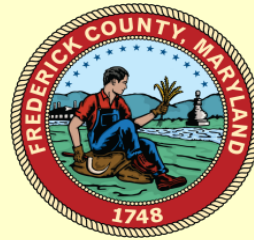


Frederick County Planning Commission



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.

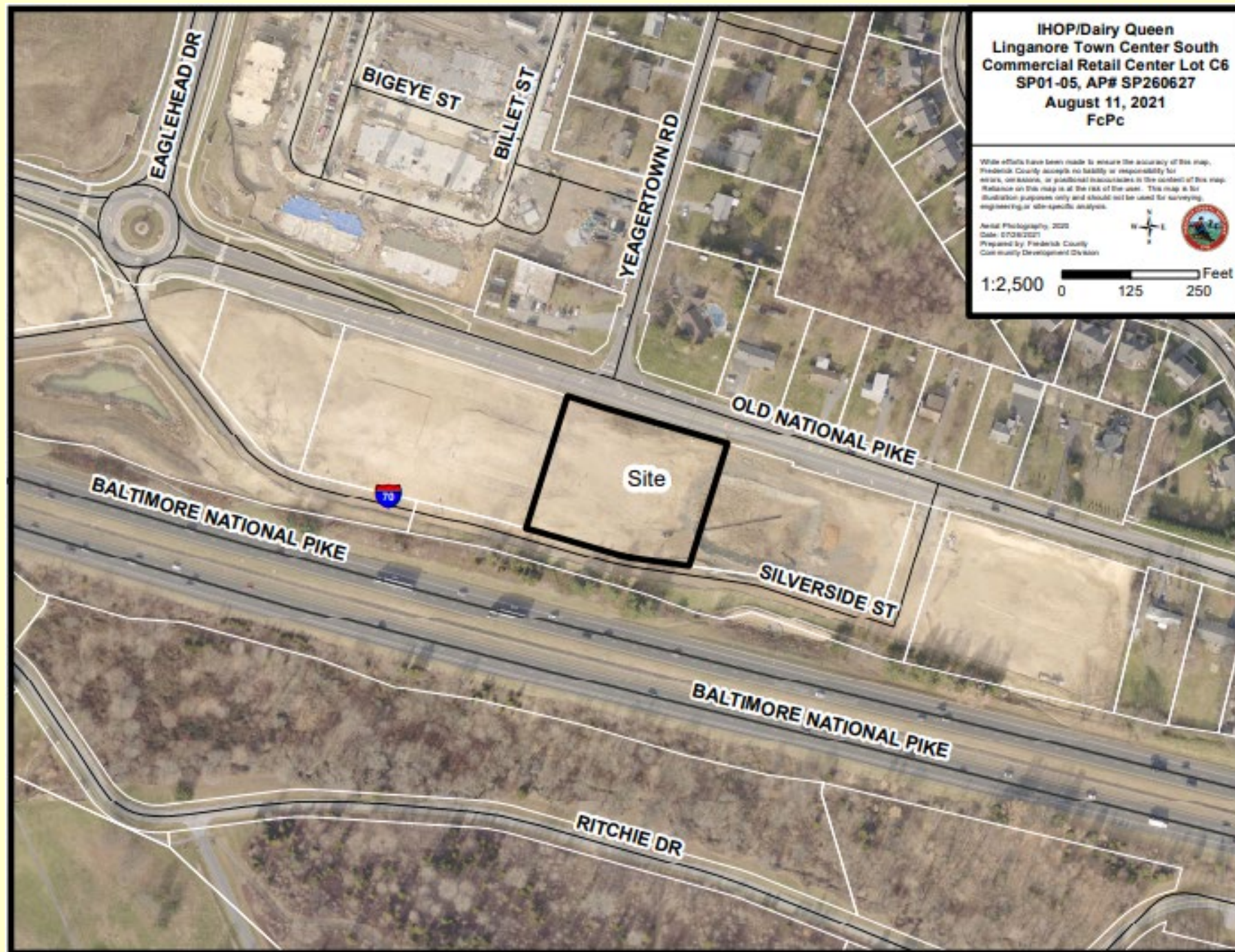
IHOP/Dairy Queen
Linganore Town Center South
Commercial Retail Center Lot C6
SP01-05, AP# SP260627
August 11, 2021
FcPc

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or additional 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: 07/08/2021
Prepared by: Frederick County
Community Development Division






1:2,500 0 125 250 Feet



IHOP/Dairy Queen
Linganore Town Center South
Commercial Retail Center Lot C8
SP01-05, AP# SP280627
August 11, 2021
FcPc

Zoning

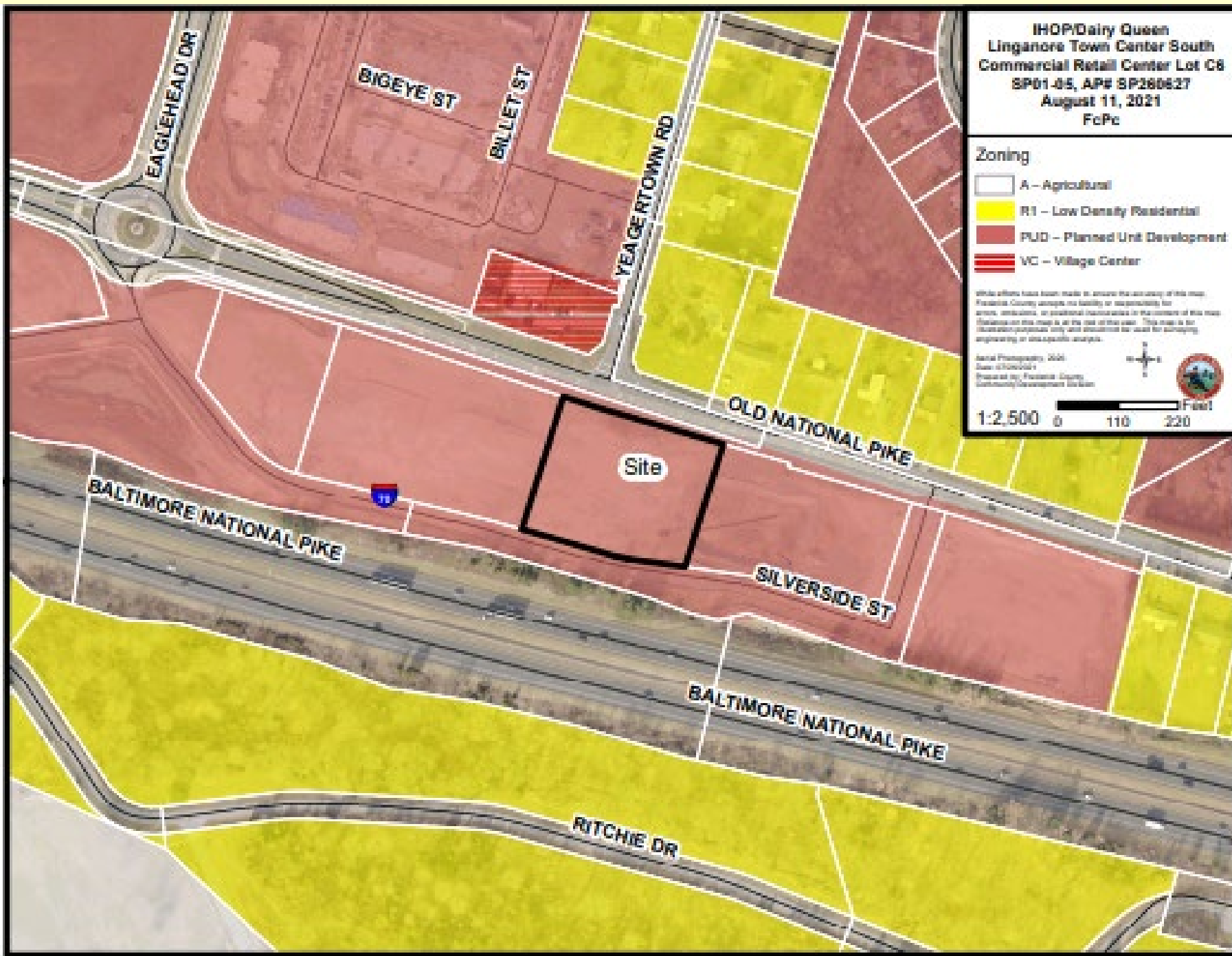
-  A - Agricultural
-  R1 - Low Density Residential
-  PUD - Planned Unit Development
-  VC - Village Center

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Aerial Photography, 2020
Data © 2020/2021
Prepared by Frederick County
Community Development Section



1:2,500 0 110 220 Feet



IHOP/Dairy Queen
Linganore Town Center South
Commercial Retail Center Lot C6
SP01-05, AP# SP260627
August 11, 2021
FcPc

Comprehensive Plan

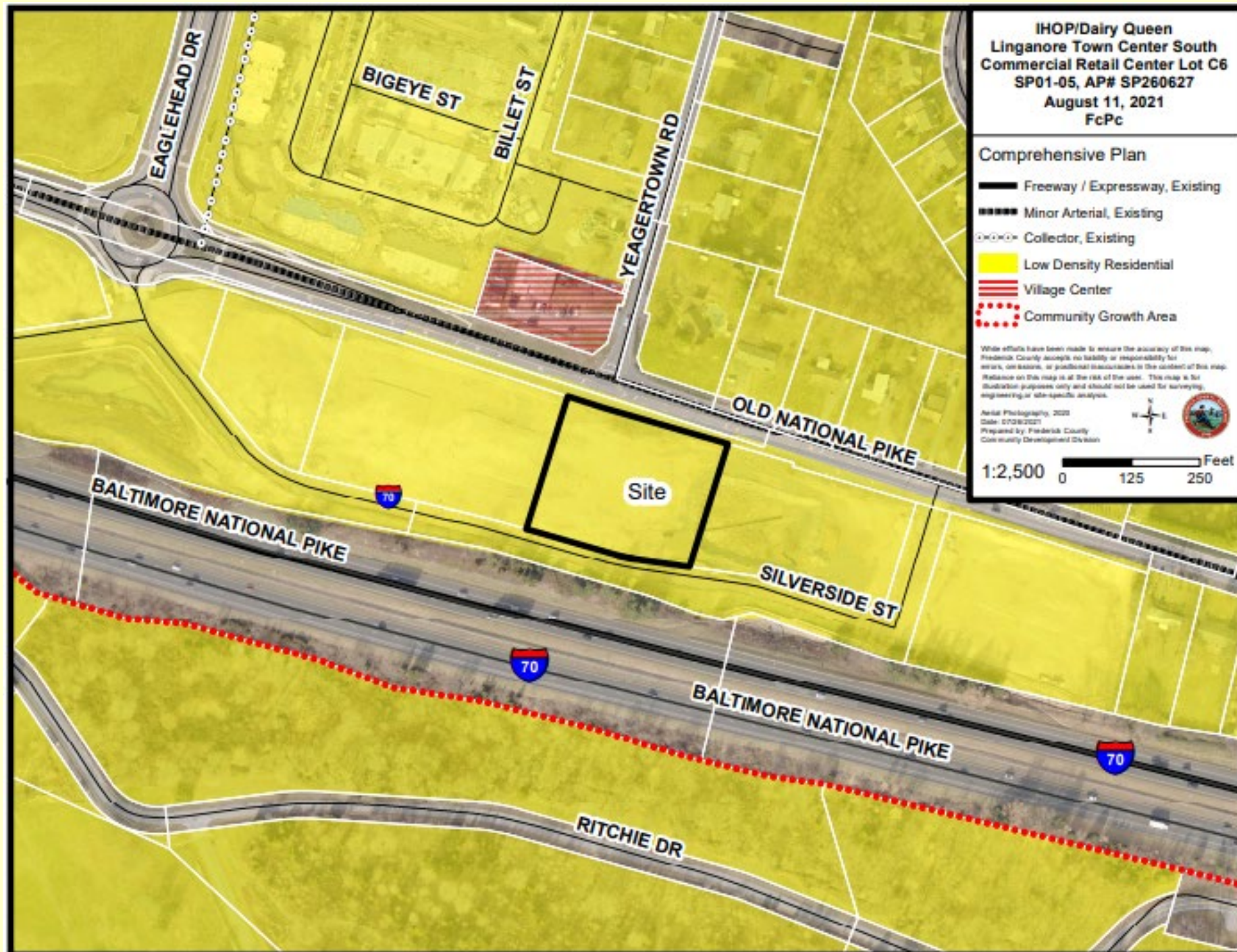
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Existing
- Low Density Residential
- Village Center
- Community Growth Area

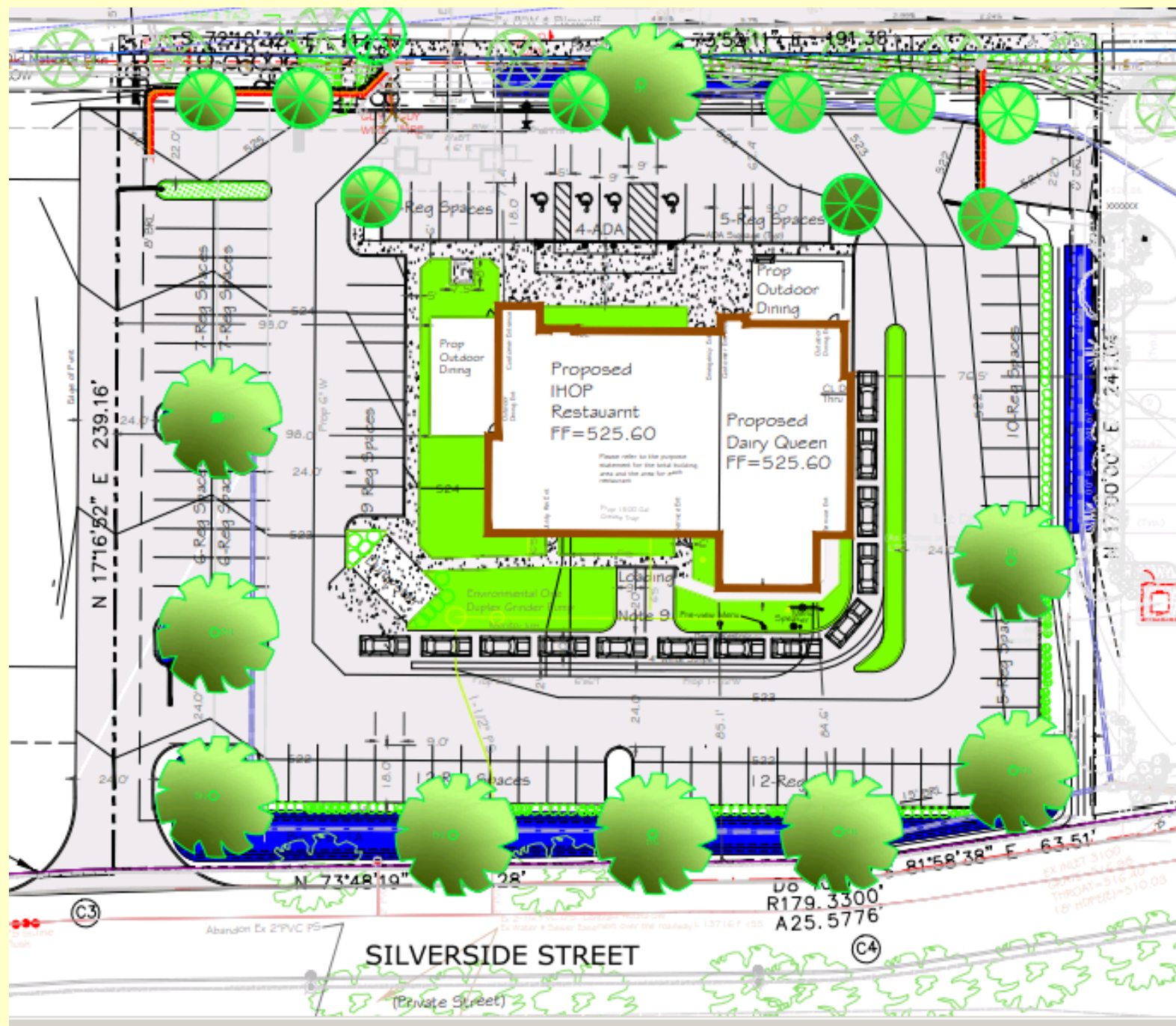
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Aerial Photography, 2020
Sales: 07/26/2021
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet





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.

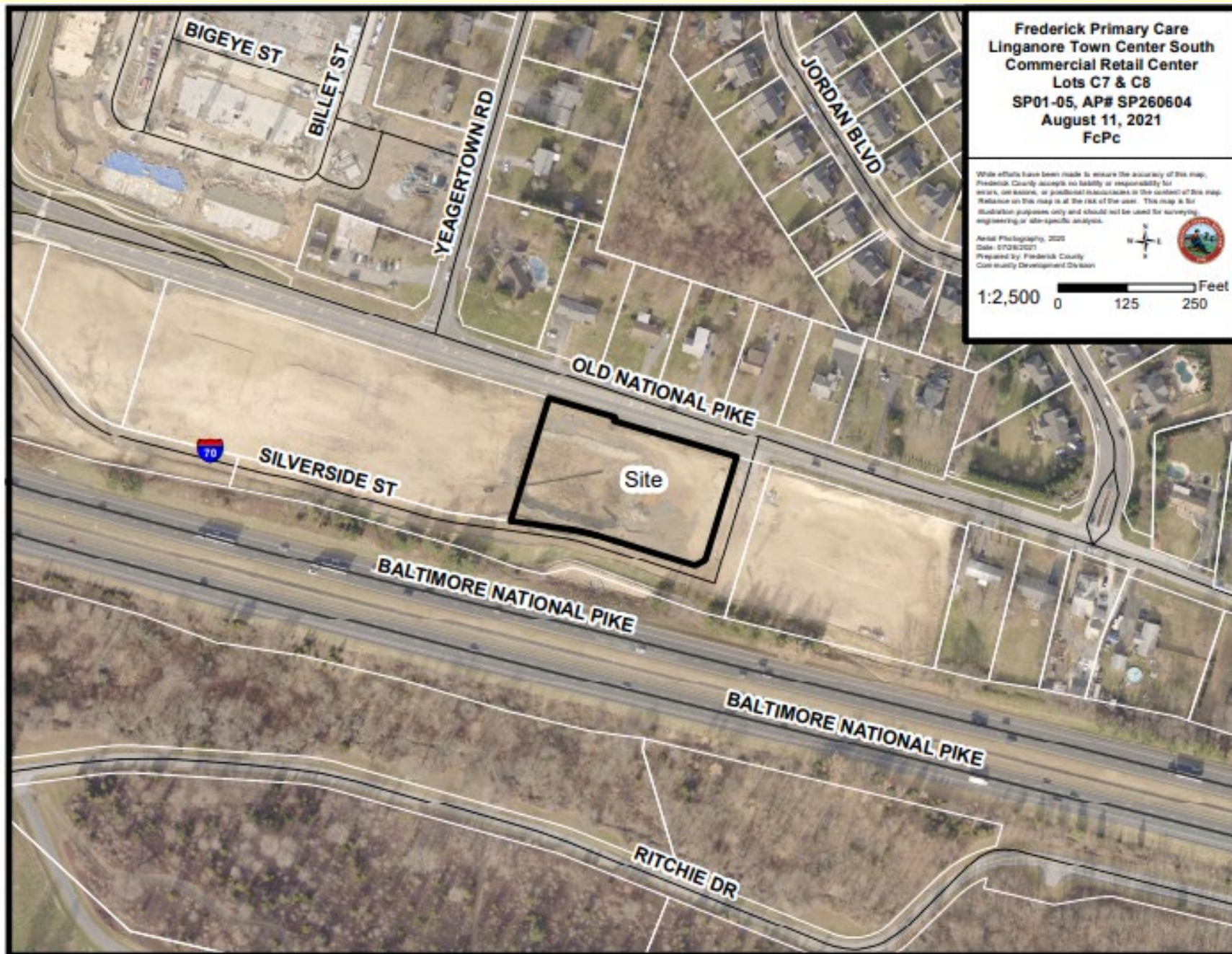
Staff-proposed conditions of approval:

- 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.



Frederick Primary Care
Linganore Town Center South
Commercial Retail Center
Lots C7 & C8
SP01-05, AP# SP260604
August 11, 2021
FcPc

Zoning

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

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Aerial Photography, 2020

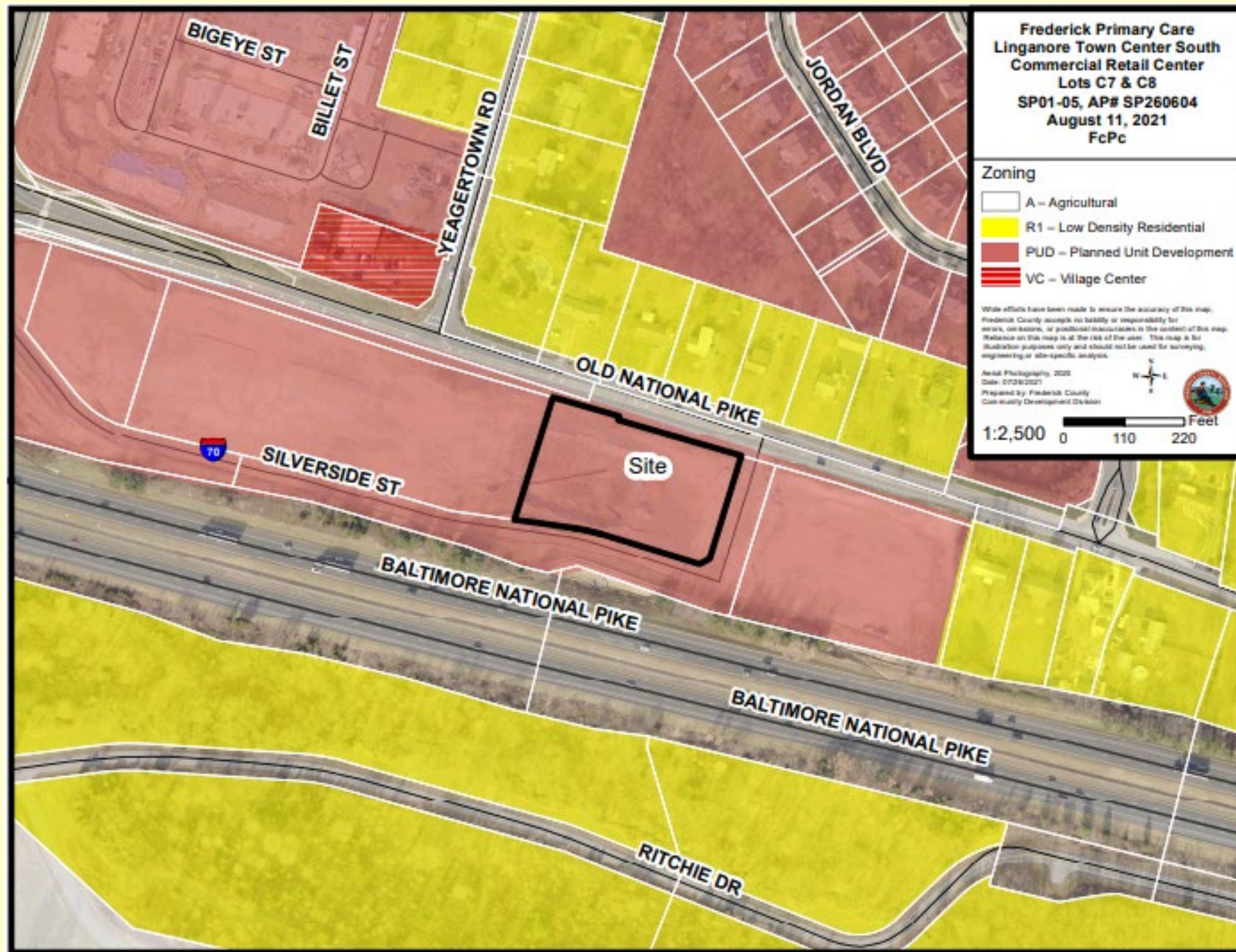
Date: 07/26/2021

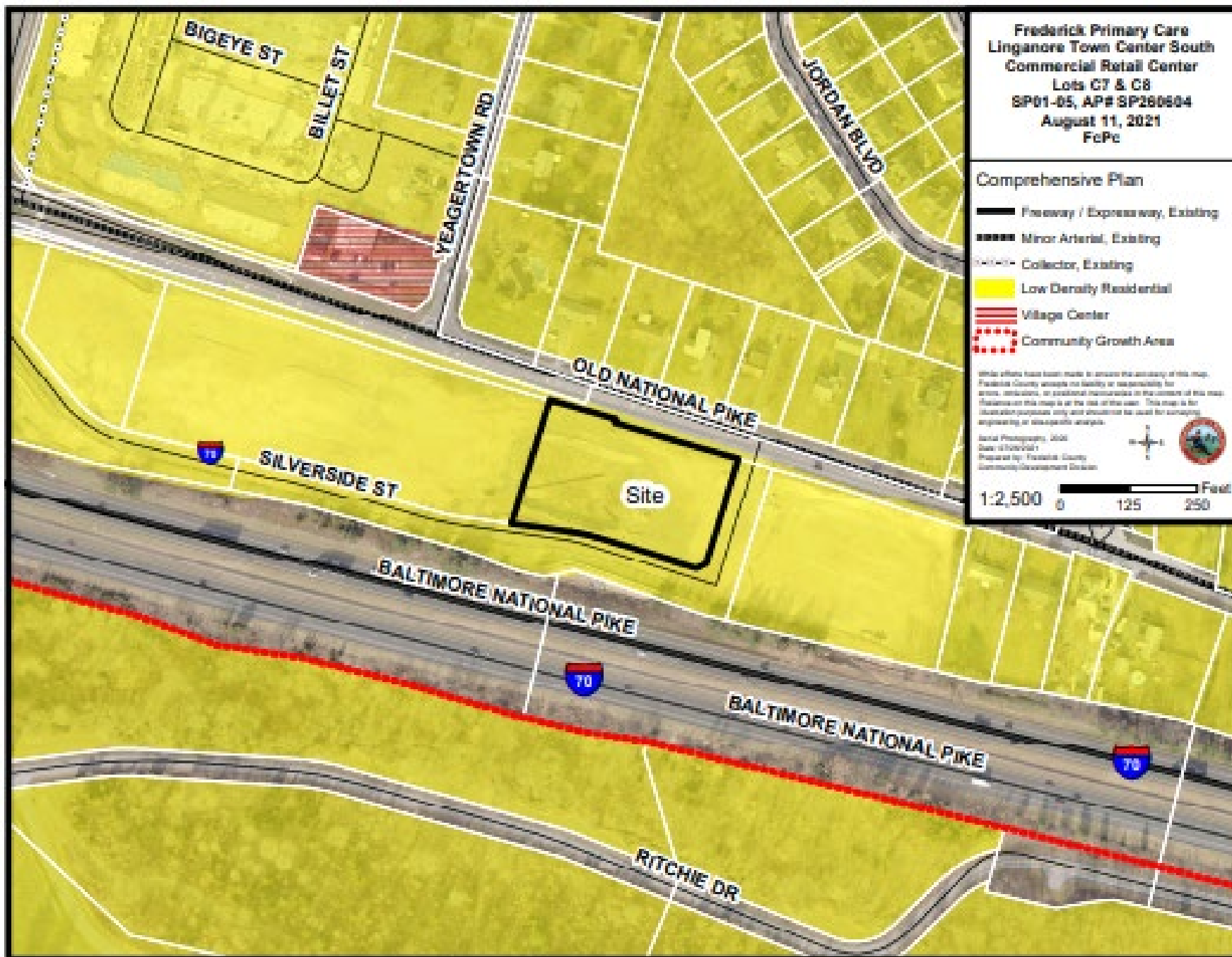
Prepared by: Frederick County
Community Development Division



1:2,500

0 110 220 Feet







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.

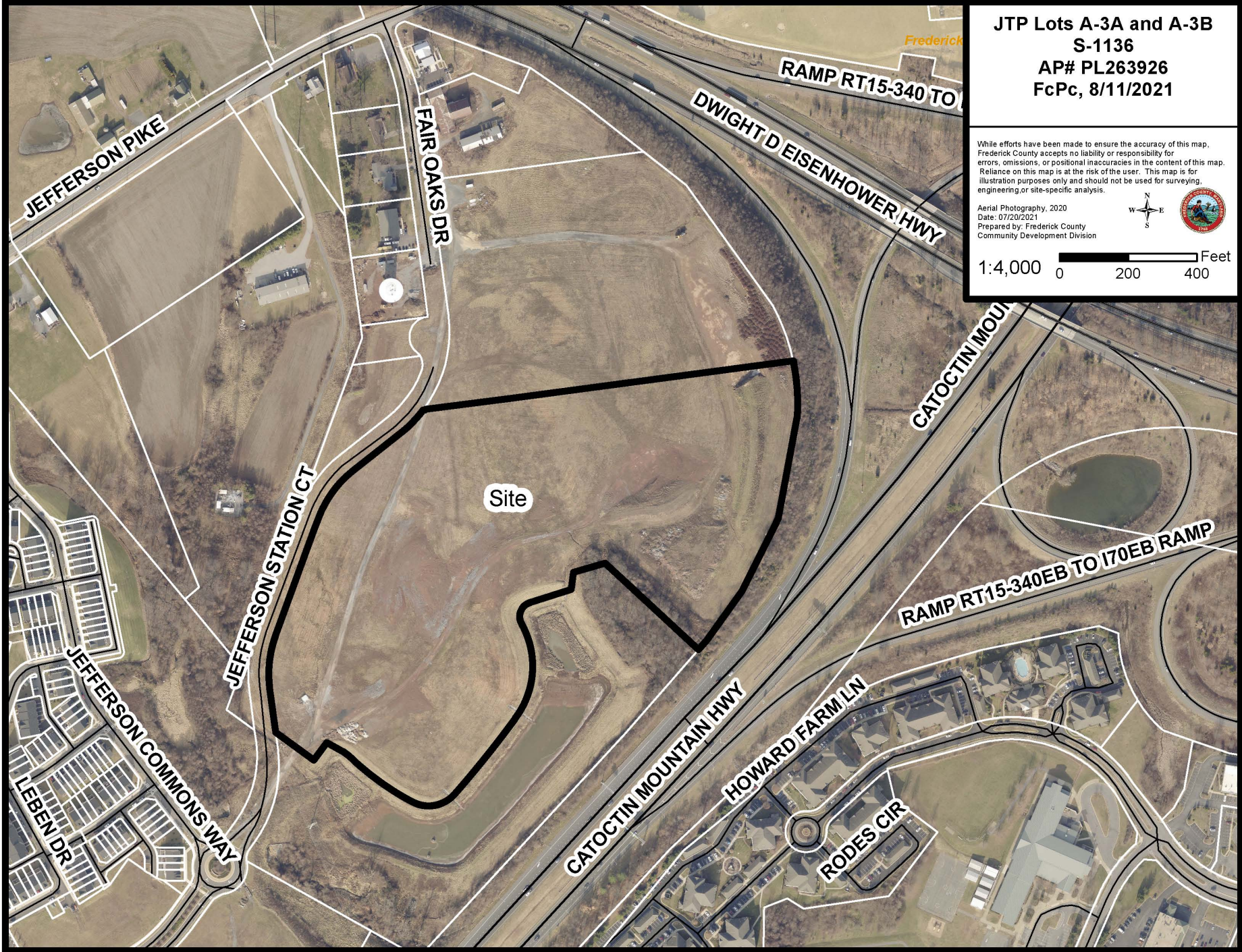
Staff-proposed conditions of approval:

- 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.



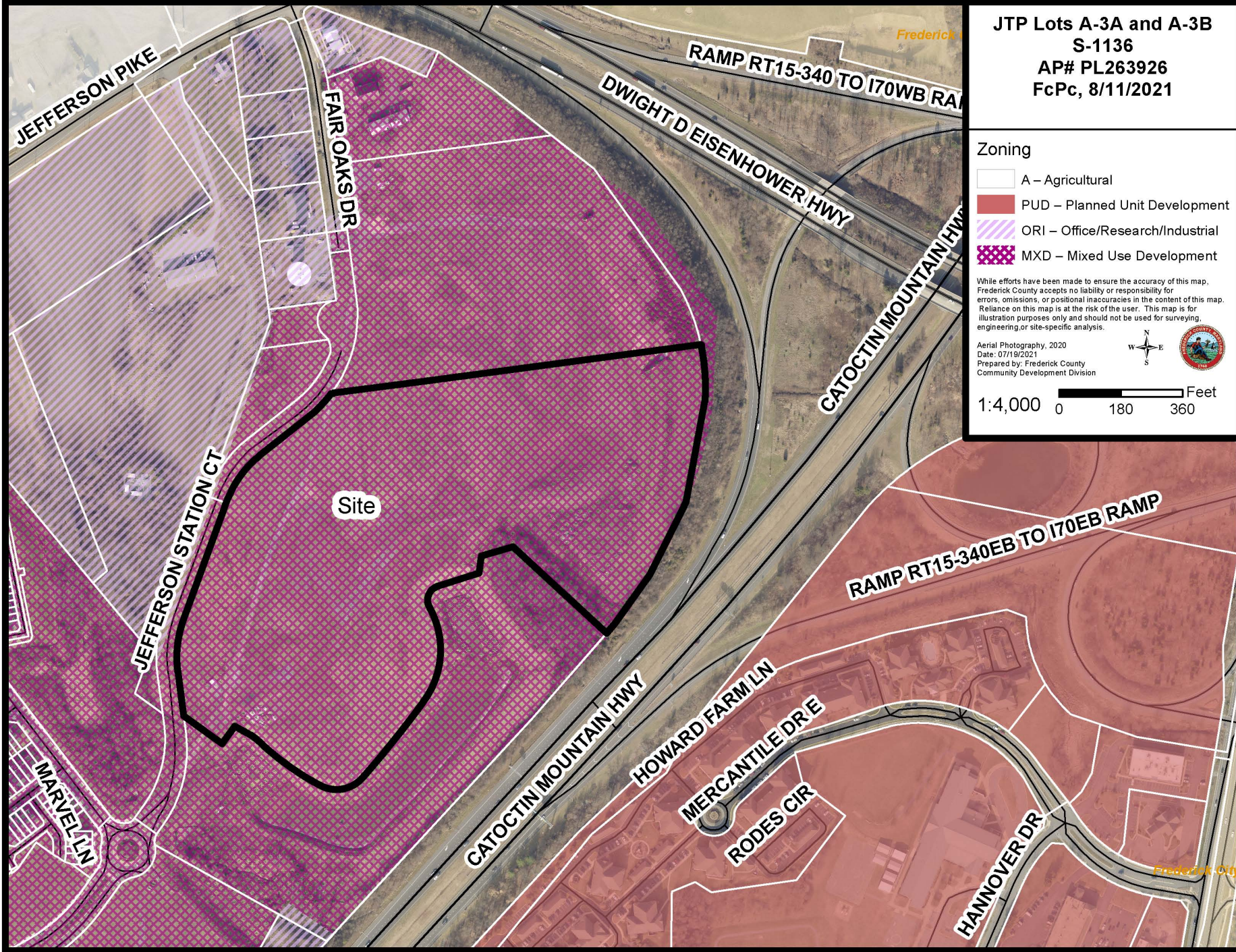
JTP Lots A-3A and A-3B
S-1136
AP# PL263926
FcPc, 8/11/2021

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Aerial Photography, 2020
Date: 07/20/2021
Prepared by: Frederick County
Community Development Division







1:4,000 0 200 400 Feet



JTP Lots A-3A and A-3B
S-1136
AP# PL263926
FcPc, 8/11/2021


Zoning

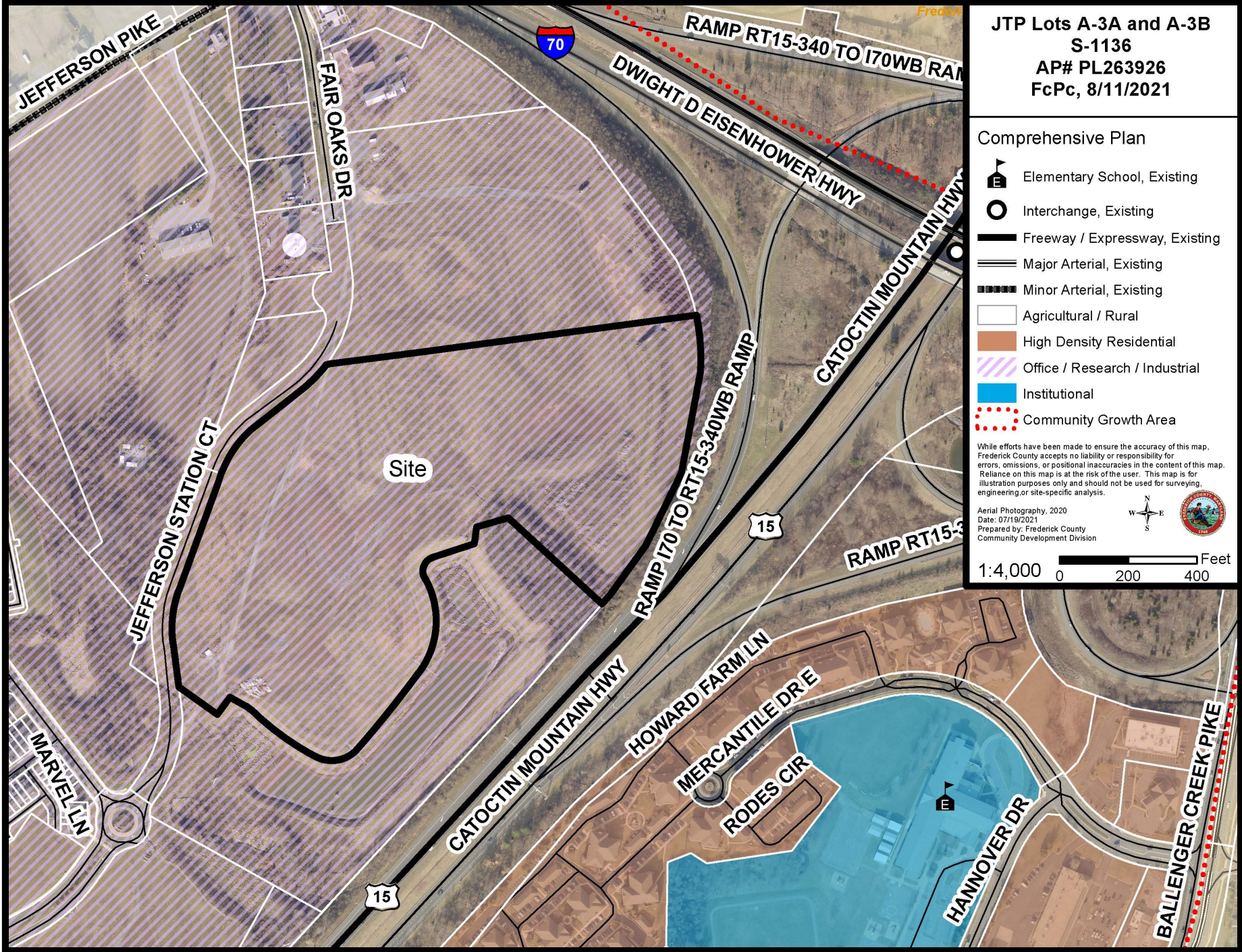
-  A – Agricultural
-  PUD – Planned Unit Development
-  ORI – Office/Research/Industrial
-  MXD – Mixed Use Development

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Aerial Photography, 2020
Date: 07/19/2021
Prepared by: Frederick County
Community Development Division



1:4,000  Feet
0 180 360



JTP Lots A-3A and A-3B
S-1136
AP# PL263926
FcPc, 8/11/2021

Comprehensive Plan

- Elementary School, Existing
- Interchange, Existing
- Freeway / Expressway, Existing
- Major Arterial, Existing
- Minor Arterial, Existing
- Agricultural / Rural
- High Density Residential
- Office / Research / Industrial
- Institutional
- Community Growth Area

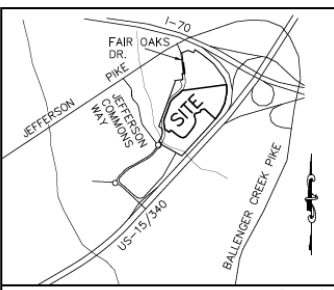
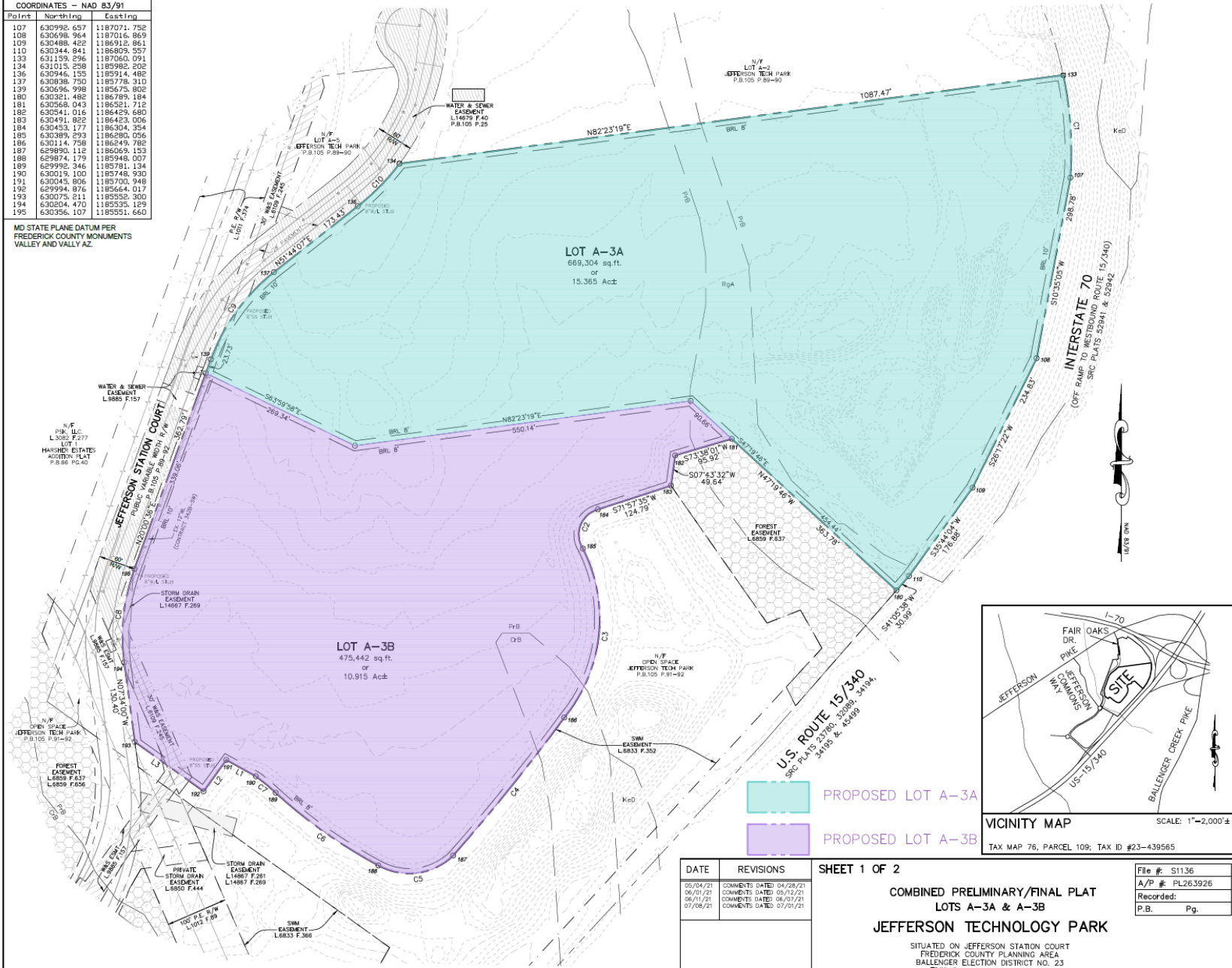
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Aerial Photography, 2020
Date: 07/19/2021
Prepared by: Frederick County
Community Development Division

1:4,000 0 200 400 Feet

COORDINATES -- NAD 83/91		
Point	Northing	Easting
107	630992.657	1187071.752
108	630498.964	1187016.869
109	630488.422	1186912.861
110	630344.841	1186809.557
133	631159.296	1187060.091
134	631015.298	1185982.202
136	630946.135	1185914.465
137	630838.750	1185778.310
139	630696.998	1185675.802
180	630321.482	1186789.184
181	630568.043	1186521.712
182	630541.016	1186429.680
183	630491.822	1186423.006
184	630453.177	1186304.354
185	630389.293	1186280.056
186	630114.738	1186249.782
187	629890.112	1186069.153
188	629874.179	1185948.007
189	629992.346	1185781.134
190	630019.100	1185748.930
191	630045.806	1185700.946
192	629994.876	1185664.017
193	630075.211	1185552.300
194	630024.470	1185535.129
195	630356.107	1185551.660

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



SOIL TYPES		
Cr-B	CROTON-ABBOTTSTOWN SILT LOAMS	RESTRICTED
Ke-D	KLINESVILLE VERY CHANNERY LOAM	RESTRICTED
Pr-B	PENN-REAVILLE SILT LOAMS	RESTRICTED
Rg-A	READINGTON SILT LOAM	RESTRICTED

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

DATE	REVISIONS
05/04/21	COMMENTS DATED: 04/28/21
06/01/21	COMMENTS DATED: 05/12/21
06/11/21	COMMENTS DATED: 06/07/21
07/08/21	COMMENTS DATED: 07/01/21

SHEET 1 OF 2

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
SCALE: 1"=100' MARCH, 2021

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

File #: S1136
A/P #: PL263926
Recorded:
P.B. Pg.



RECOMMENDATION

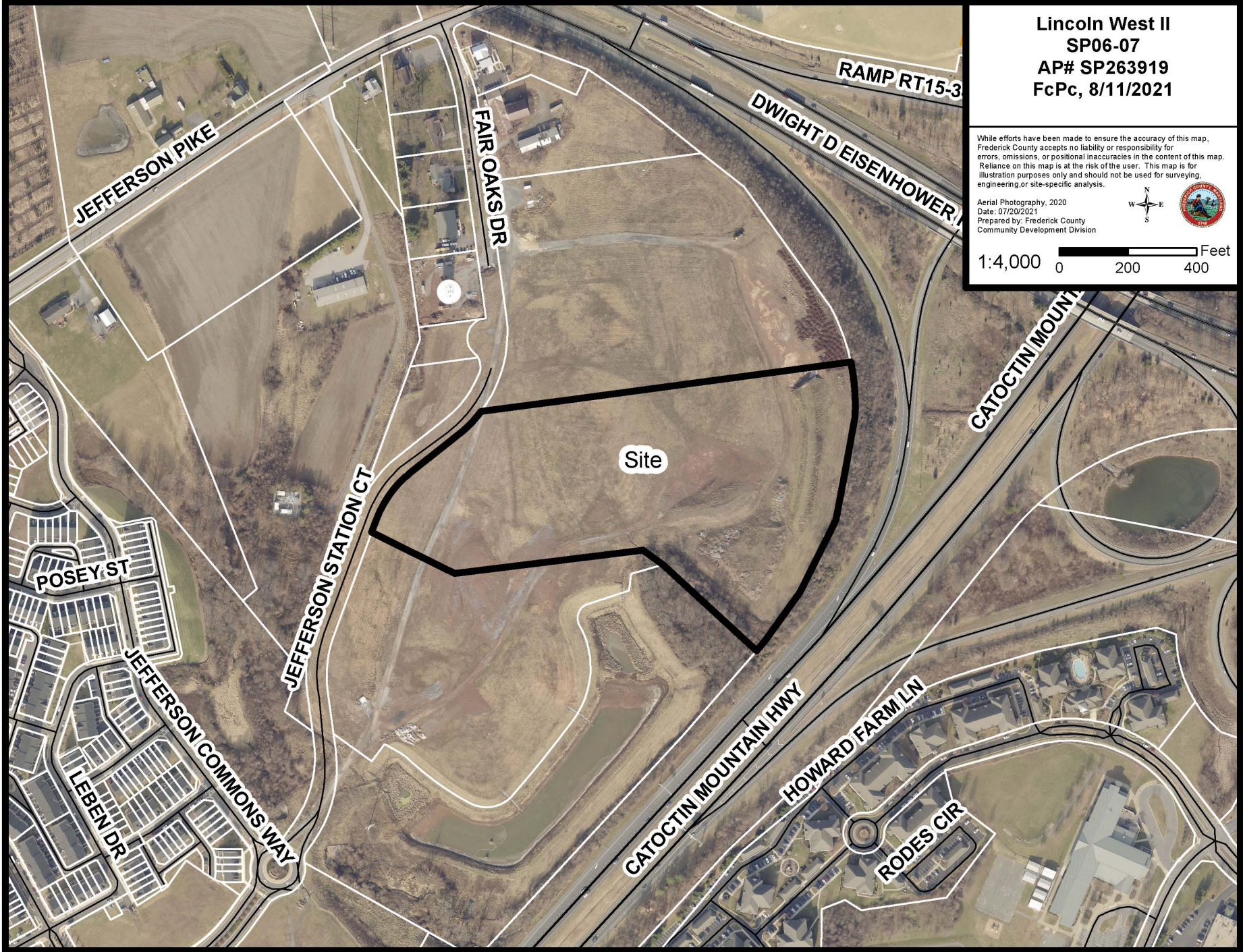
Staff has no objection to approval of the JTP Lots A-3A and A-3B Combined Preliminary/Final Plat. If the Planning Commission approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval or the period of APFO approval, whichever is less. The APFO expires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



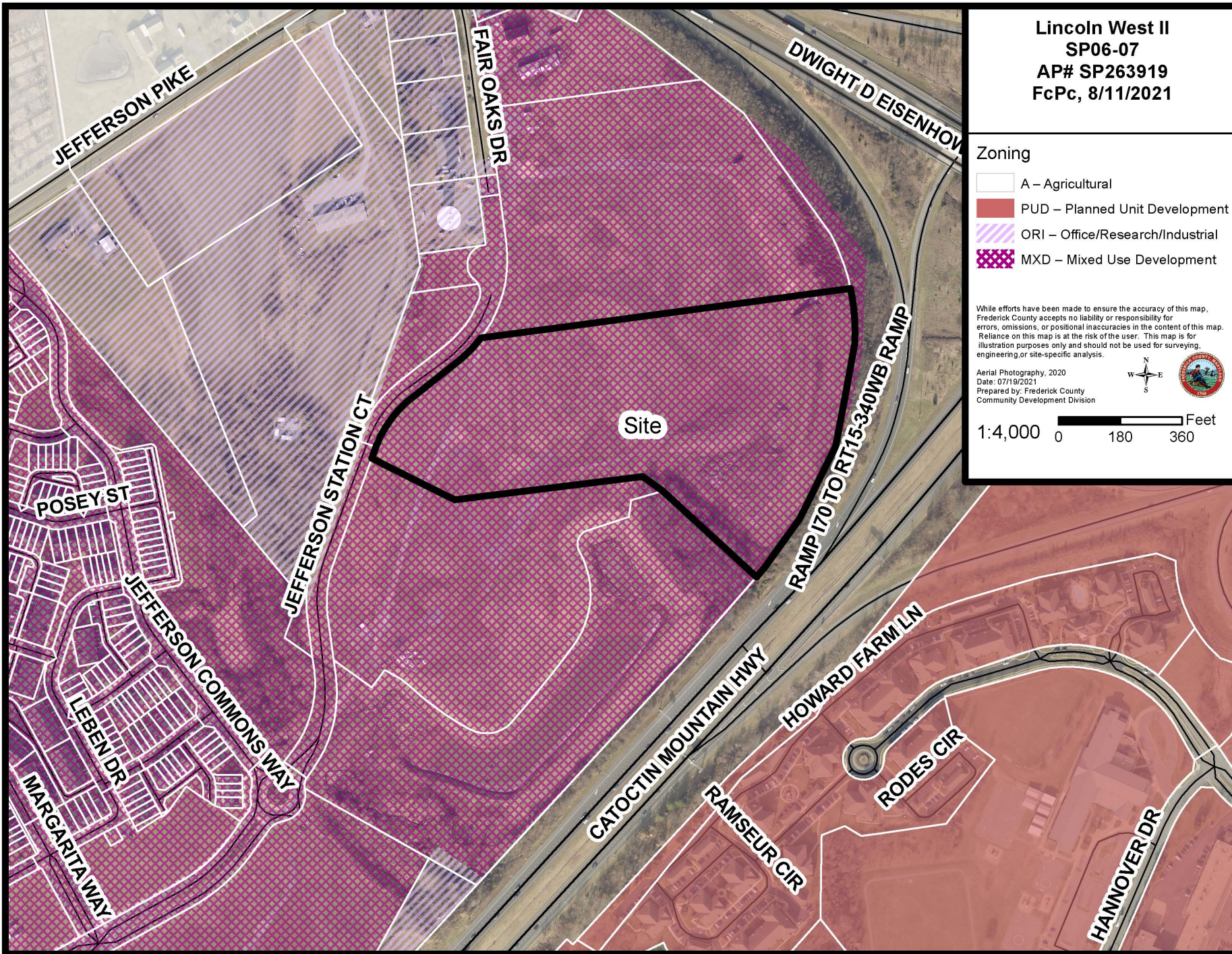
Lincoln West II
SP06-07
AP# SP263919
FcPc, 8/11/2021

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Aerial Photography, 2020
Date: 07/20/2021
Prepared by: Frederick County
Community Development Division



1:4,000 0 200 400 Feet



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

Zoning

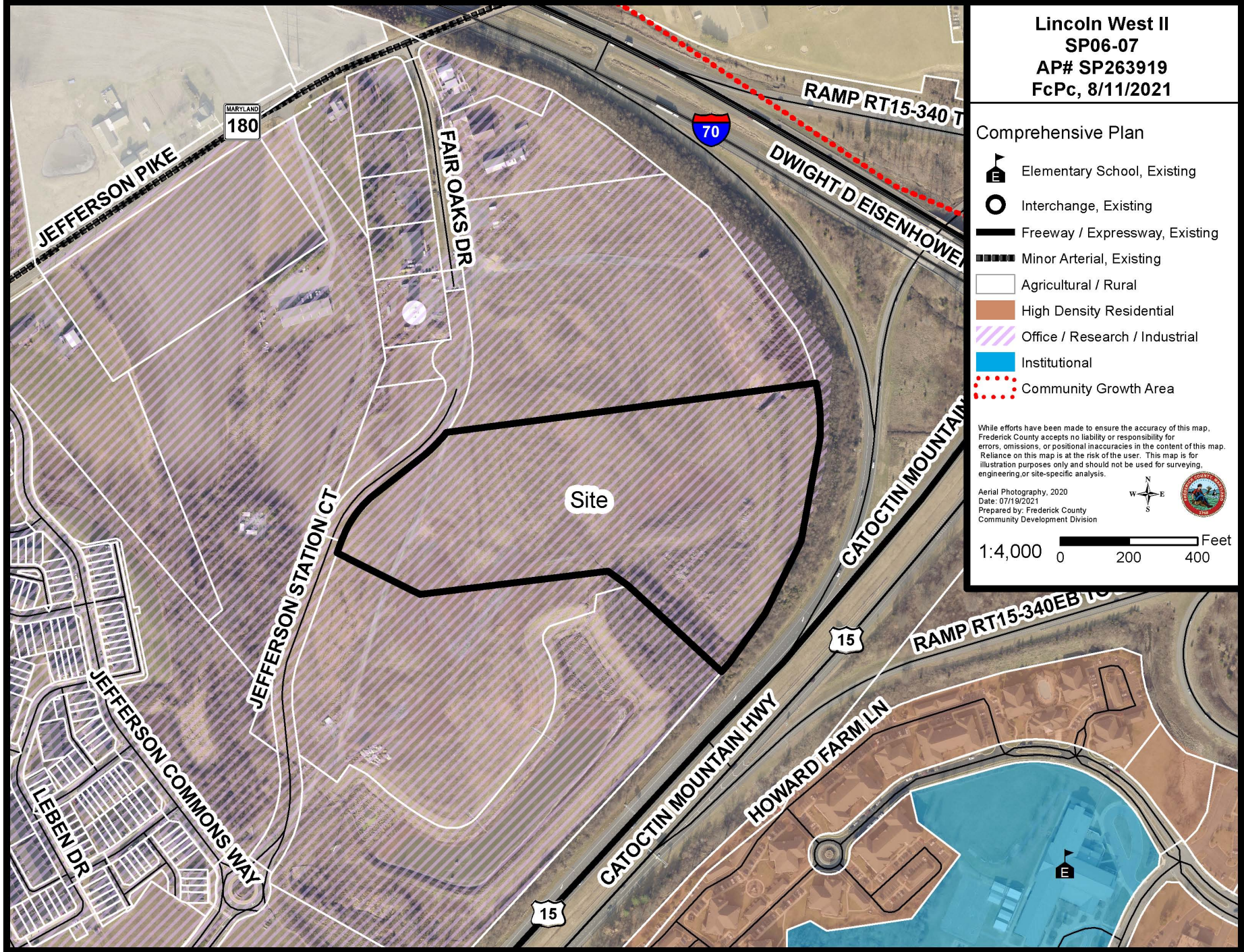
- A – Agricultural
- PUD – Planned Unit Development
- ORI – Office/Research/Industrial
- MXD – Mixed Use Development

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Aerial Photography, 2020
Date: 07/19/2021
Prepared by: Frederick County
Community Development Division



1:4,000 0 180 360 Feet



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

Comprehensive Plan

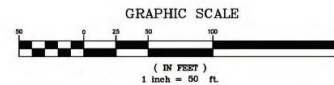
- Elementary School, Existing
- Interchange, Existing
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Agricultural / Rural
- High Density Residential
- Office / Research / Industrial
- Institutional
- Community Growth Area

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Aerial Photography, 2020
Date: 07/19/2021
Prepared by: Frederick County
Community Development Division



1:4,000 Feet



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526	
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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.

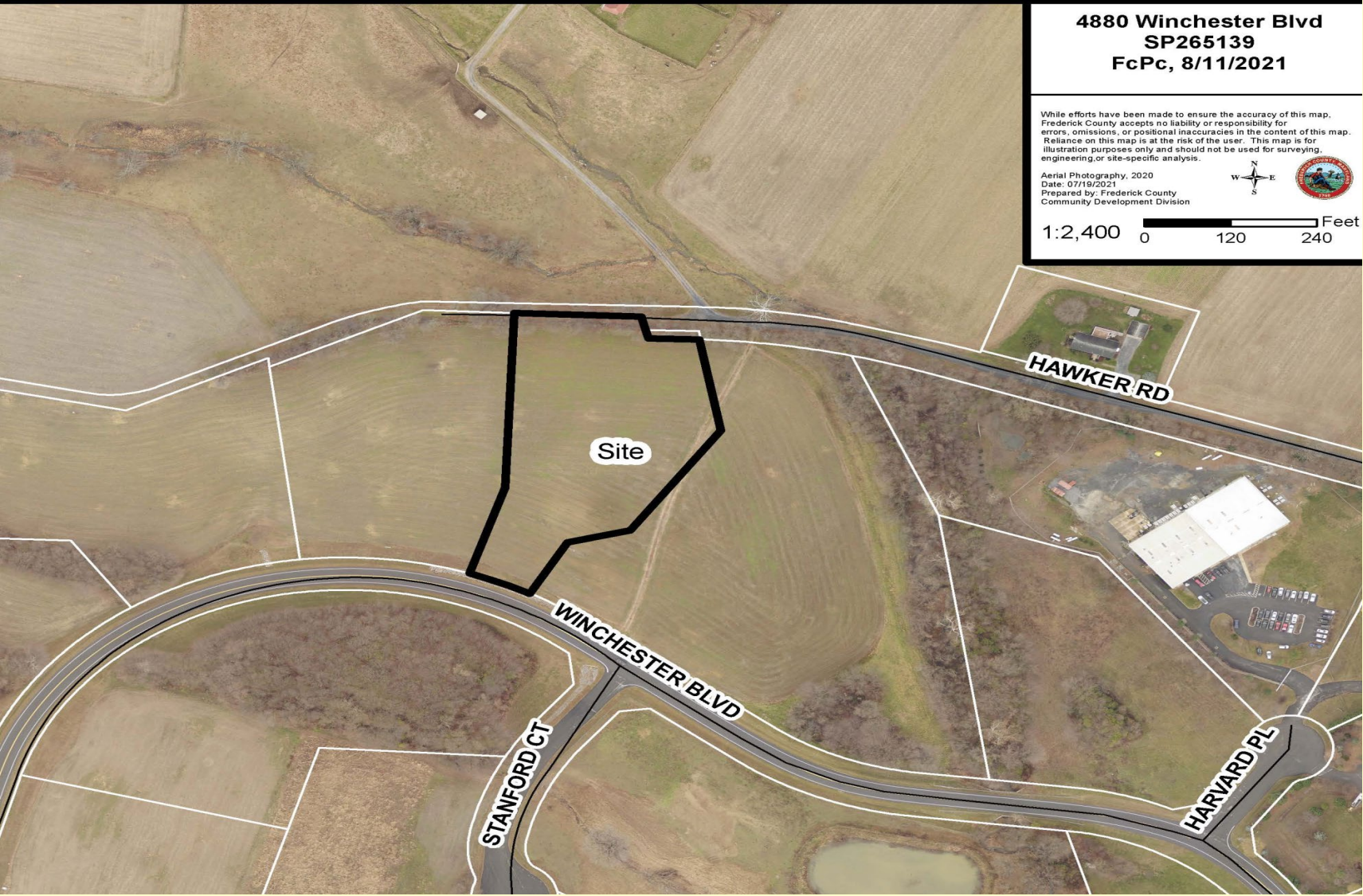
Staff-proposed conditions of approval:

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.



**4880 Winchester Blvd
SP265139
FcPc, 8/11/2021**

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Aerial Photography, 2020
Date: 07/19/2021
Prepared by: Frederick County
Community Development Division



1:2,400 0 120 240 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 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.

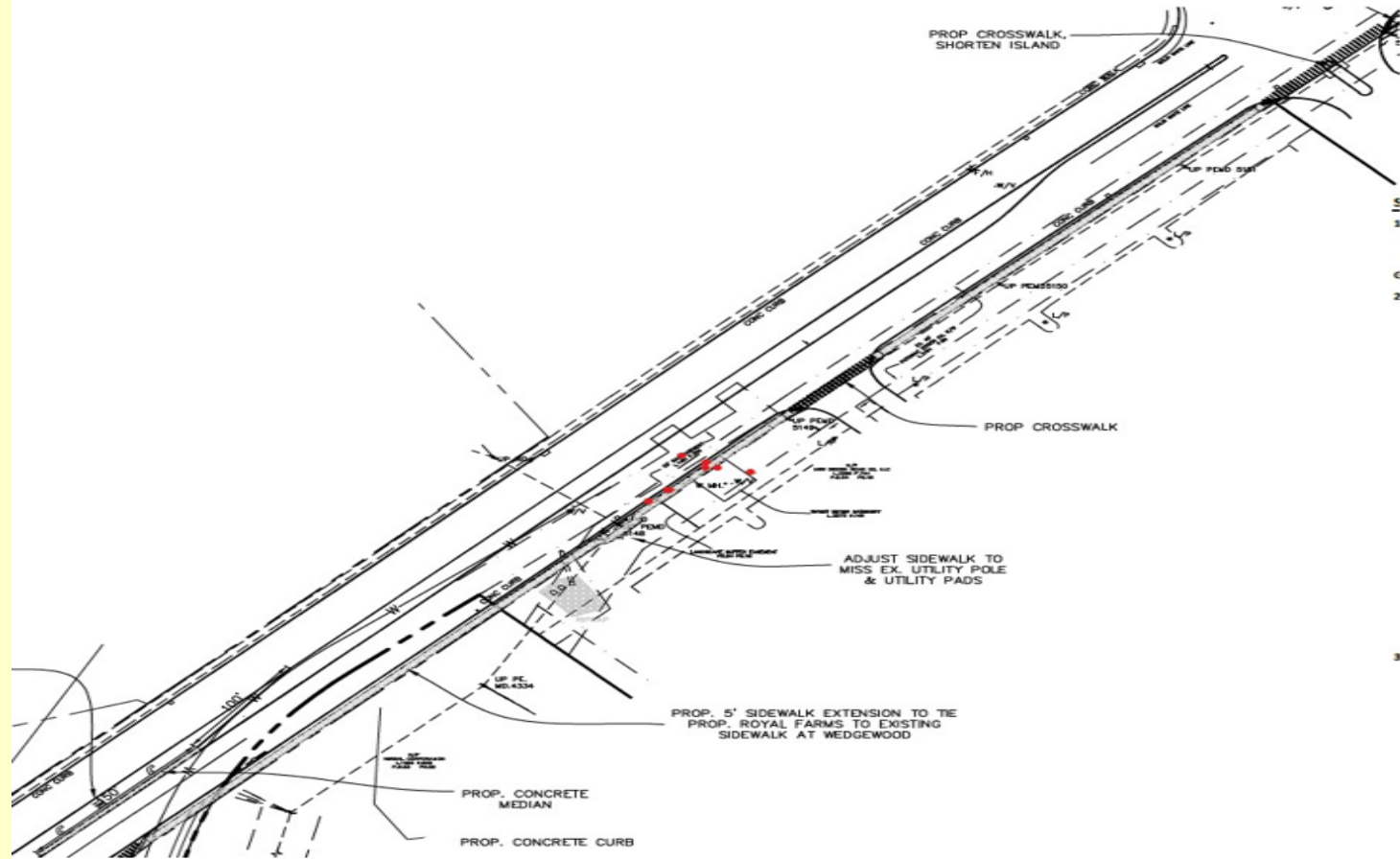
Royal Farms Store #357

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.