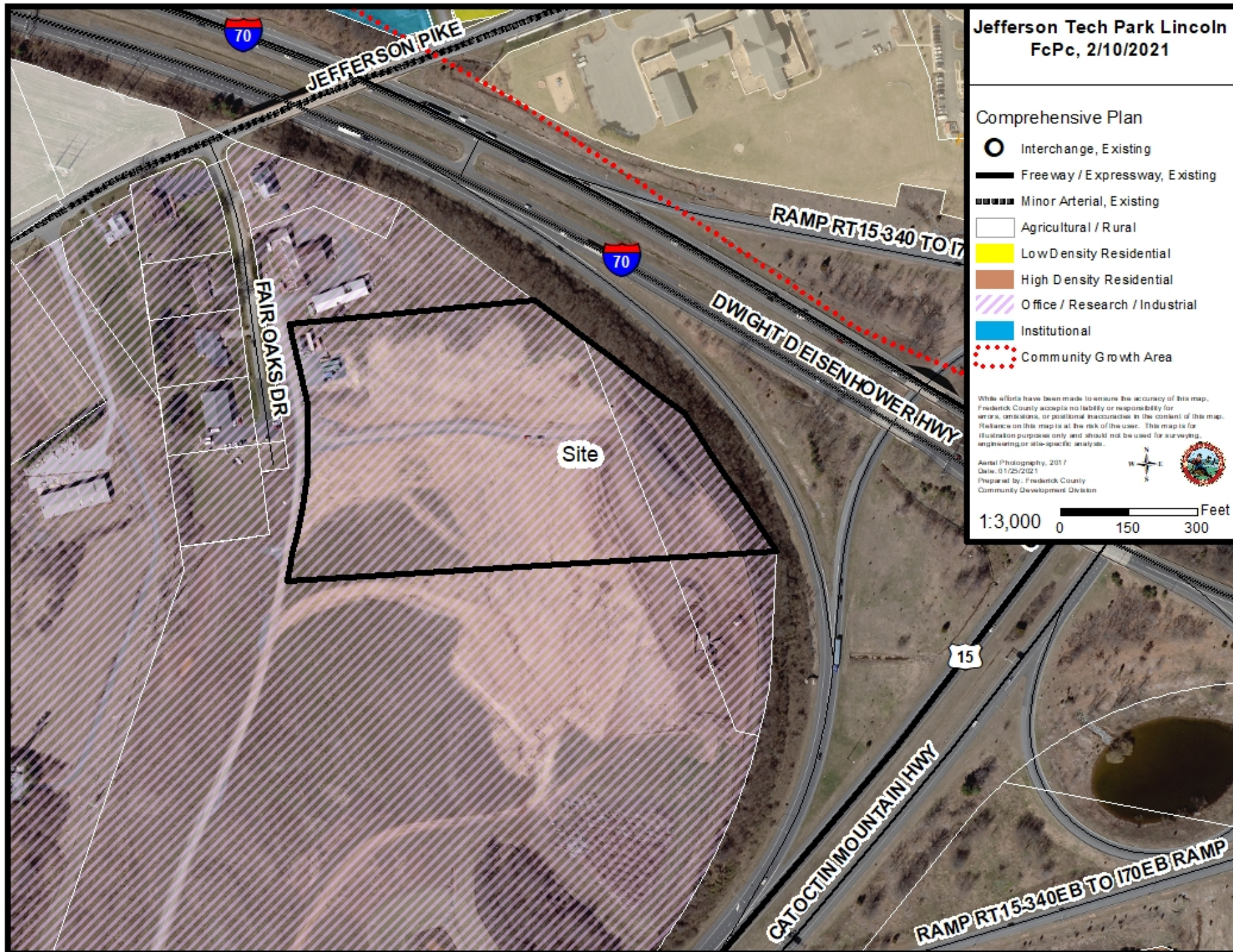
- A – Agricultural
- R3 – Low Density Residential
- PUD – Planned Unit Development
- ORI – Office/Research/Industrial
- MXD – Mixed Use Development

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: 01/25/2021  
Prepared by: Frederick County  
Community Development Division

1:3,000 0 130 260 Feet



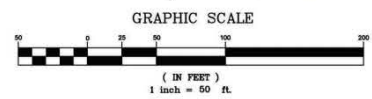






**LINCOLN WEST  
© JEFFERSON STATION**

SCALE: 1"=50' 01/11/21









# **RECOMMENDATION**

Staff has no objection to conditional approval of the JTP Lincoln 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 (February 10, 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 once the following modifications are granted and conditions are met:

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

1. To allow pole heights of 18 ft. and 24 ft. as allowed for industrial uses within Mixed Use Development (MXD) areas.

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

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final Plat PL260489 must be recorded prior to the Site Plan being stamped approved.
3. Note 1 on the Site Plan must be completed with the final plat recordation information.