

# Frederick County Planning Commission



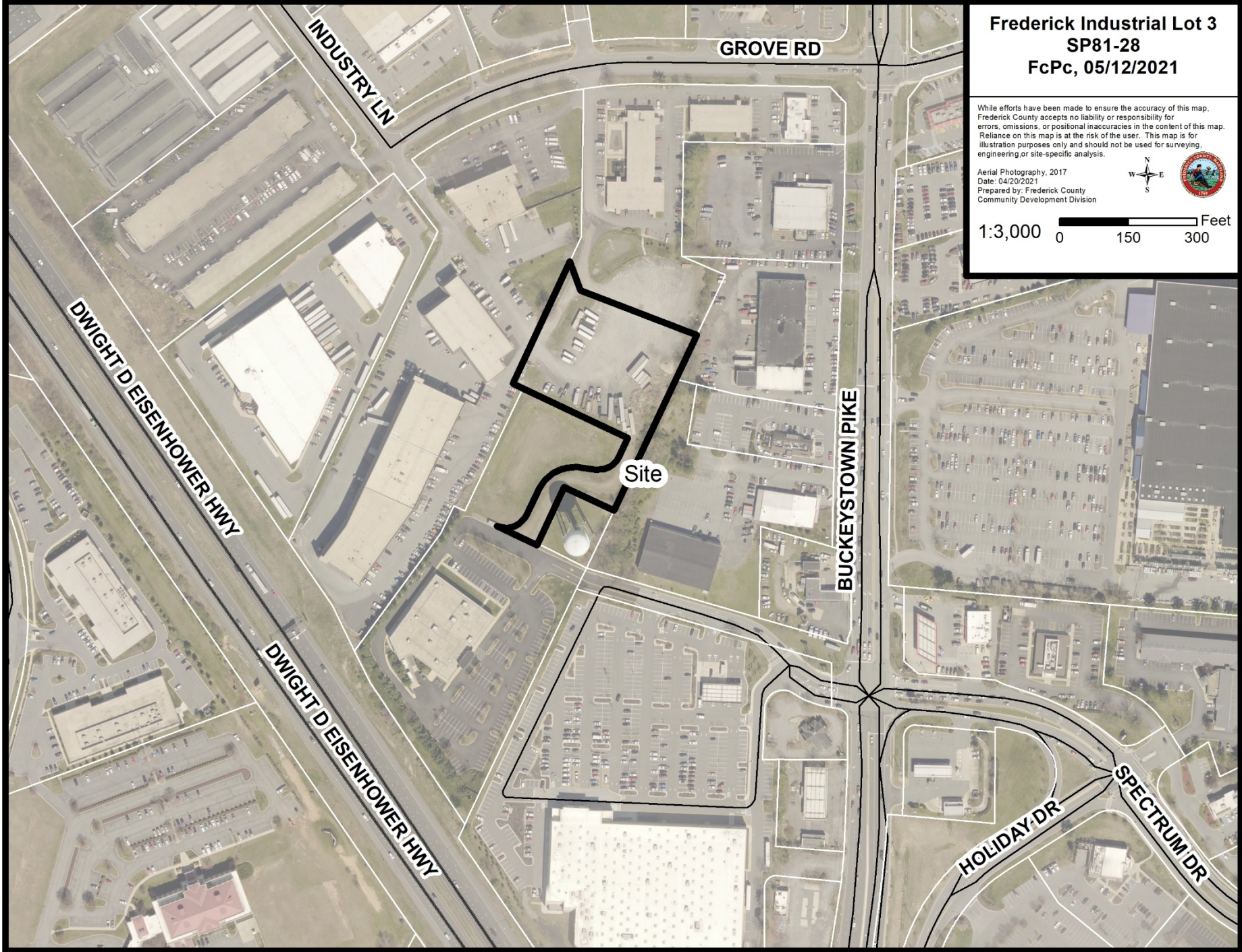
May 12, 2021

# ***Frederick Industrial, Lot 3***

## *Site Plan*

The Applicant is requesting Site Development Plan approval for the construction of a 34,827 sq. ft. warehouse/office building located on 2.56 acres of the overall 10.49-acre Site.





**Frederick Industrial Lot 3**  
**SP81-28**  
**FcPc, 05/12/2021**

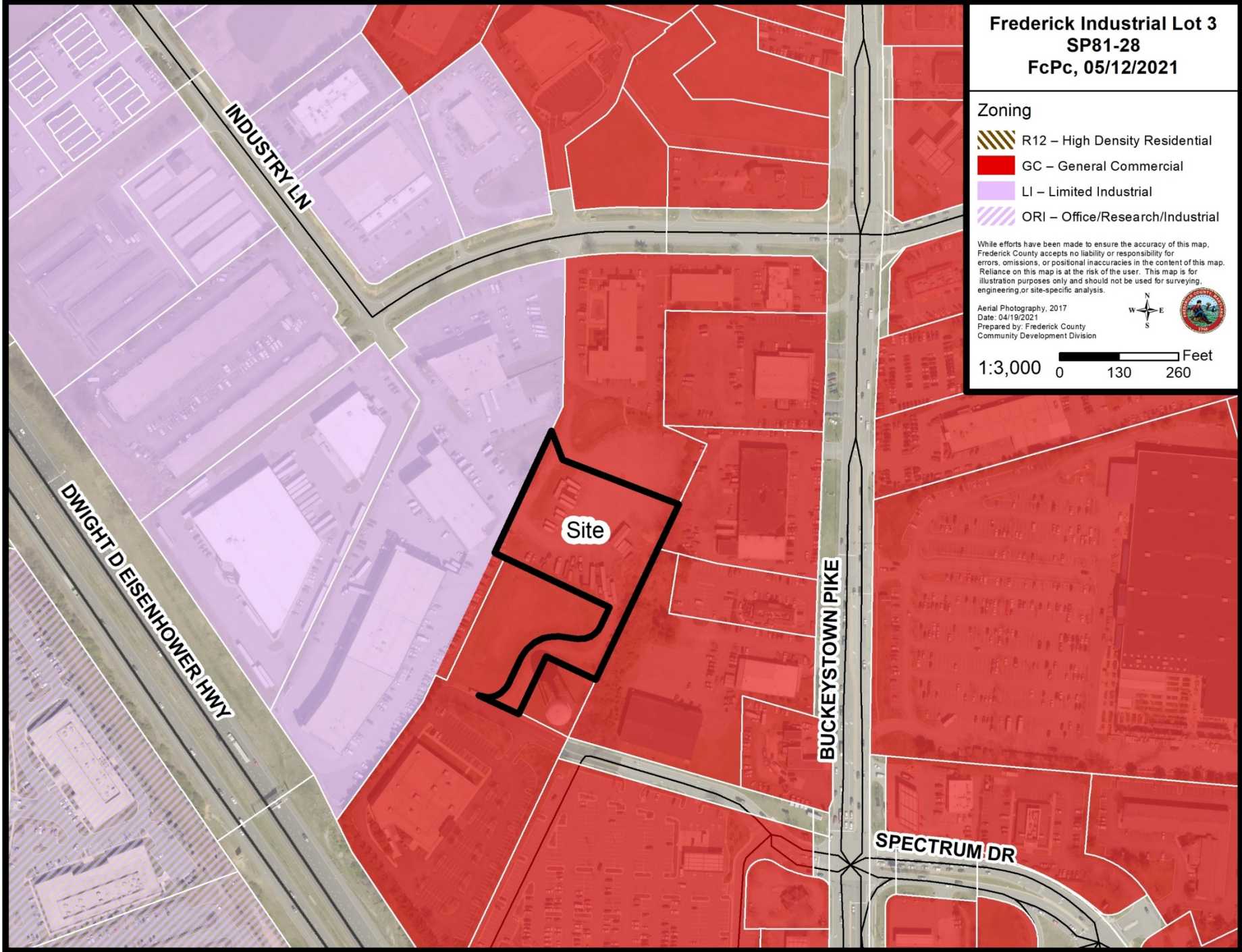
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2017  
Date: 04/20/2021  
Prepared by: Frederick County  
Community Development Division





1:3,000 0 150 300 Feet





**Frederick Industrial Lot 3**  
**SP81-28**  
**FcPc, 05/12/2021**

**Zoning**

-  R12 – High Density Residential
-  GC – General Commercial
-  LI – Limited Industrial
-  ORI – Office/Research/Industrial

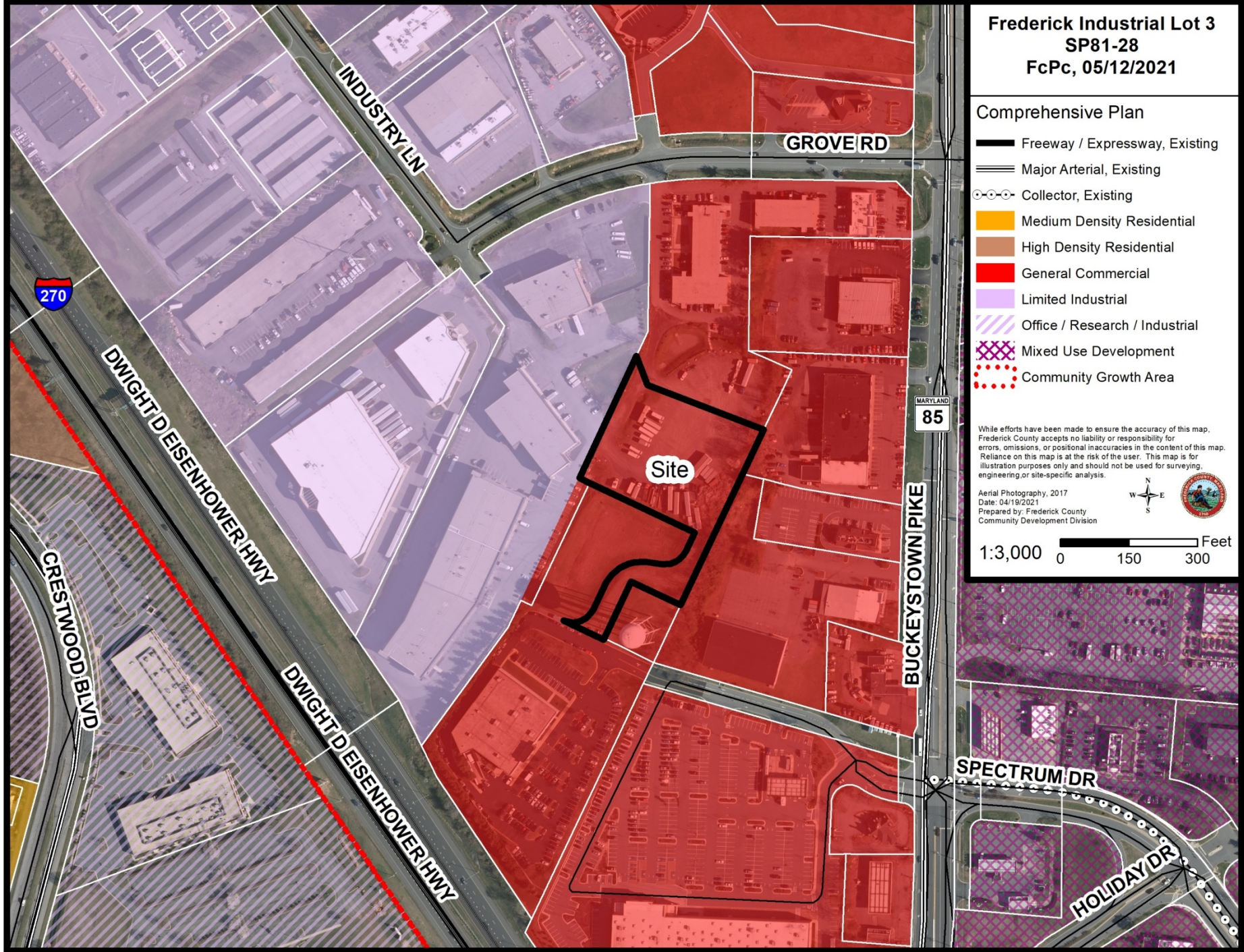
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2017  
Date: 04/19/2021  
Prepared by: Frederick County  
Community Development Division

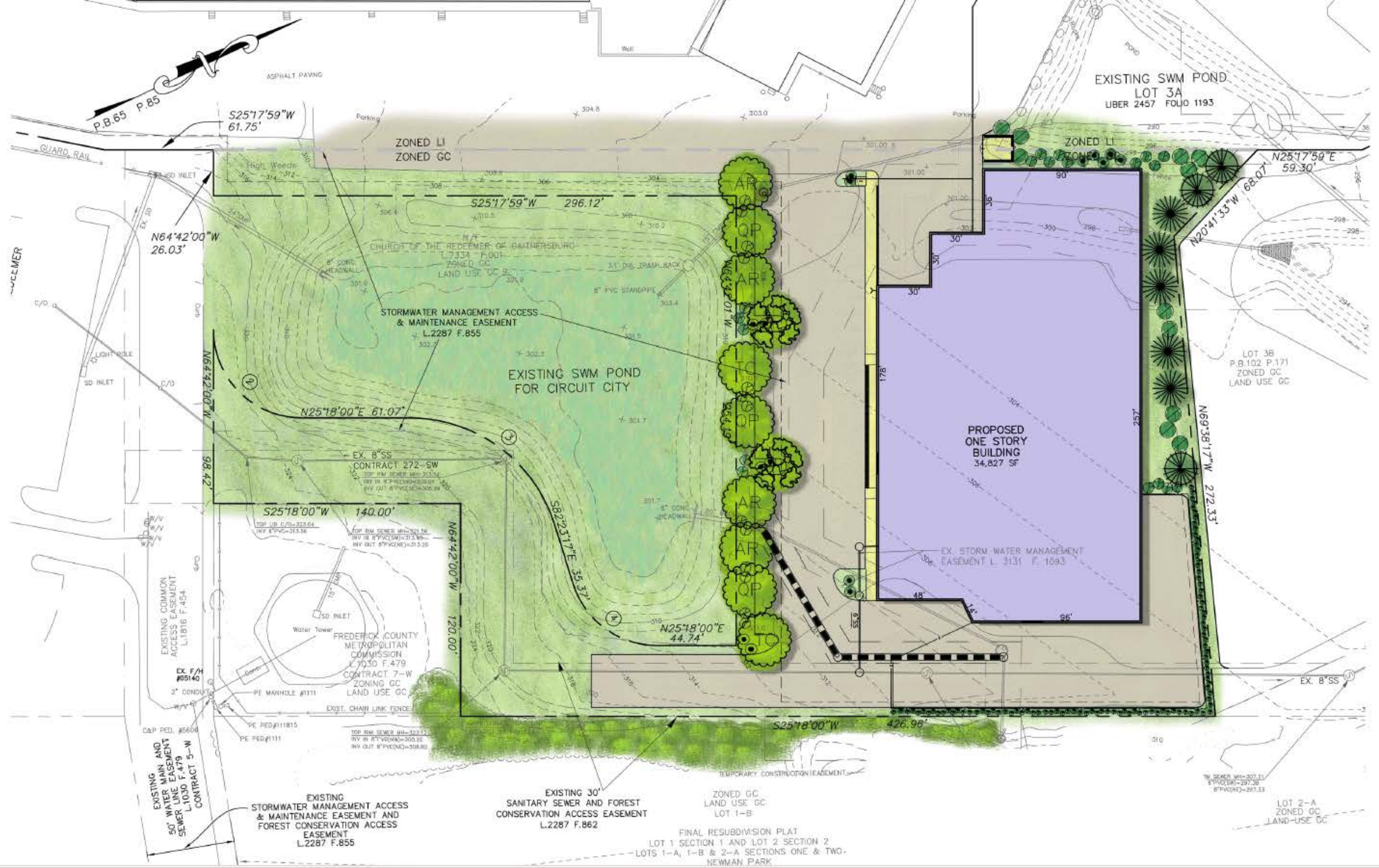


1:3,000 0 130 260 Feet













View facing north of approximate entrance area from within the project area (left).  
View of drive aisle toward Industry Lane from the approximate project area entrance (right).





Views facing south and southwest toward water tank from the eastern part of the project area.





View facing south of approximate entrance area from outside the project area (left).  
View facing southeast along the existing stormwater management pond (right).





Industry Lane

Grove Road

Site

I-270

Buckeystown Pike

Spectrum Drive





Site



# **RECOMMENDATION**

Staff has no objection to conditional approval of the Frederick Industrial Lot 3 Site Development Plan, except for the concerns regarding truck circulation at the loading spaces. 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 (May 12, 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 conditions are met:

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

1. To allow light spillage to exceed 0.5 foot-candles at the property line at those areas shown on the Lighting Plan.

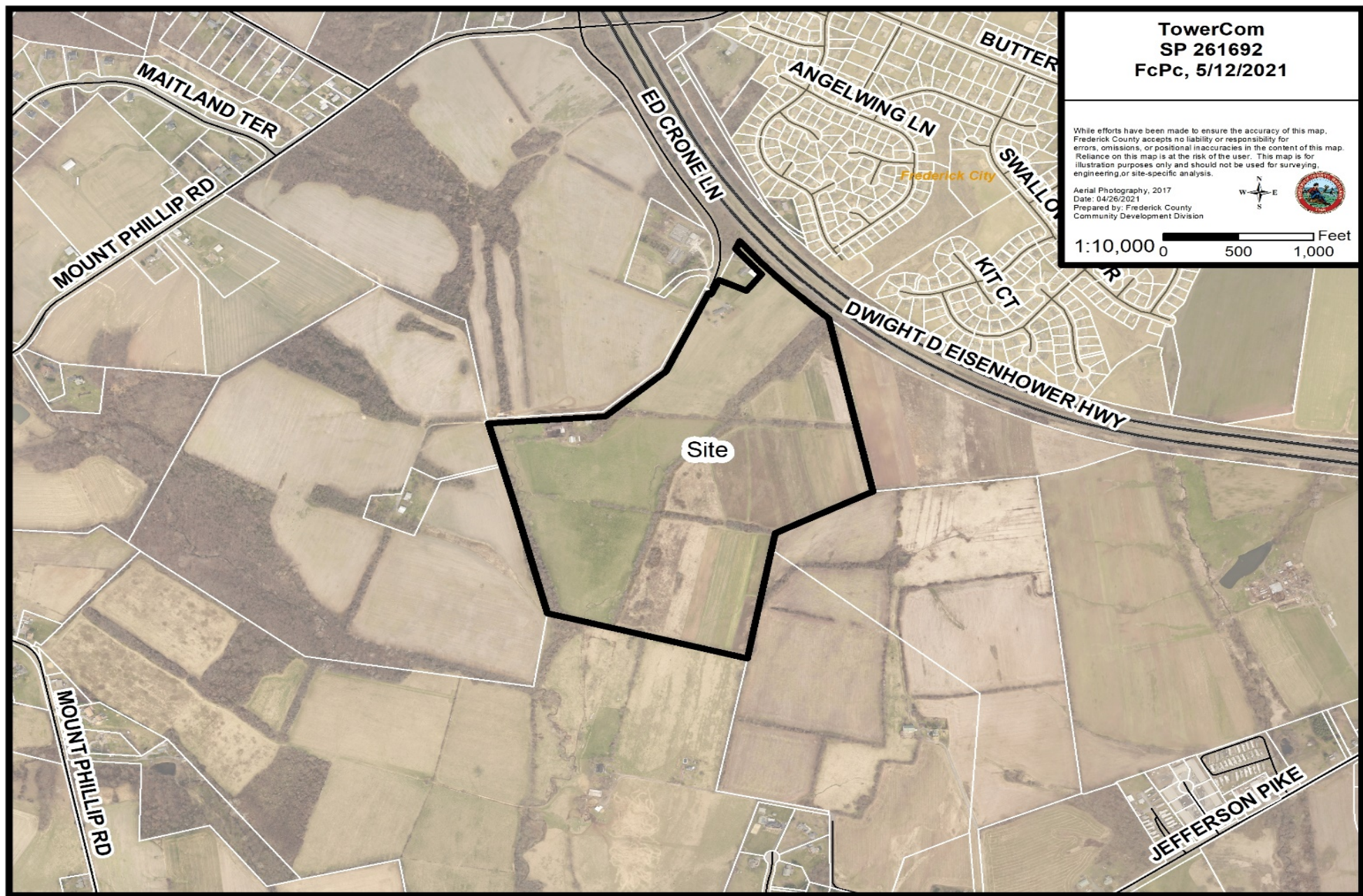


# ***TowerCom Butterfly Lane***

## *Site Plan*

The Applicant is requesting Site Plan approval to construct a 110 foot cell tower at 6249 Ed Crone Lane.





**TowerCom**  
**SP 261692**  
**FcPc, 5/12/2021**

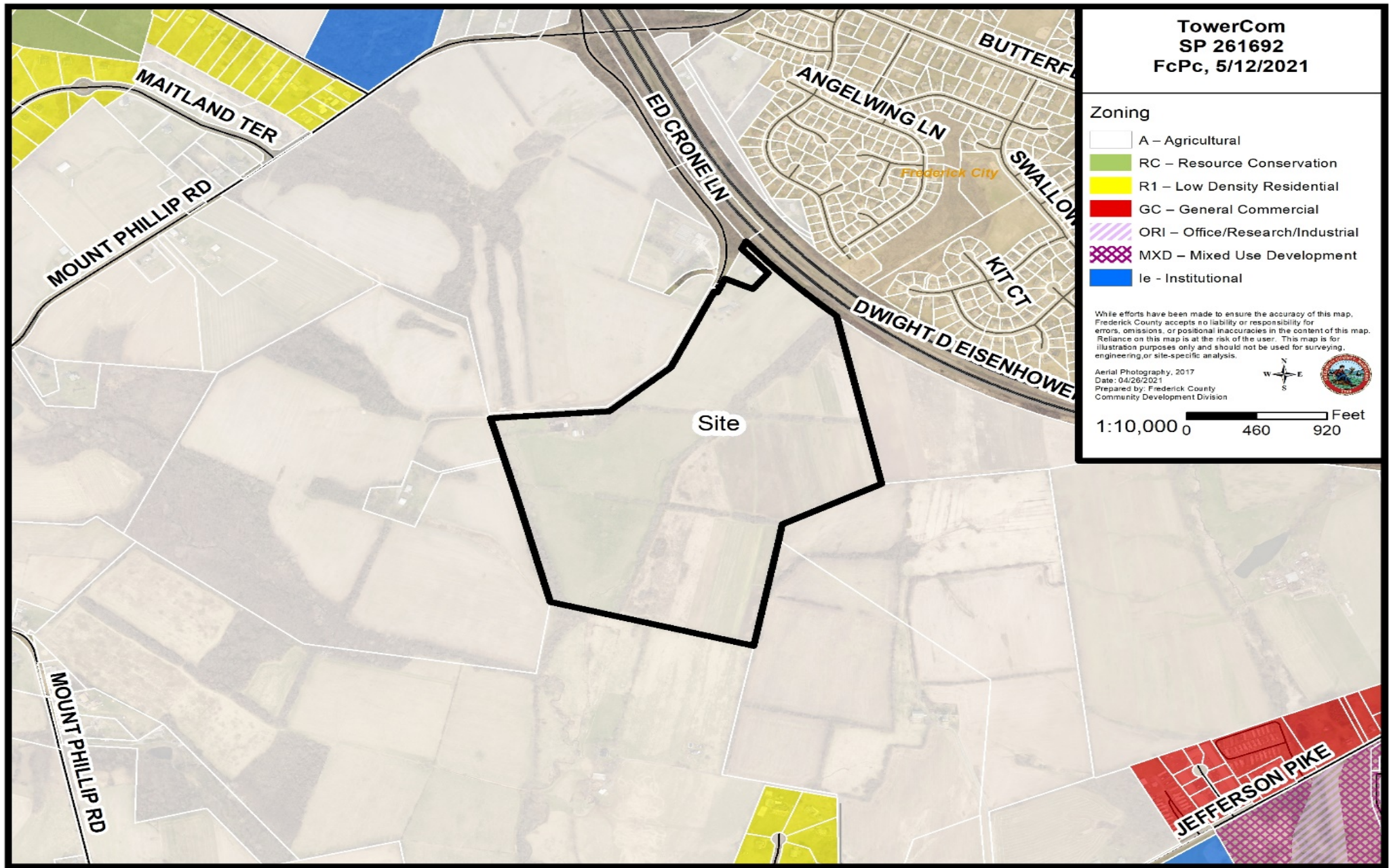
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2017  
Date: 04/26/2021  
Prepared by: Frederick County  
Community Development Division



1:10,000 0 500 1,000 Feet











# **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 May 12, 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 conditions are met:

Staff-proposed conditions of approval:

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

FRO mitigation (payment of fee-in-lieu) must be provided prior to applying for grading permits or building permits, whichever is applied for first.