

Frederick County Planning Commission

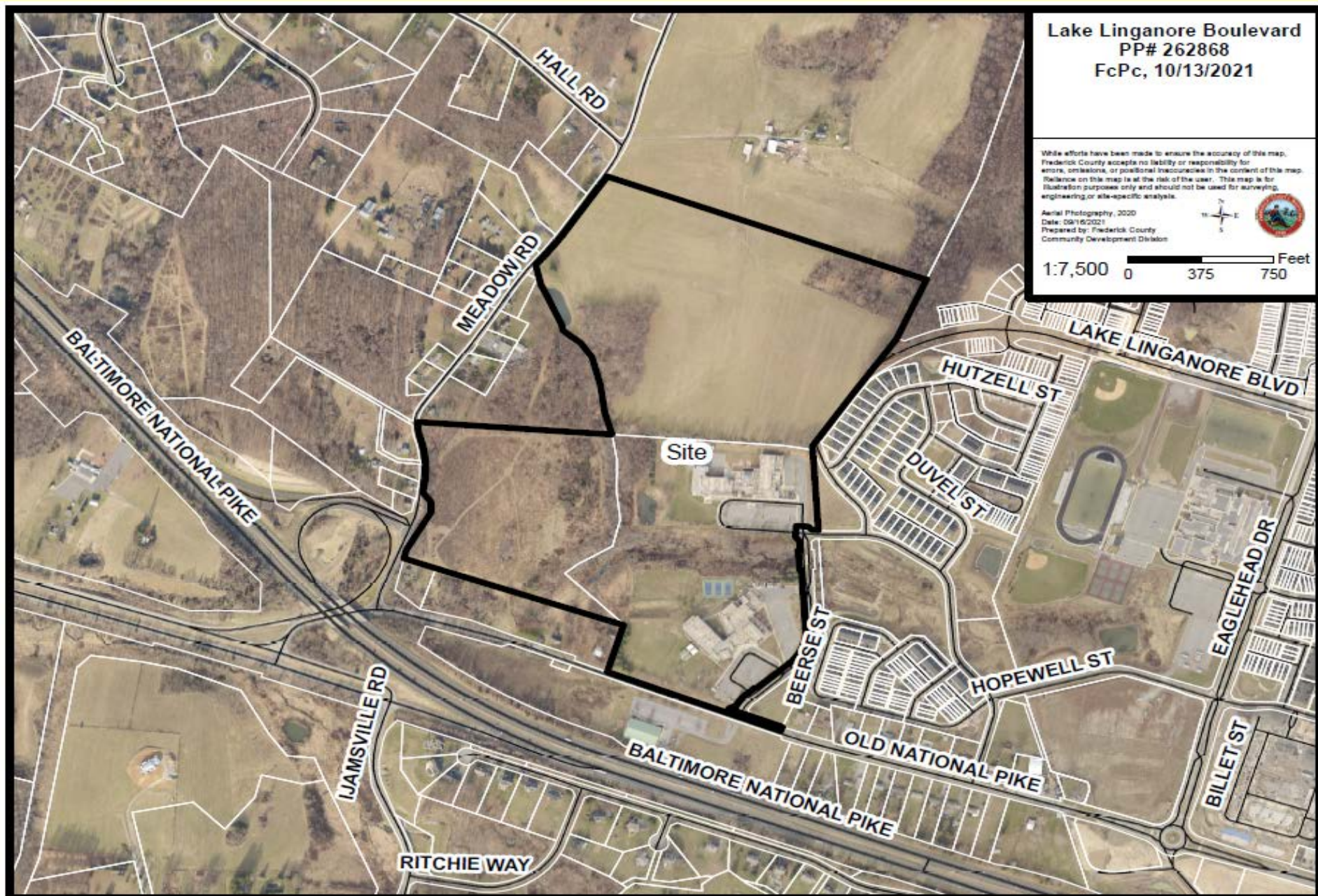


October 13, 2021

Lake Linganore Boulevard

Preliminary Plan

The Applicant is requesting Preliminary Plan approval to establish the right of way for Lake Linganore Blvd extension from LTC to Meadow Road within a Planned Unit Development (PUD).



Lake Linganore Boulevard
PP# 262868
FcPc, 10/13/2021

Zoning

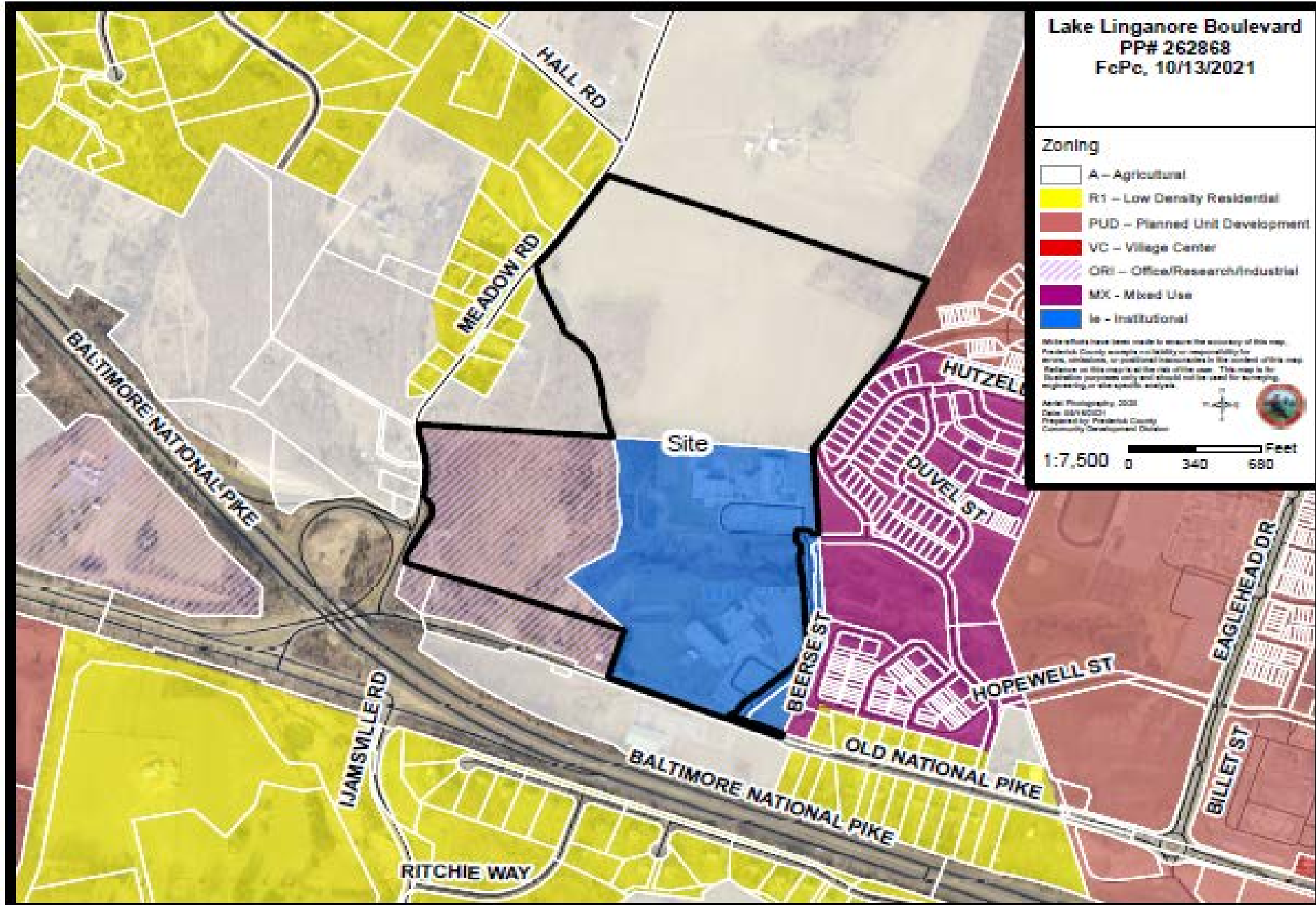
-  A - Agricultural
-  R1 - Low Density Residential
-  PUD - Planned Unit Development
-  VC - Village Center
-  ORI - Office/Research/Industrial
-  MX - Mixed Use
-  Ie - Institutional

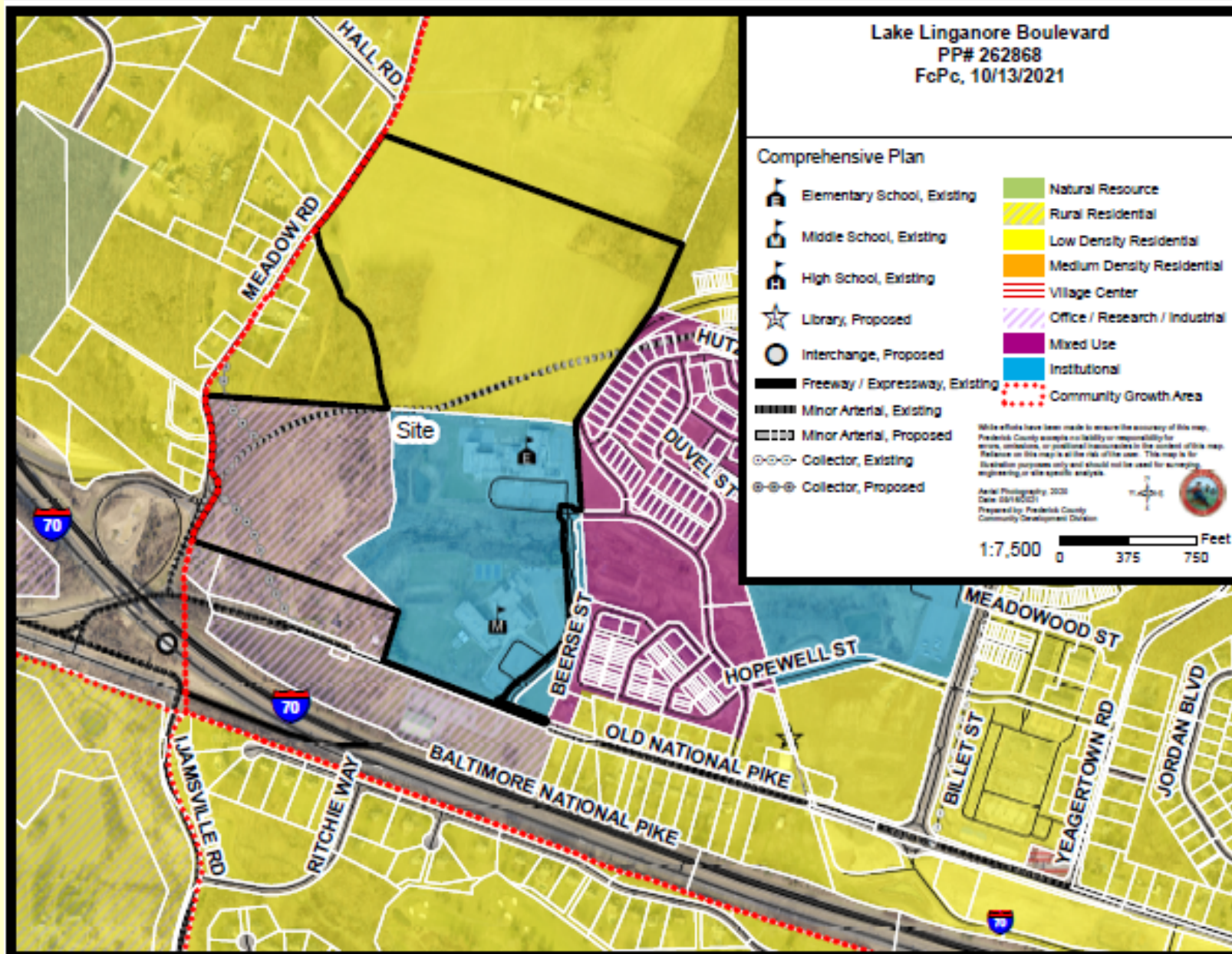
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Aerial Photography: 2020
Data: 8/24/2021
Prepared by: Frederick County
Community Development Division



1:7,500 0 340 680 Feet





NOTE: FREDERICK COUNTY ASSUMES NO LIABILITY FOR DESIGN AND/OR CONSTRUCTION.



CENTERLINE CURVE TABLE									
STREET NAME	CURVE	PC STATION	PT STATION	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LAKE LINGANORE BLVD.	(1)	14+27.20	21+57.58	133.00	730.38	361.15	715.33	S8°5'03.33W	09°25'58"
LAKE LINGANORE BLVD.	(2)	25+91.23	26+90.52	711.00	98.29	49.73	99.21	N71°57'36"E	08°00'05"
LAKE LINGANORE BLVD.	(3)	33+49.73	34+05.71	711.00	458.90	736.14	445.21	S57°51'57"W	36°44'43"
LAKE LINGANORE BLVD.	(4)	41+04.73	51+20.72	710.00	395.99	560.07	569.67	N76°39'54"E	75°31'50"



LAKE LINGANORE BOULEVARD-OAKDALE VILLAGE BUFFER SEPTEMBER 2021

RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Plan for Lake Linganore Boulevard. If the Planning Commission conditionally approves the Preliminary Plan, it is valid for a period of five (5) years from the date of Planning Commission approval (valid through October 13, 2026).

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 request from the Applicant:

1. 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 25-foot tall pole mounted lights.
2. Approval of the tree modification in Section 1-21-40 (B)(1) to remove eight (8) non-hazardous specimen trees.

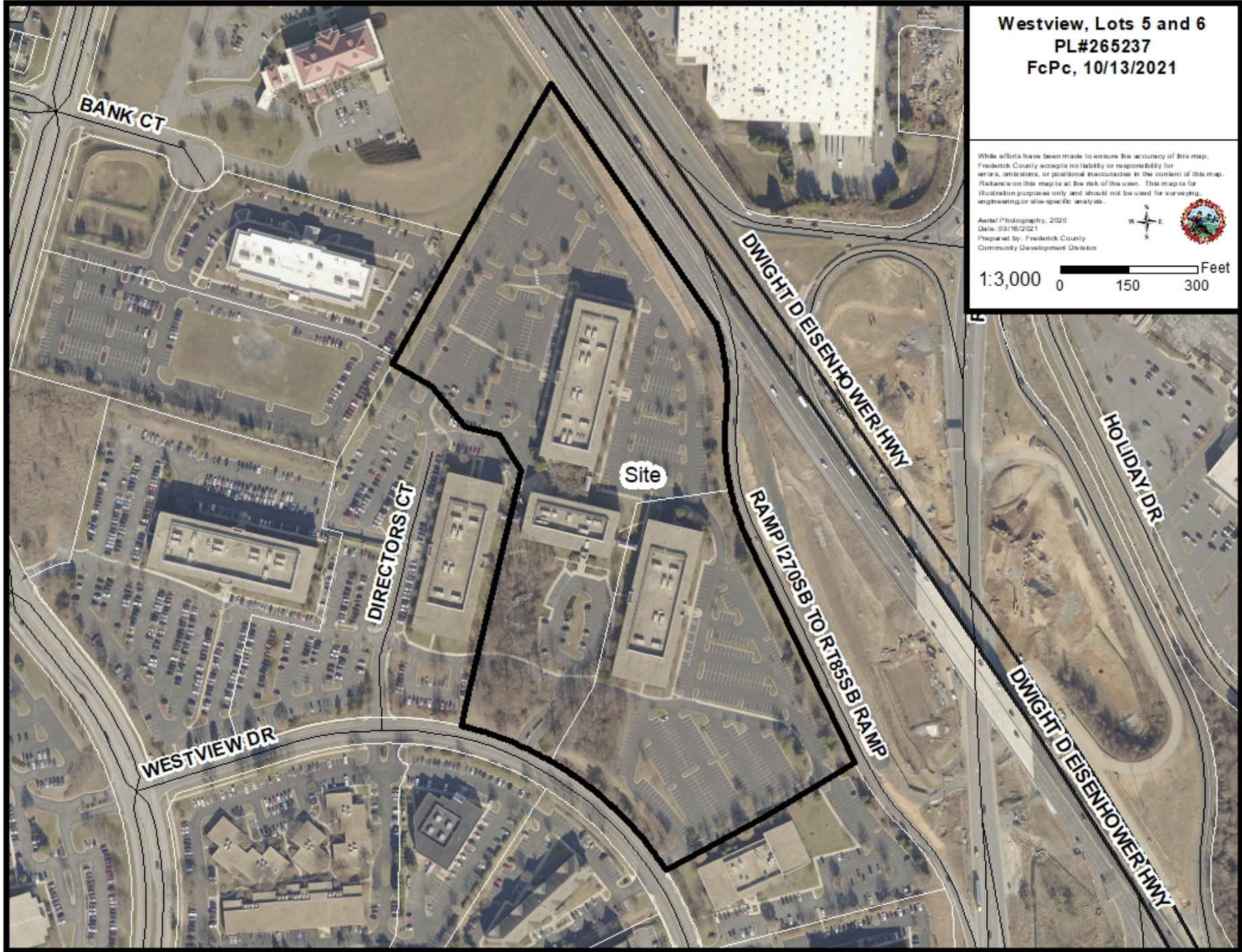
Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. All conditions listed in the letter from Frederick County Public School (Exhibit 4) must addressed prior to final preliminary plan approval.
3. Transfer of the land between the BOE and the developer must occur prior to Improvement Plan approval.
4. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior to plats for road right-of way being recorded or applying for grading permits or building permits, whichever is applied for first.

Westview Lots 5 and 6

Combined Preliminary/Final/Addition Plat

The Applicant is requesting Combined Preliminary/Final/Addition Plat approval to subdivide Lots 5 and 6 into Lots 5, 6A, and 6B.



Westview, Lots 5 and 6
PL#265237
FcPc, 10/13/2021

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Aerial Photography, 2020
Date: 09/08/2021
Prepared by: Frederick County
Community Development Division



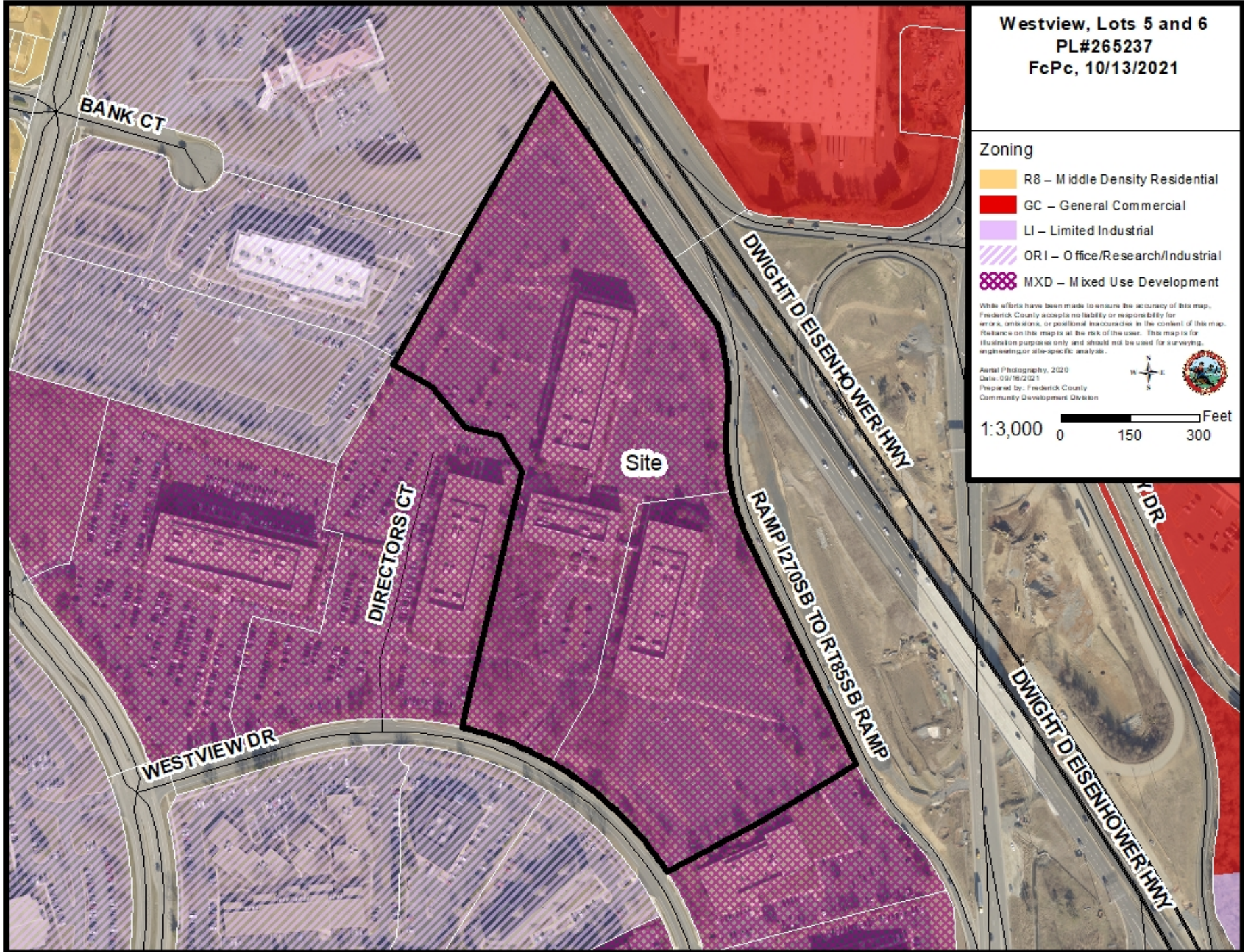
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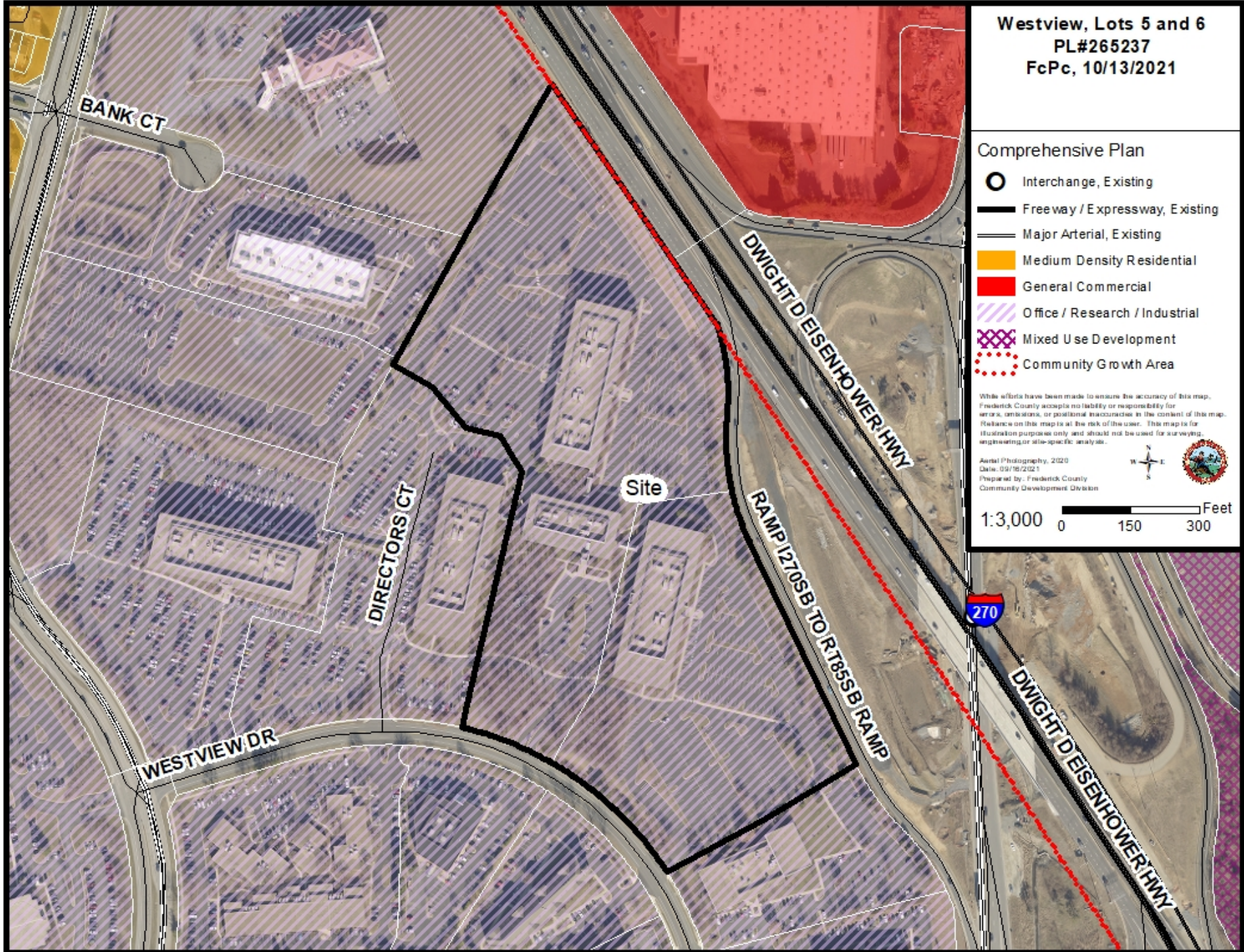
Aerial looking north from Westview Drive toward I-270



Aerial looking east from Crestwood Drive toward I-270

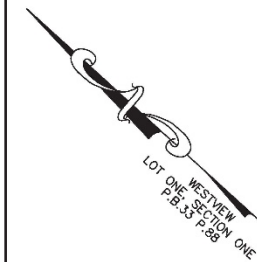






COORDINATES		
POINT	NORTHING	EASTING
869	63957.631	82999.081
870	64515.952	83130.459
871	64594.426	83081.881
872	64611.942	83007.440
873	64700.620	82934.976
874	64749.567	82847.865
1129	63869.369	83860.990
1132	64397.612	83623.491
1134	64640.580	83573.990
1220	65318.356	83167.459
1221	65244.835	83217.346
1222	64861.438	83472.710
1223	64775.592	83522.460
4902	63635.824	83448.695
4903	63746.417	83657.337

COORDINATES ARE BASED ON
"WESTVIEW, LOT ONE, SECTION ONE"
P.B.33 P.88



OWNERS' CERTIFICATION & DEDICATION

WE, GATEWAY FRANKLIN, INC., A CALIFORNIA CORPORATION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAN.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THAT THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

GATEWAY FRANKLIN, INC., a California corporation.

By: _____ Date: _____

GATEWAY FRANKLIN, INC.

THE OWNERS HAVE SWORN TO AND
SUBSCRIBED BEFORE ME THIS ____ DAY
OF _____ 2021.

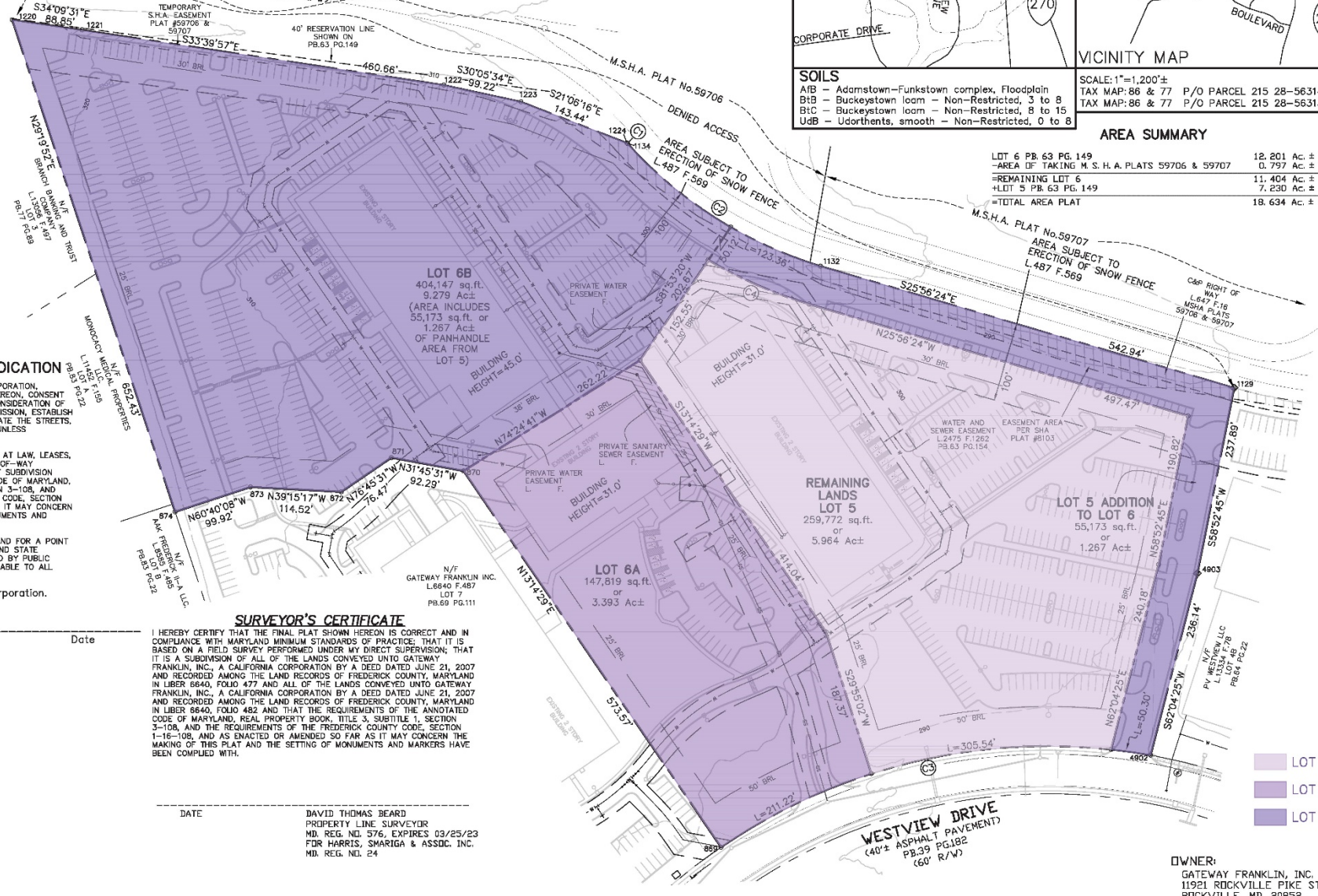
PRINTED NAME

SIGNATURE

MY COMMISSION EXPIRES _____

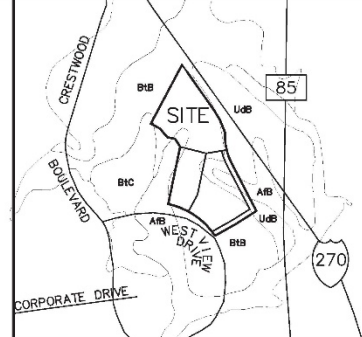
CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD	
C1	479.00'	1.20'	0°08'36"	0.80'	S05°38'40"W	1.20'	
C2	536.00'	290.82'	31°05'14"	149.09'	S09°55'21"E	287.27'	
C3	730.00'	567.06'	44°30'26"	298.70'	N54°24'26"W	552.91'	
C4	586.00'	138.72'	13°33'48"	69.69'	N18°42'19"W	138.40'	

MD ROUTE I-270
MAJOR ARTERIAL
R/W SHA PLATS #59706 & 59707
(VARIABLE WIDTH R/W)



AREA SUMMARY

LOT 6	496,793 sq. ft. or 11.405 Ac. ±
+LOT 5 ADD TO LOT 6	55,173 sq. ft. or 1.267 Ac. ±
-LOT 6A	147,819 sq. ft. or 3.393 Ac. ±
=AREA LOT 6B	404,147 sq. ft. or 9.279 Ac. ±
LOT 5 P.B. 63 PG. 149	514,945 sq. ft. or 11.730 Ac. ±
-AREA OF LOT 5 ADD TO LOT 6	55,173 sq. ft. or 1.267 Ac. ±
=AREA LOT 5	259,772 sq. ft. or 5.963 Ac. ±
LOT 5	259,772 sq. ft. or 5.963 Ac. ±
+LOT 6A	147,819 sq. ft. or 3.393 Ac. ±
+LOT 6B	404,147 sq. ft. or 9.279 Ac. ±
+DEDICATION	0 sq. ft. or 0.0 Ac. ±
=TOTAL AREA PLAT	811,738 sq. ft. or 18.634 Ac. ±
TOTAL LOTS = 3	



VICINITY MAP

SOILS
A/B - Adamstown-Funkstown complex, Floodplain
B/B - Buckeystown loam - Non-Restricted, 3 to 8
B/C - Buckeystown loam - Non-Restricted, 8 to 15
U/B - Udothents, smooth - Non-Restricted, 0 to 8

SCALE: 1"=1,200'±
TAX MAP: 86 & 77 P/O PARCEL 215 28-563140
TAX MAP: 86 & 77 P/O PARCEL 215 28-563132

AREA SUMMARY

LOT 6 P.B. 63 PG. 149	12,201 Ac. ±
-AREA OF TAKING M.S.H.A. PLATS 59706 & 59707	0.757 Ac. ±
=REMAINING LOT 6	11,404 Ac. ±
+LOT 5 P.B. 63 PG. 149	7,230 Ac. ±
=TOTAL AREA PLAT	18,634 Ac. ±

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IN COMPLIANCE WITH MARYLAND MINIMUM STANDARDS OF PRACTICE; THAT IT IS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED UNTO GATEWAY FRANKLIN, INC., A CALIFORNIA CORPORATION BY A DEED DATED JUNE 21, 2007 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 8640, FOLIO 477 AND ALL OF THE LANDS CONVEYED UNTO GATEWAY FRANKLIN, INC., A CALIFORNIA CORPORATION BY A DEED DATED JUNE 21, 2007 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 8640, FOLIO 482 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

DATE: _____
DAVID THOMAS BEARD
PROPERTY LINE SURVEYOR
MD. REG. NO. 576, EXPIRES 03/25/23
FOR HARRIS, SMARIGA & ASSOC. INC.
MD. REG. NO. 24

NOTES:

CONSIDERED PRELIMINARY/FINAL LADDITION

RECOMMENDATION

Staff has no objection to conditional approval of this Preliminary/Final/Addition Plat to subdivide Lots 5 and 6 into Lots 5, 6A, and 6B. If the Planning Commission conditionally approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (October 13, 2026).

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. Should the Planning Commission grant approval of this application (S-905, AP PL265237), Staff recommends that the following items be added as conditions to the approval:

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

1. A panhandle modification under §1-16-219(c)(2) to accommodate this subdivision by providing usable fee-simple public road frontage for Lot 6B.

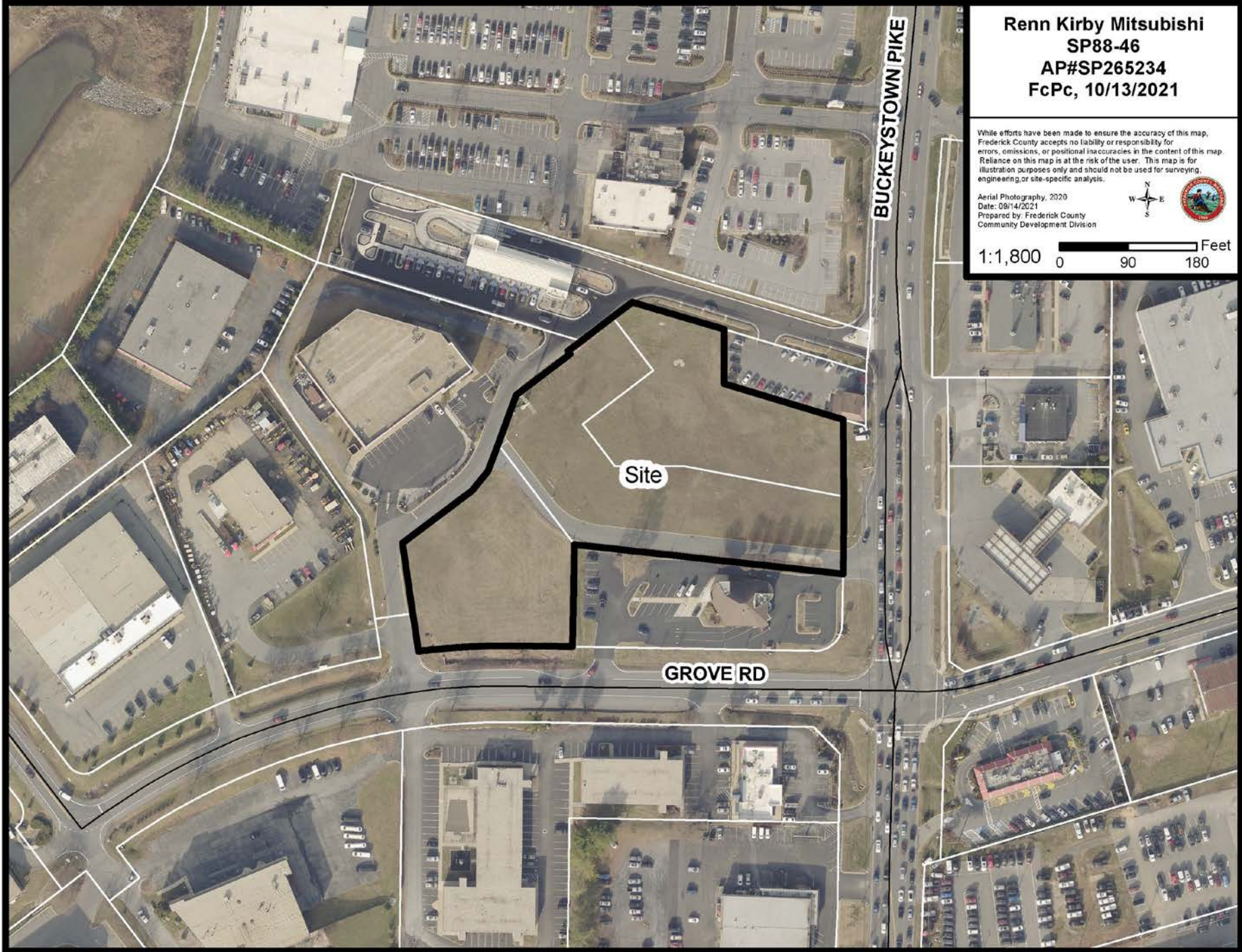
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Prior to plat recordation, private water and sewer easements must be recorded and the easements must be shown and referenced on the plat.

Renn Kirby Mitsubishi

Site Plan

The Applicant is requesting Site Development Plan approval for the construction of an automobile sales and service center building on a 3.46-acre Site.



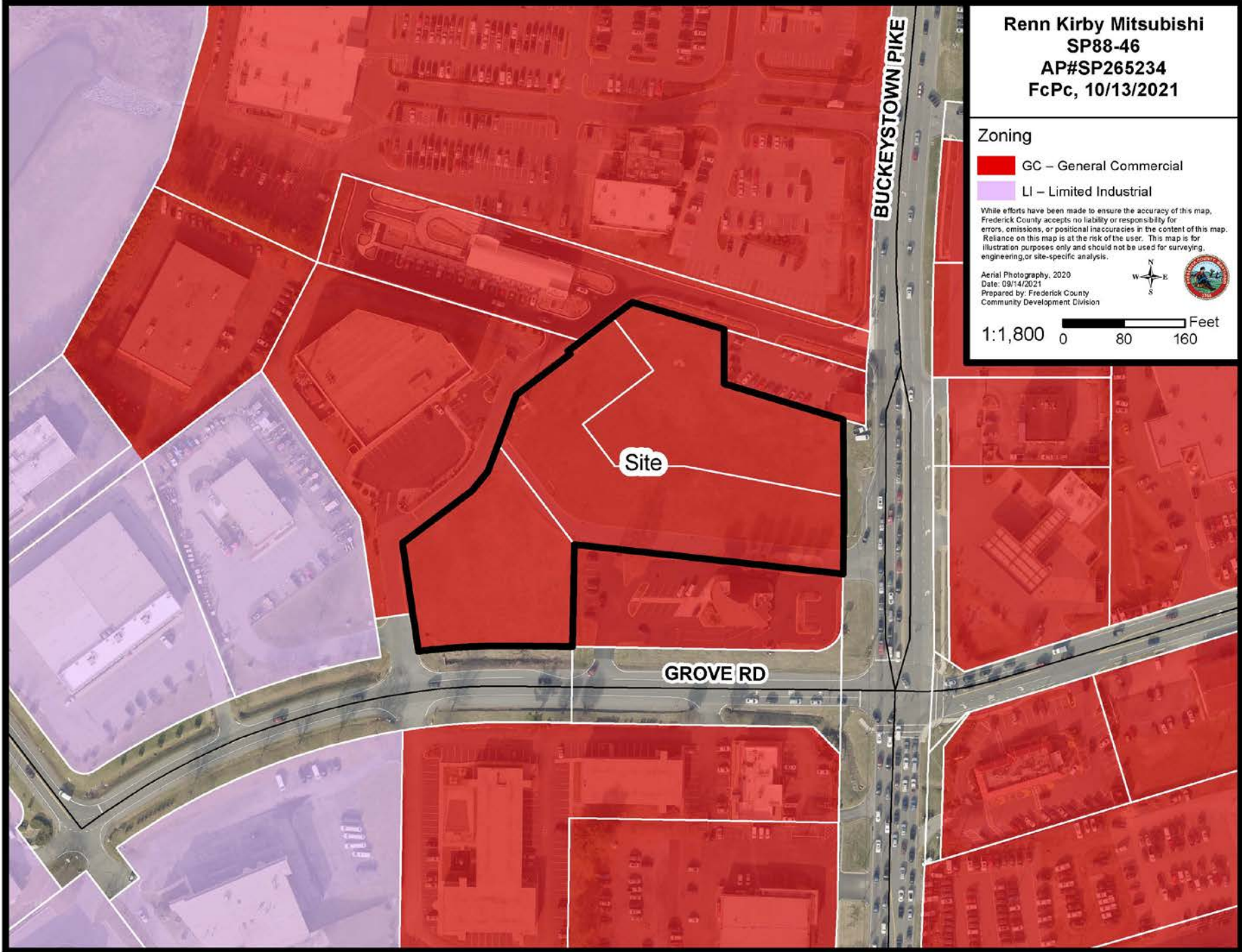
Renn Kirby Mitsubishi
SP88-46
AP#SP265234
FcPc, 10/13/2021

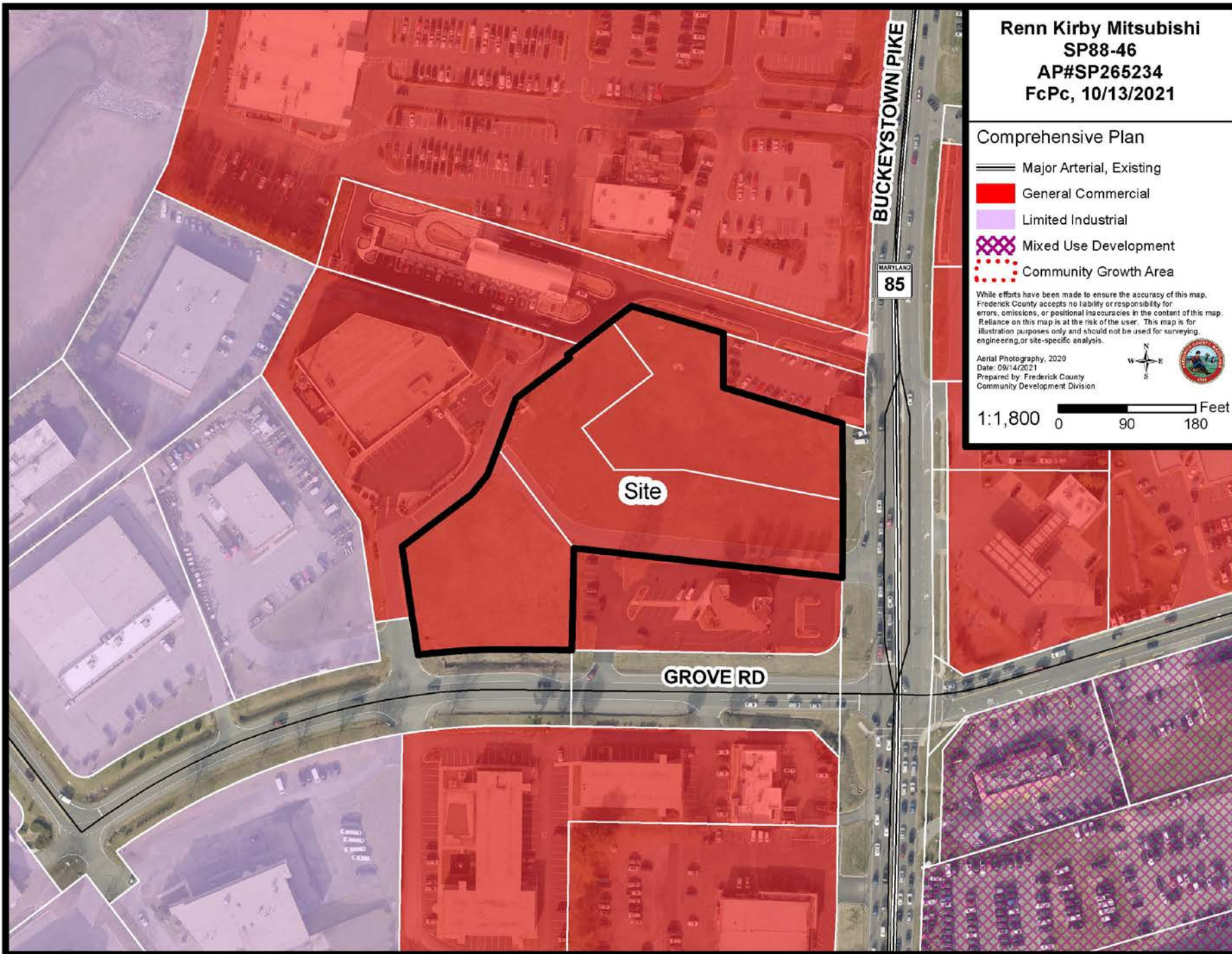
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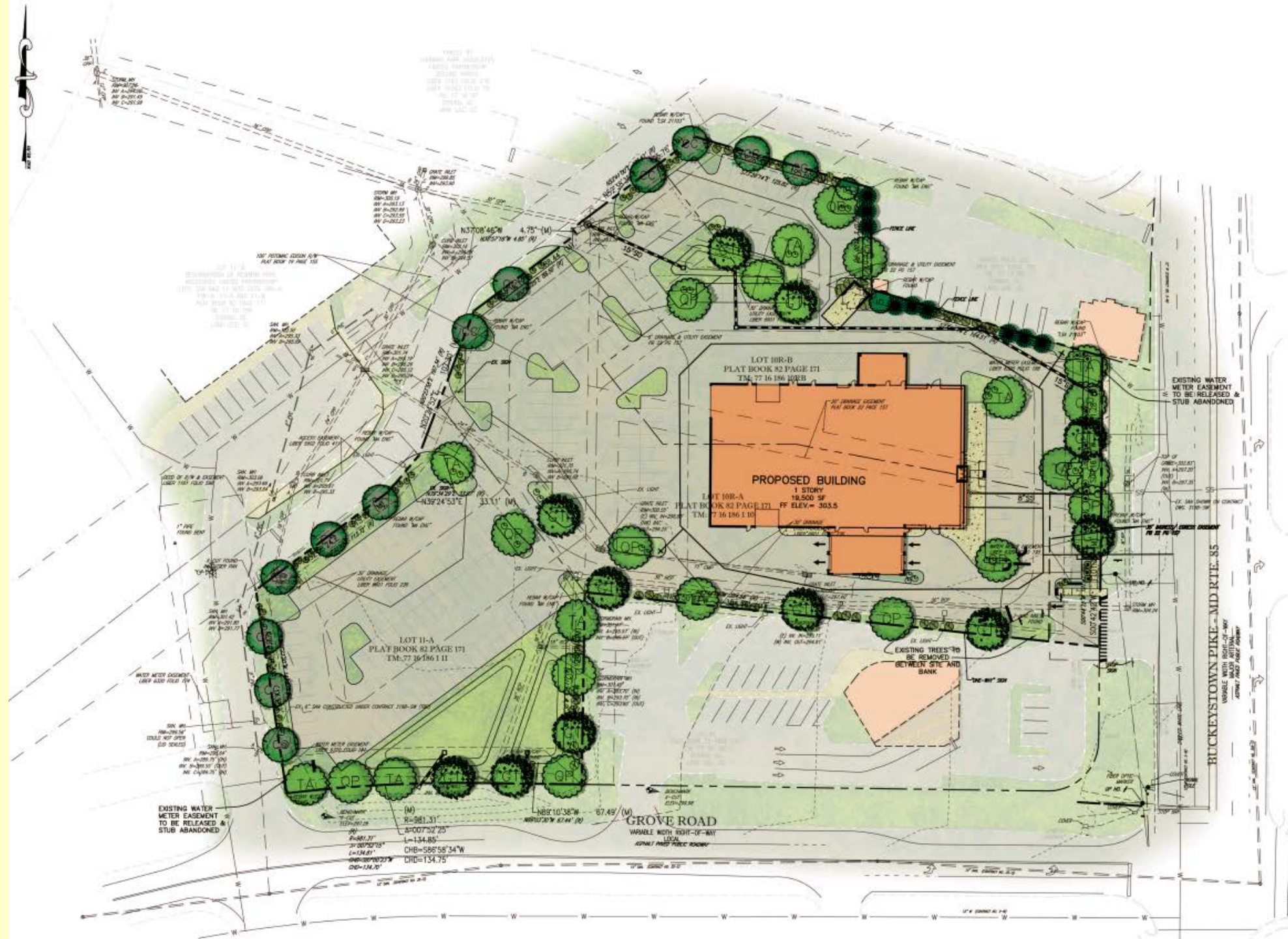
Aerial Photography, 2020
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Prepared by: Frederick County
Community Development Division



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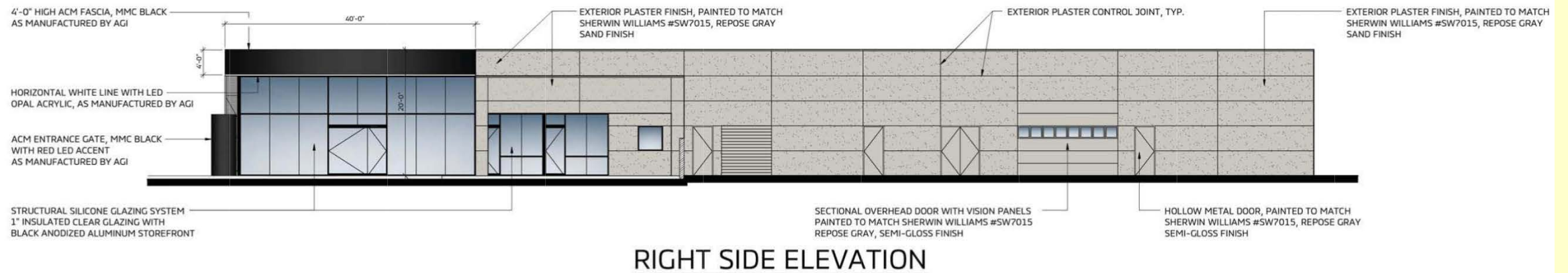
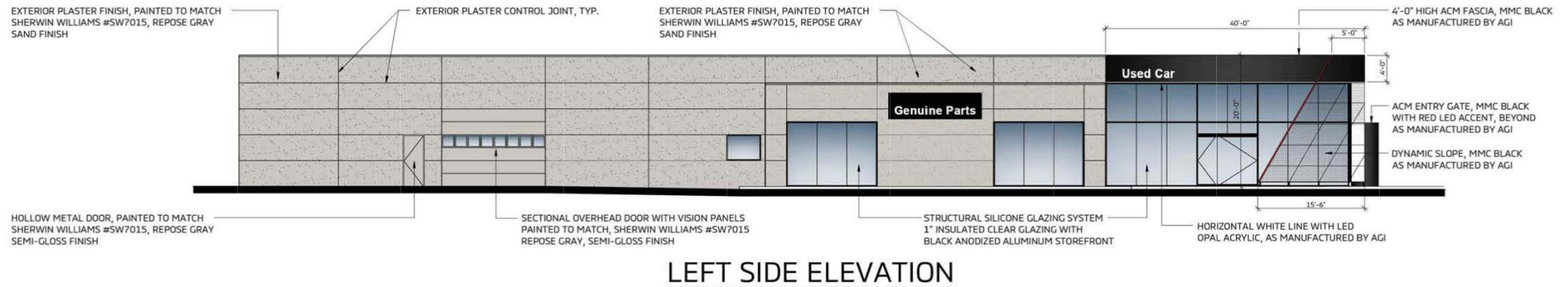
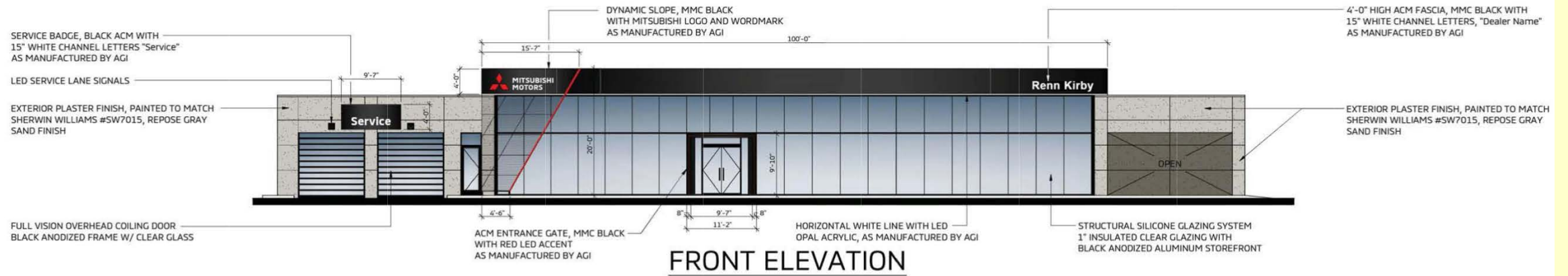






PROPOSED ELEVATIONS

NTS






MITSUBISHI
MOTORS


MITSUBISHI
MOTORS

Service

PARTS

Click a starting point.



RECOMMENDATION

Staff has no objection to conditional approval of the Renn Kirby Mitsubishi 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 (October 13, 2024).

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

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

1. A lighting modification to allow light spillage on the areas shown on the lighting plan.

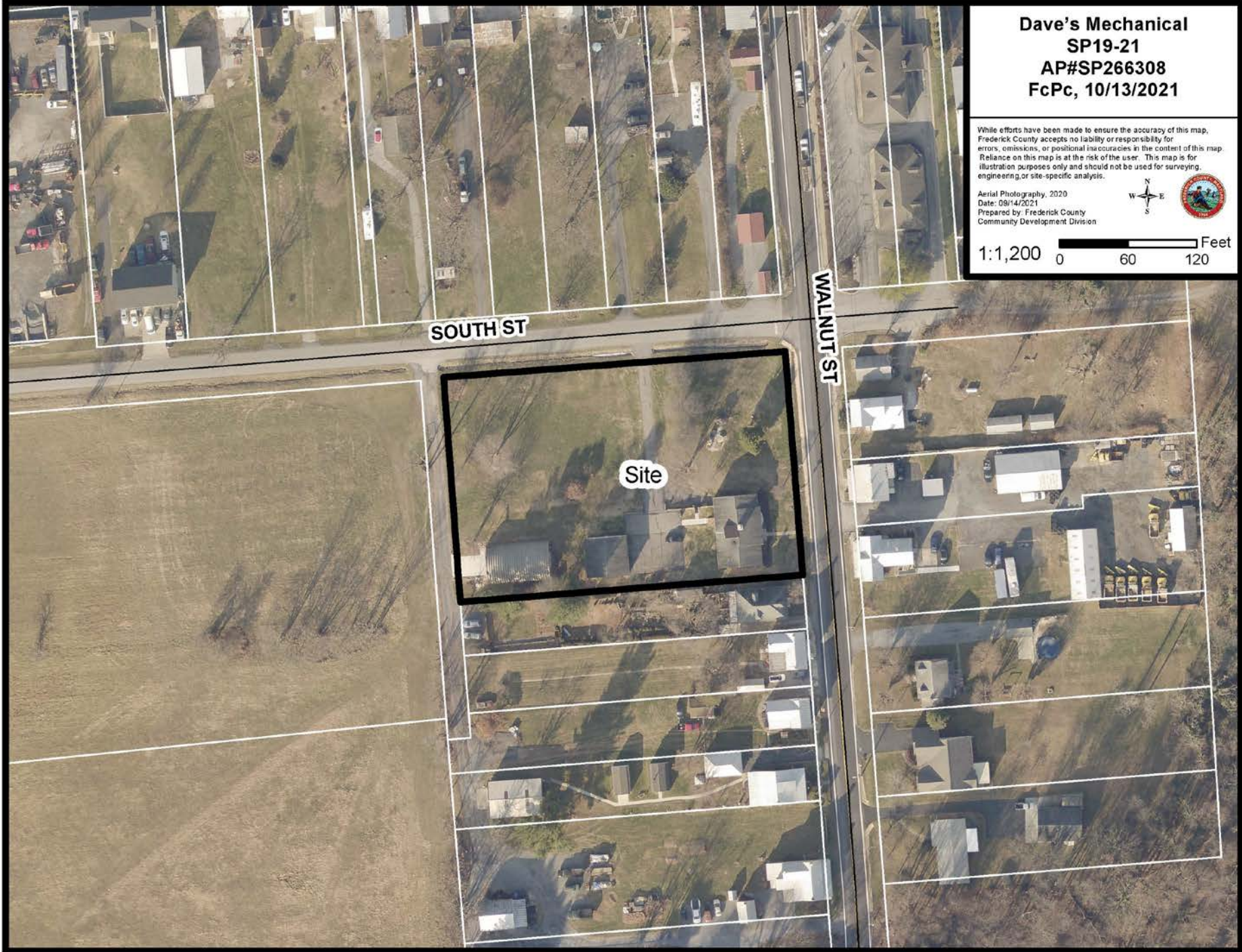
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Common access easement to be recorded and noted on the plan prior to final site plan approval.
3. The Addition Plat (PL266457) must be recorded prior to the Site Plan being stamped approved. The purpose statement on the Site Plan must be completed with the addition plat recordation information.

Dave's Mechanical

Site Plan

The Applicant is requesting Site Development Plan approval to change the use of an existing single family residence to a plumbing (HVAC) business and convert the existing accessory structures to accessory storage located on a 1.38 acre Site.



Dave's Mechanical
SP19-21
AP#SP266308
FcPc, 10/13/2021

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Dave's Mechanical
SP19-21
AP#SP266308
FcPc, 10/13/2021

Zoning

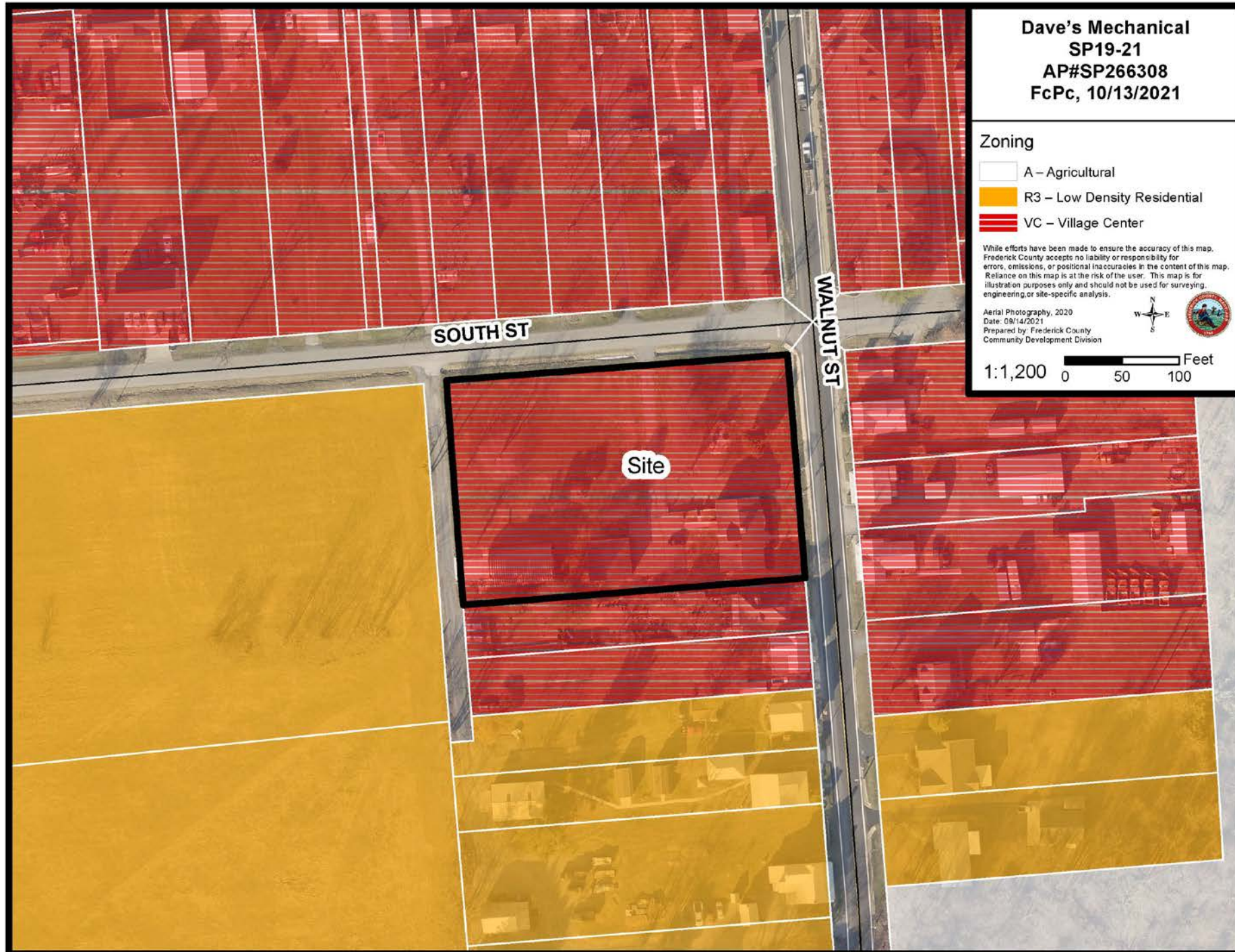
-  A – Agricultural
-  R3 – Low Density Residential
-  VC – Village Center

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0 50 100



**Dave's Mechanical
SP19-21
AP#SP266308
FcPc, 10/13/2021**

Comprehensive Plan

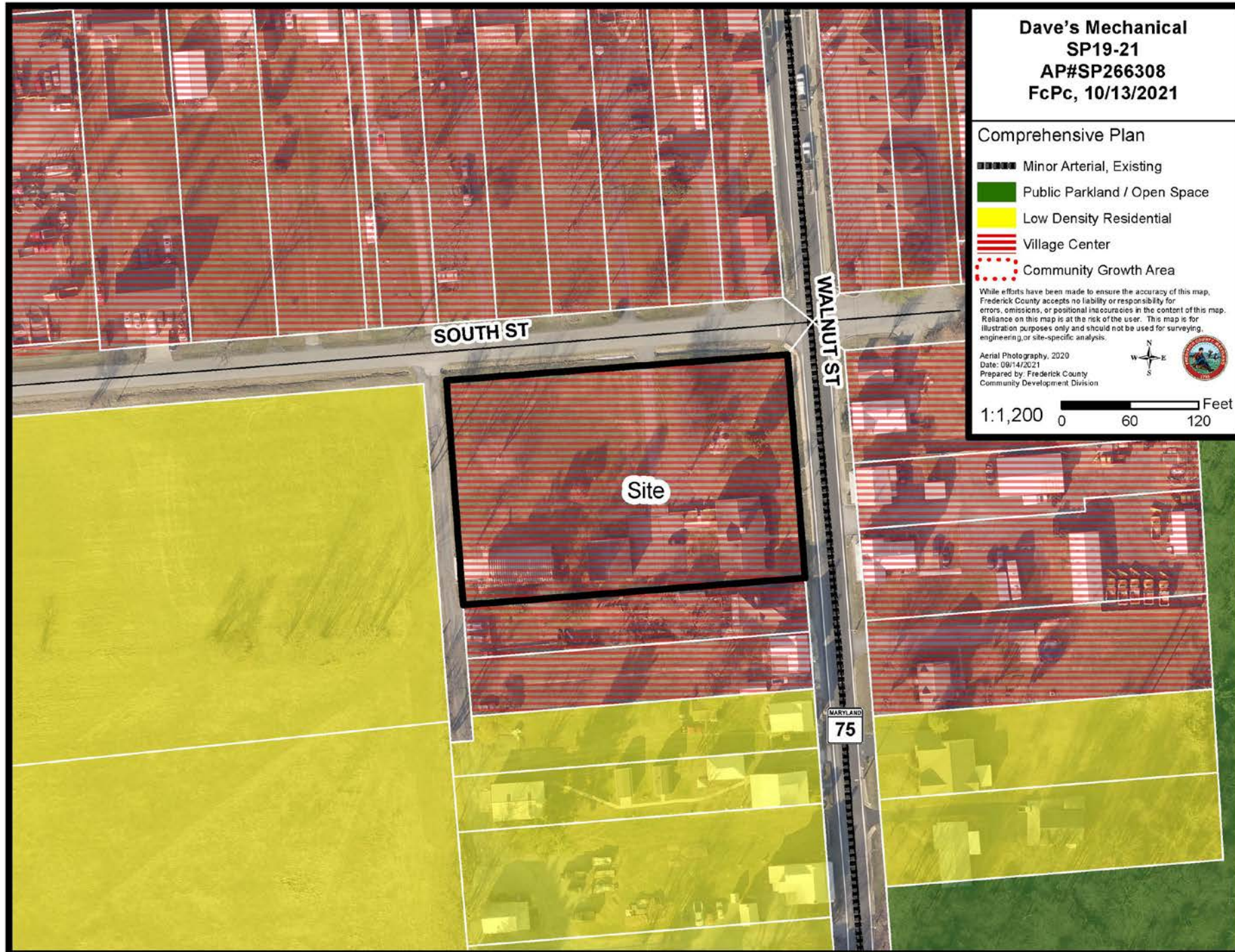
-  Minor Arterial, Existing
-  Public Parkland / Open Space
-  Low Density Residential
-  Village Center
-  Community Growth Area

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Date: 09/14/2021
Prepared by: Frederick County
Community Development Division



1:1,200  Feet



TM 051 P. 0047
RICHARD & MARGARET RAMSBURG
L. 1028 P. 013
CIVILIAN CENTER



View of existing single family residence (left).
View of existing accessory structures (right).

RECOMMENDATION

Staff has no objection to approval of the Dave's Mechanical Services 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 (October 13, 2024) or the period of APFO approval, whichever is less. Therefore the plan expires September 9, 2023.

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

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

1. A parking modification to reduce the required parking spaces by 1 space, totaling 7 parking spaces onsite.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. To revise the proposed commercial office use label on the site plan to Plumbing (HVAC).
3. To revise note 2 from office use to commercial use.