

Frederick County Planning Commission

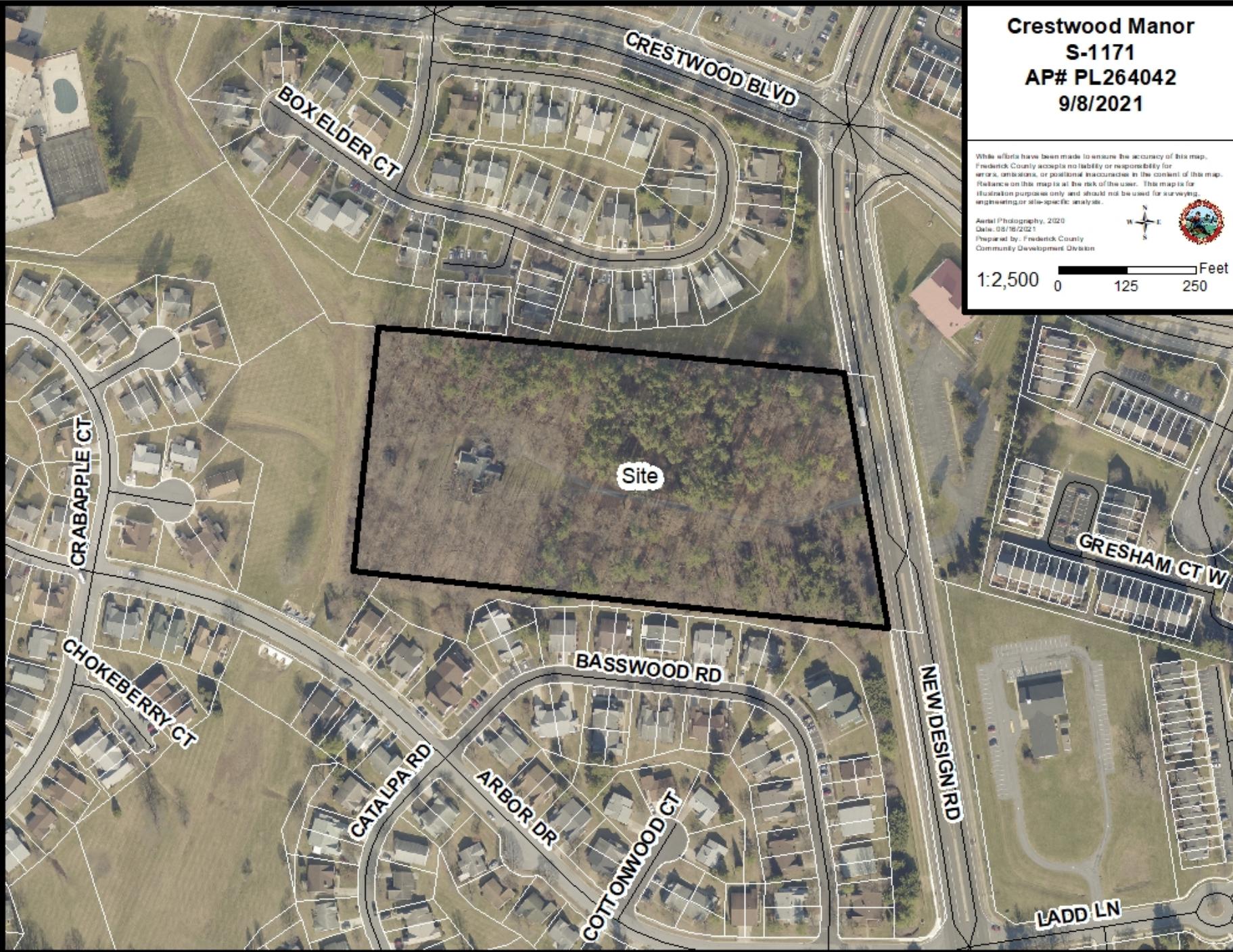


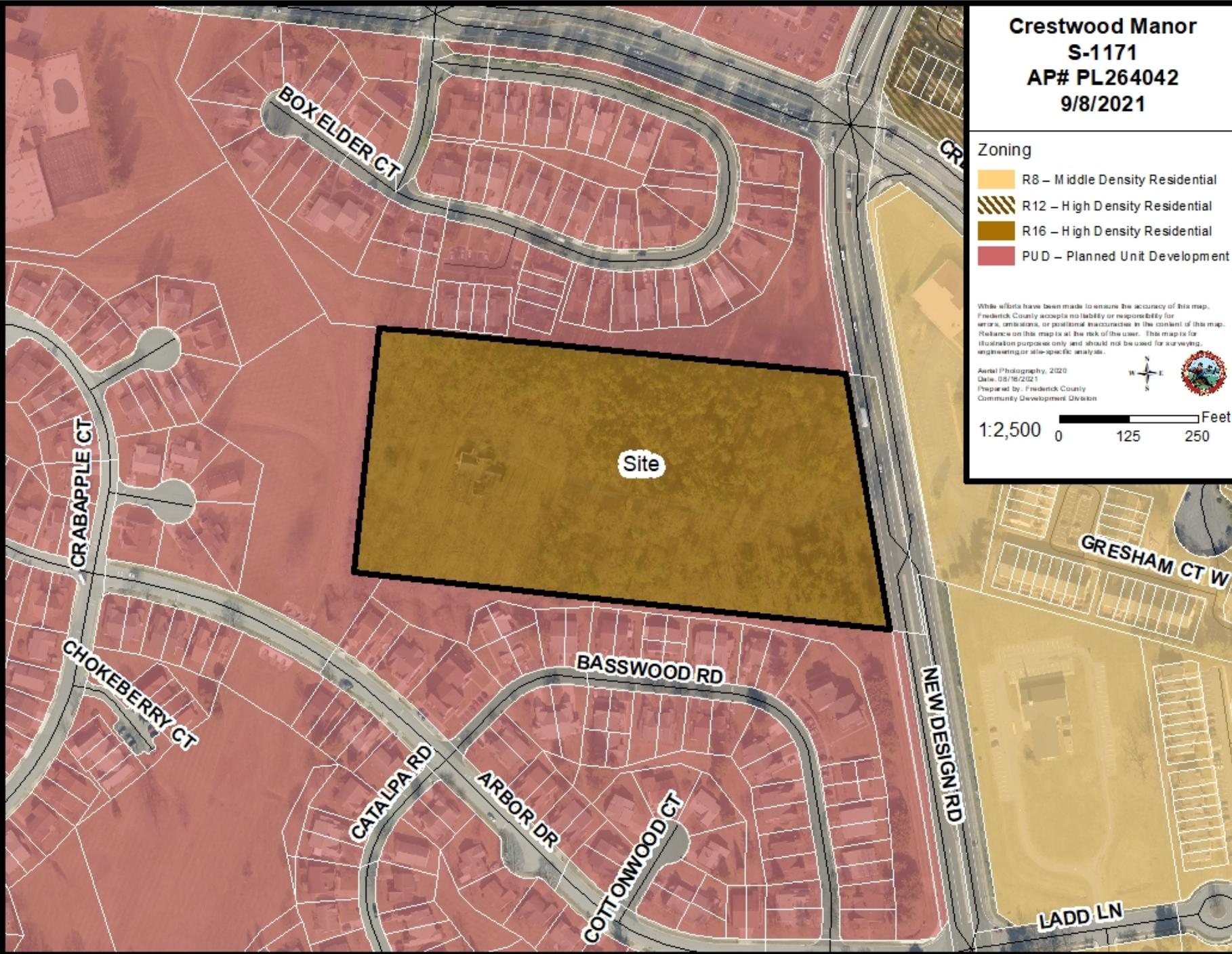
September 8, 2021

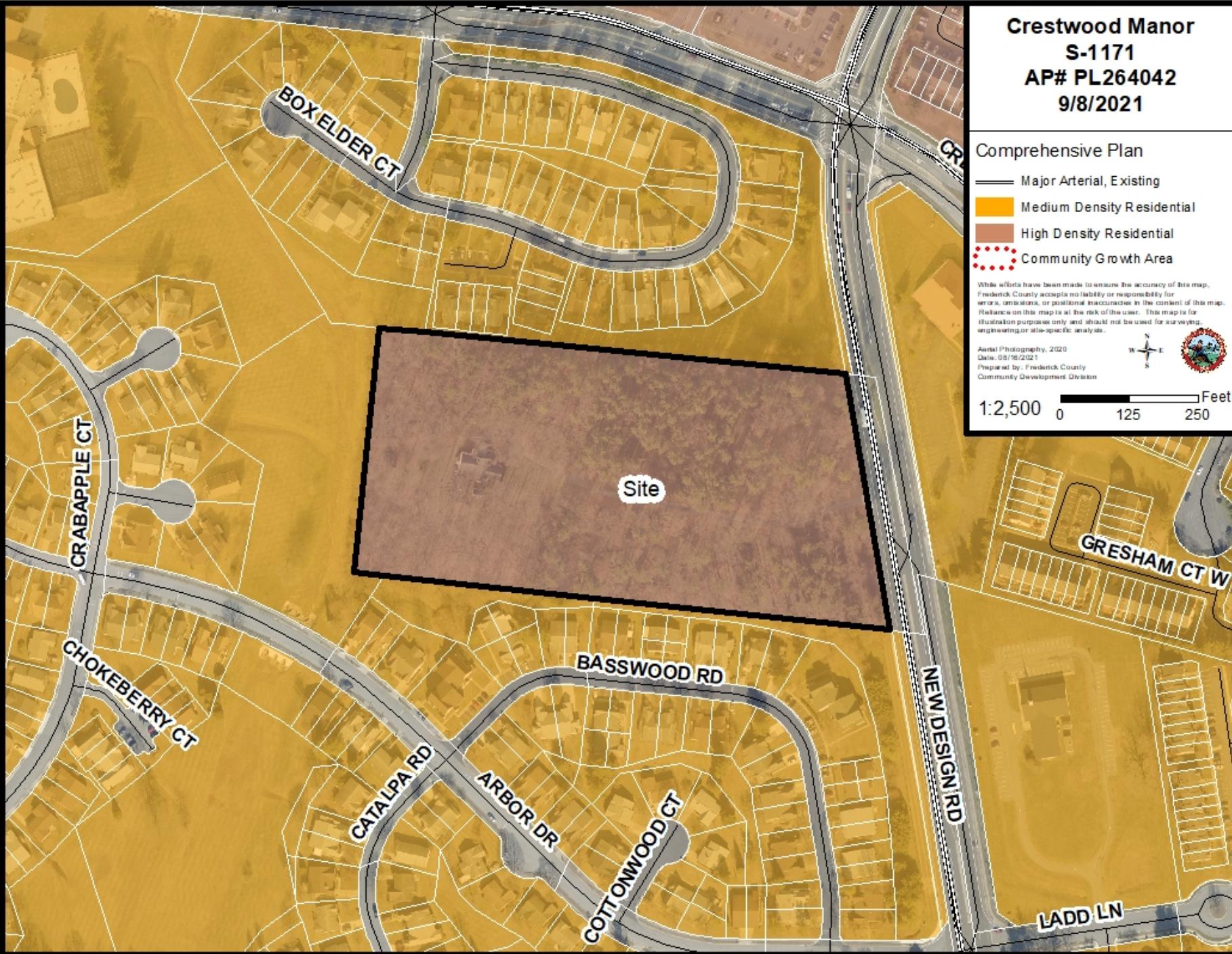
Crestwood Manor

Combined Preliminary Plan/Site Plan

The Applicant is requesting Combined Preliminary/Final Plat approval to subdivide a 9.52-acre Site into 2 lots.











View from existing driveway facing home (left).
View of driveway and wooden property towards New Design entrance (right).



View from existing entrance facing north toward New Design/Crestwood Blvd intersection (left).
View from existing entrance facing south along New Design (right).

RECOMMENDATION

Staff has no objection to conditional approval of the Crestwood Manor 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 (September 8, 2026) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 2 years and expires on September 8, 2023. Therefore, the plat expires September 8, 2023 unless recorded before this date.

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.

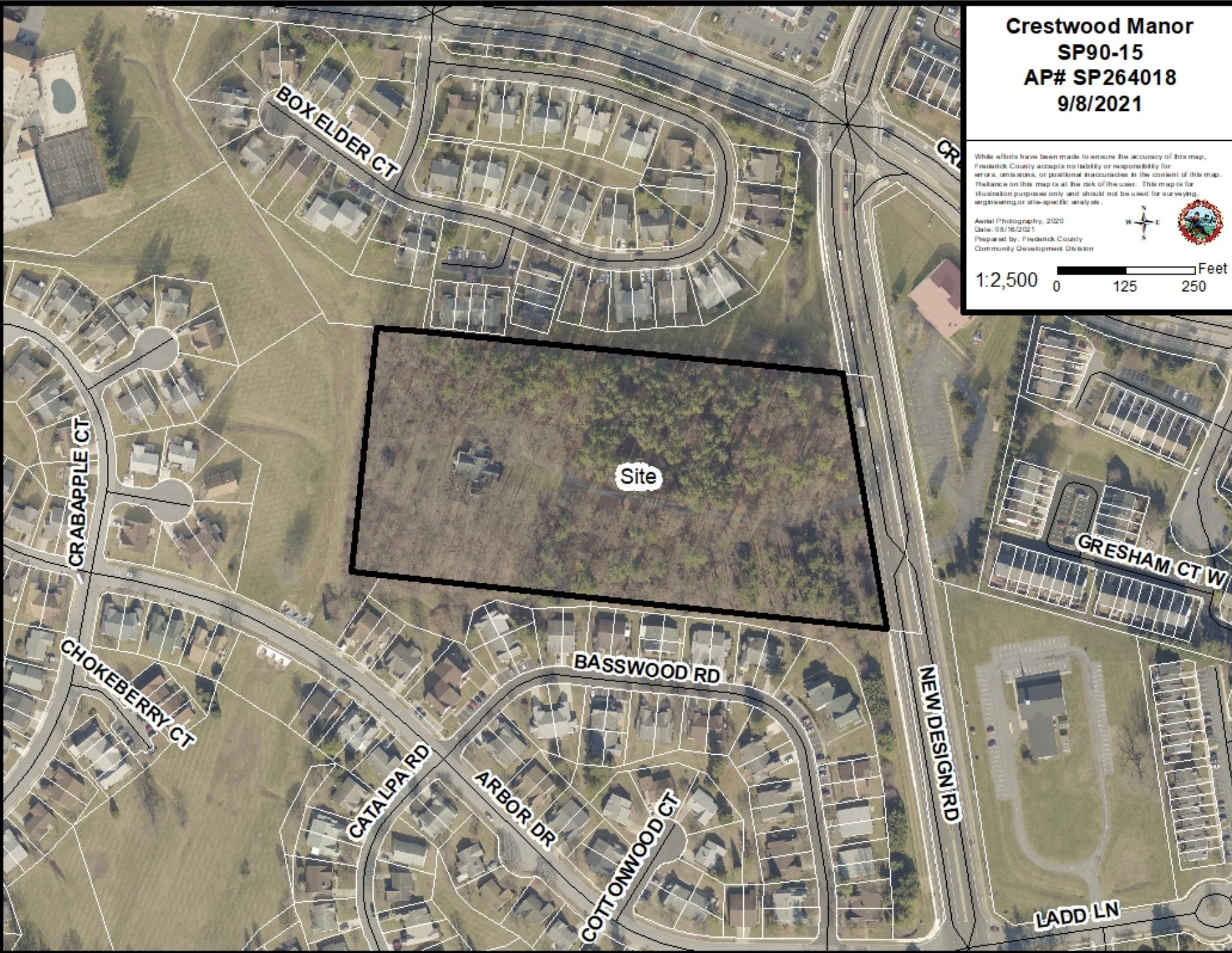
Staff-proposed conditions of approval:

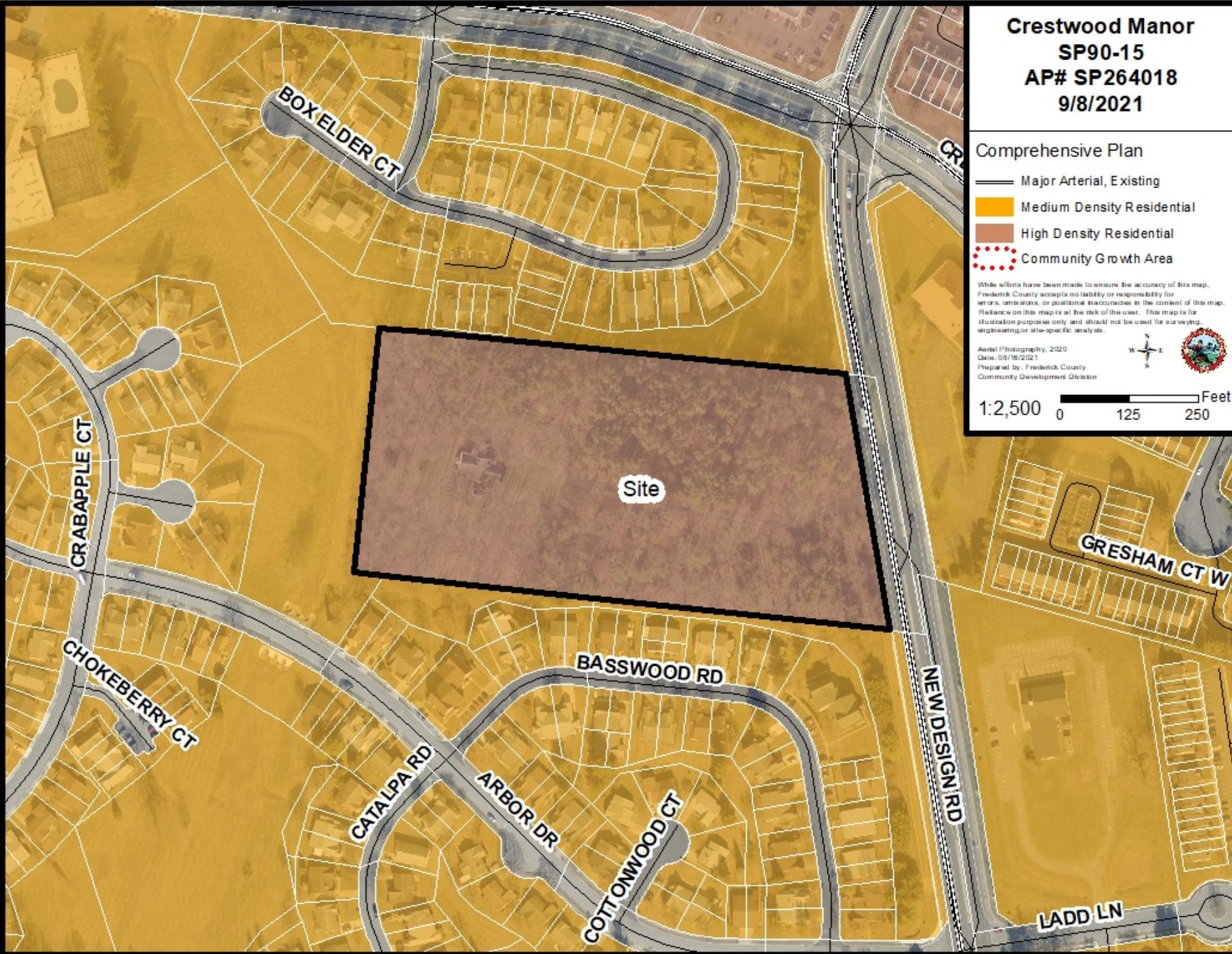
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to plat recordation.
3. Record water and sewer easements and shared access easements and note recordation information on the plat prior to final plat approval.

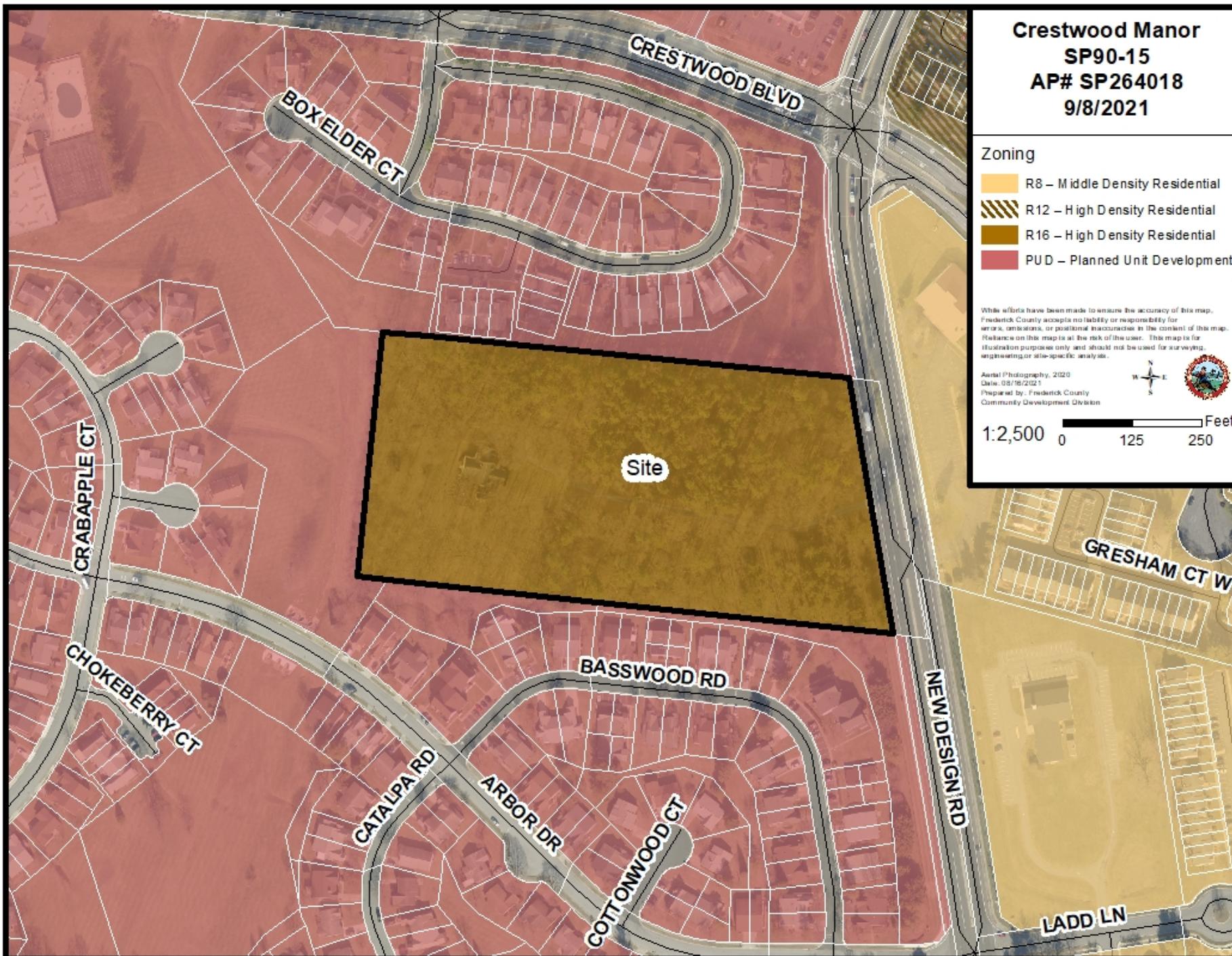
Crestwood Manor

Site Plan

The Applicant is requesting Site Development Plan approval for a multifamily dwelling development consisting of 120 dwelling units within 3 buildings and 1 existing house (community amenity) on two lots containing a total of 9.52-acres.











Osprey Property Company II Similar Product - Exterior

Riverwoods at Tollgate



Riverwoods at Tollgate II



Riverwoods at St. Michael's



Osprey Property Company II Similar Product - Interior

Units & Common Areas – Riverwoods at Tollgate II, Rock Spring Station, & 22 Light



RECOMMENDATION

Staff has no objection to conditional approval of the Crestwood Manor 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.

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. A parking modification to allow 5 additional parking spaces resulting in 252 parking spaces.
2. A lighting modification to allow light spillage on the areas shown on the lighting plan.

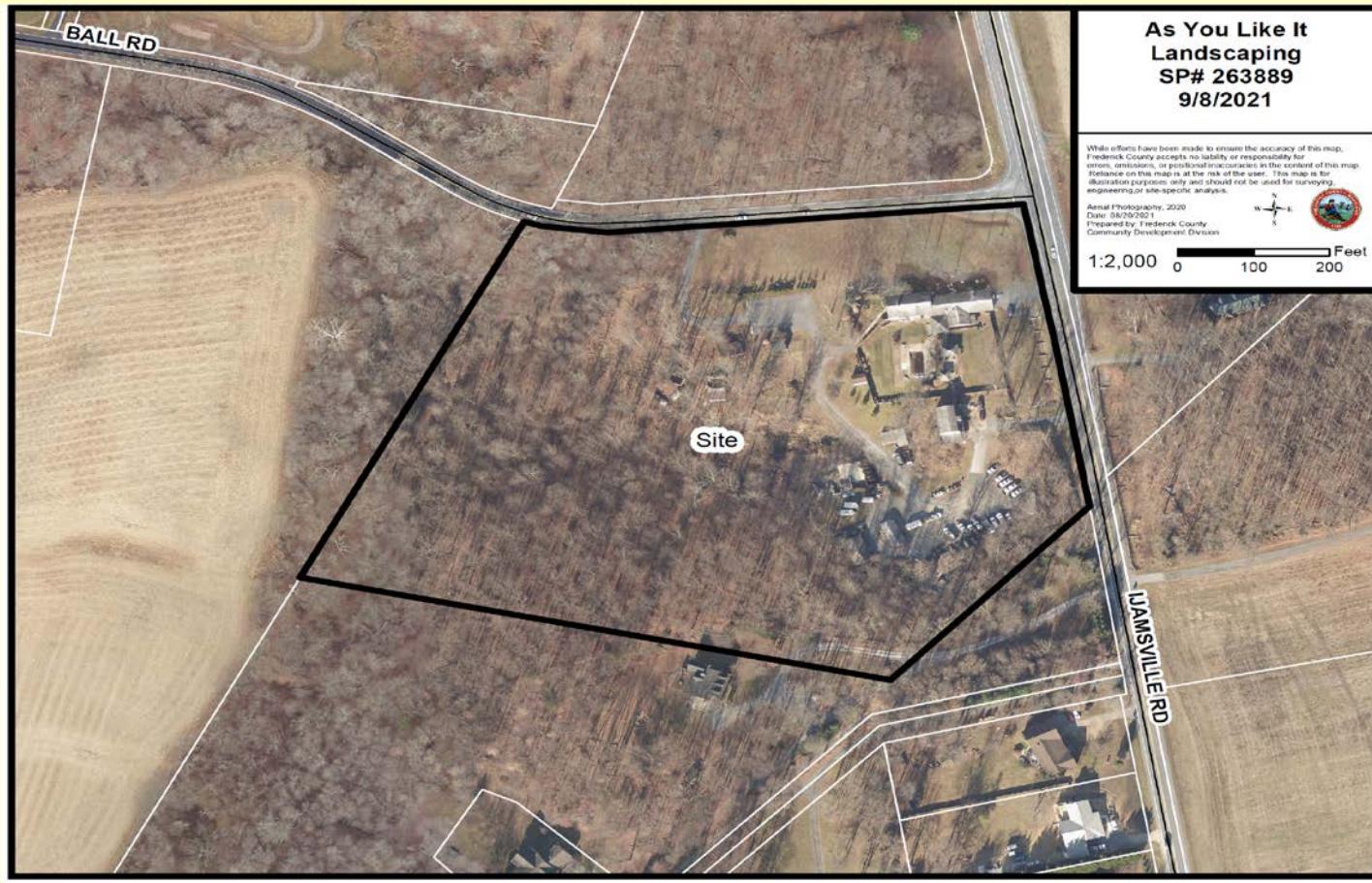
Staff-proposed conditions of approval:

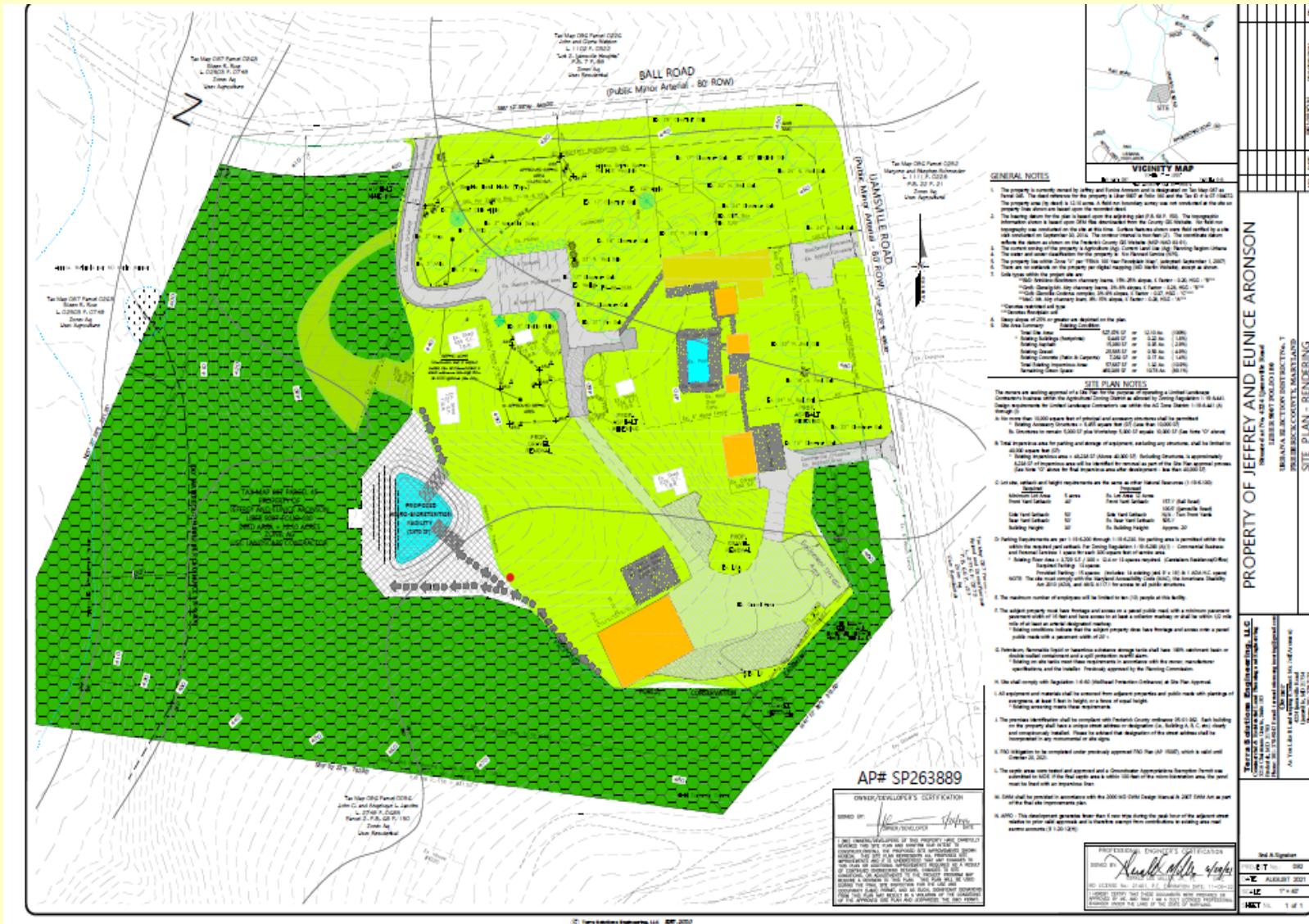
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final Plat PL264042 must be recorded and noted on the Site Plan prior to the Site Plan being stamped approved.
3. An MPDU agreement is required to be approved and recorded prior to final site plan approval. Revise note 28 on Sheet 1 of the site plan to accurately reflect how the MPDU requirement is being met.

As You Like It Landscaping

Site Plan

The Applicant is requesting site plan approval to establish a limited landscaping contractors business on a 12 acre lot located at 4224 Ijamsville Road.





RECOMMENDATION

Staff has no objection to conditional approval of the As You Like It Landscaping 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, or until September 8, 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 modification is granted and conditions are met:

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

Modification to Section 1-19-6.220(A) to allow three additional spaces (16 rather than 13).

Staff-proposed conditions of approval:

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

Change note D to reflect the parking modification.

FRO mitigation must be provided prior to Site Plan approval.

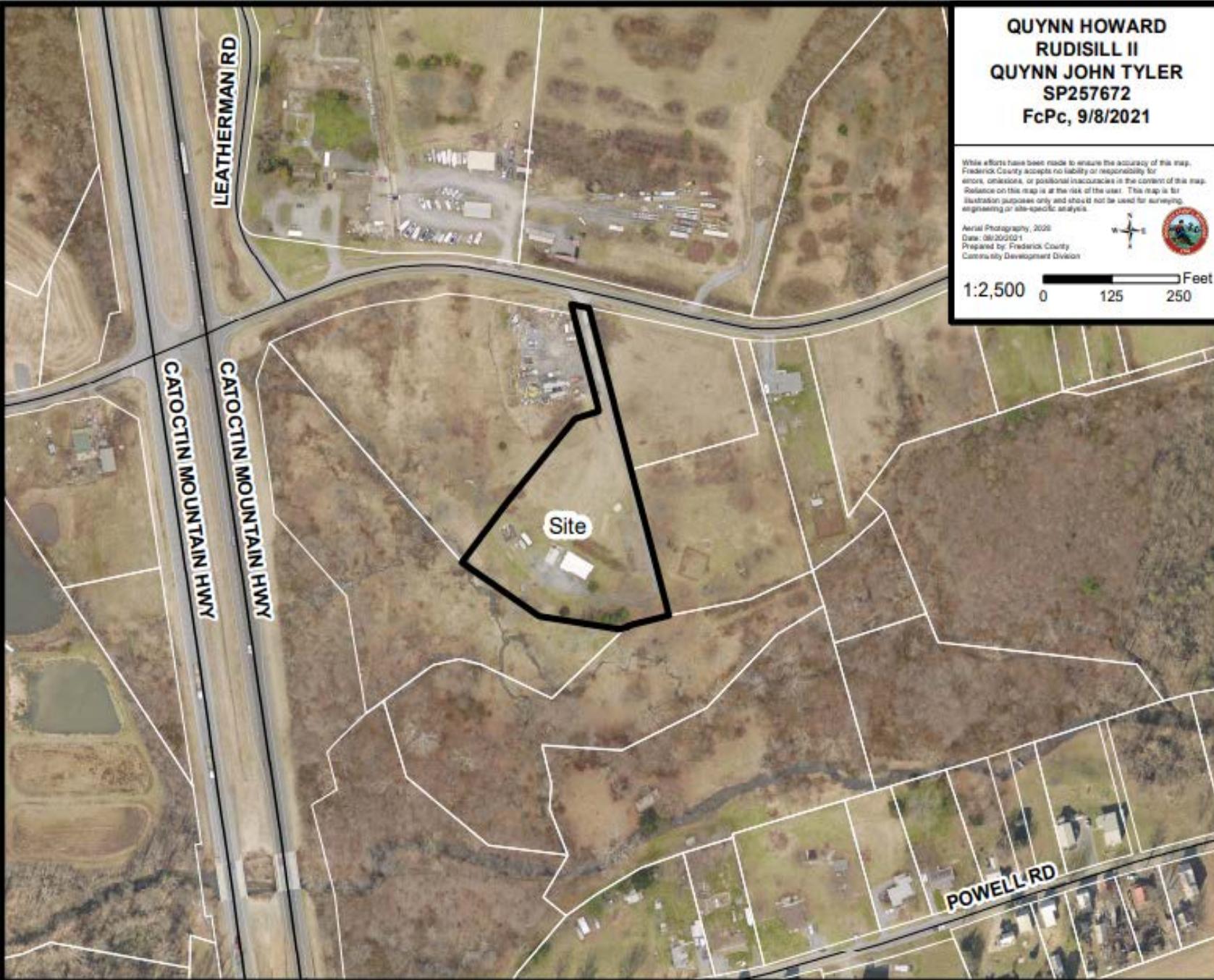
The required 25' floodplain setback from the GvB flooding soils line must be shown and labeled and standard notes added regarding the restricted activities within this setback per 1-19-9.110(B).

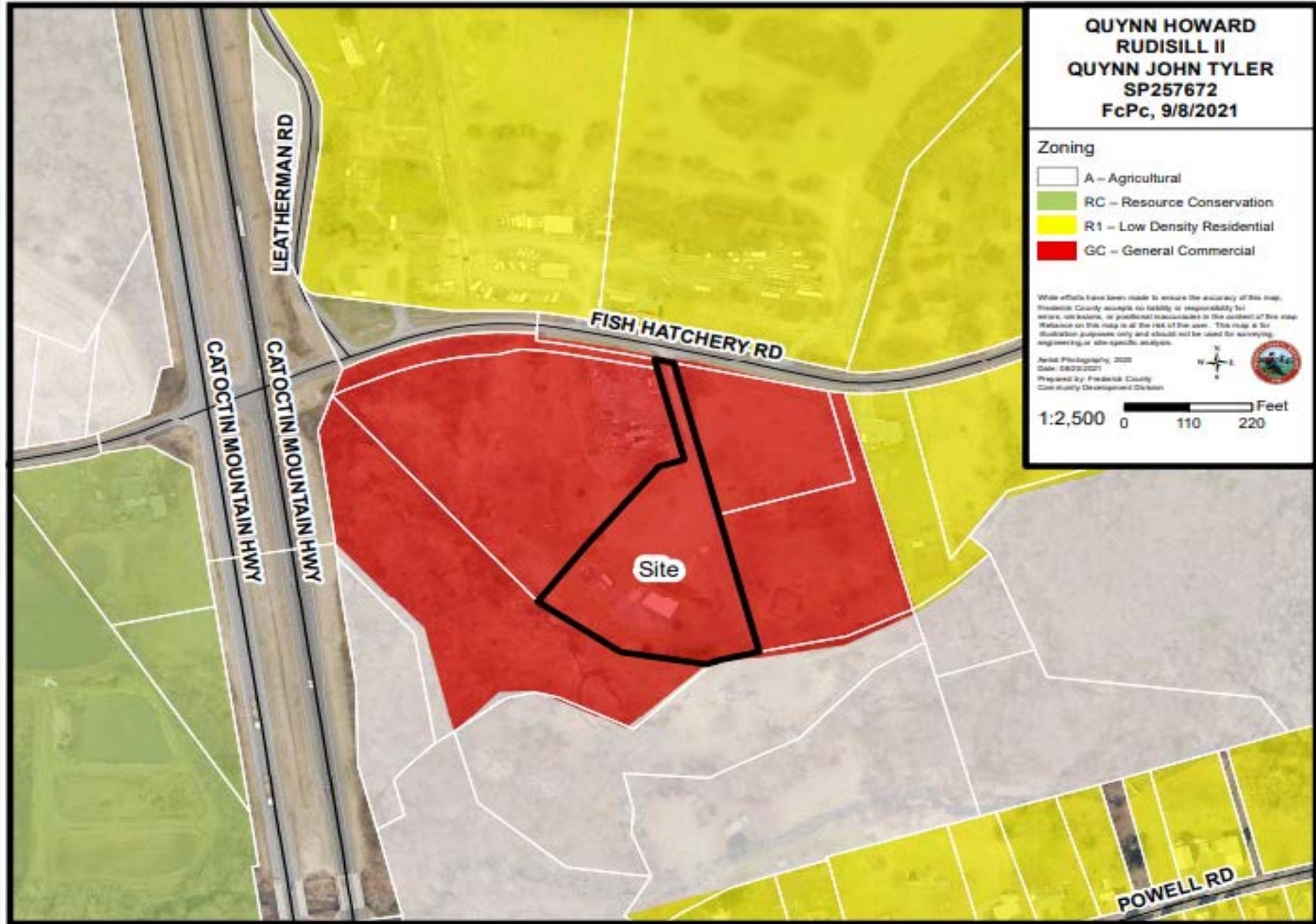
The Waterbody Buffer must be adjusted to include the flooding soils in accordance with 1-19-9.400(C)(5).

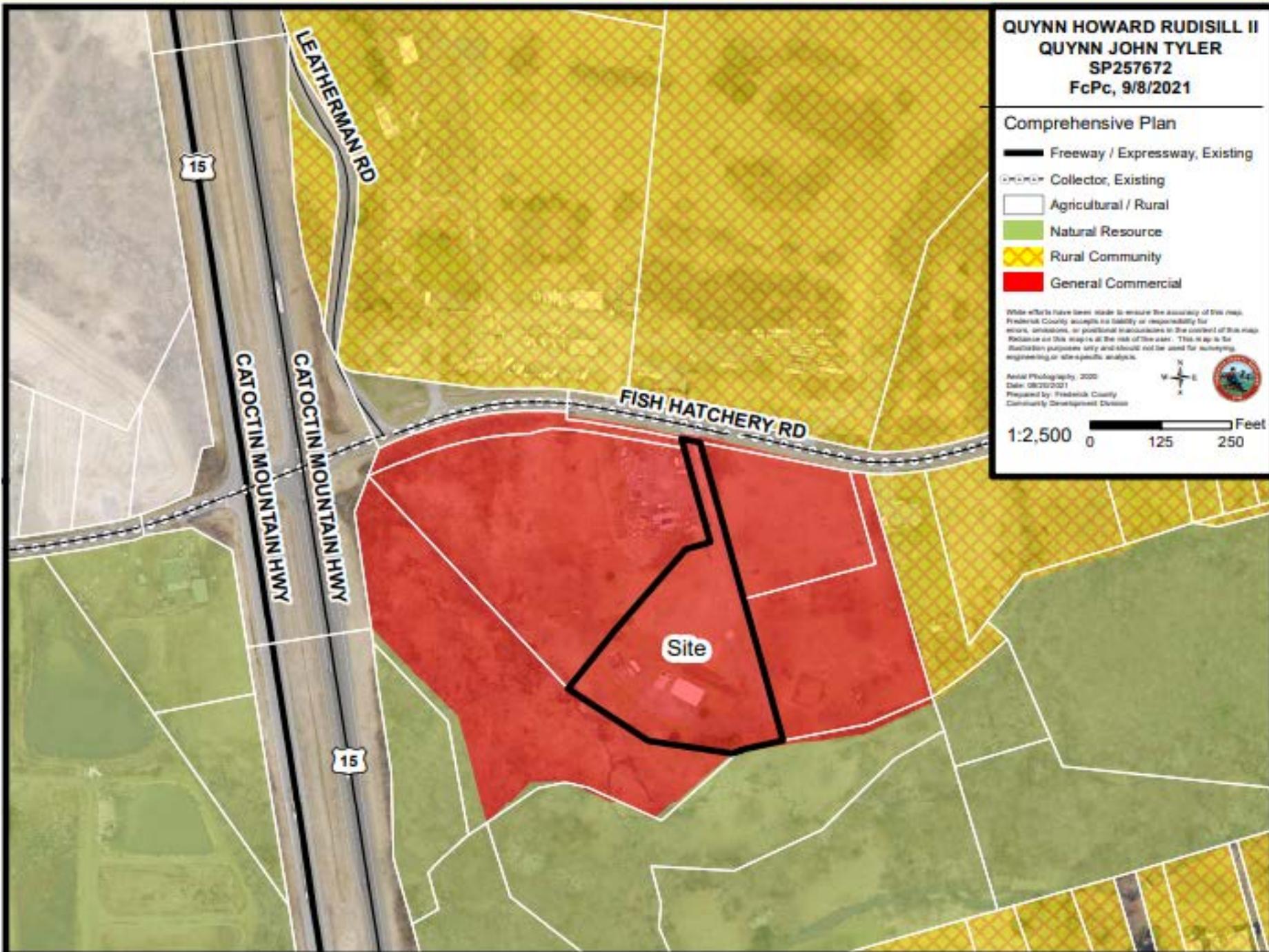
Lot 96 - Lewistown

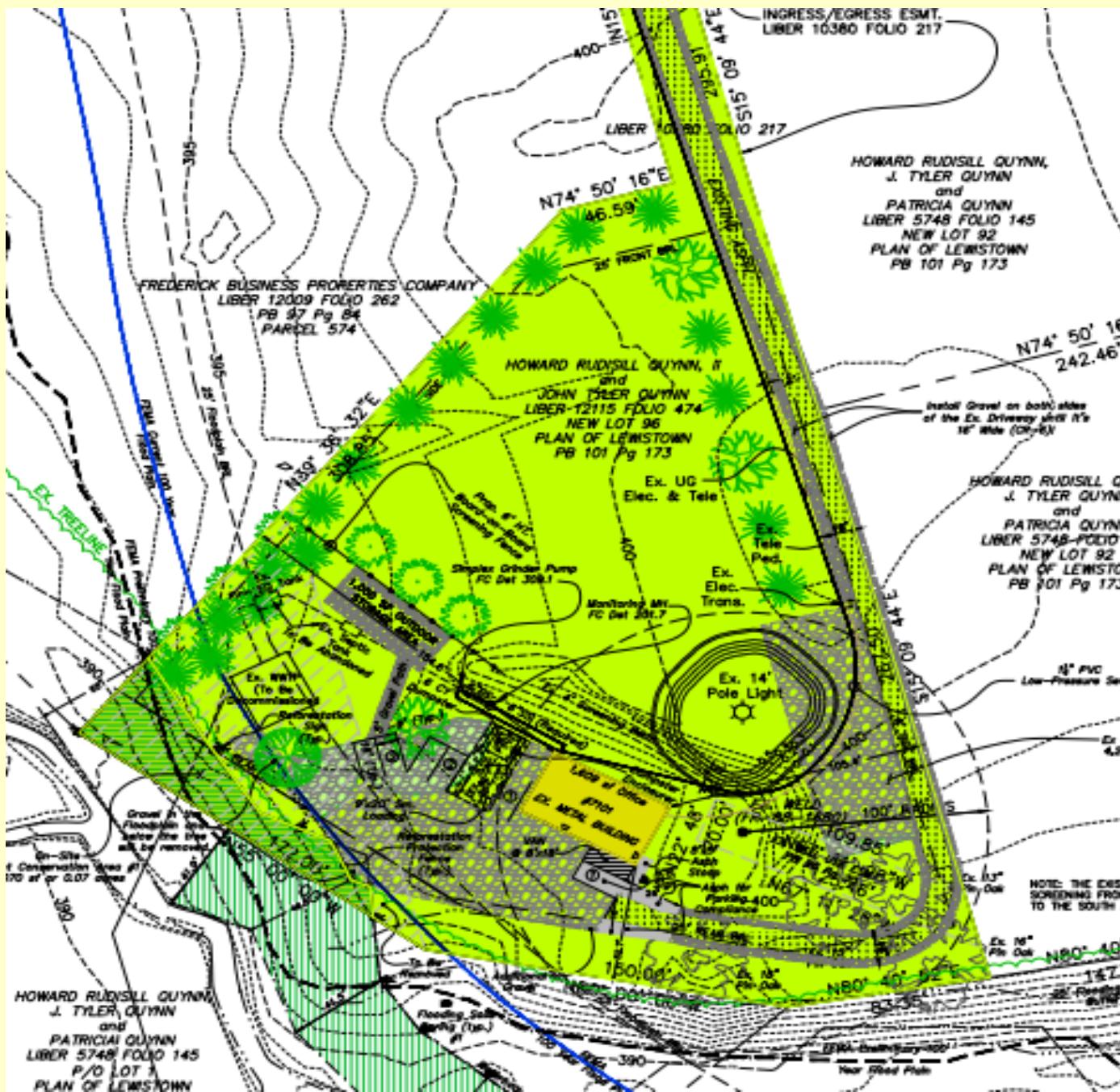
Site Plan

The Applicant is requesting Site Plan approval to establish a “carpentry, electrical, plumbing, welding, printing, and upholstery” use for a glass installation business on a 2.01 acre parcel.









eLOMA Metes and Bounds Description

Point of Beginning

HOWARD RUDISILL QUYNN, II
and
JOHN TYLER QUYNN
LIBER 12115 FOLIO 474
NEW LOT 96
PLAN OF LEWISTOWN
PB 101 Pg 173

Existing Flood Zone Area (AE) to be Removed From Quynn Property per FEMA FIRM 24021C0145D
4,589 S.F. or 0.105 Ac.

Preliminary Flood Zone Area (AE) to Remain on Quynn Property per Preliminary FEMA FIRM 24021C0141E

EX. METAL BUILDING

Coordinates and distances:

- S13°37'52"E 30.27'
- S14°39'27"E 12.64'
- N21°15'36"W 24.13'
- 391 390 392 393 394 395
- 32.70' 41.13' 55.78' 116.22' 172.00' 10.06' 139.94' 150.00'
- S17°44'57"E 28.78'
- S28°33'26"E 35.92'
- S32°16'28"E 28.91'
- S36°22'19"E 31.00'
- S40°18'30"E 33.72'
- S42°36'04"E 32.14'
- N55°00'00"W
- CONC.



RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Lot 96 Lewistown. 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 September 8, 2024).

Based upon the findings and conclusions 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 met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. A Final Forest Conservation Plan must be submitted and FRO mitigation (easement recordation) must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. The site plan must be amended to show the new FEMA floodplain limits and remove the note about removing the portion of gravel that is within the old FEMA boundary.

Center 85 at Westview South – Lot 208

Site Plan

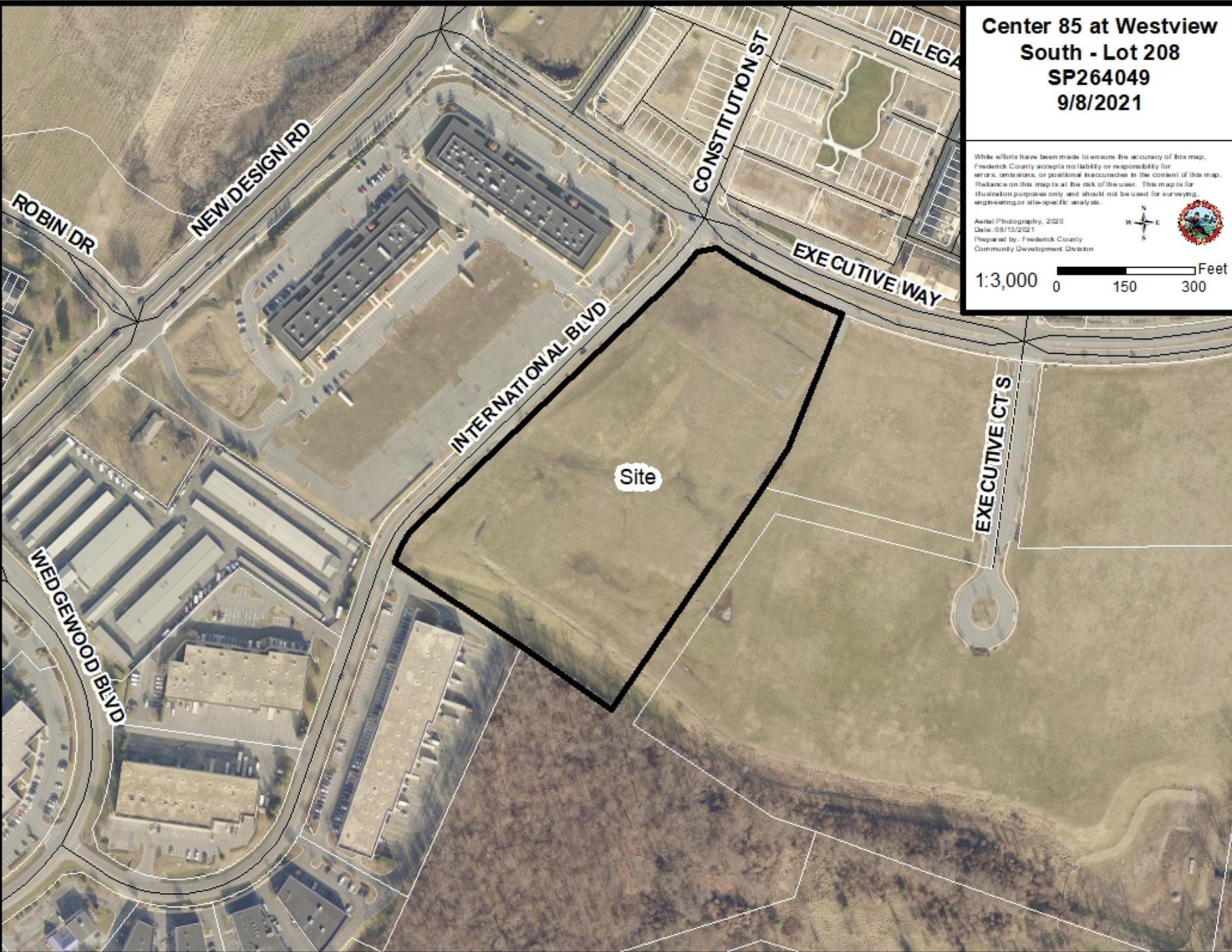
The Applicant is requesting Site Plan approval to construct a one-story 190,000 SF building, consisting of 35,000 SF employment and 155,000 SF warehouse, on a 10.78-acre Site.

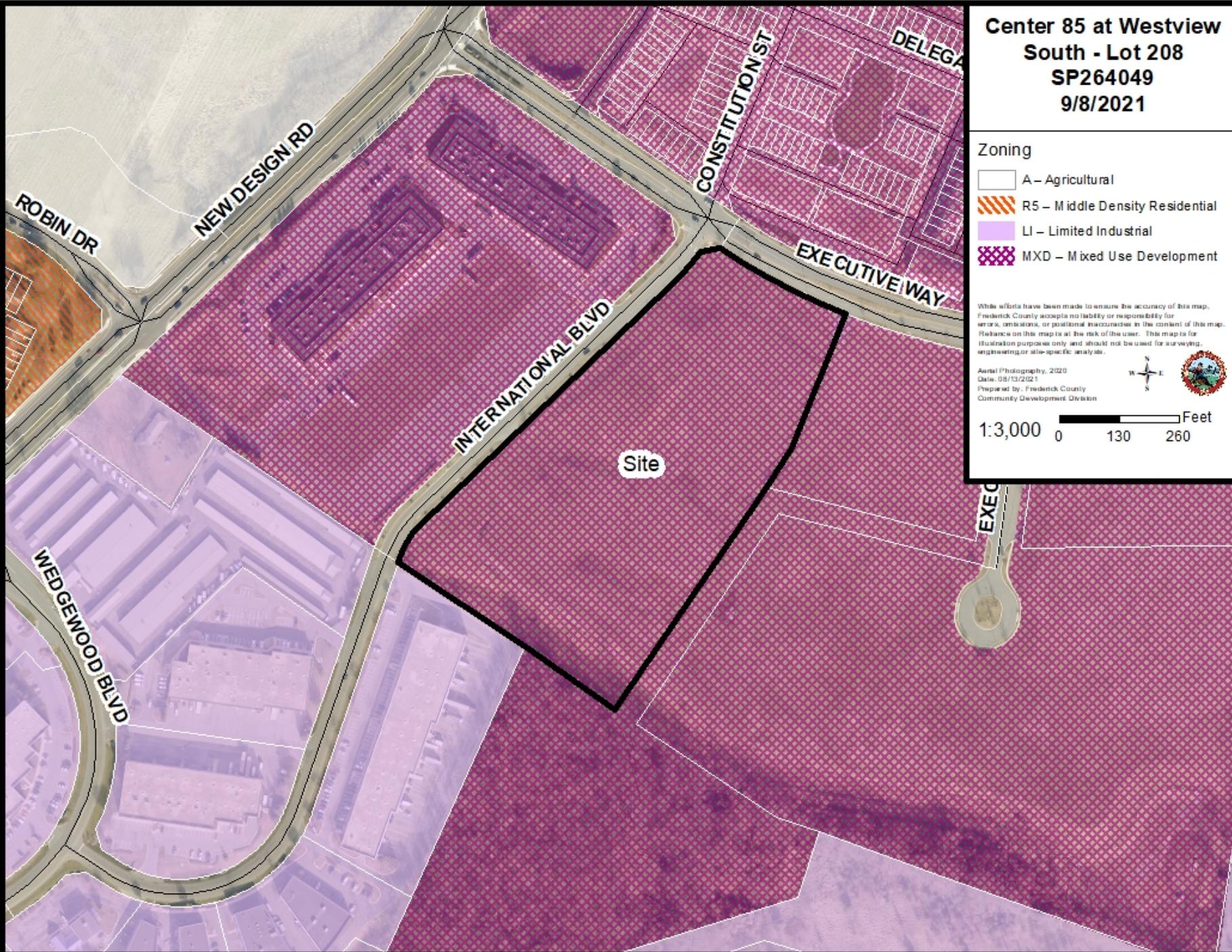


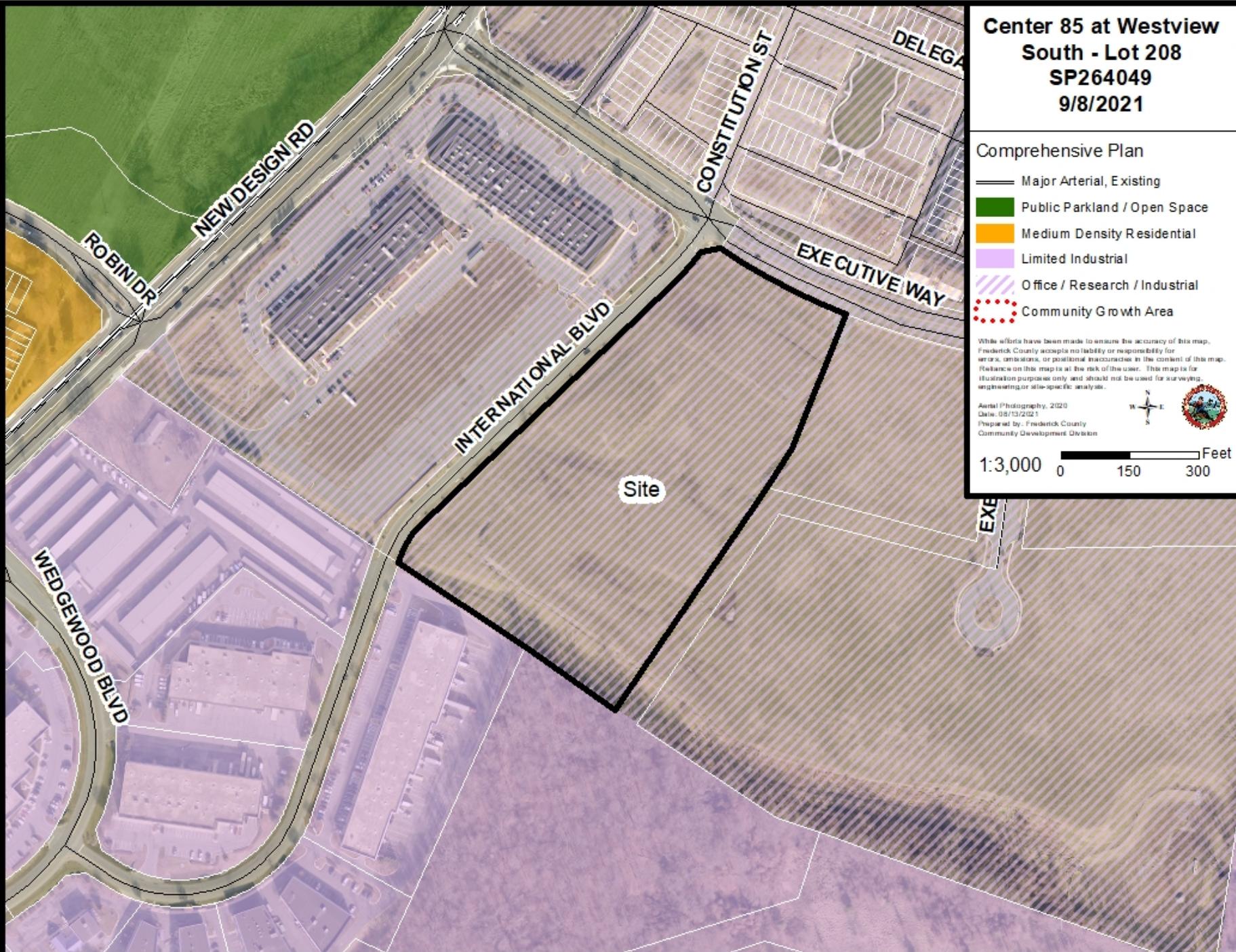
PROGRESSLABS

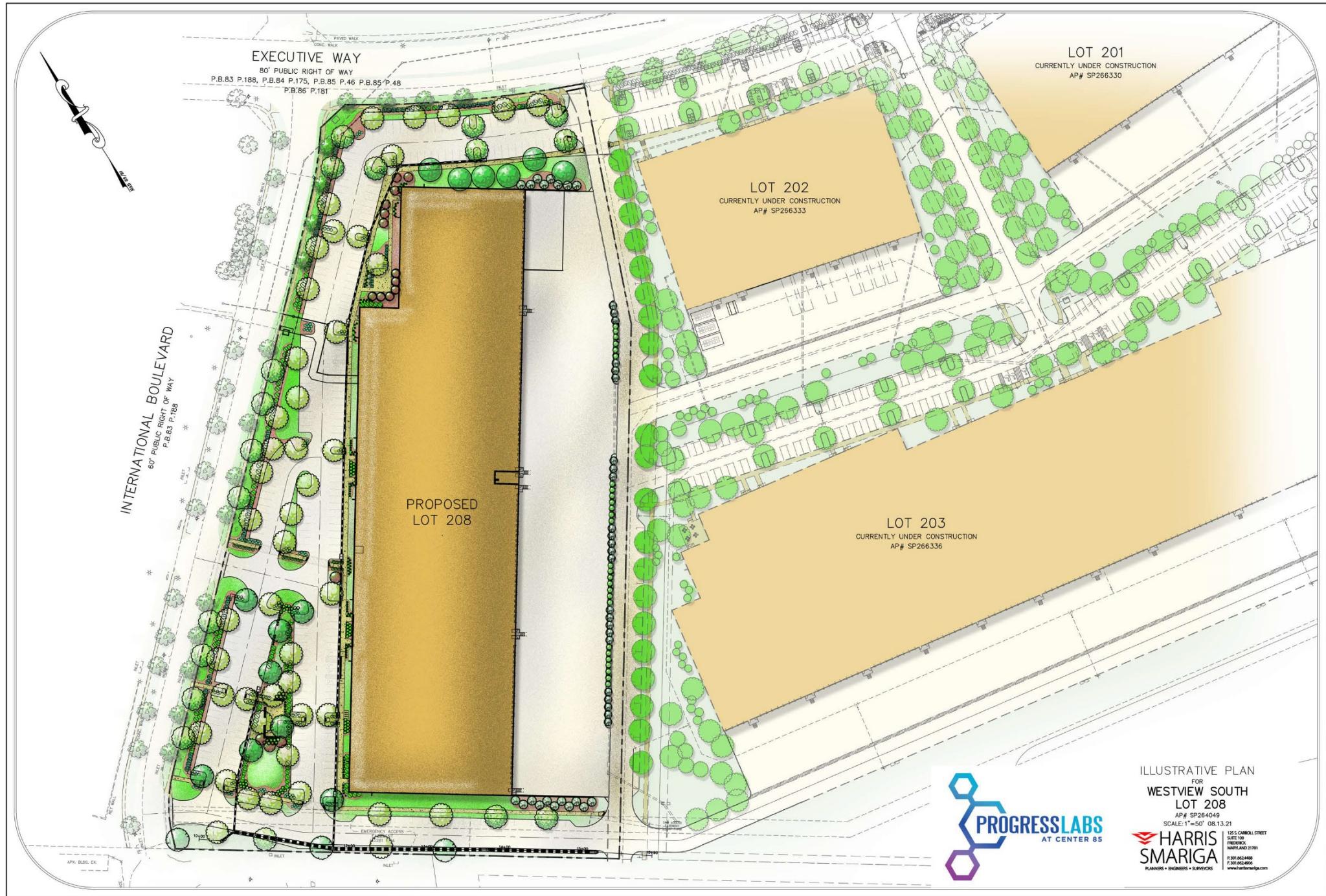
MATANINC.COM

MATAN









PROJECT TITLE

**WESTVIEW SOUTH
BUILDING 208**

208 EXECUTIVE COURT SOUTH
FREDERICK, MD 21703

A PROJECT FOR
MATAN COMPANIES, LLP

GENERAL NOTES

- ALUMINUM / PREFINISHED METAL
- SOLID - GRAY ACCENT PAINT
- SOLID - WHITE GENERAL PAINT
- FORMLINER - HORIZONTAL
- GLAZING - VISION

BUILDING AREA PLAN



Professional Certification
I certify that these documents were prepared or approved by
me, and that I am a duly licensed architect under the laws of the
State of Maryland, license number 16677, expiration date
August 23, 2021.

DATE	REVISION
1 2021.07.30	100% DD SET
2 2021.08.16	ISSUE FOR PERMIT & PRICING

PROJECT NO: 212009

DRAWN BY: PV

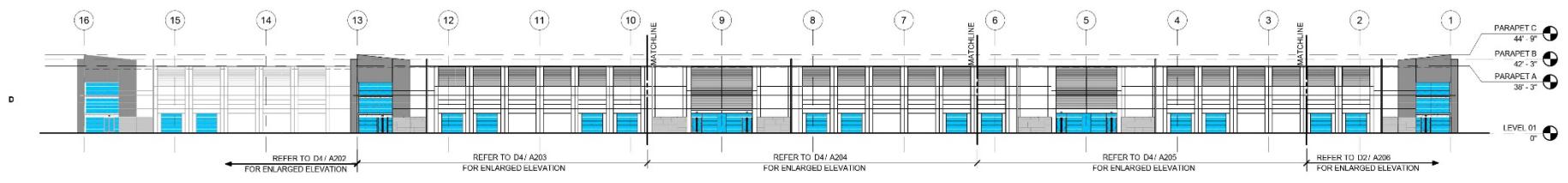
CHECKED BY: CSP

SHEET NAME

**OVERALL BUILDING
ELEVATIONS**

SEAL

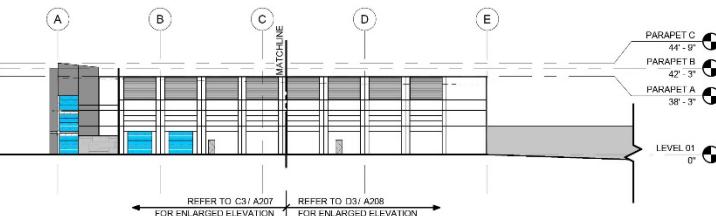
SEAL	SHEET NUMBER
JEFFREY B. BROWN REPRESENTATIVE PRELIMINARY, PERMIT, CONTRACTOR'S USE Only for the project dated 07/20/2021 Signature of Jeffrey B. Brown Date 07/20/2021	A201



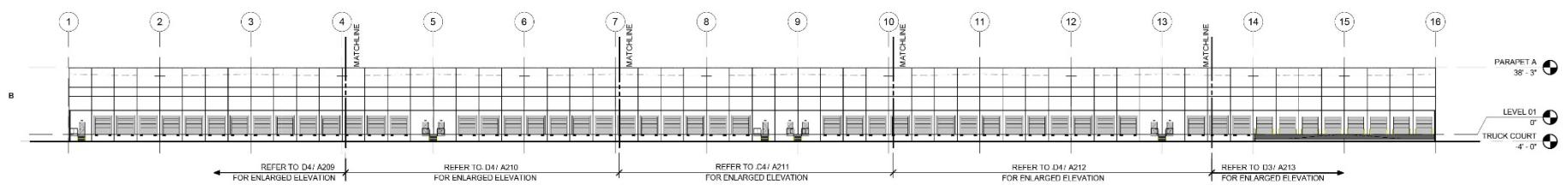
D4 OVERALL ELEVATION - WEST
SCALE: 1/32" = 1'-0"



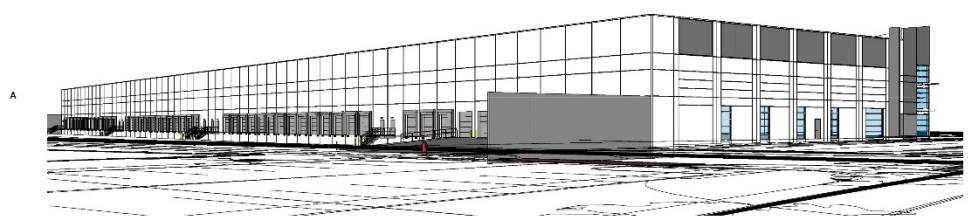
C4 3D VIEW - SOUTHWEST CORNER
NTS



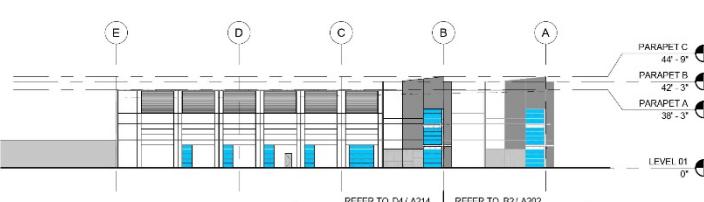
C2 OVERALL ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



B4 OVERALL ELEVATION - EAST
SCALE: 1/32" = 1'-0"



A4 3D VIEW - NORTHEAST CORNER
NTS



A2 OVERALL ELEVATION - NORTH
SCALE: 1/32" = 1'-0"



powers
brown
archi-
tecture

RECOMMENDATION

Staff does not believe that the design meets Section 1-19-10.500.9(A)(14), which requires parking to be predominantly located to the side and/or rear of buildings. However, if the Planning Commission conditionally approves the Site Plan, it will be valid for a period of three (3) years from the date of Planning Commission approval. Should the Planning Commission grant approval of this application (AP SP264049), Staff recommends that the following items be added as conditions to the approval:

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

1. A lighting modification to allow some illumination in excess of 0.5 foot candles to cross property lines for the purpose of providing additional safety.
2. A lighting modification to allow a light fixture height of 18 feet, which is greater than the 14' height prescribed in Section 1-19-6.500(B)(1) of the Zoning Ordinance.

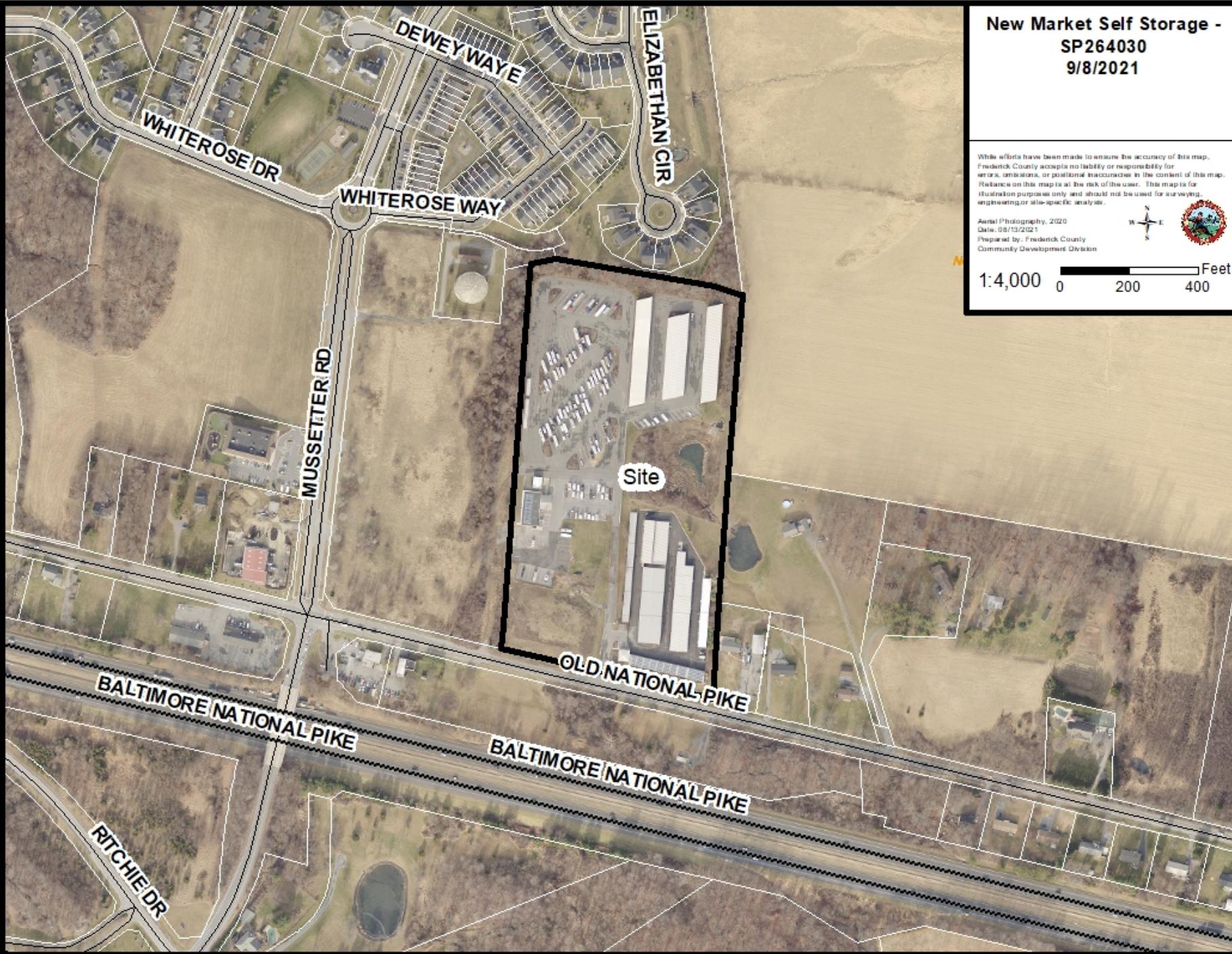
Staff-proposed conditions of approval:

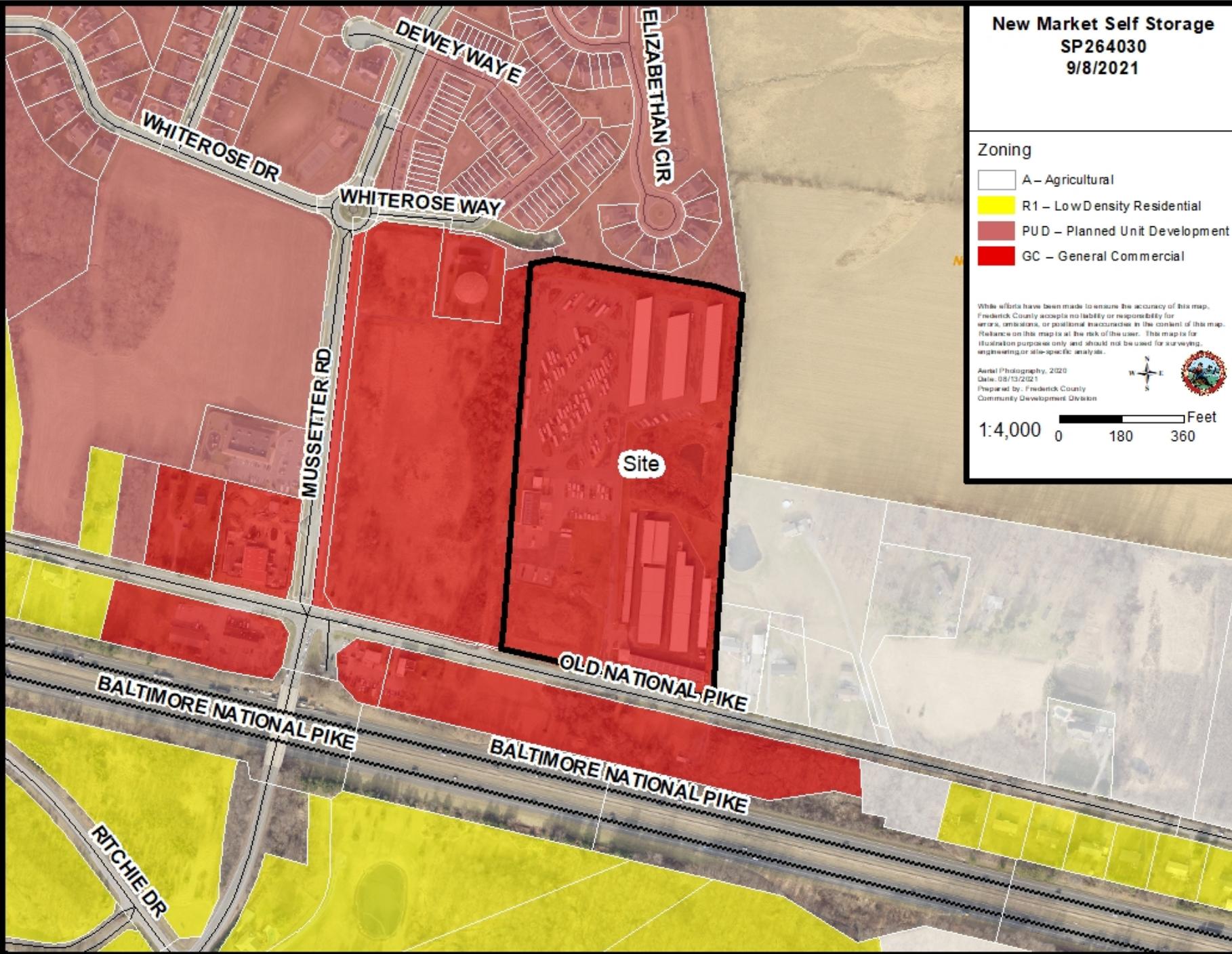
1. The Applicant shall comply with all Staff and agency comments through the completion of the Site Plan.
2. Revise Note 15 to delete “1-19-6.320: Modification to permit monument signage within the 15’ setback per code.”

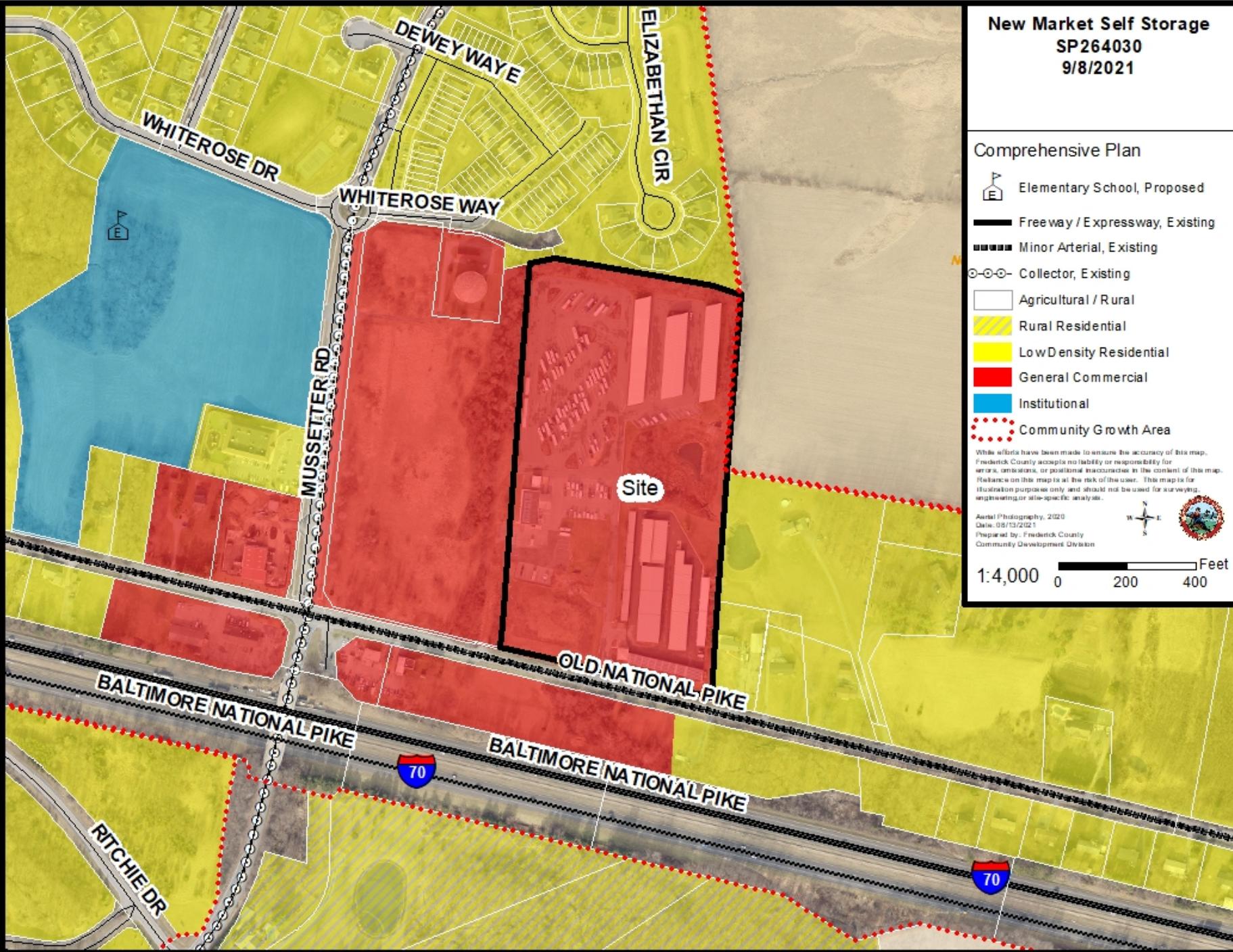
New Market Self Storage - Phase 3

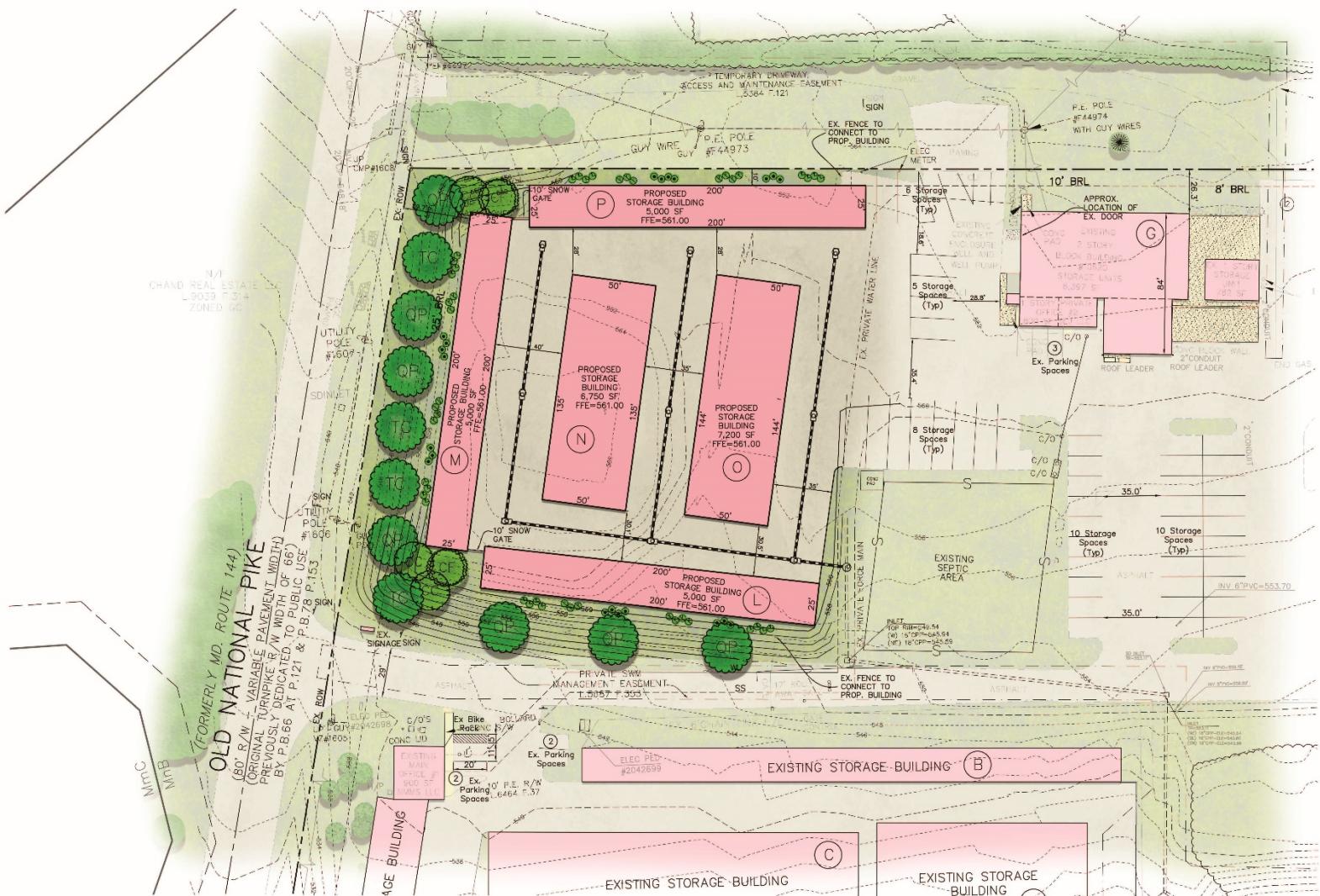
Site Plan

The Applicant is requesting approval to construct five (5) new self-storage buildings totaling 28,950 SF.









SCALE:	1" = 10'
DRAWN BY:	DLS
CHECKED BY:	SEZ
DATE:	MARCH 12 2021
SHEET: 3	DF: 7
PROJECT: 21133	
P	

SITE & LANDSCAPE PLAN

FOR

MARKET

NEW

SELF

STORAGE

PHASE 3

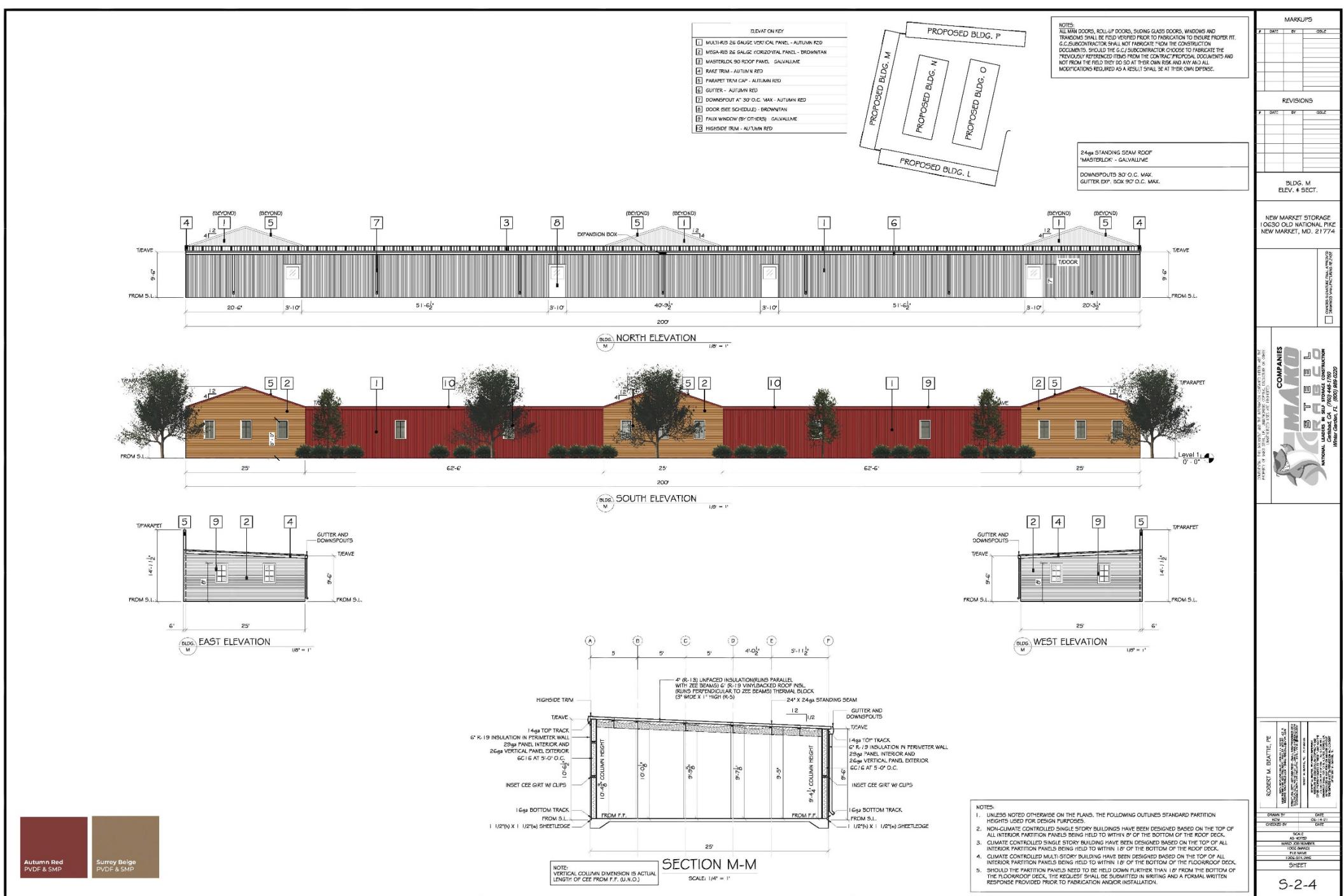
SITUATED ON MARLBOROUGH, ROUTE 144

NEW MARKET ELECTION DISTRICT #40

FREDERICK COUNTY, MARYLAND

PROPERTY TAX ID # 09 229257 (P-53)

STORAGE, READING/WHITEHORN, BACD, 5/10/2015, 11:52



RECOMMENDATION

Should the Planning Commission conditionally approve this Site Plan for New Market Self Storage - Phase 3 (SP93-13, AP SP264030), the plan shall be valid for three (3) years from today's date; September 8, 2024.

Staff-proposed conditions of approval:

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