

Frederick County Planning Commission

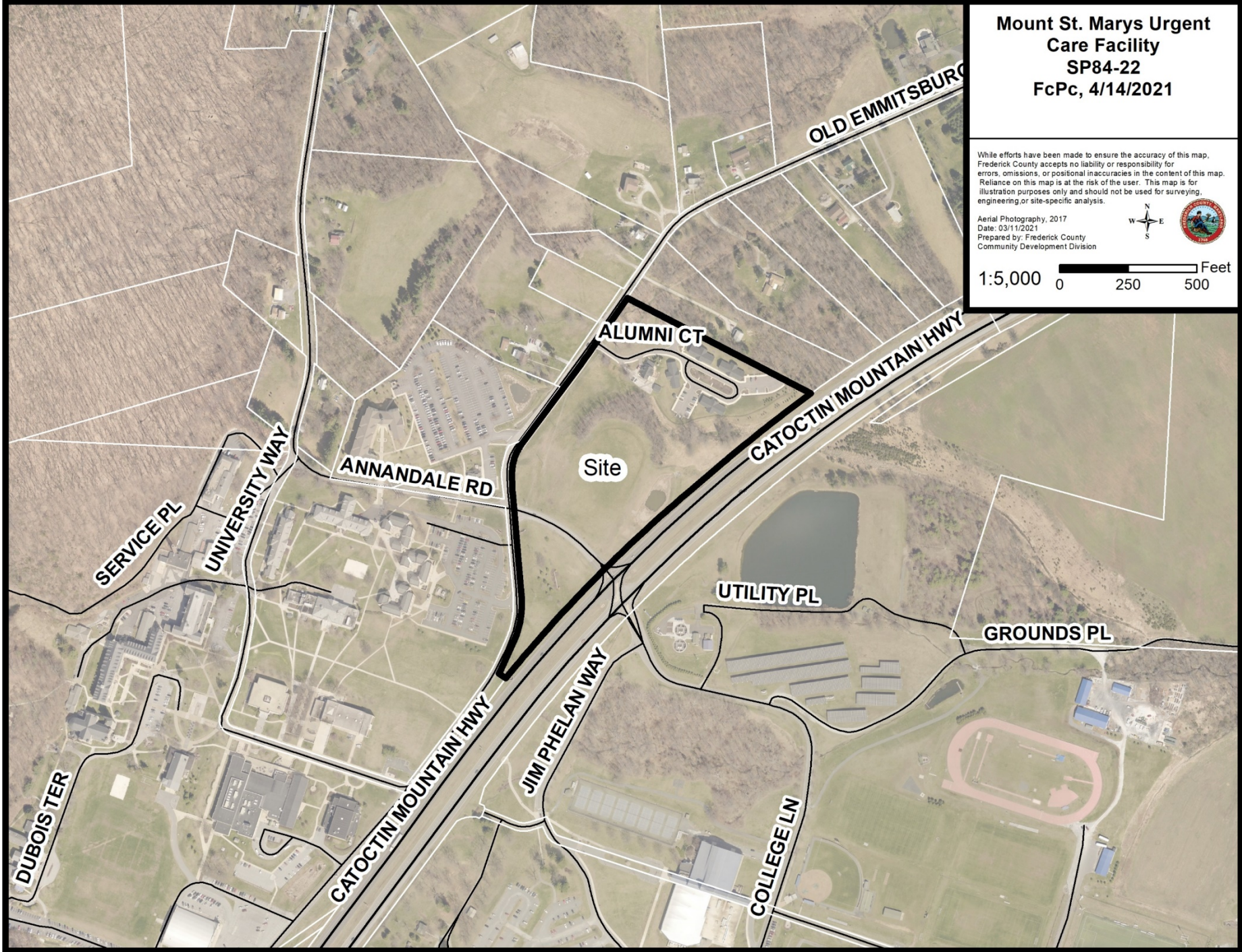


April 14, 2021

Mount Saint Mary's Urgent Care Facility

Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 7,975 sq. ft. health care facility (hospital use) building located on the 1.25-acre portion of the overall 29.9-acre parcel.



**Mount St. Marys Urgent
Care Facility
SP84-22
FcPc, 4/14/2021**

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: 03/11/2021
Prepared by: Frederick County
Community Development Division



1:5,000 0 250 500 Feet

**Mount St. Marys Urgent
Care Facility
SP84-22
FcPc, 4/14/2021**


Zoning

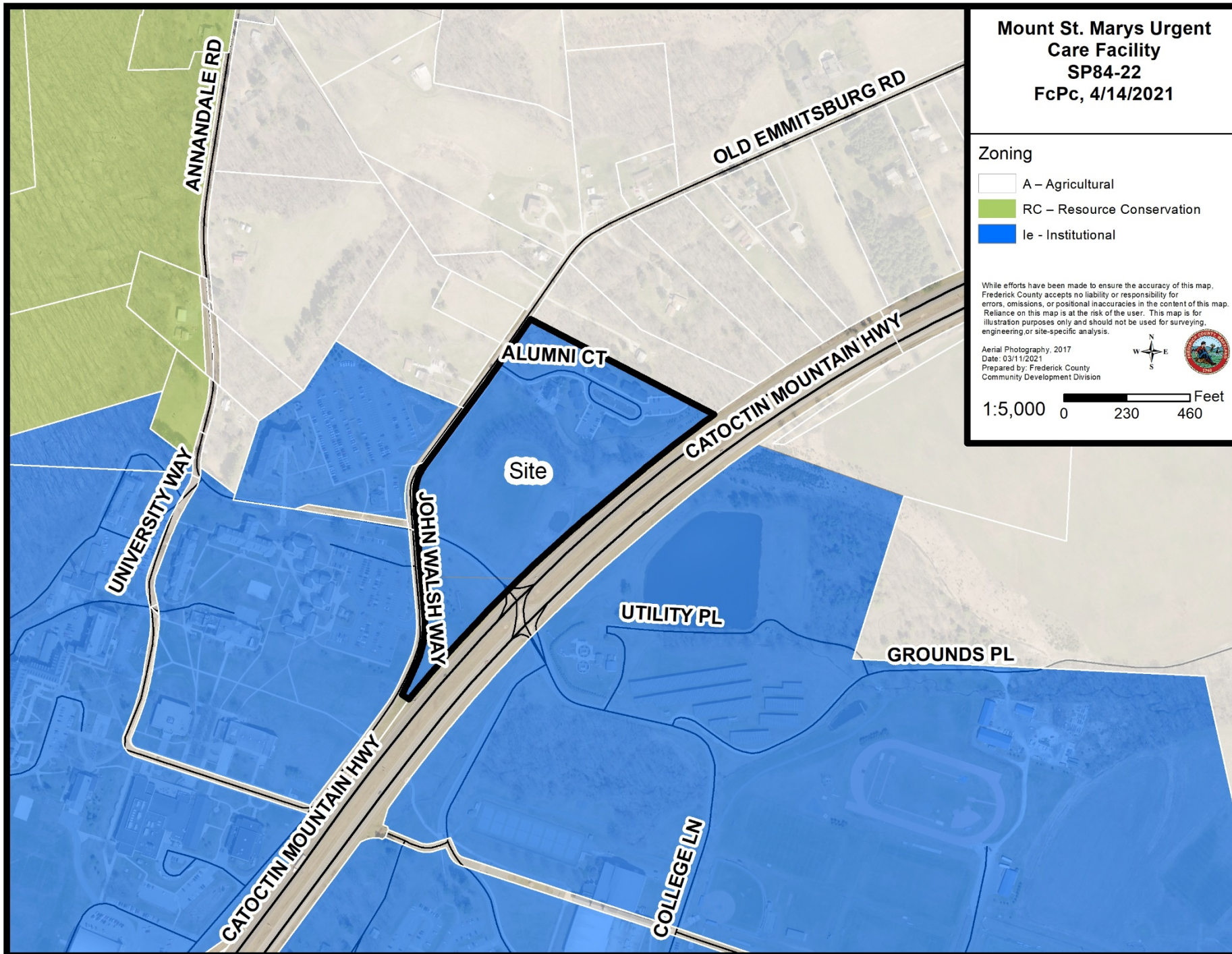
-  A – Agricultural
-  RC – Resource Conservation
-  Ie – Institutional

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








1:5,000  Feet
0 230 460



**Mount St. Marys Urgent
Care Facility
SP84-22
FcPc, 4/14/2021**

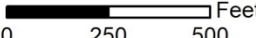
Comprehensive Plan

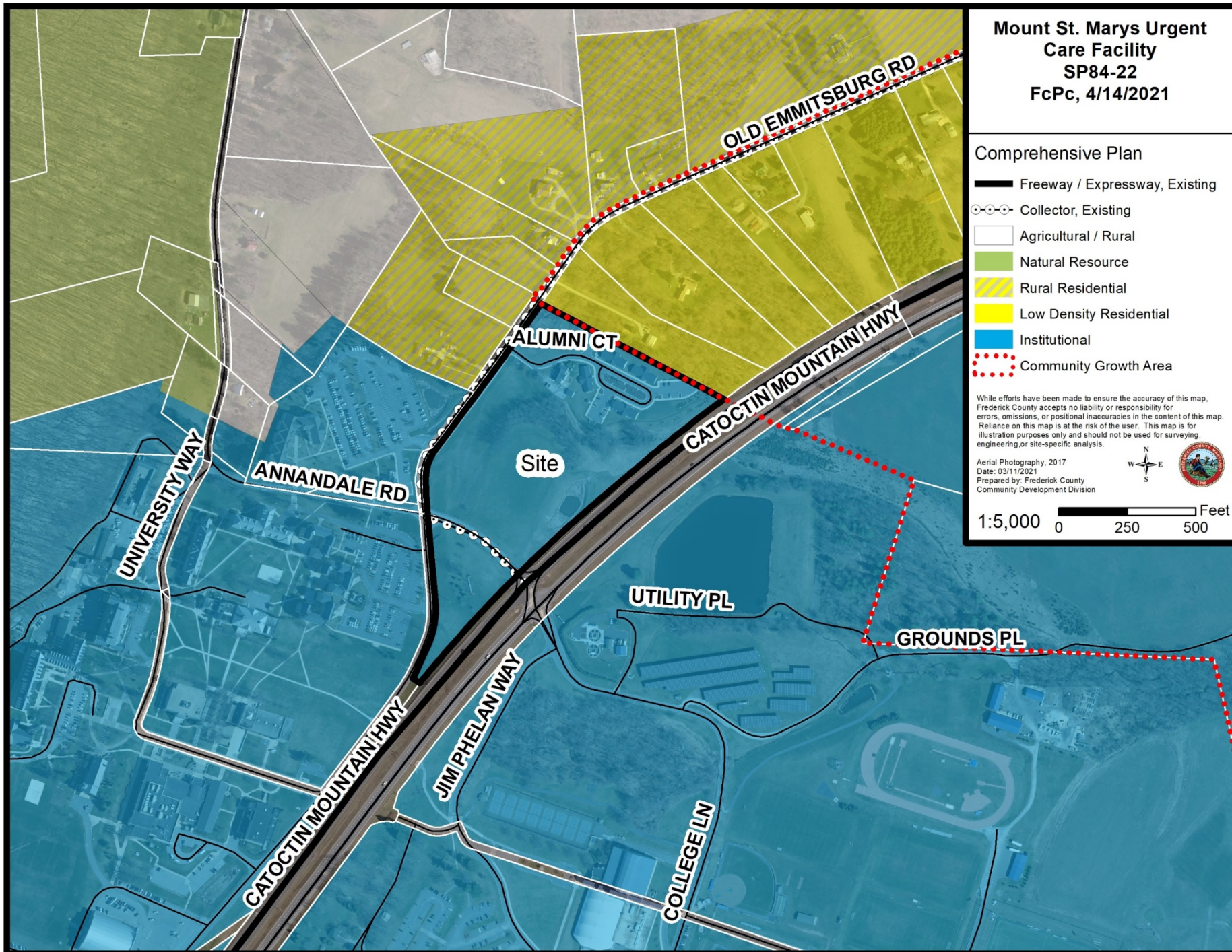
-  Freeway / Expressway, Existing
-  Collector, Existing
-  Agricultural / Rural
-  Natural Resource
-  Rural Residential
-  Low Density Residential
-  Institutional
-  Community Growth Area

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1:5,000  Feet





OLD EMMITSBURG ROAD

SWM AREA

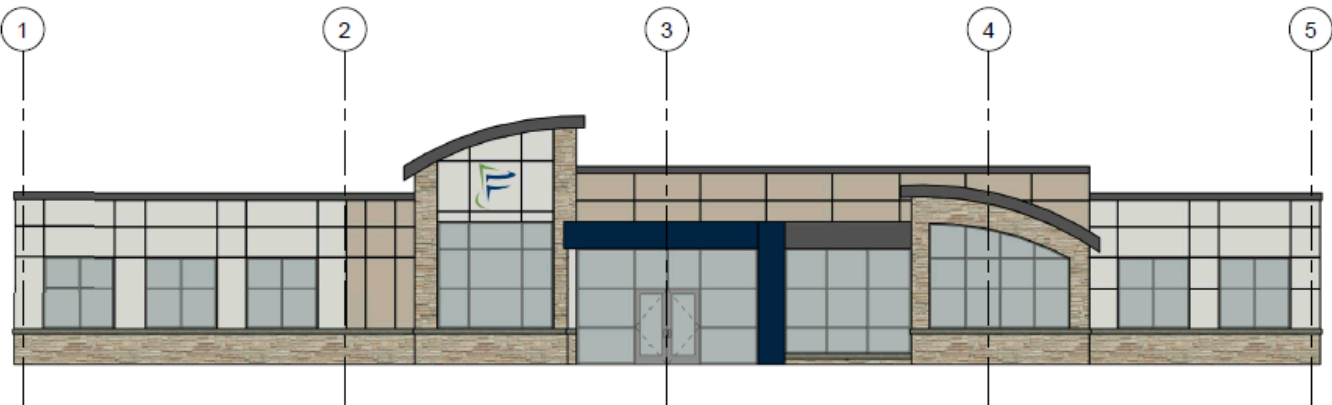
PERMEABLE PAVEMENT

DUMPSTER SCREEN

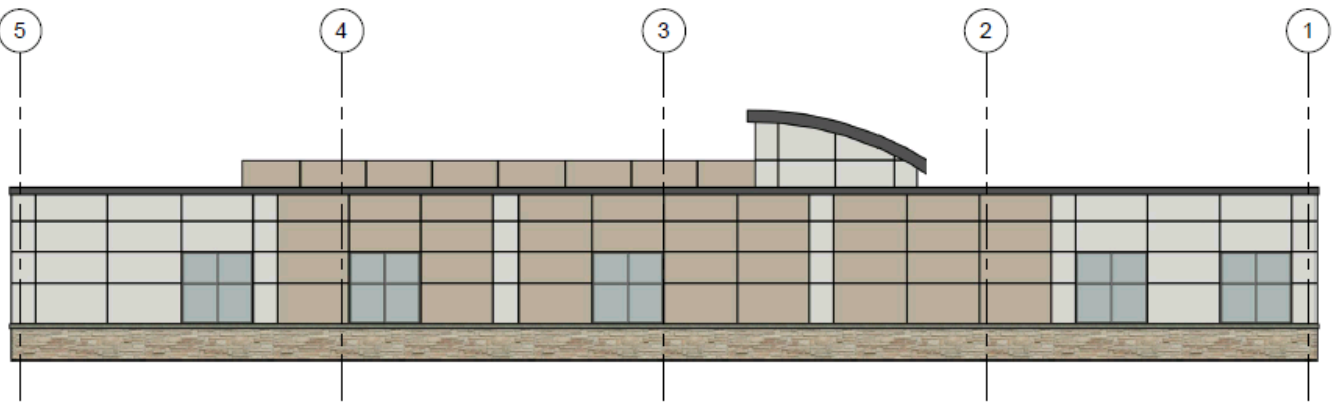
PROPOSED URGENT CARE FACILITY
1 STORY (7,975 SF)

ANNADALE ROAD

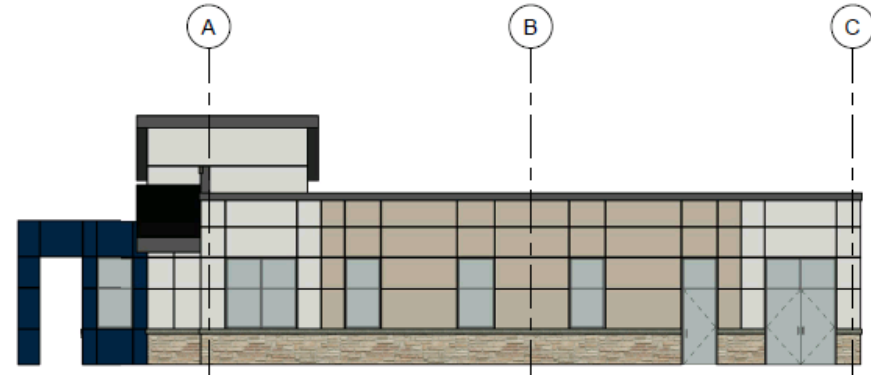
PROPOSED MONUMENT SIGN



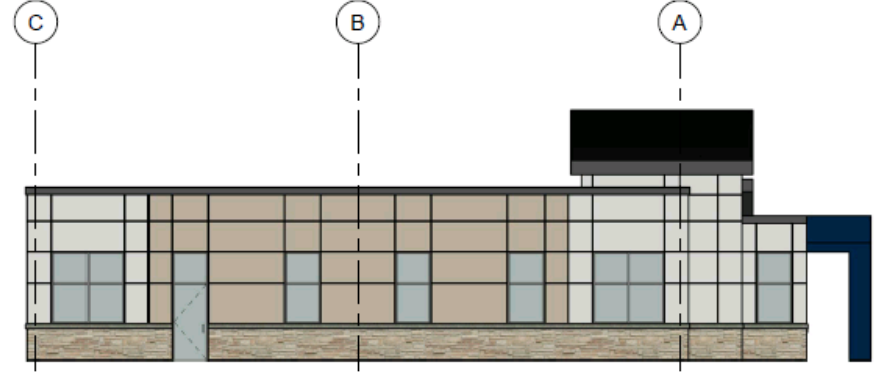
1
A3
FRONT ELEVATION
1/8" = 1'-0"
SCALE 0 4 8 12 16 FEET



3
A3
REAR ELEVATION
1/8" = 1'-0"
SCALE 0 4 8 12 16 FEET



2
A3
SIDE ELEVATION
1/8" = 1'-0"
SCALE 0 4 8 12 16 FEET



4
A3
SIDE ELEVATION
1/8" = 1'-0"
SCALE 0 4 8 12 16 FEET





View of Site near the intersection of Old Emmitsburg Road and Annandale Road.



View of Site along Old Emmitsburg Road across from the student parking and visitor center.

RECOMMENDATION

Staff has no objection to approval of the Mount Saint Mary's Urgent Care Facility Site Development Plan. If the Planning Commission approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (April 14, 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:

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

1. A parking modification to allow 30 additional parking spaces resulting in 42 parking spaces.

Staff-proposed conditions of approval:

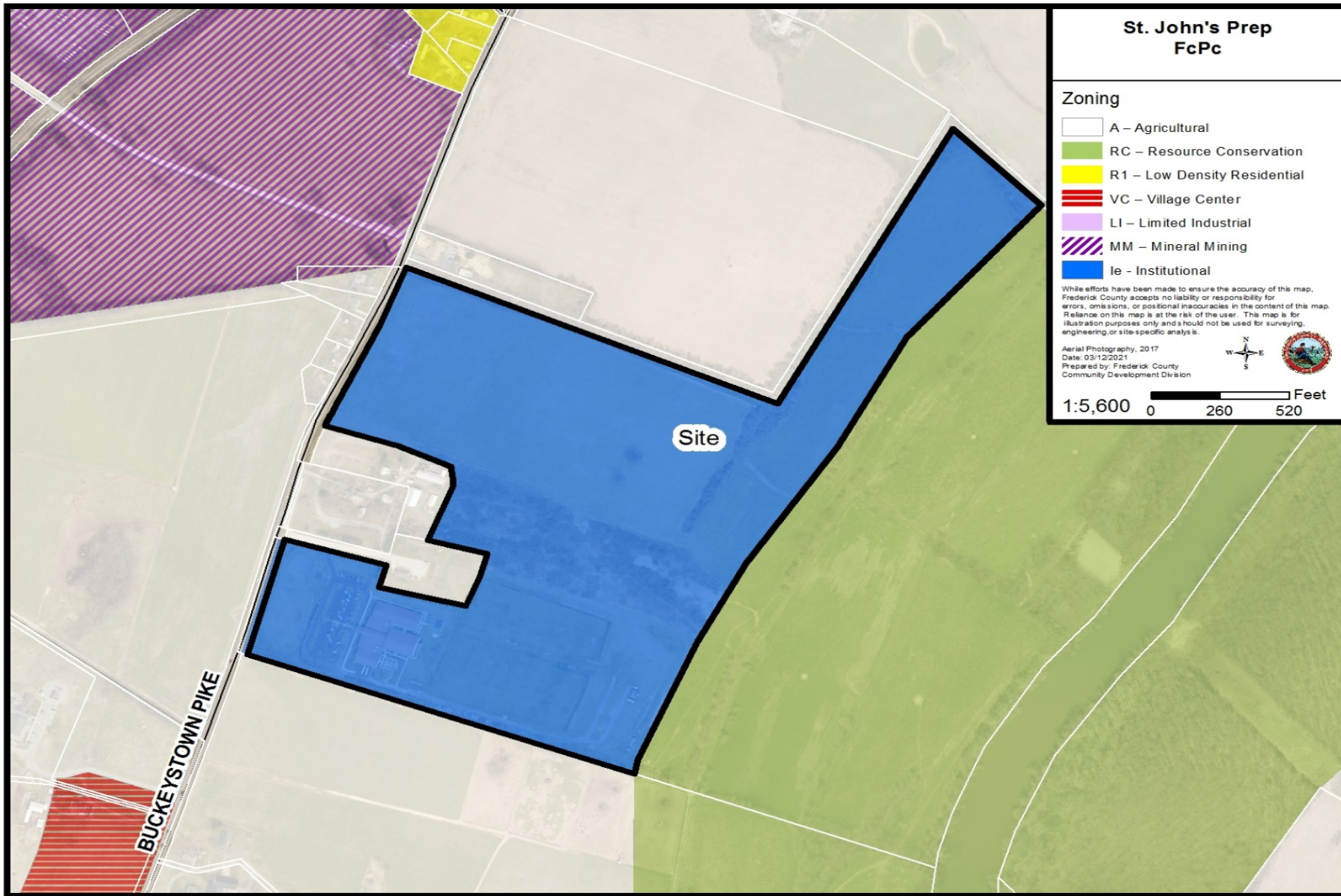
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Revise the parking notes on sheet 1 of the plan to illustrate a required parking total of 12 spaces and total parking provided to 42 spaces.

St. John's Athletic Stadium

Site Plan

The Applicant is requesting Site Plan approval to construct a 400 seat athletic stadium with stadium lighting, press box, concessions and other related improvements to the rear of the existing high school.







RECOMMENDATION

Staff has no objection to conditional approval of this 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 (valid through April 14, 2024).

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 is granted and conditions met:

- Lighting height modification to allow 60' and 70' tall stadium lights.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Note the height of the grandstand and press box in the height note.
3. In Note 8 add the following: **Any new pole mounted lighting that is proposed in the future must be approved through a Site Plan amendment process.**

PLANNING COMMISSION ACTION MOTION TO APPROVE

I move that the Planning Commission APPROVE AP 18969, (SP04-13) per the conditions as listed in the staff report for the proposed Saint John's Catholic Prep Athletic Field based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.