

Frederick County Planning Commission



August 11, 2021

Linganore Town Center South

Preliminary Plan

The Applicant is requesting Preliminary Plan approval to reapprove a 17.8-acre Site in 8 commercial lots.

Original layout AP 19092



New Proposed Layout PP263961



RECOMMENDATION

Staff has no objection to the approval of the Linganore Town Center South Commercial Preliminary Plan with the minor revisions listed above, if the Planning Commission approves the previously approved conditions associated with AP-19092 Preliminary Plan for Linganore Town Center South Commercial Preliminary Plan.

If the Planning Commission approves the revised Preliminary Plan, the Preliminary Plan is valid for a period of five (5) years from the date of Planning Commission approval (August 11, 2026).

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

Staff-proposed conditions of approval:

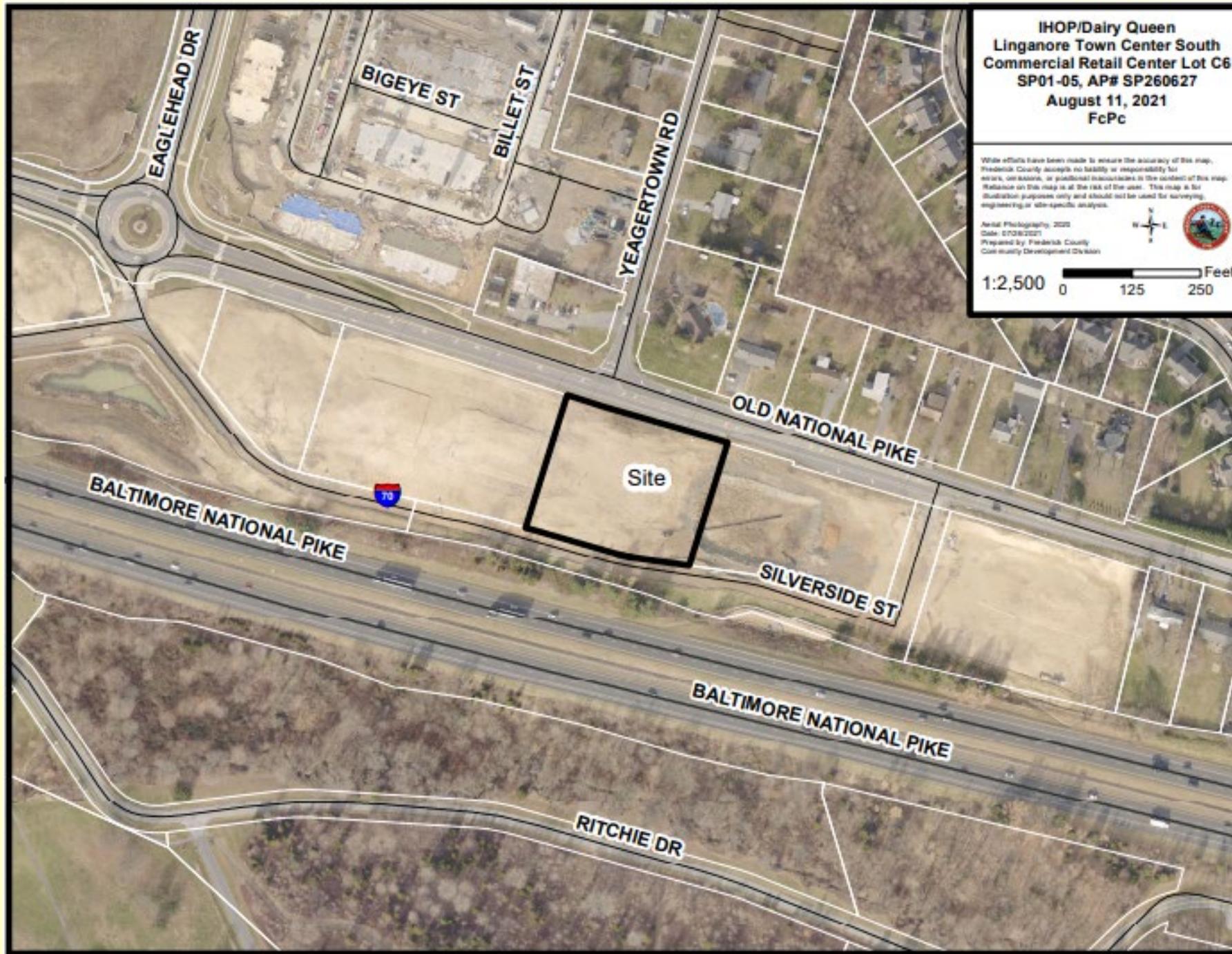
- 1) The Applicant shall comply with all Staff and agency comments through the completion of the plan.

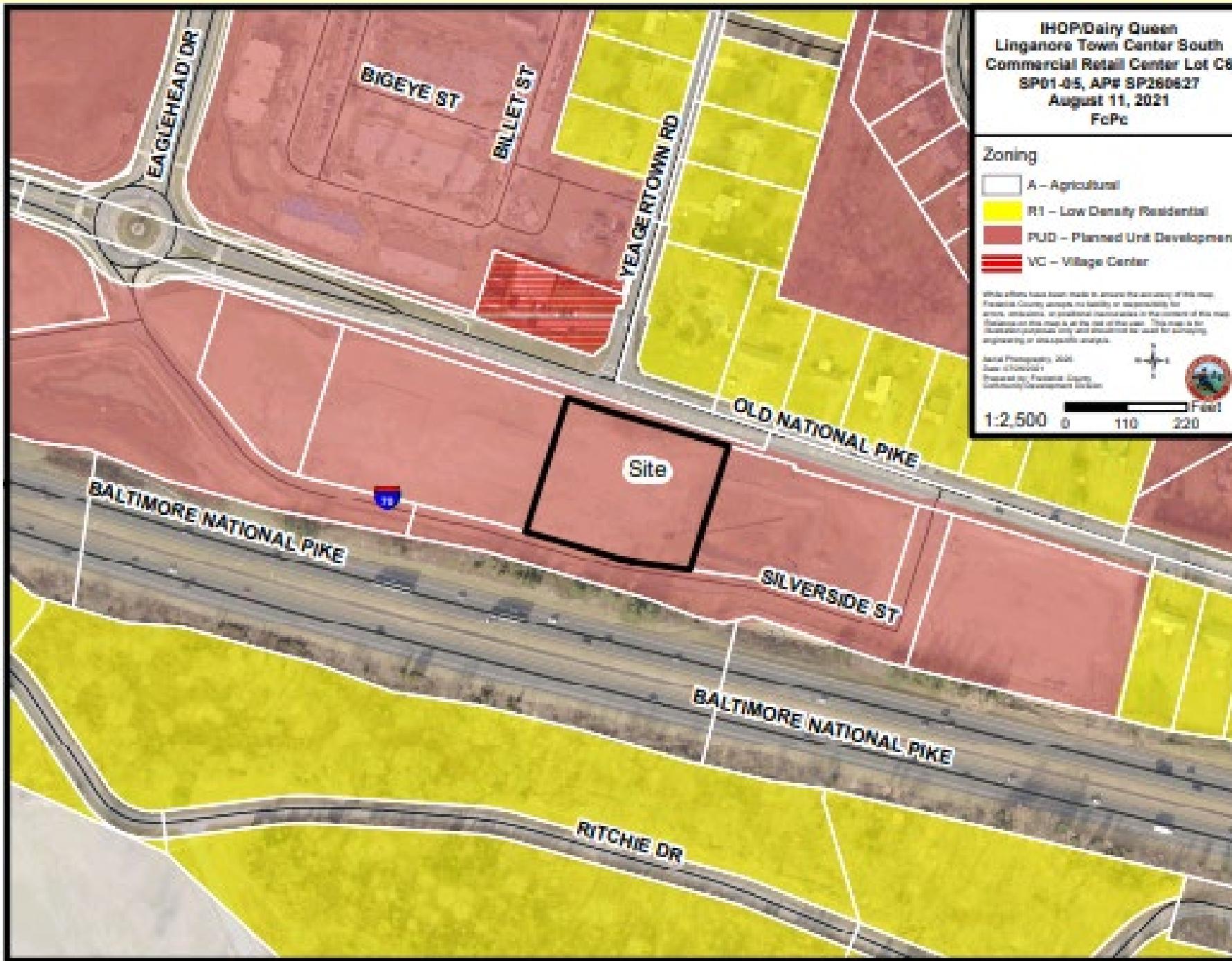
- 2) Future development on the lots proposed in the Linganore Town Center South shall incorporate, to the maximum extent practicable, the *Model Design Guidelines from the Maryland Historic National Road Corridor Partnership Plan Update*, dated January 2015.

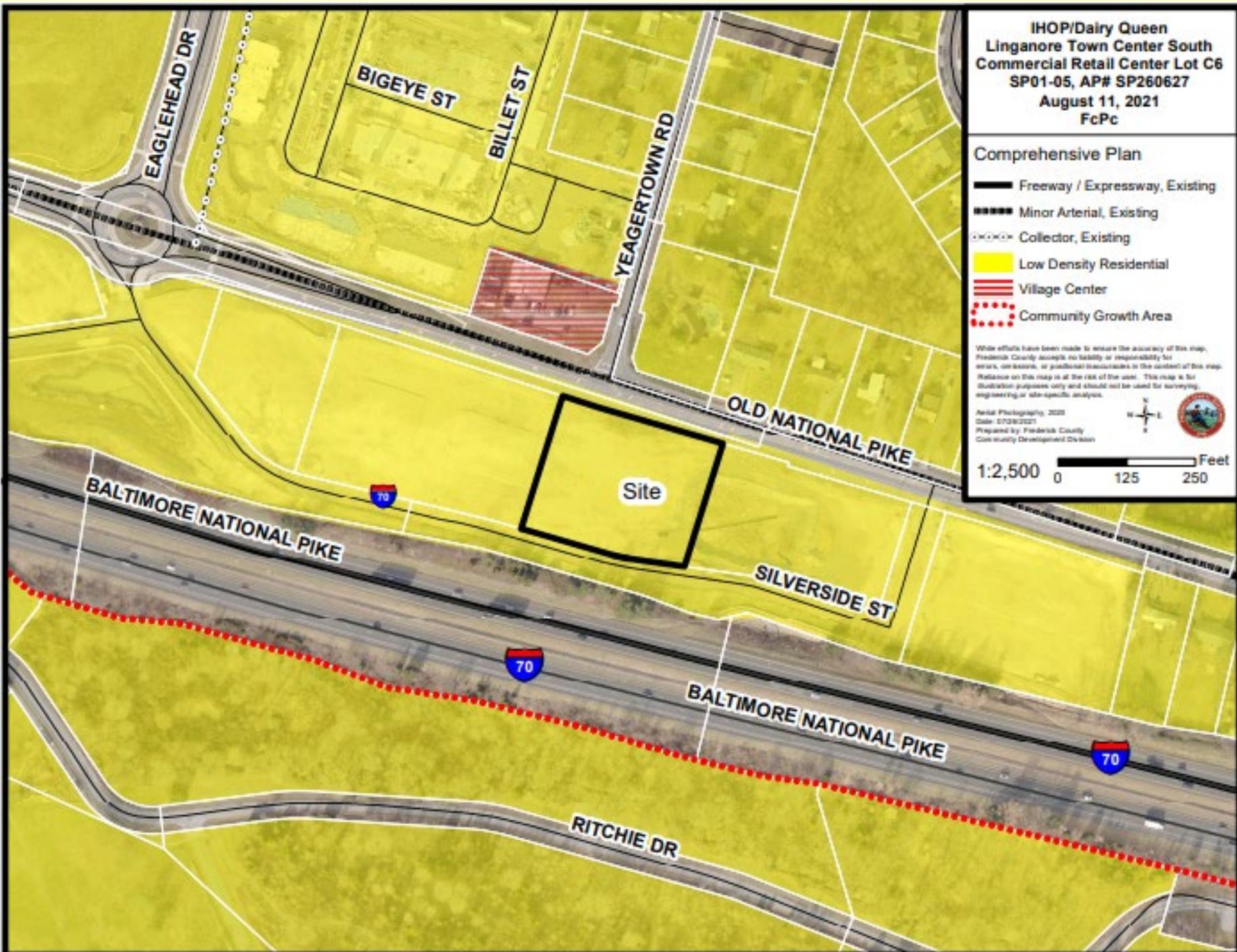
IHOP/Dairy Queen

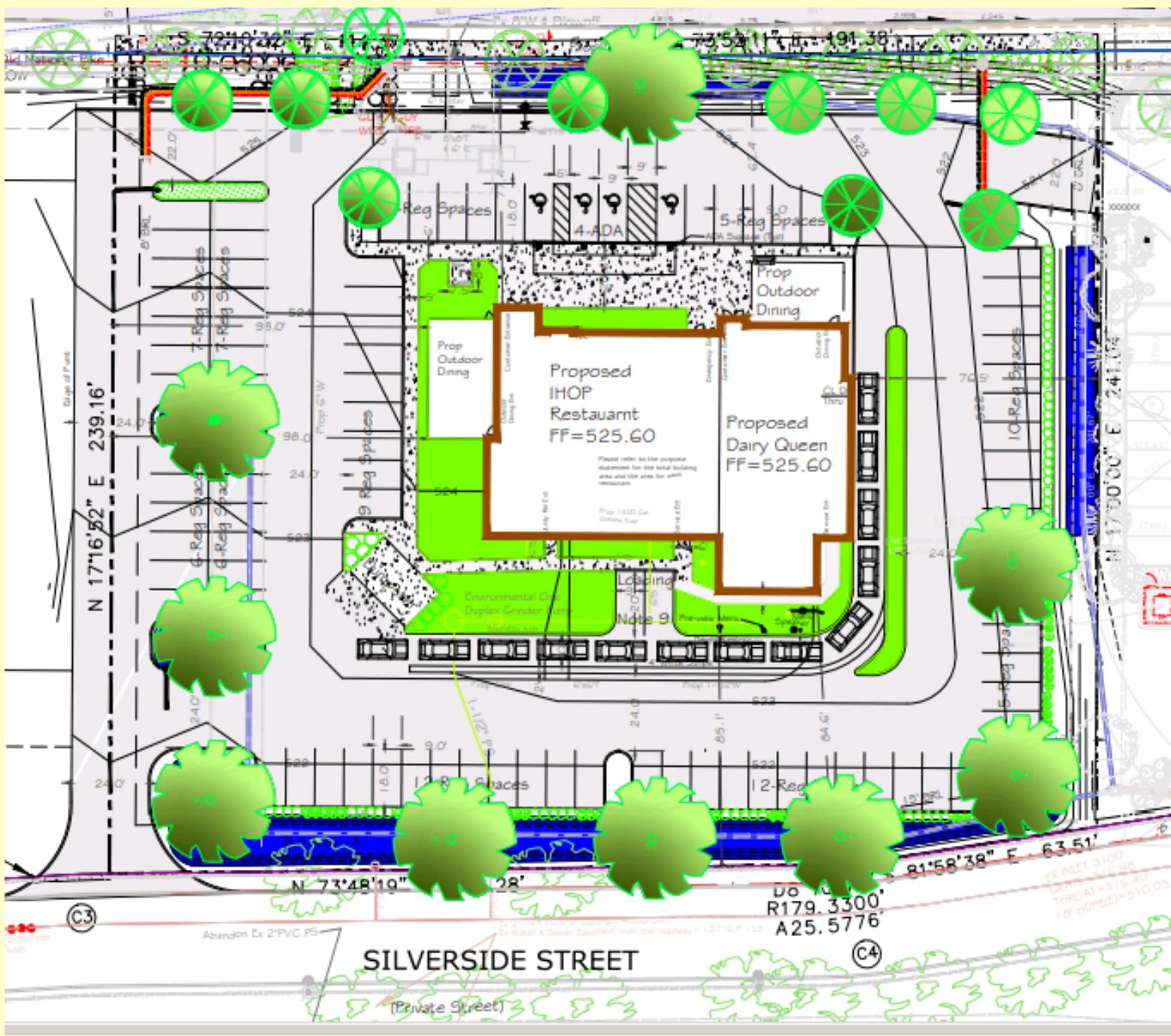
Site Plan

The Applicant is requesting Site Plan approval to construct a 7,805 sq ft Restaurant on a 1.76-acre Site.









RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for IHOP/Dairy Queen. 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 (valid through August 11, 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 are granted and conditions met:

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

- 1) Approval of a Lighting Spillover Modification Request under §1-19-6.220(D) to allow for lighting values to exceed 0.5 foot-candles at, or beyond, the property boundaries.
- 2) Approval of the modification of the 14-foot maximum height for light poles in a PUD Zoning district as provided in Section 1-19-6.500 to allow 18-foot tall pole mounted lights.

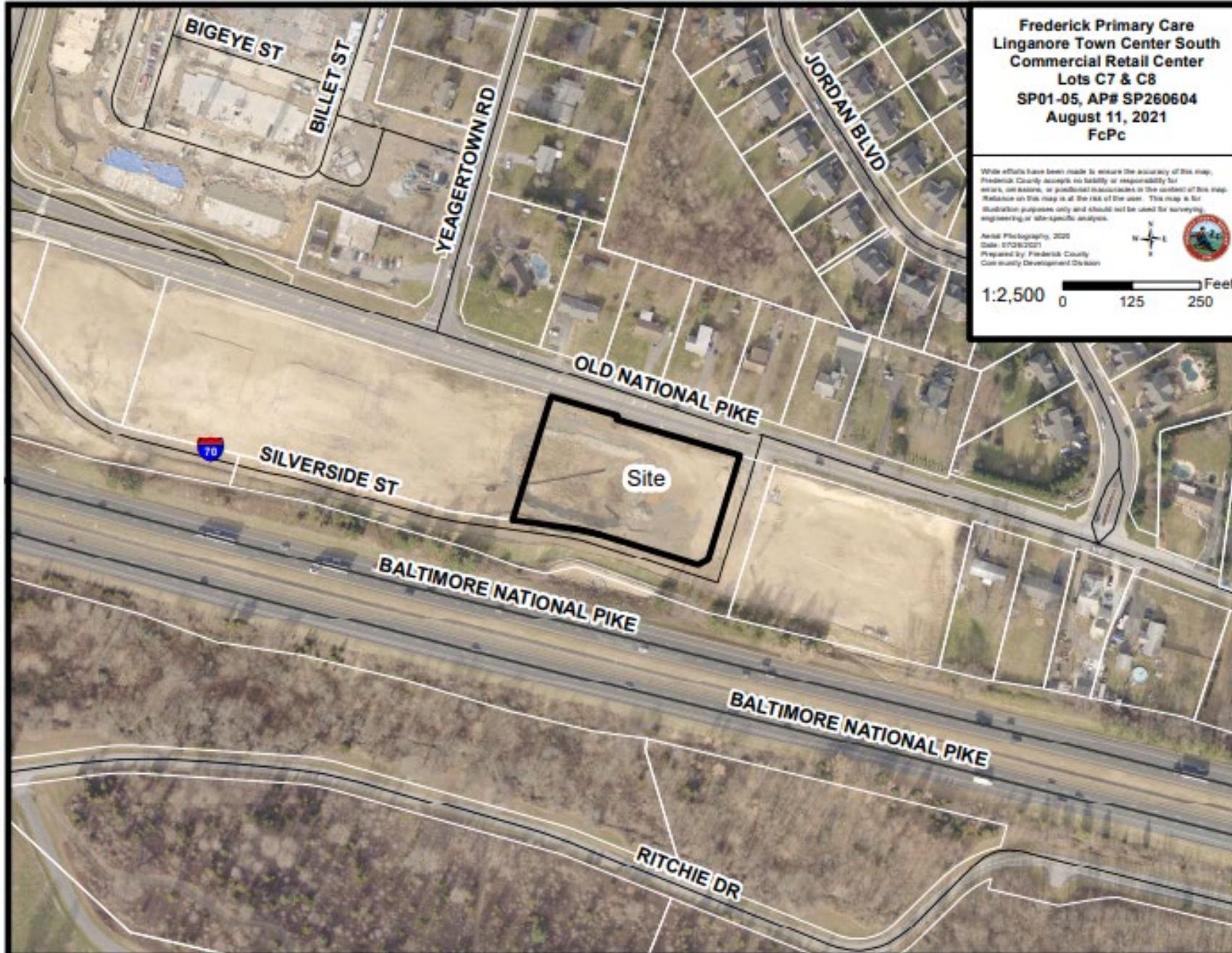
Staff-proposed conditions of approval:

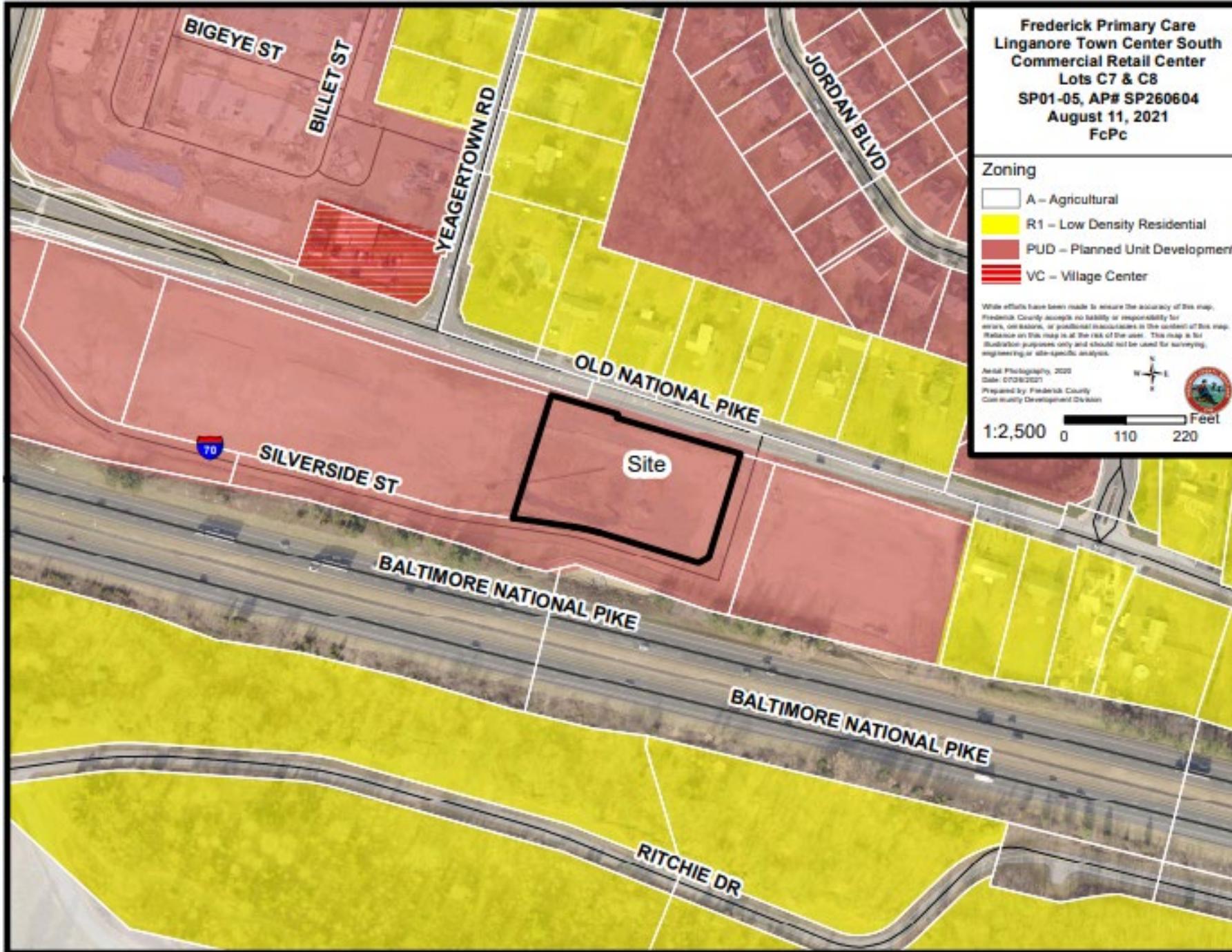
- 1) Address all agency comments as the plan proceeds through to completion.
- 2) Revised preliminary plan associated with this plan must be approved prior to final site plan approval.
- 3) Final plat associated with this plan must be approved and recorded prior to final site plan approval.

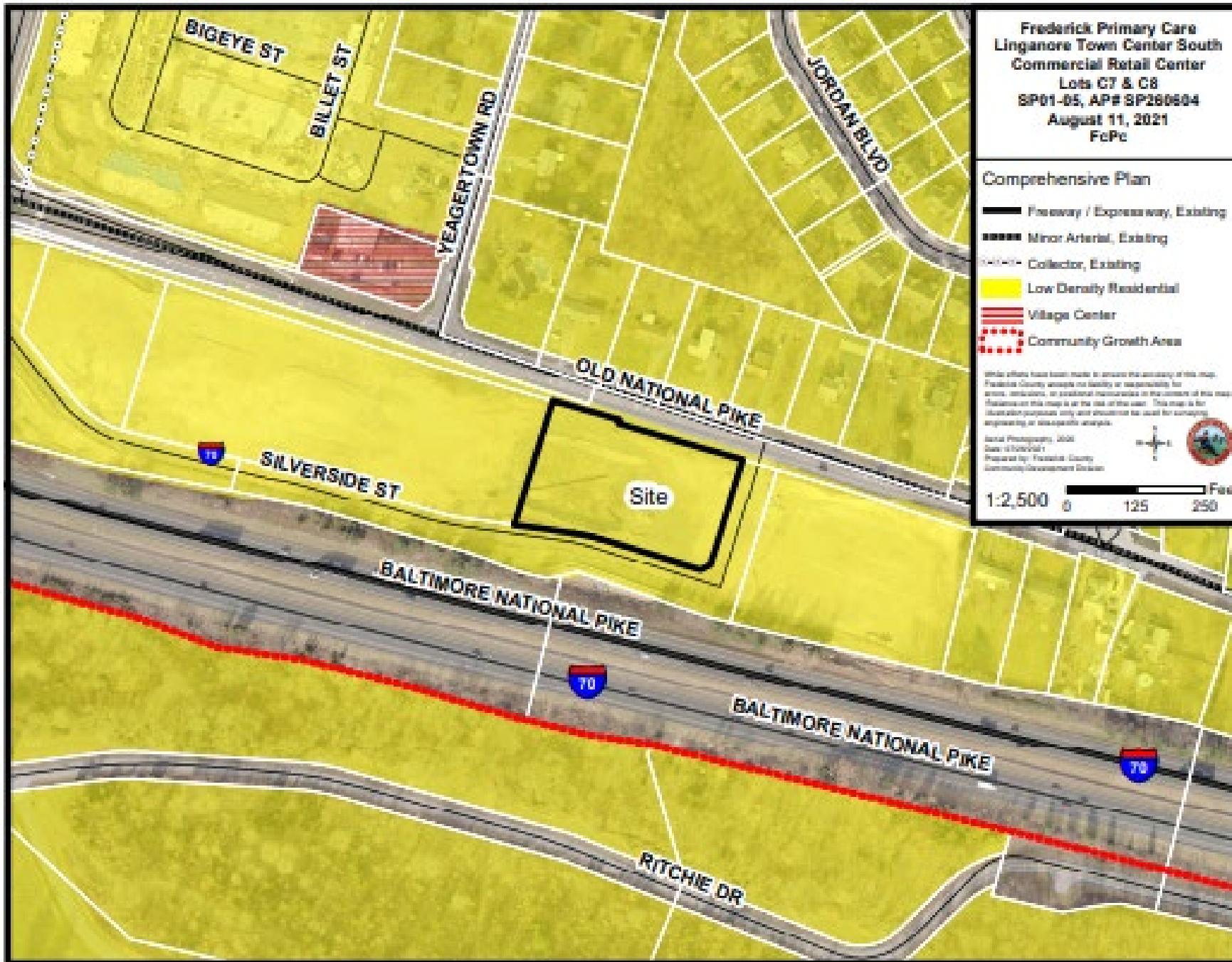
Frederick Primary Care

Site Plan

The Applicant is requesting Site Plan approval to construct a 21,838 sq ft Medical Office Facility on a 2.02-acre Site.









RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Frederick Primary Care. 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 (valid through August 11, 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 are granted and conditions met:

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

- 1) Approval of a Parking Space Modification Request under §1-19-6.220(A)(2) to allow for 100 parking spaces, or 27 more spaces than the required 73 spaces.
- 2) Approval of the modification of the 14-foot maximum height for light poles in a PUD Zoning district as provided in Section 1-19-6.500 to allow 18-foot tall pole mounted lights.

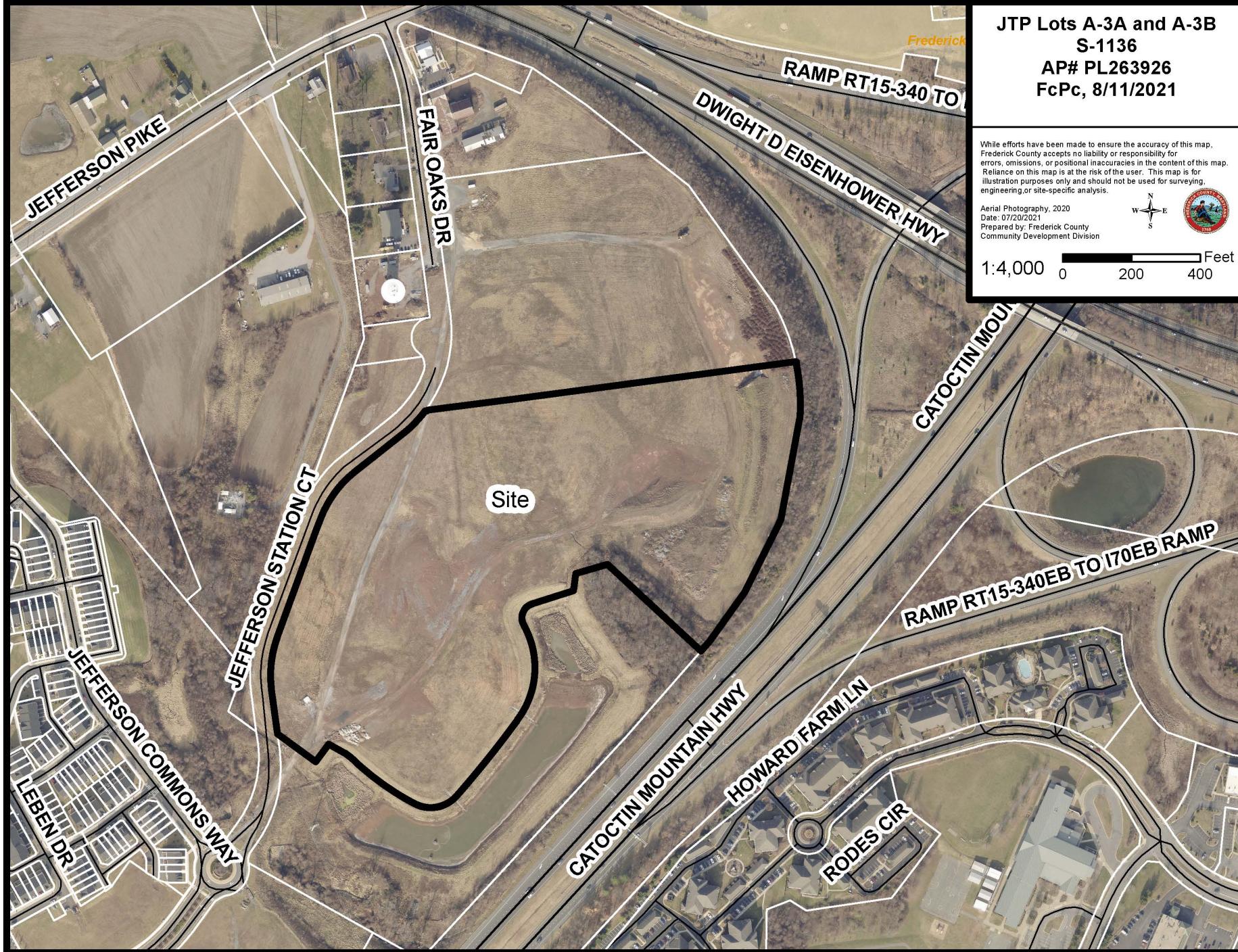
Staff-proposed conditions of approval:

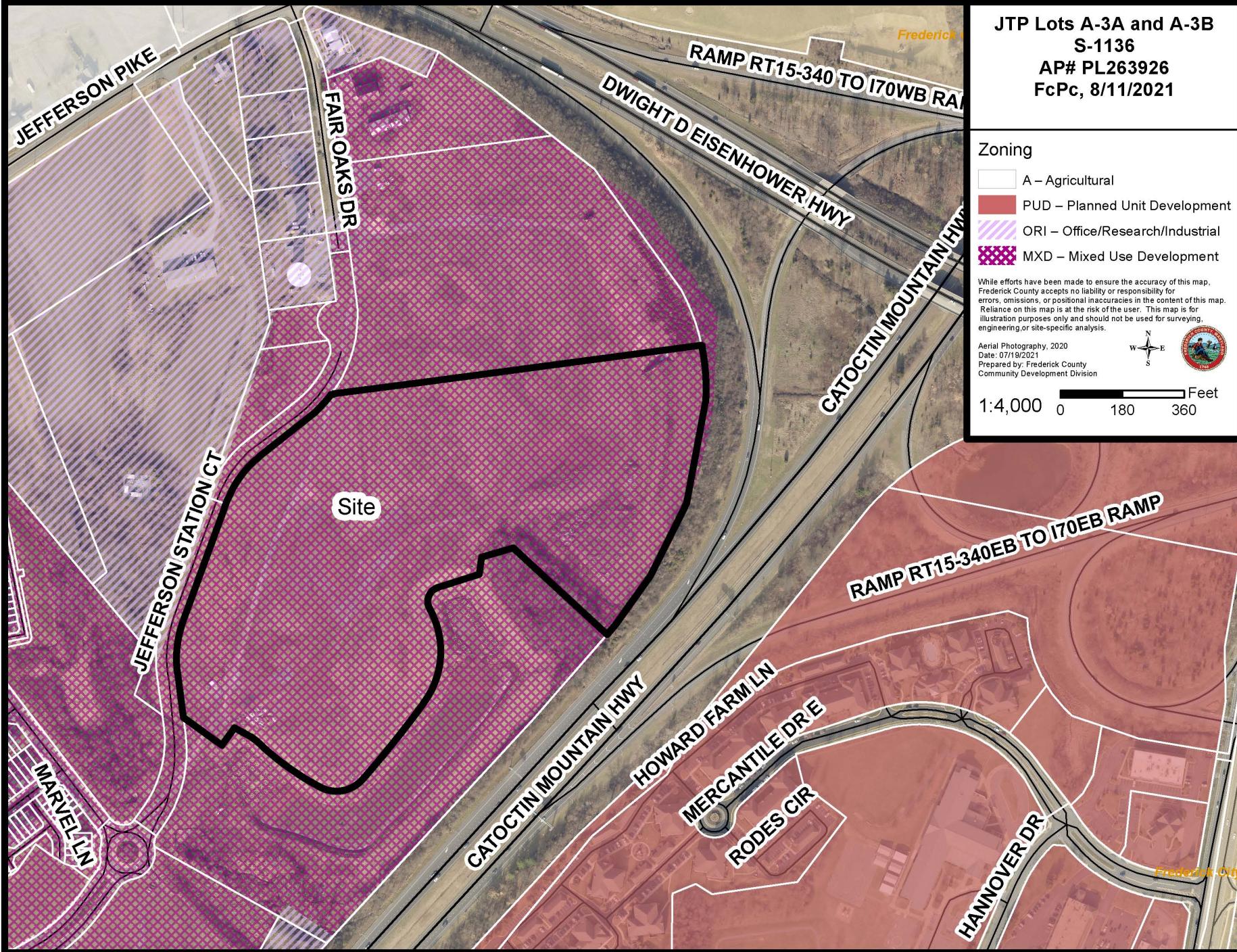
- 1) Address all agency comments as the plan proceeds through to completion.
- 2) Revised preliminary plan associated with this plan must be approved prior to final site plan approval.
- 3) Final plat associated with this plan must be approved and recorded prior to final site plan approval.

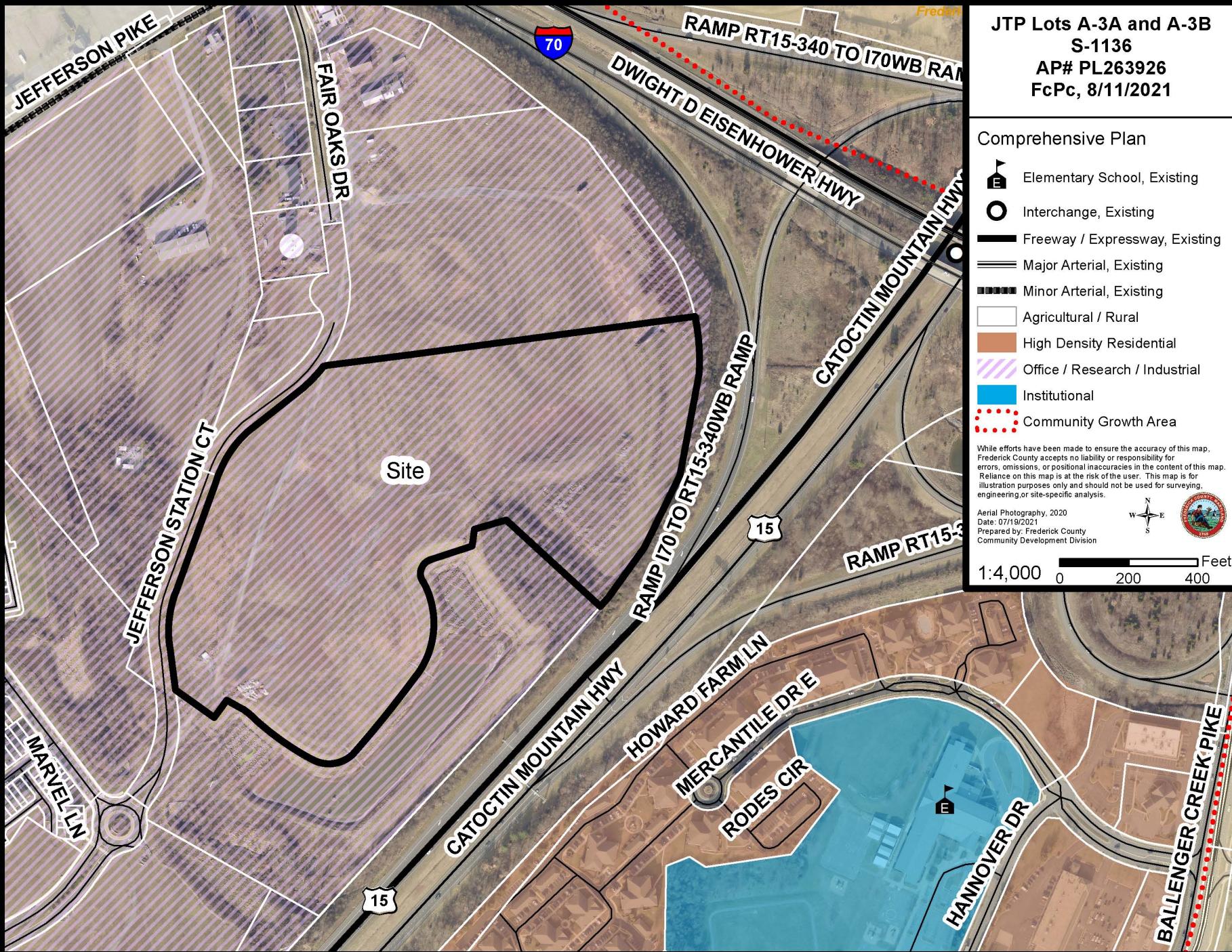
JTP Lots A-3A & A-3B

Combined Preliminary/Final Plat

The Applicant is requesting Combined Preliminary/Final Plat approval to resubdivide a 26.28-acre Site into 2 lots.

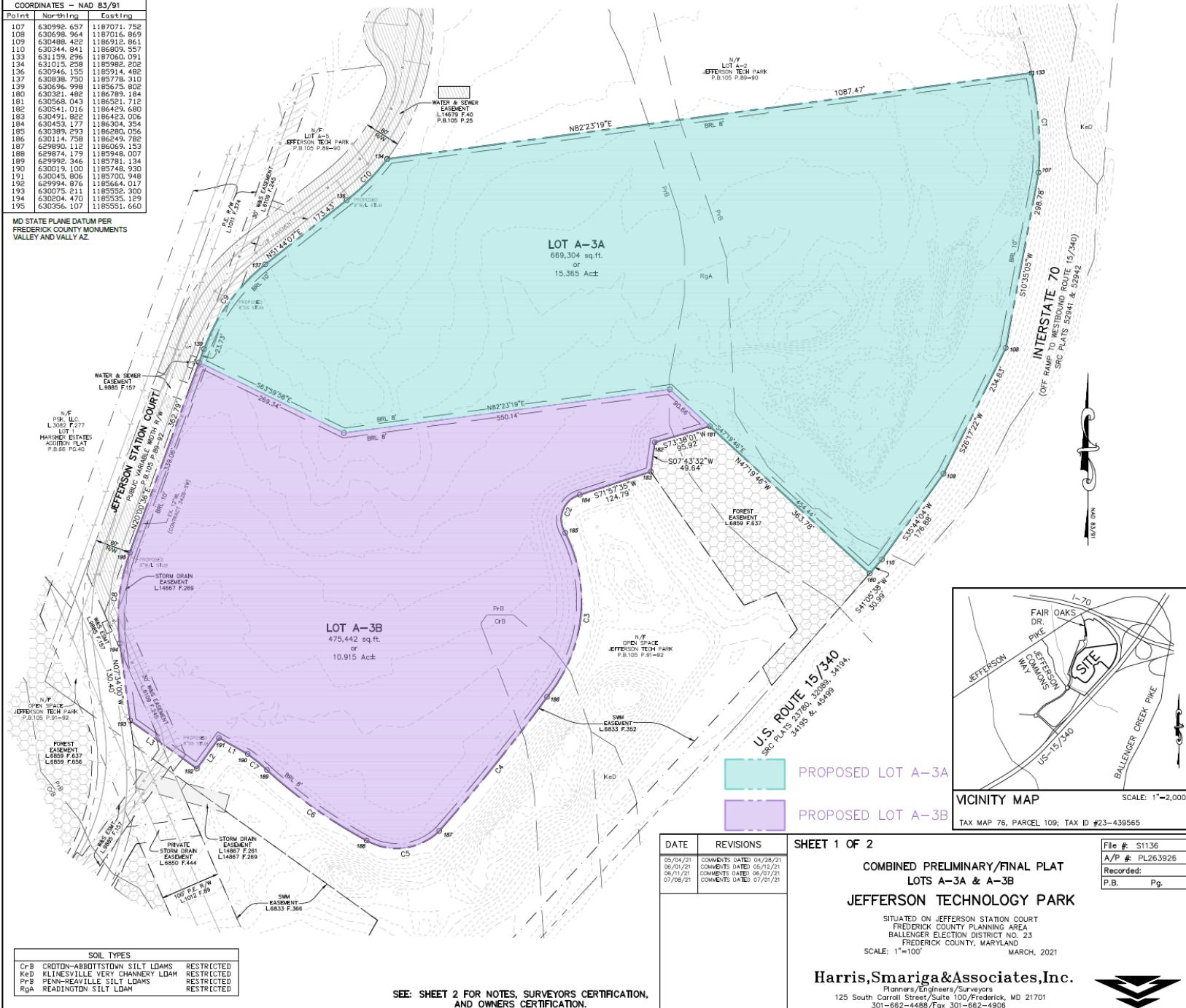






COORDINATES - NAD 83/91		
Point	Northing	Easting
107	630998.657	1870701.752
108	630968.964	1871016.869
109	630968.964	1871016.869
110	630444.841	186809.557
133	631159.295	187060.091
134	631051.298	1859892.202
135	630838.795	1857778.565
137	630838.795	1857778.510
180	630696.998	185675.802
180	630321.482	18789.184
182	630541.016	186429.680
182	630491.882	186423.006
183	630453.172	186304.354
184	630453.172	186304.354
186	630114.798	186249.782
187	629890.112	185609.153
187	629890.112	185609.153
189	629994.349	185717.134
190	630015.100	185748.930
191	630045.008	185700.948
192	630045.008	185647.100
193	630273.500	185822.300
194	630204.074	185535.129
195	630356.107	185551.660

MD STATE PLANE DATUM PER
FREDERICK COUNTY MONUMENTS
VALLEY AND VALLY AZ.



SEE: SHEET 2 FOR NOTES, SURVEYORS CERTIFICATION,
AND OWNERS CERTIFICATION.

SOIL TYPES			
CrB	CROTON-ABBOTTSTOWN	SILT LOAMS	RESTRICTED
KeD	KLINESVILLE	VERY CHANNERY LOAM	RESTRICTED
PrB	PENN-REAVILLE	SILT LOAMS	RESTRICTED
PaA	PEABODY	SILT LOAM	RESTRICTED

COMBINED PRELIMINARY/FINAL PLAT
LOTS A-3A & A-3B

JEFFERSON TECHNOLOGY PARK

SITUATED ON JEFFERSON STATION COURT
FREDERICK COUNTY PLANNING AREA
BALLENGER ELECTION DISTRICT NO. 23
FREDERICK COUNTY, MARYLAND

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carroll Street/Suite 100/Frederick, MD 21701
301-662-4488/Fax 301-662-4906

DATE	REVISIONS	SHEET 1 OF 2	File #:	S1136
06/04/21	COMMENTS DATED 04/28/21	COMBINED PRELIMINARY/FINAL PLAT	A/P #:	PL263926
06/01/21	COMMENTS DATED 05/12/21	LOTS A-3A & A-3B	Recorded:	
06/11/21	COMMENTS DATED 06/07/21		P.B.:	
07/08/21	COMMENTS DATED 07/01/21		Pg.:	

File #:	S1136
A/P #:	PL263926
Recorded:	

P.B. Pg.

1000

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10

100

Page 10

Harris Smariga & Associates Inc.

Harris, Smariga & Associates

125 South Carroll Street/Suite 100/Frederick, MD 21701
301-662-4488/Fax 301-662-4906

3

Recorded _____ Plat Book _____ Page _____ Job No. 7526



RECOMMENDATION

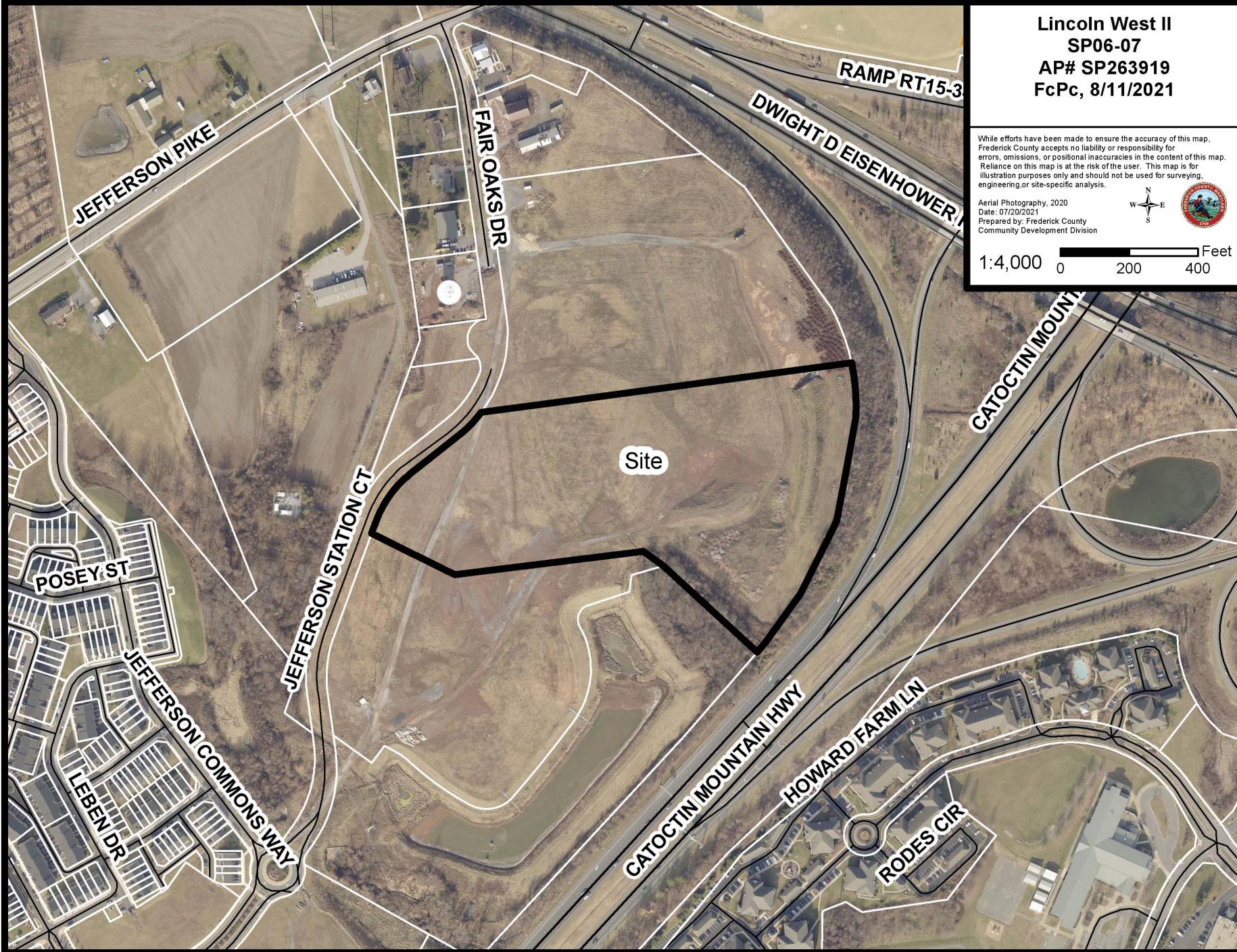
Staff has no objection to approval of the JTP Lots A-3A and A-3B Combined Preliminary/Final Plat. If the Planning Commission approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval or the period of APFO approval, whichever is less. The APFO expires on December 14, 2025.

Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable subdivision, zoning, APFO, and FRO requirements.

Lincoln West II

Site Plan

The Applicant is requesting Site Development Plan approval for the construction of three (3) buildings (A-175,420 SF, B-29,432 SF, C-22,826 SF) for office and limited manufacturing and assembly on a 15.37-acre Site.



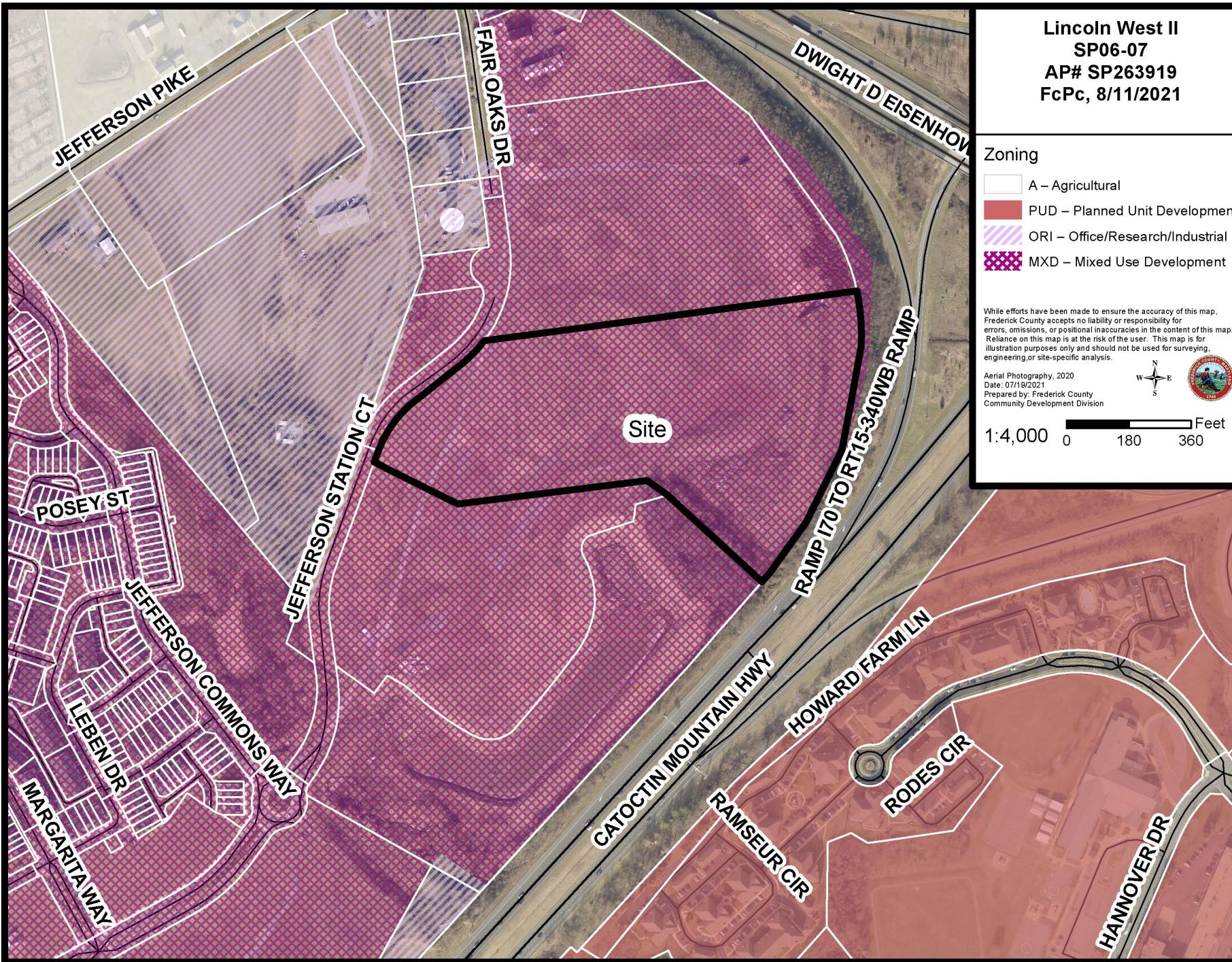
Lincoln West II
SP06-07
AP# SP263919
FcPc, 8/11/2021

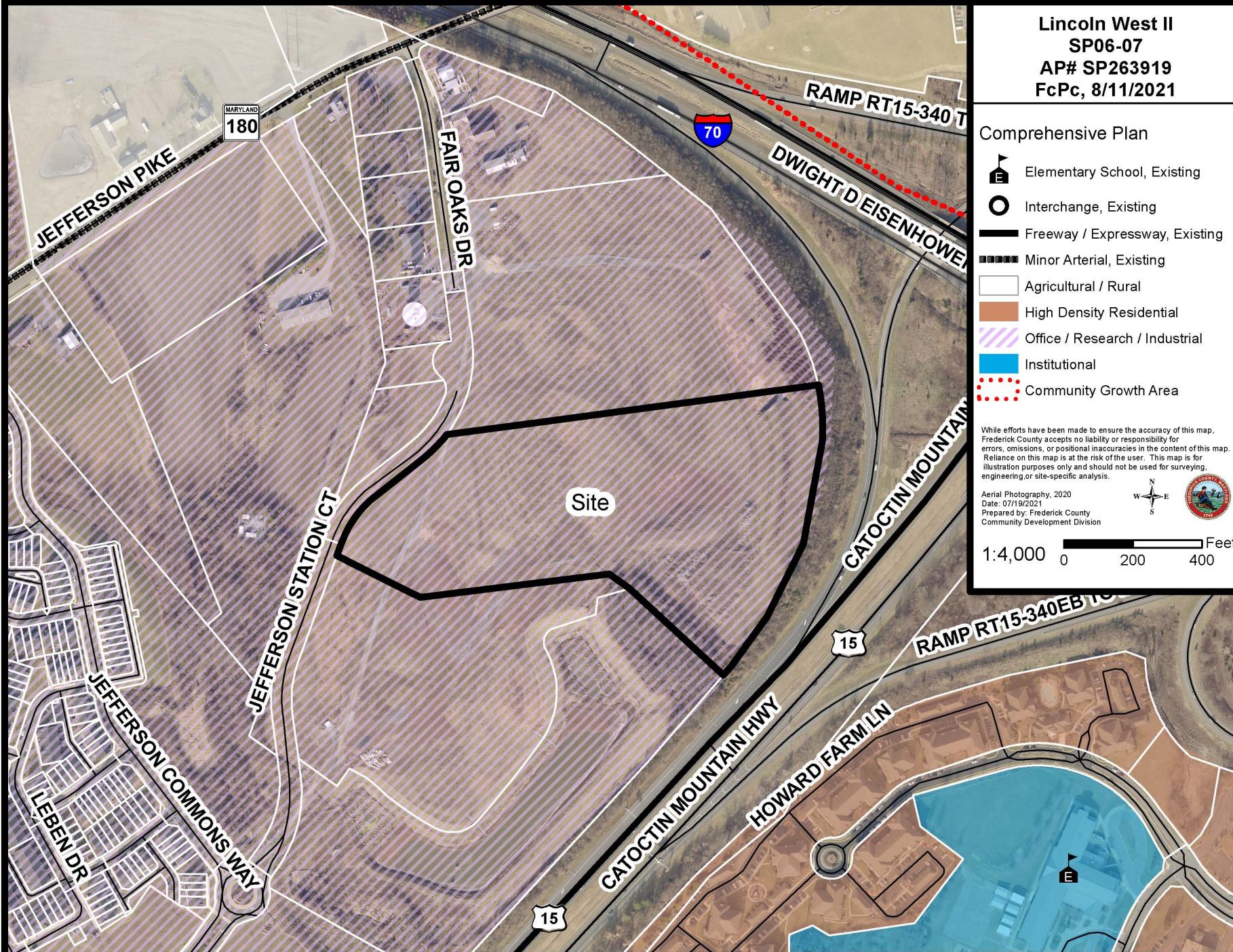
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

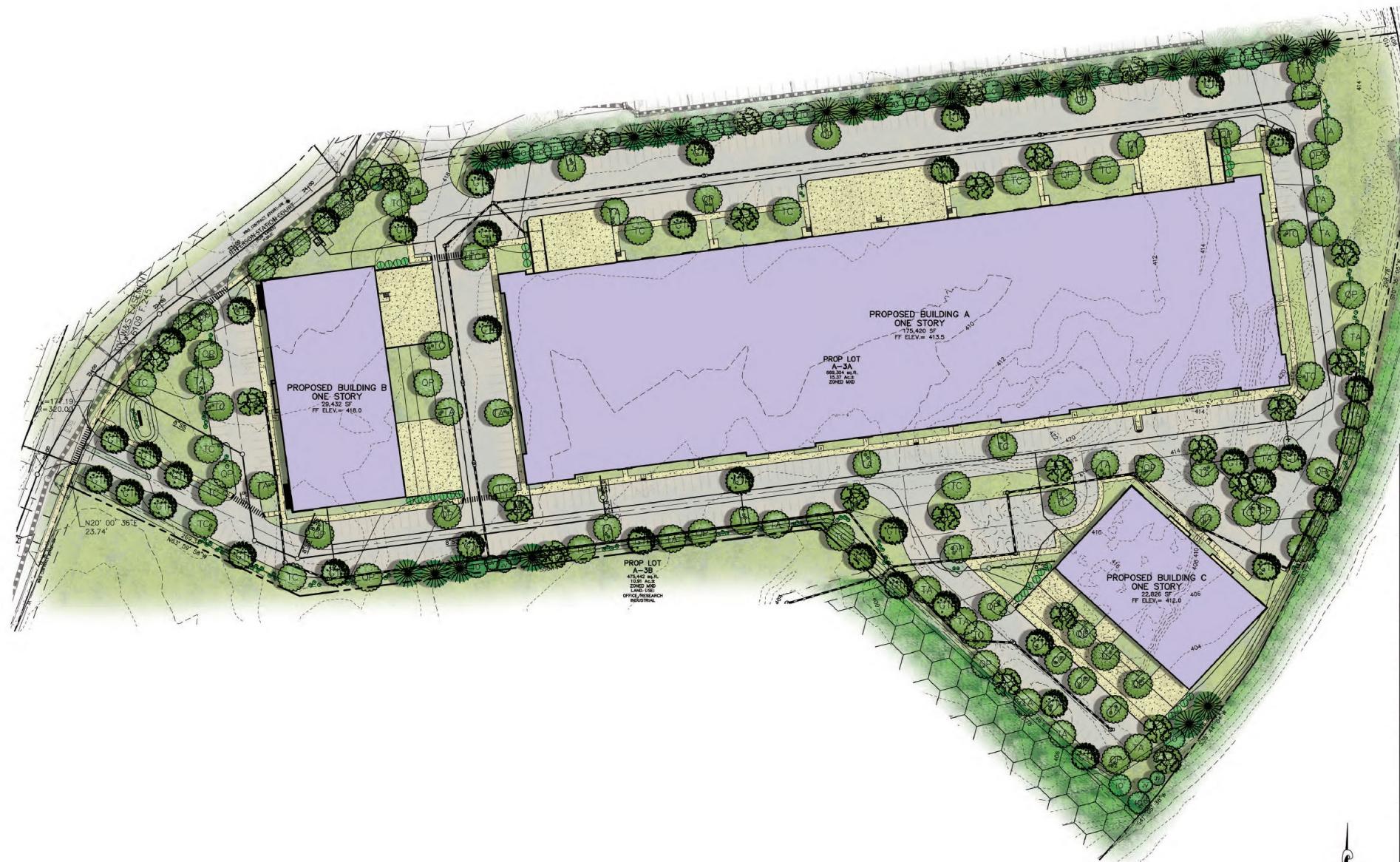
Aerial Photography, 2020
Date: 07/20/2020
Prepared by: Frederick County
Community Development Division



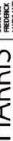
1:4,000 0 200 400 Feet







LINCOLN
PROPERTY
COMPANY

 HARRIS SMARIGA <small>PLANNERS • ENGINEERS • SURVORS</small>	
LINCOLN PROPERTY COMPANY	
LINCOLN WEST II @ JEFFERSON STATION 1000 JEFFERSON ST, APT. 2020 DETROIT, MI 48226 313.234.5050 WWW.HARRIS-SMARIGA.COM	
LANDSCAPE PLAN	
DATE: 07/07/22	
SCALE: 1" = 300 FEET	
STAFF COMMENTS	
<small>REVISIONS: 05/03/21 REvised PER 04/16/21 STAFF COMMENTS 06/24/21 REvised PER 05/16/21 STAFF COMMENTS 07/07/22 REvised PER 05/25/22 STAFF COMMENTS</small>	





RECOMMENDATION

Staff has no objection to conditional approval of the JTP Lincoln West II 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 (August 11, 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. A lighting modification to allow pole heights of 18 ft. which is typical of the heights allowed in commercial and industrial zoning districts, but is 4 feet higher than the code specifies for the Planned Development District.
2. A parking modification to utilize office use calculation for the limited manufacturing and assembly use resulting in 507 total parking spaces.

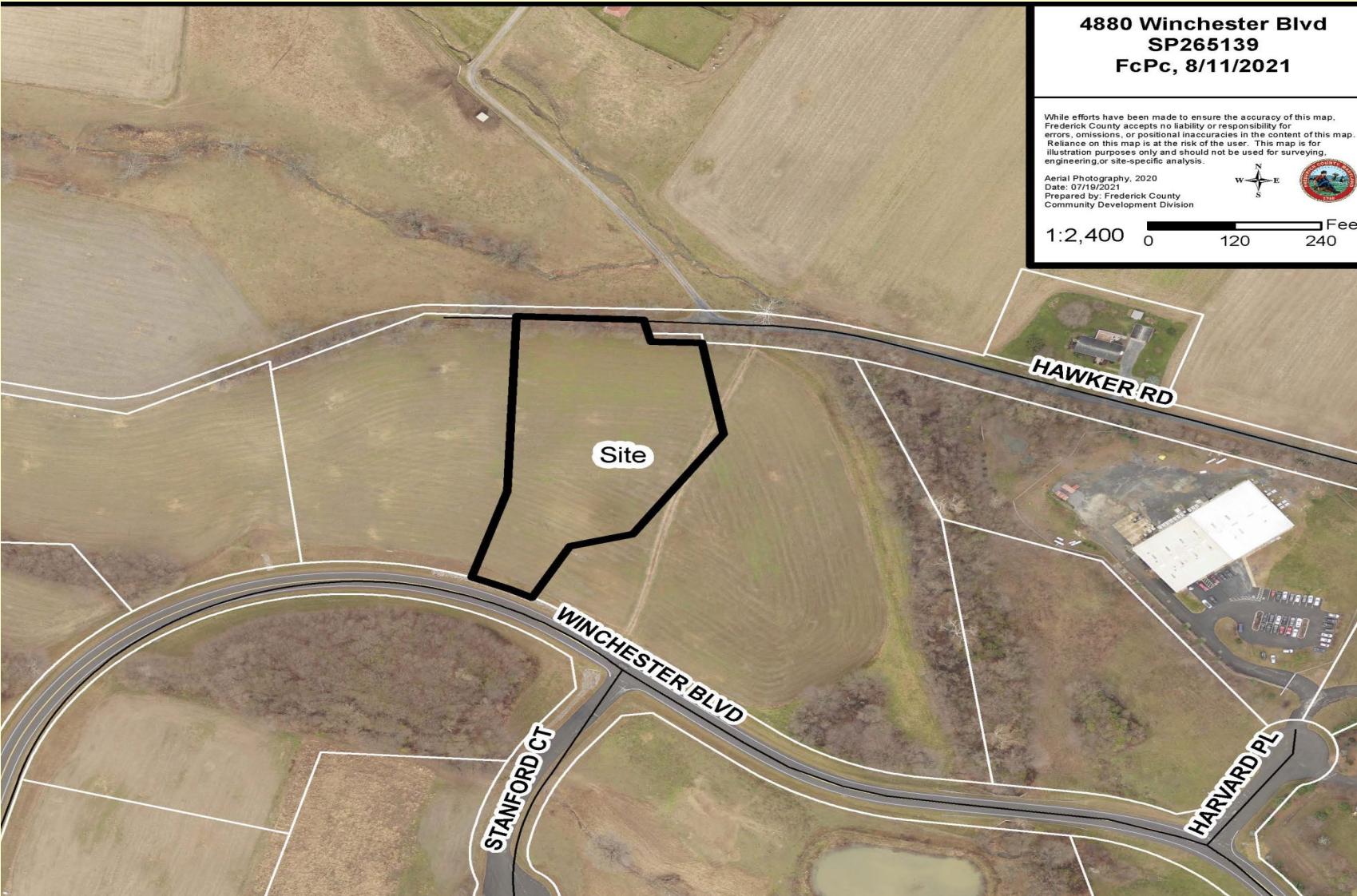
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final Plat PL263926 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.

Lot 11, Stanford Industrial Park Section II

Site Plan

Applicant requests site plan approval to construct a 12,900 SF contractors office and limited manufacturing building on 2.66 acres.





RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through August 11, 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 are granted and conditions met:

Modification per Section 1-19-6.210(D) to allow two small loading spaces rather than two large ones.

Modification per Section 1-19-6.220(A) to allow 8 additional parking spaces (26 rather than 18 required).

Staff-proposed conditions of approval:

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

The Combined FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

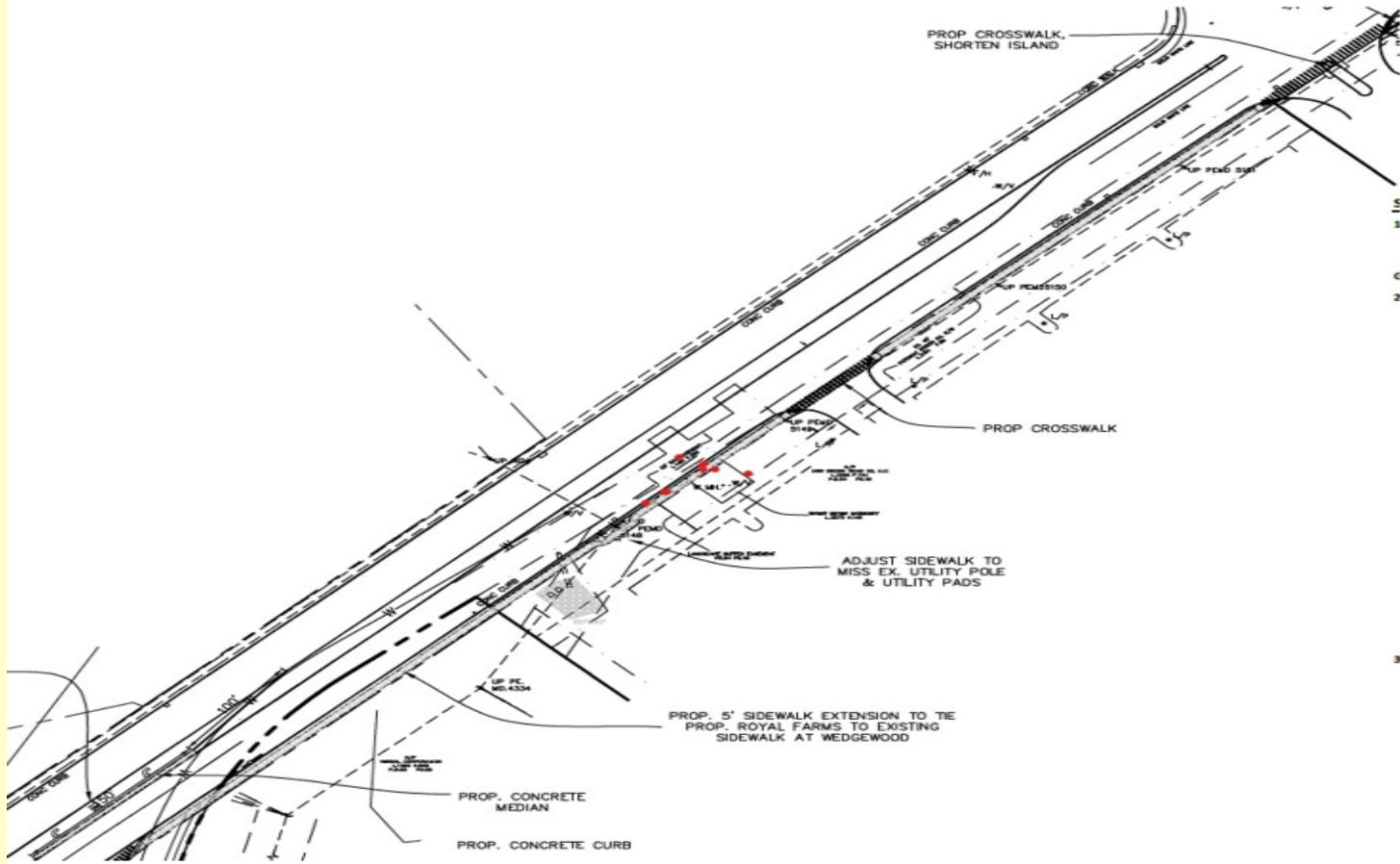
Royal Farms Store #357

Site Plan

The Applicant is requesting a modification of a previously approved site plan and APFO Letter of Understanding to remove a requirement for an off-site sidewalk.



AREA OF SIDEWALK TO BE ESCROWED



RECOMMENDATION

Staff has no objection to conditional approval of this site development plan and revised APFO. If the Planning Commission conditionally approves the site development plan, the plan and the associated APFO approvals are valid for a period of three (3) years from the date of Planning Commission approval (valid through August 12, 2023).

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 and FRO requirements once the following modifications are granted and conditions met:

Staff-proposed conditions of approval:

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