

Frederick County Planning Commission

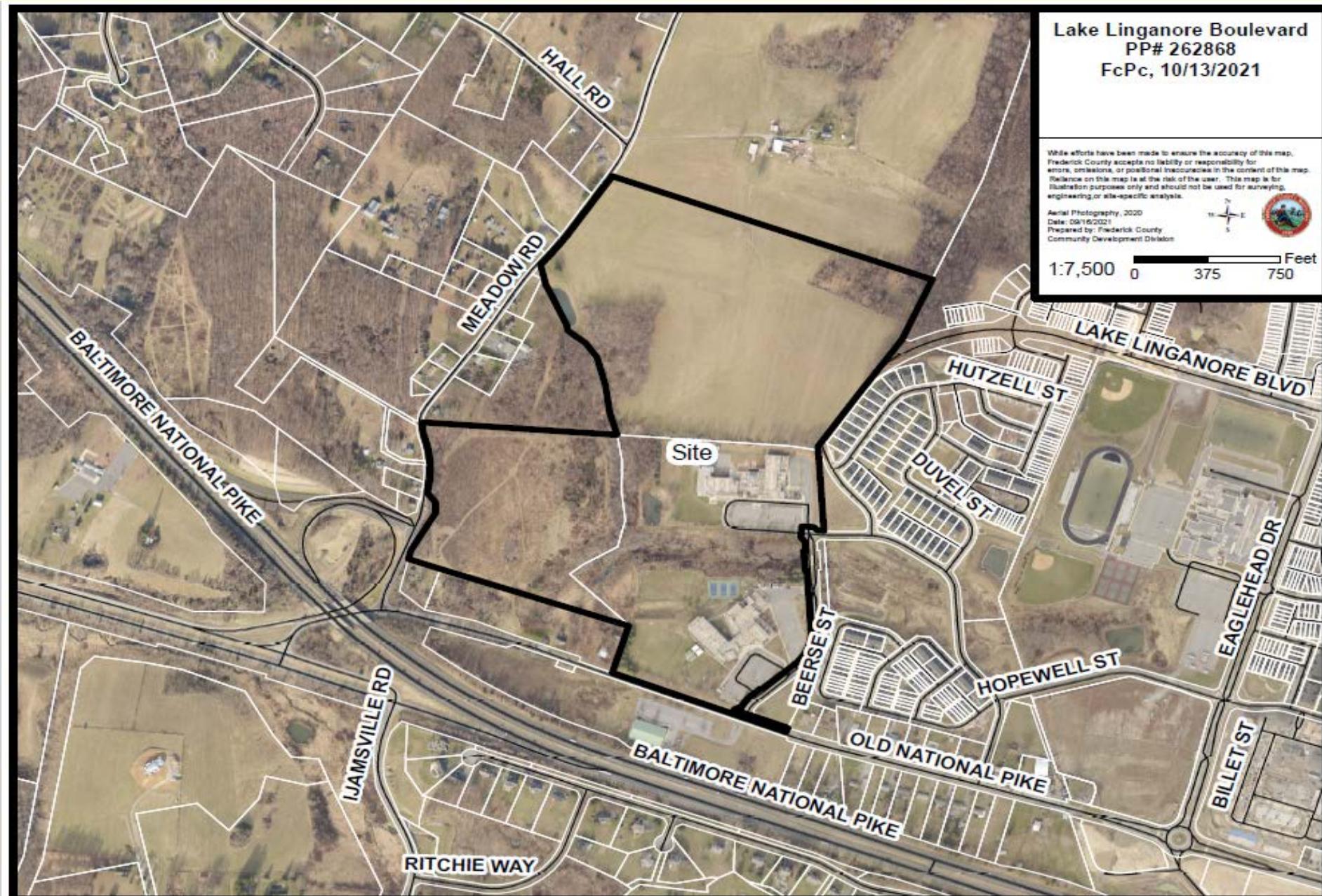


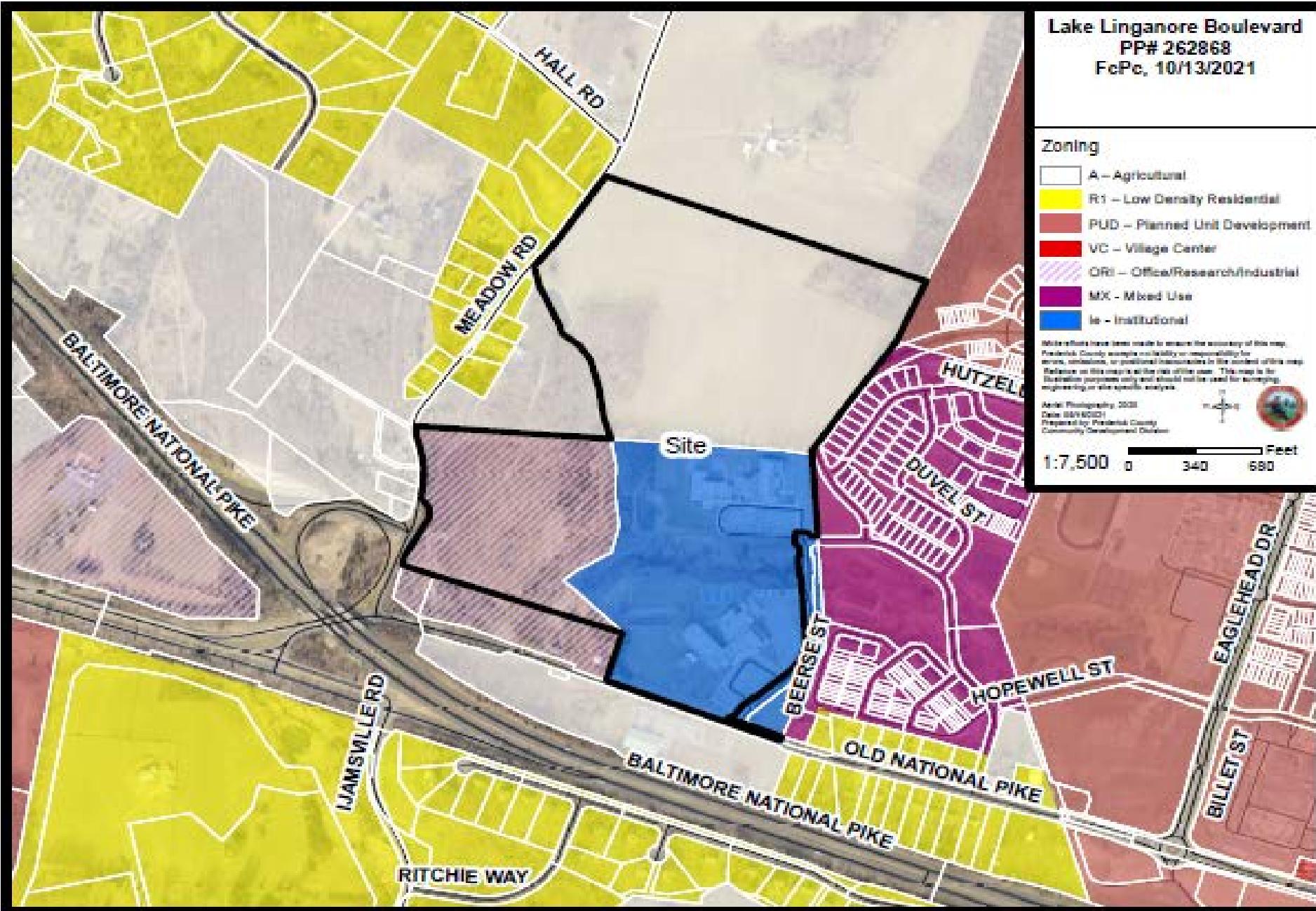
October 13, 2021

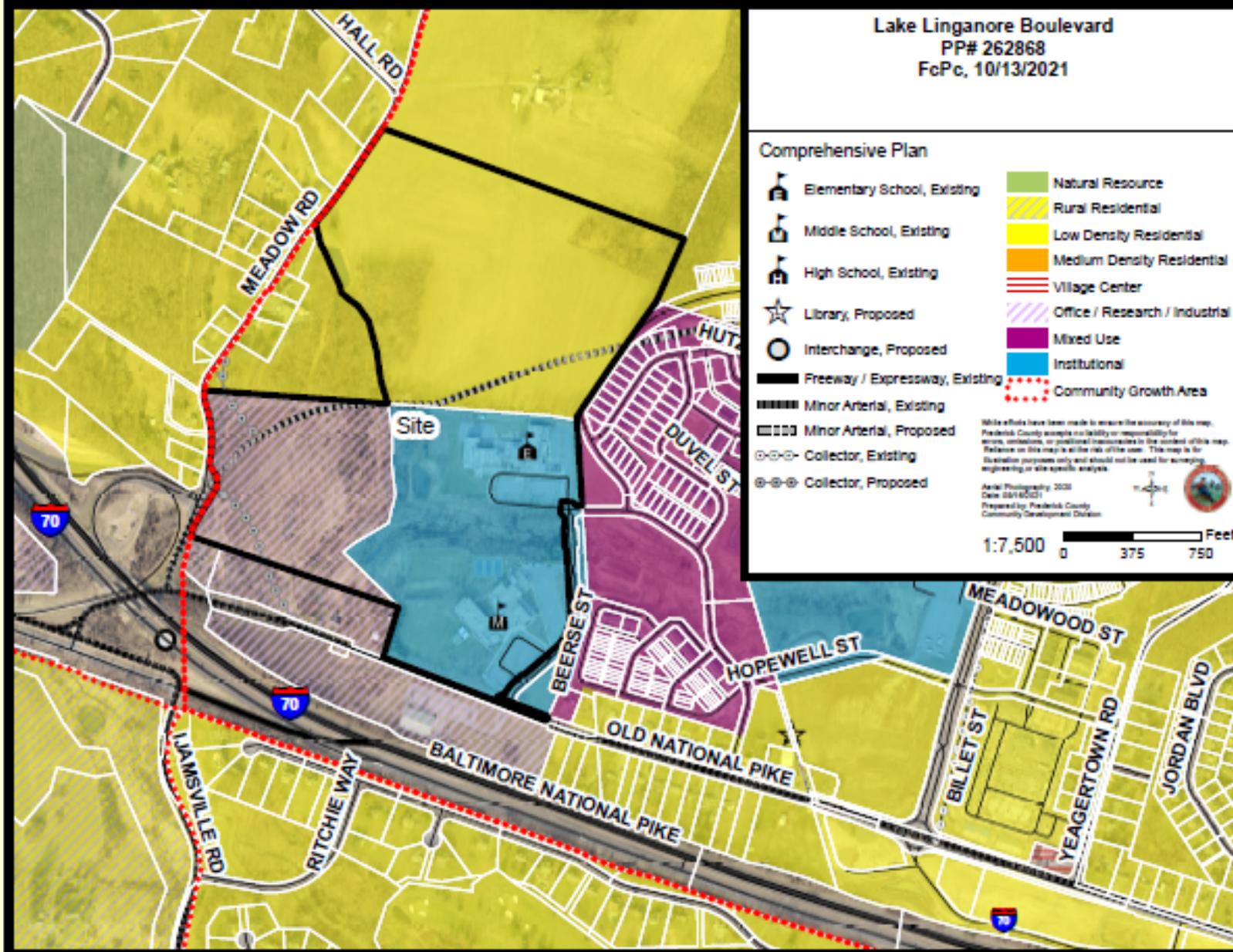
Lake Linganore Boulevard

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-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.

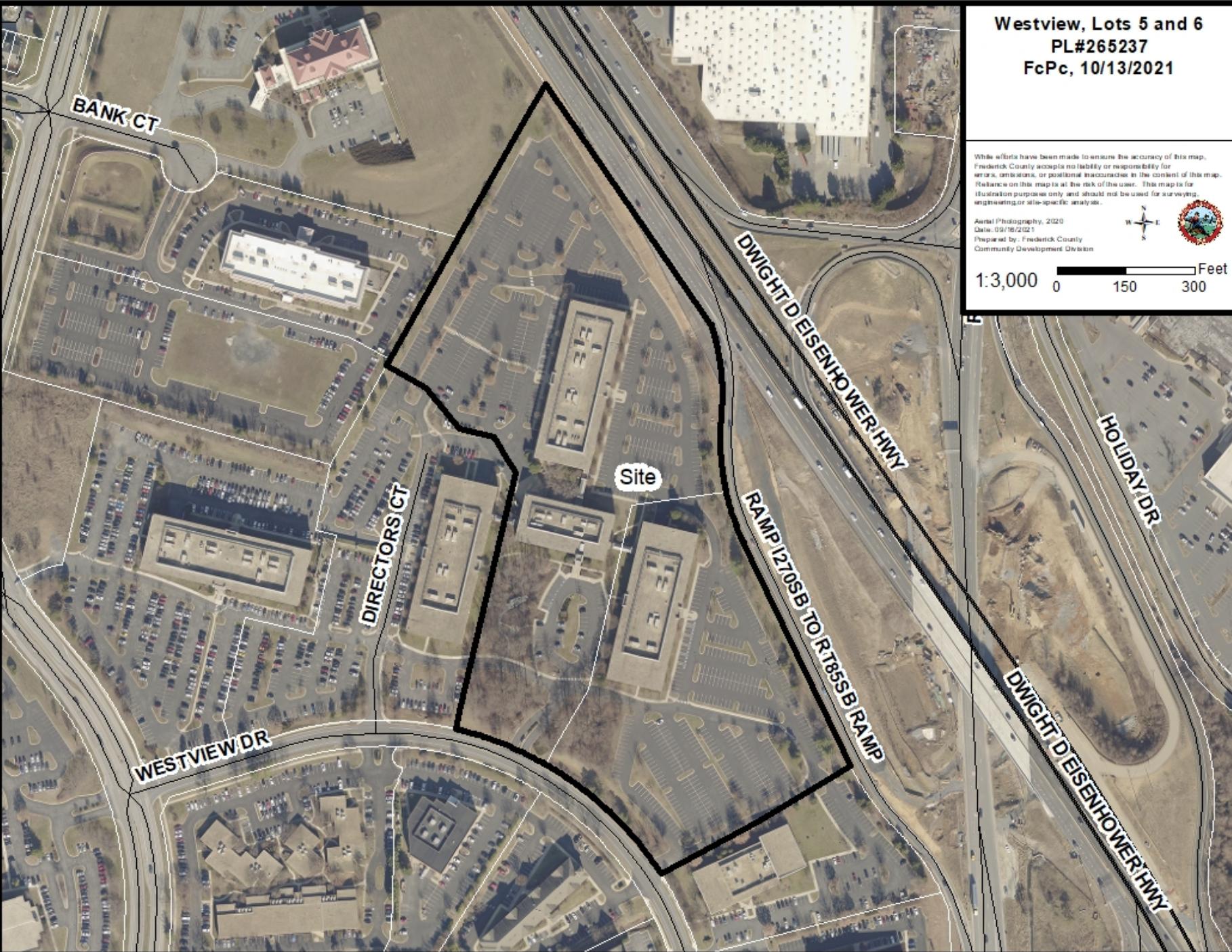
Staff-proposed conditions of approval:

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 be 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

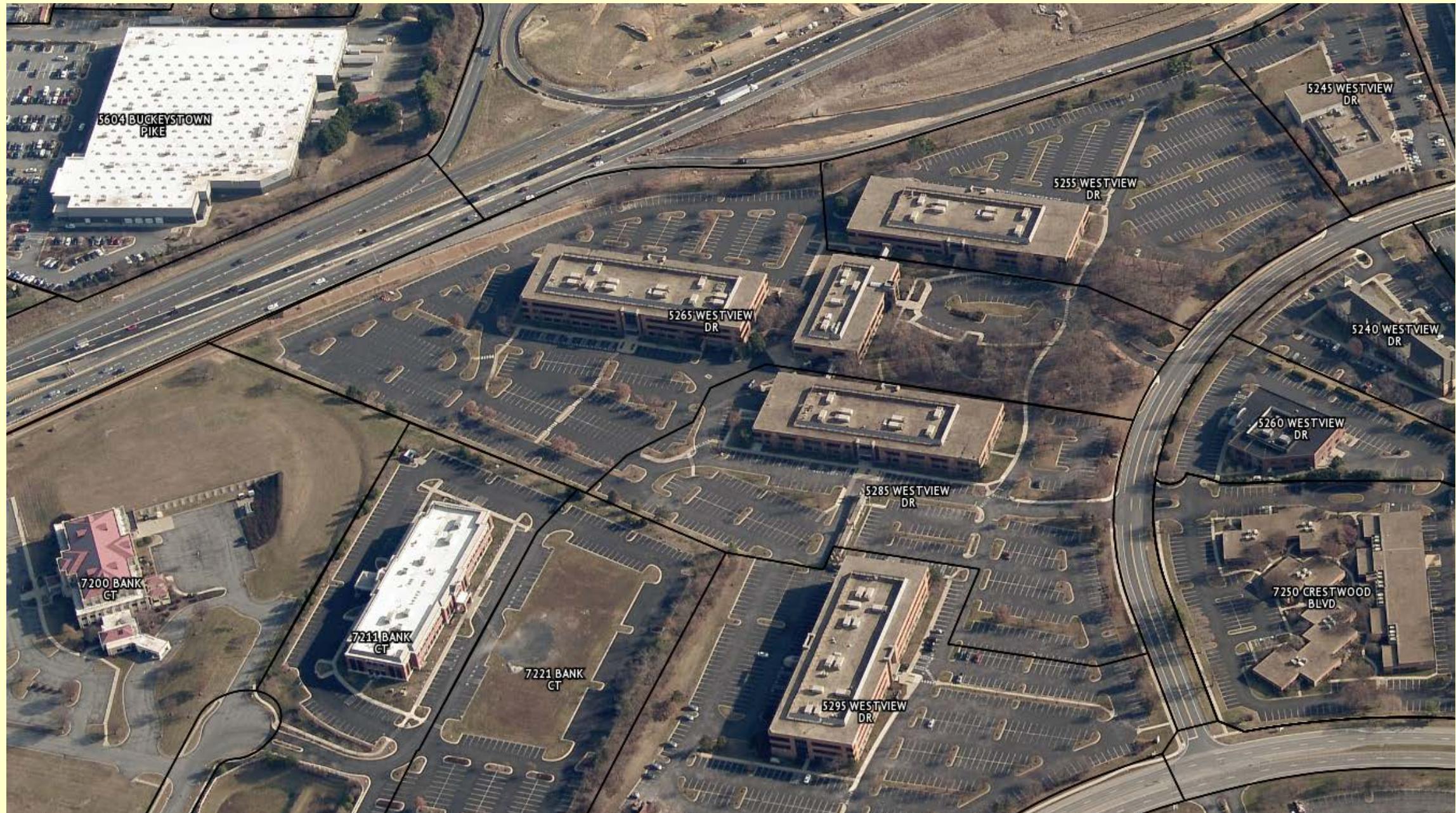
The Applicant is requesting Combined Preliminary/Final/Addition Plat approval to subdivide Lots 5 and 6 into Lots 5, 6A, and 6B.

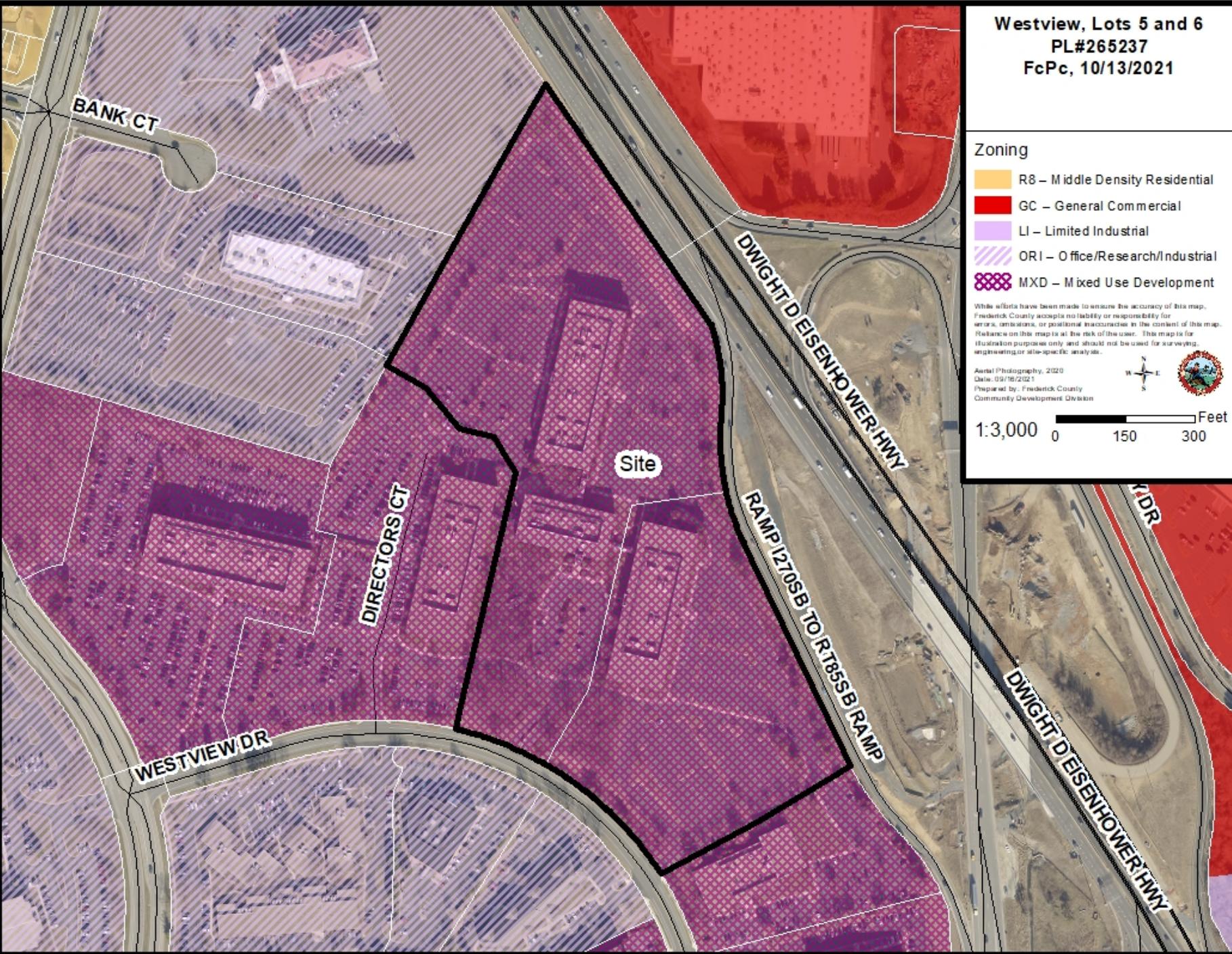


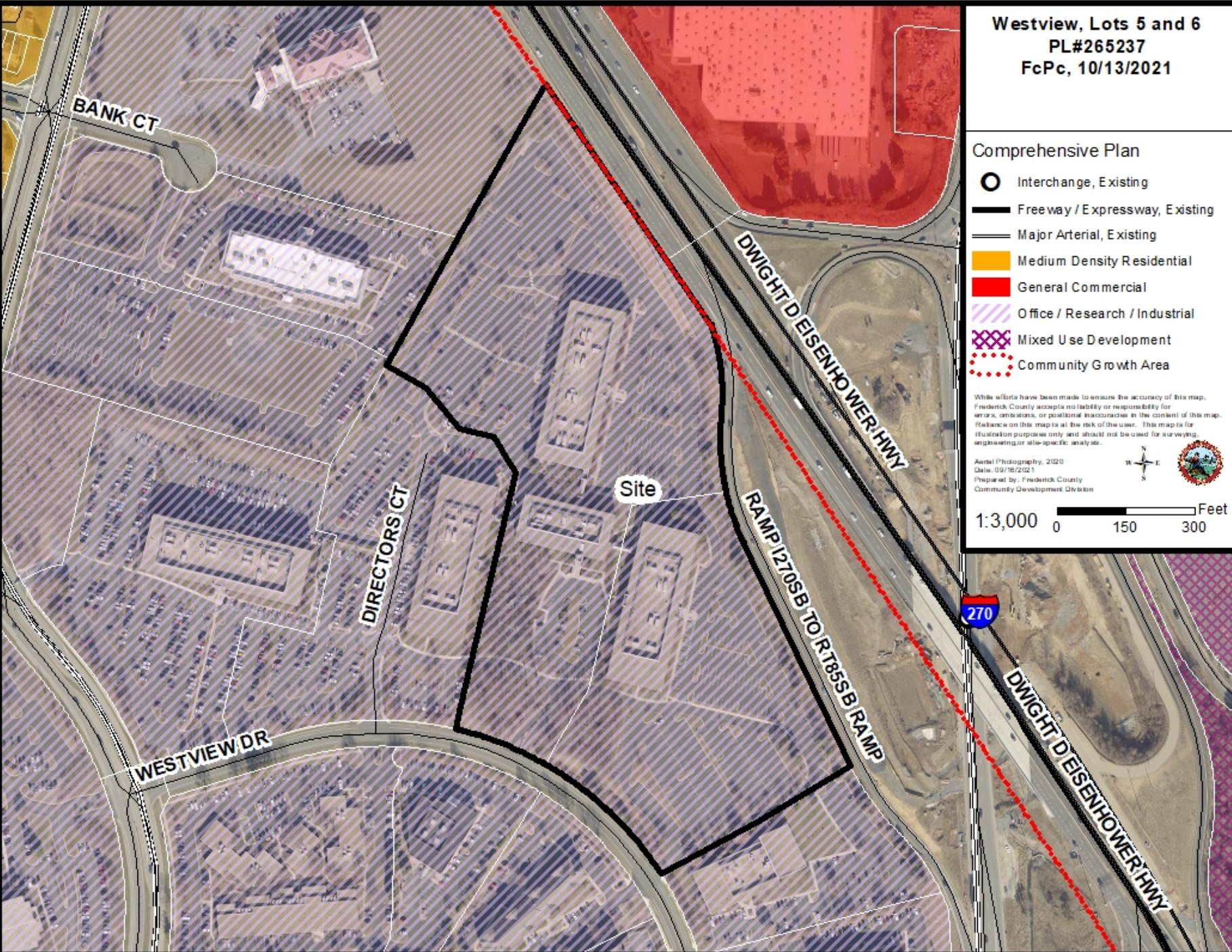
Aerial looking north from Westview Drive toward I-270



Aerial looking east from Crestwood Drive toward I-270





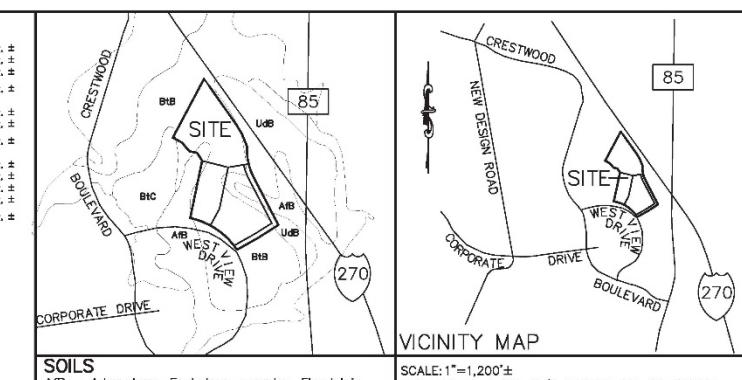


COORDINATES		
POINT	NORTHING	EASTING
869	63957, 631	82999, 081
870	63952, 632	8310.45, 499
871	63954, 632	8310.45, 500
872	64611, 942	83007, 440
873	64700, 620	82934, 976
874	64749, 567	82847, 865
1129	63869, 363	83860, 990
1132	64357, 612	83623, 491
1134	64640, 580	83573, 990
1220	65318, 356	83167, 459
1221	65244, 835	83217, 346
1222	64861, 438	83472, 710
1223	64775, 592	83522, 460
4902	63635, 824	83448, 595
4903	63746, 417	83657, 337

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

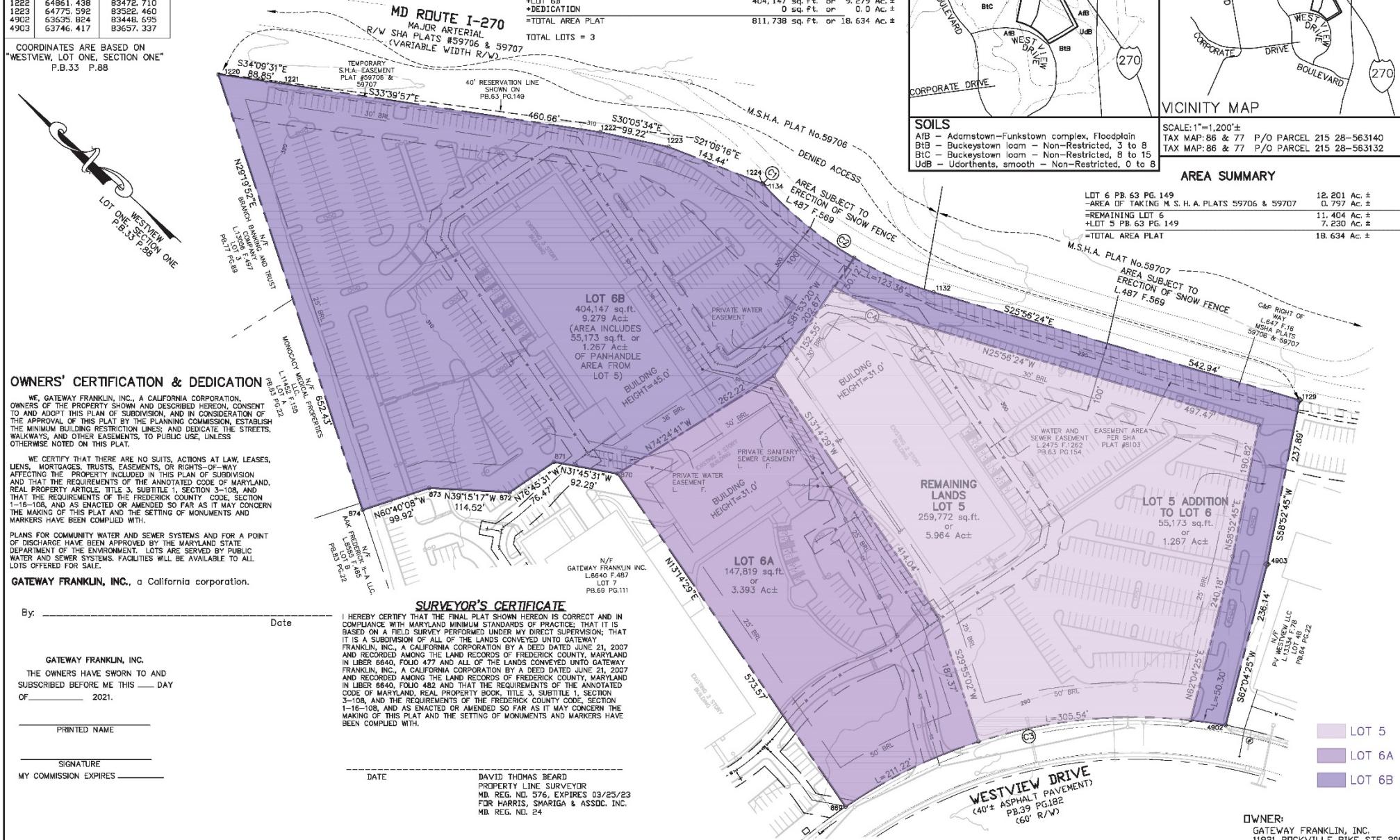
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING
C1	479.00'	1.20'	0°0'36"	0.60'	S05°38'40" W
C2	536.00'	290.82'	31°0'14"	149.09'	S09°55'21" E
C3	730.00'	567.06'	44°30'26"	298.70'	N54°24'26" W
C4	586.00'	430.30'	13°31'40"	80.60'	N18°42'16" W

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 PB, 63 PG 149	314,945 sq. ft.	or	7,238 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	0.00 Ac
=TOTAL AREA PLAT	811,732 sq. ft.	or	19,234 Ac



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	
5. 149	12, 201 Ac. ±
M. S. H. A. PLATS 59706 & 59707	0. 797 Ac. ±
6	11, 404 Ac. ±
PG. 149	7, 230 Ac. ±
AT	18, 634 Ac. ±



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:

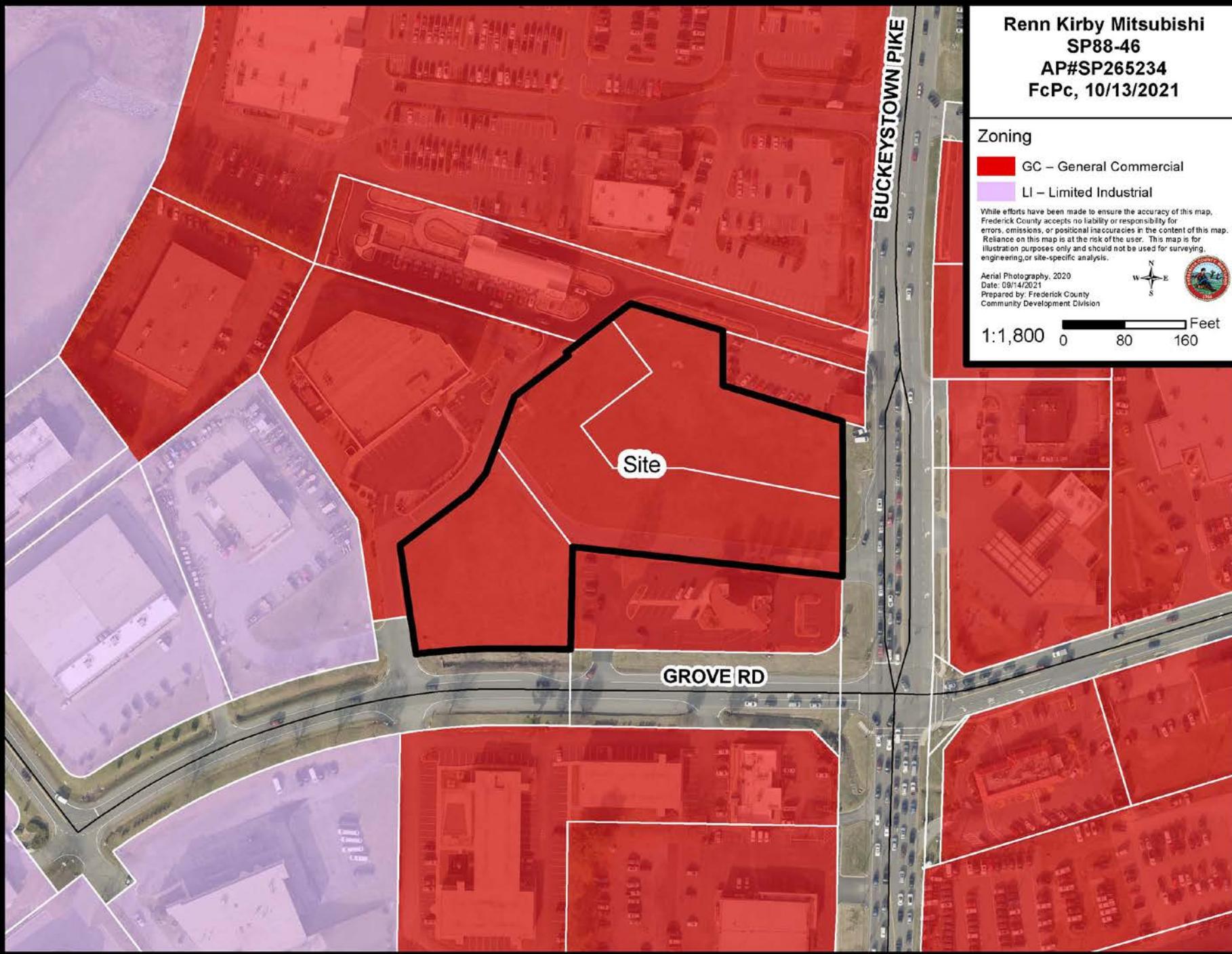
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Prior to plat recordation, private water and sewer easements must be recorded and the easements must be shown and referenced on the plat.

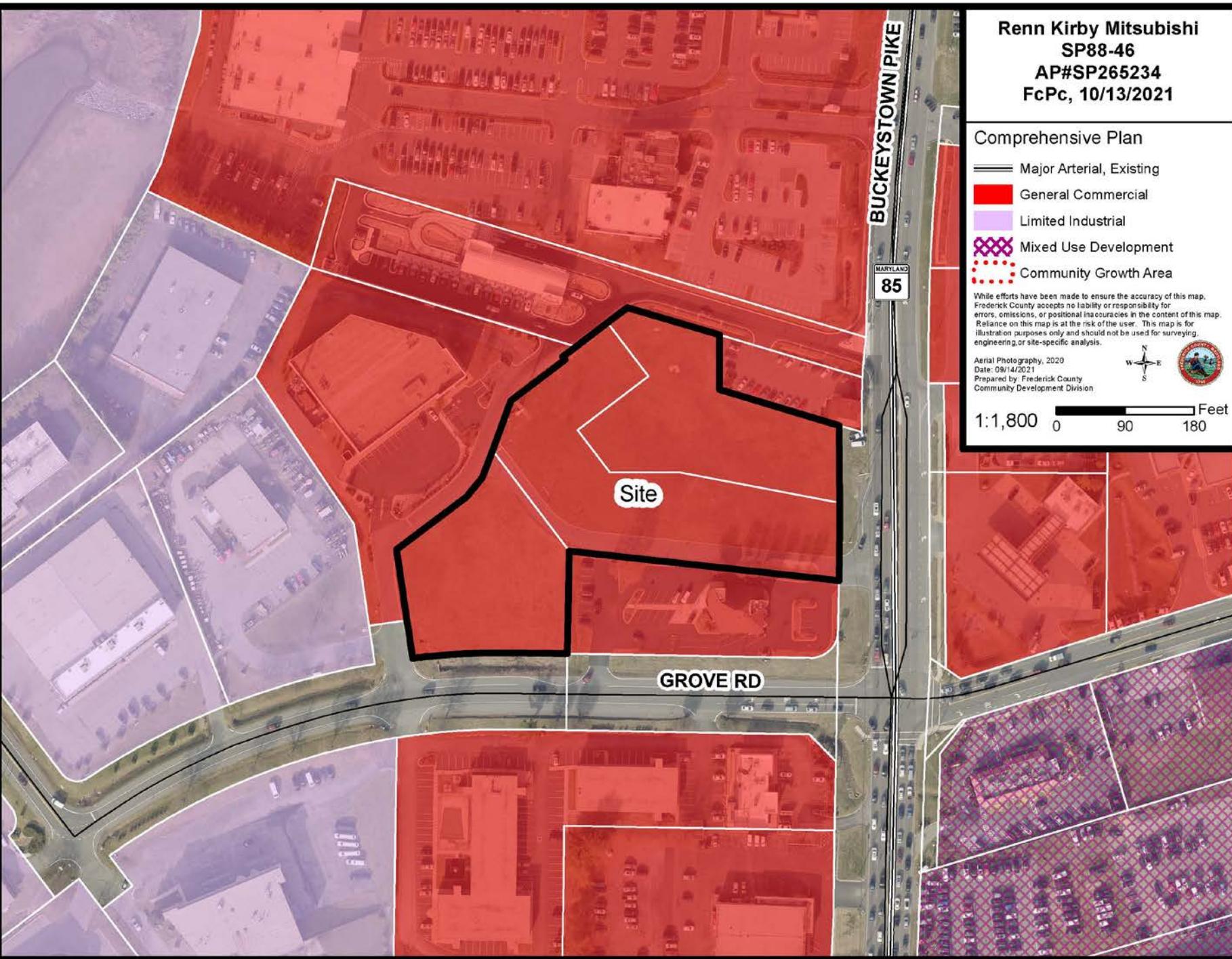
Renn Kirby Mitsubishi

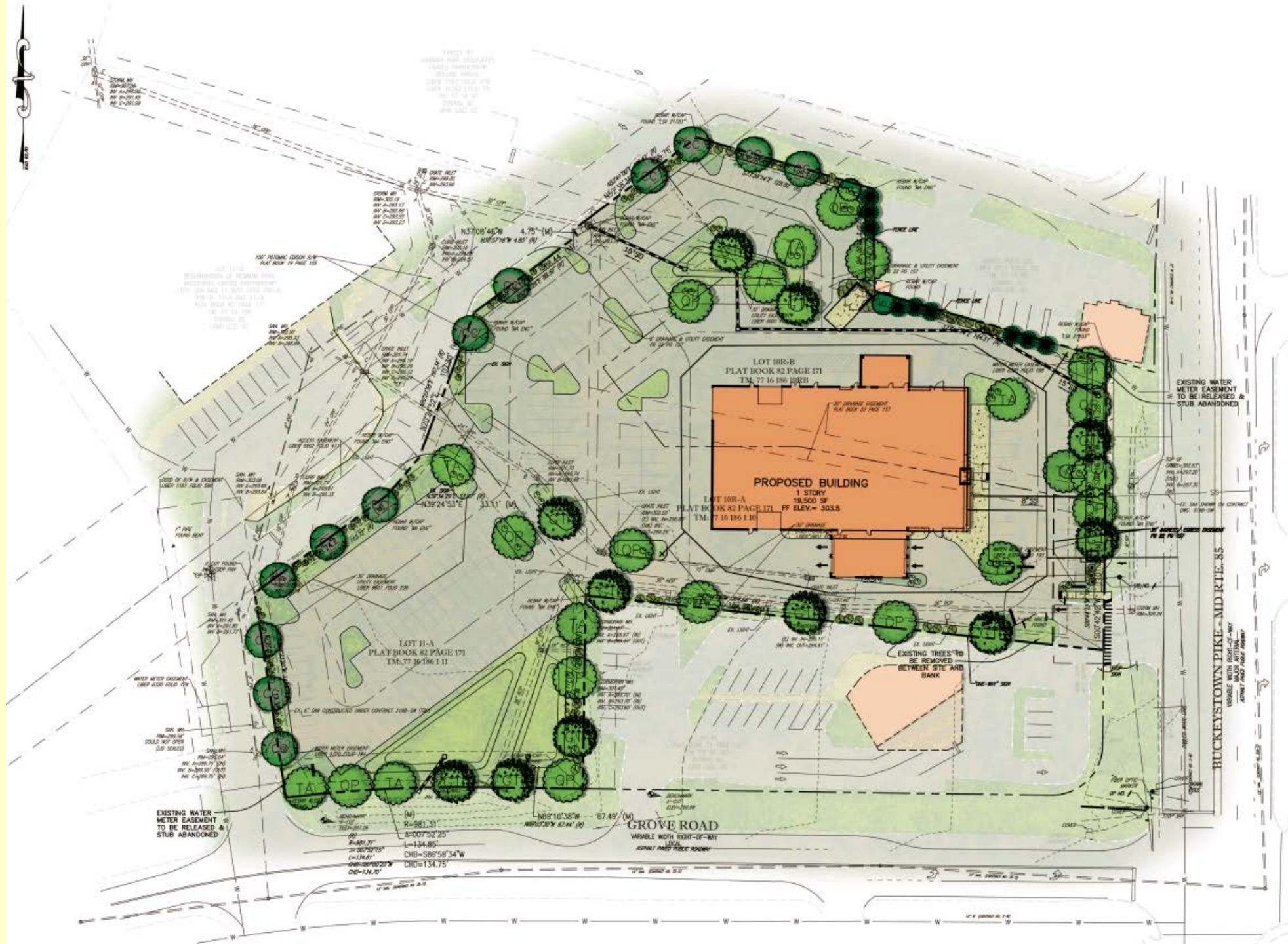
Site Plan

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.

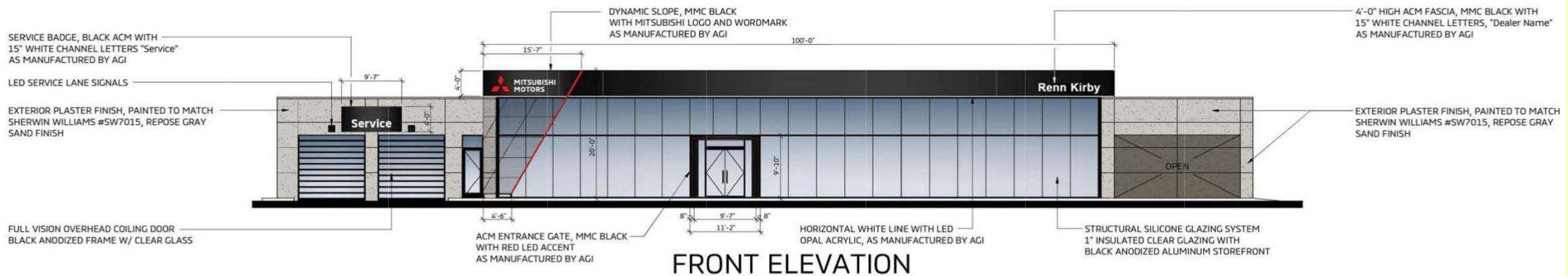




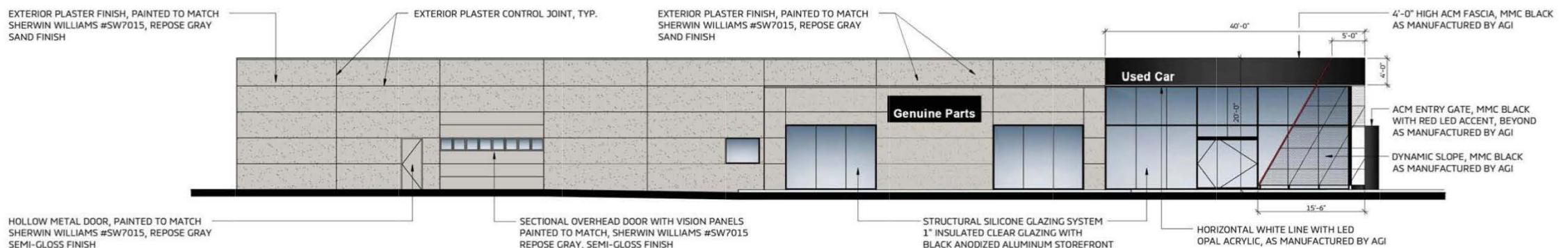




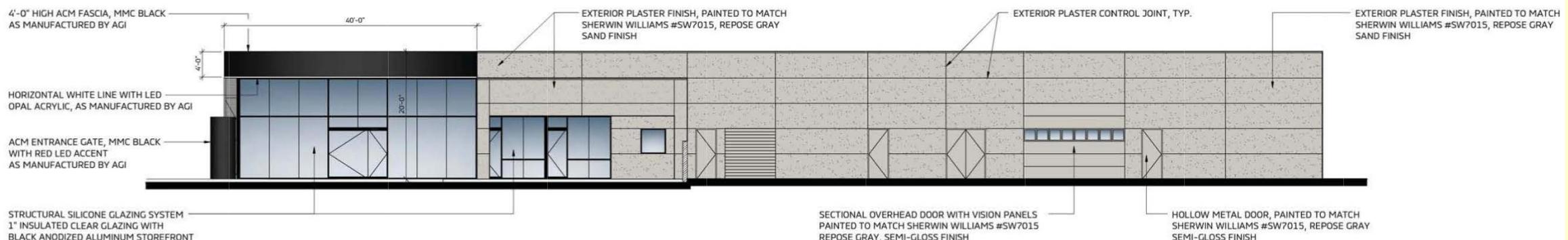
PROPOSED ELEVATIONS
NTS



FRONT ELEVATION

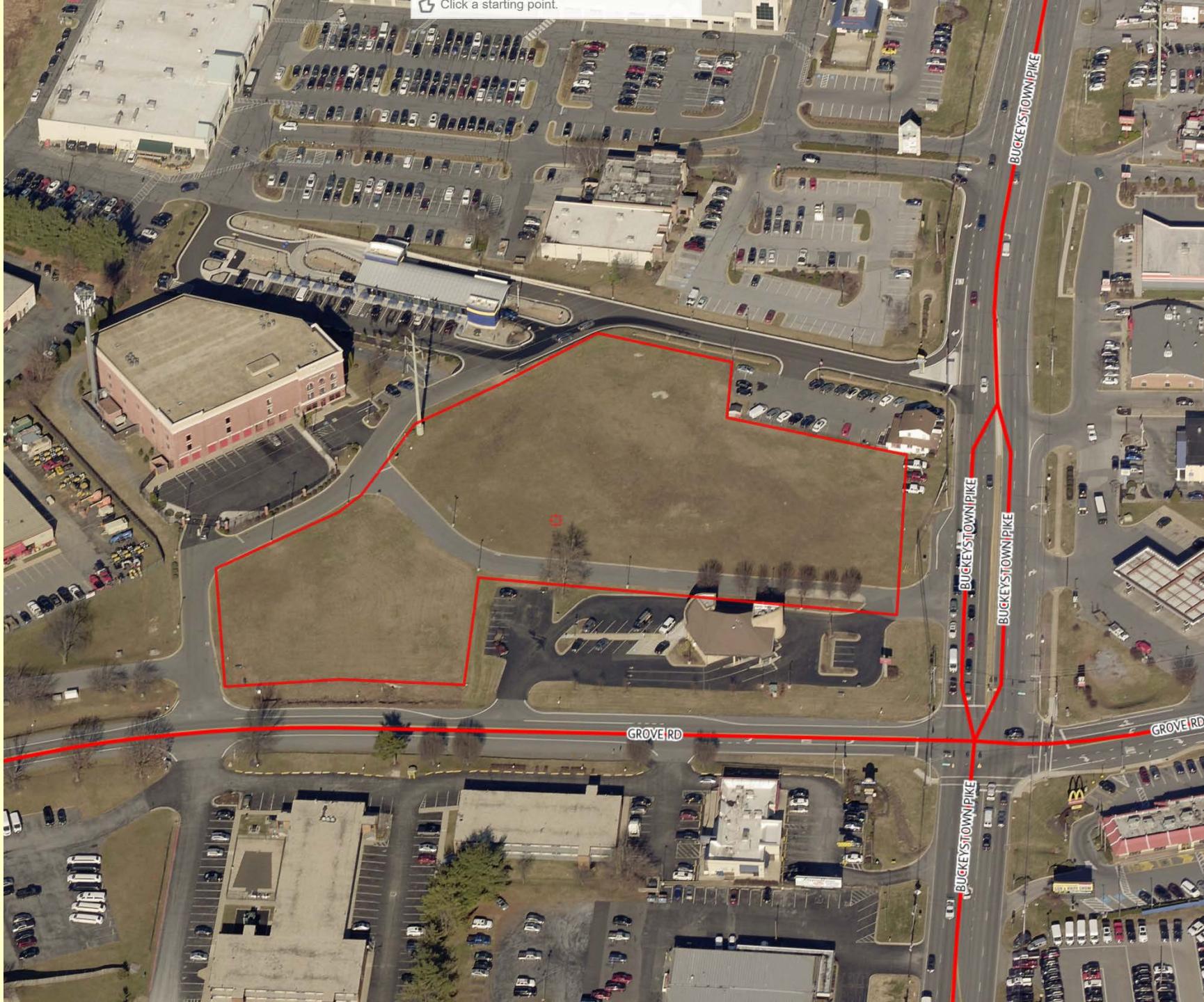


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION





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:

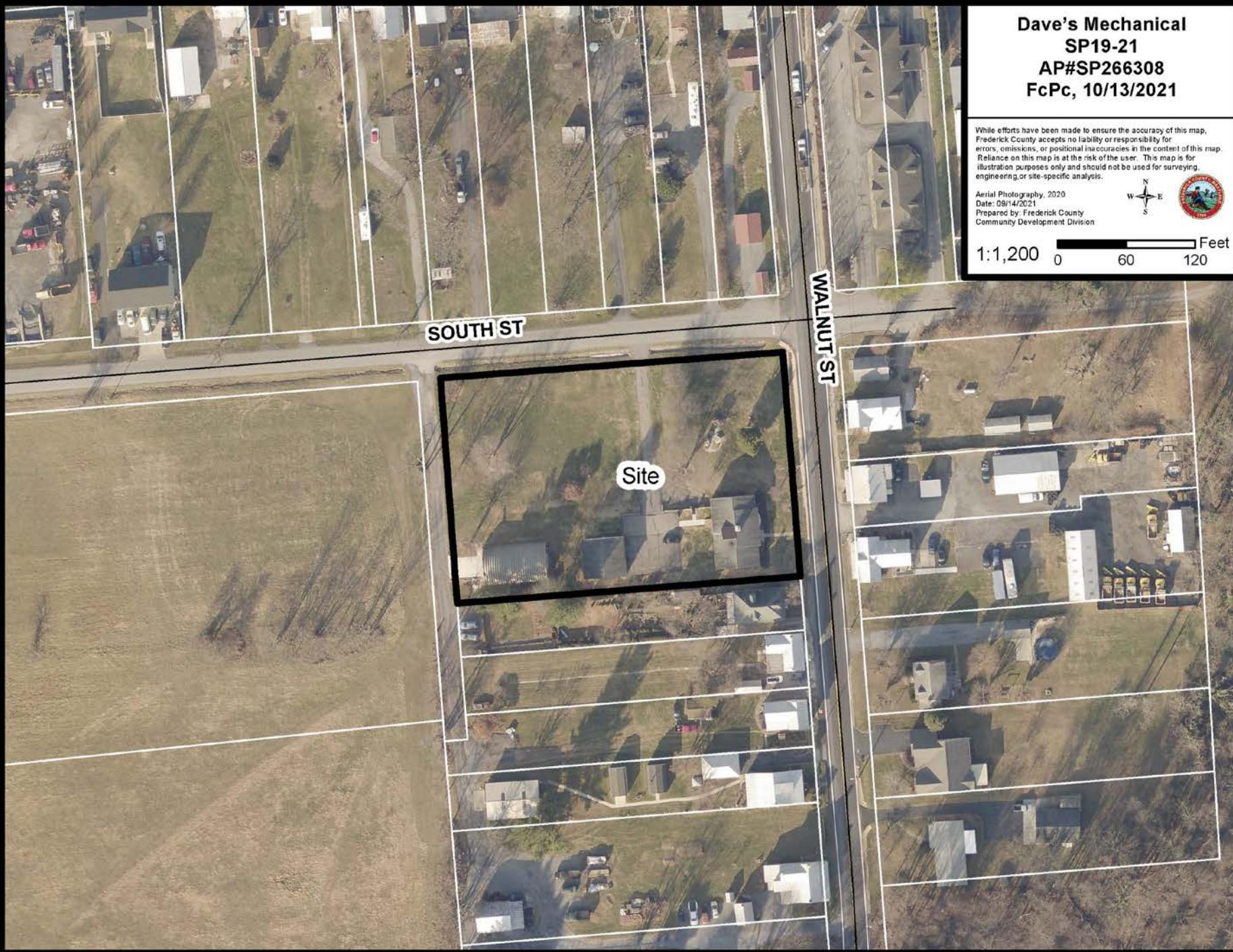
1. A lighting modification to allow light spillage on the areas shown on the lighting plan.

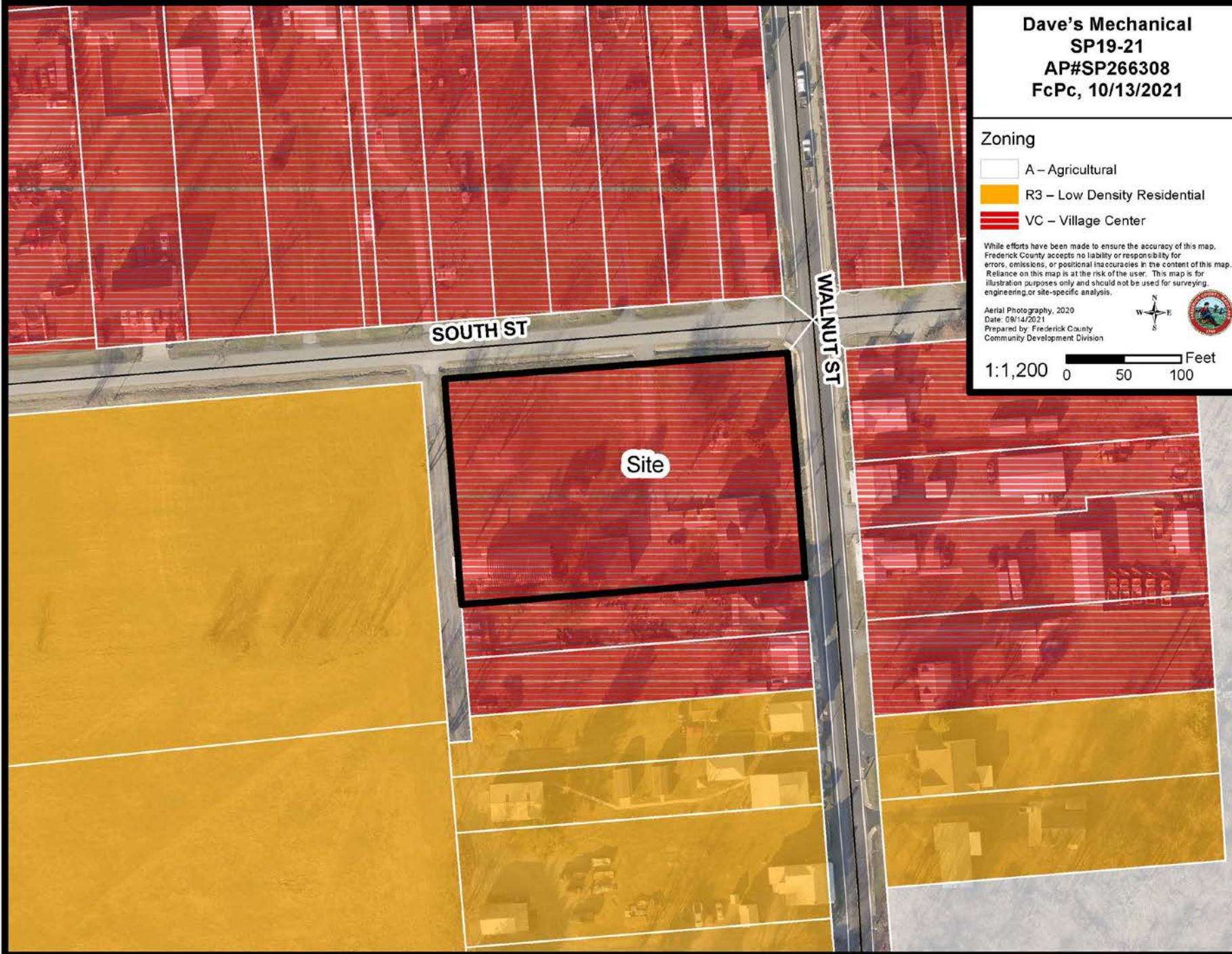
Staff-proposed conditions of approval:

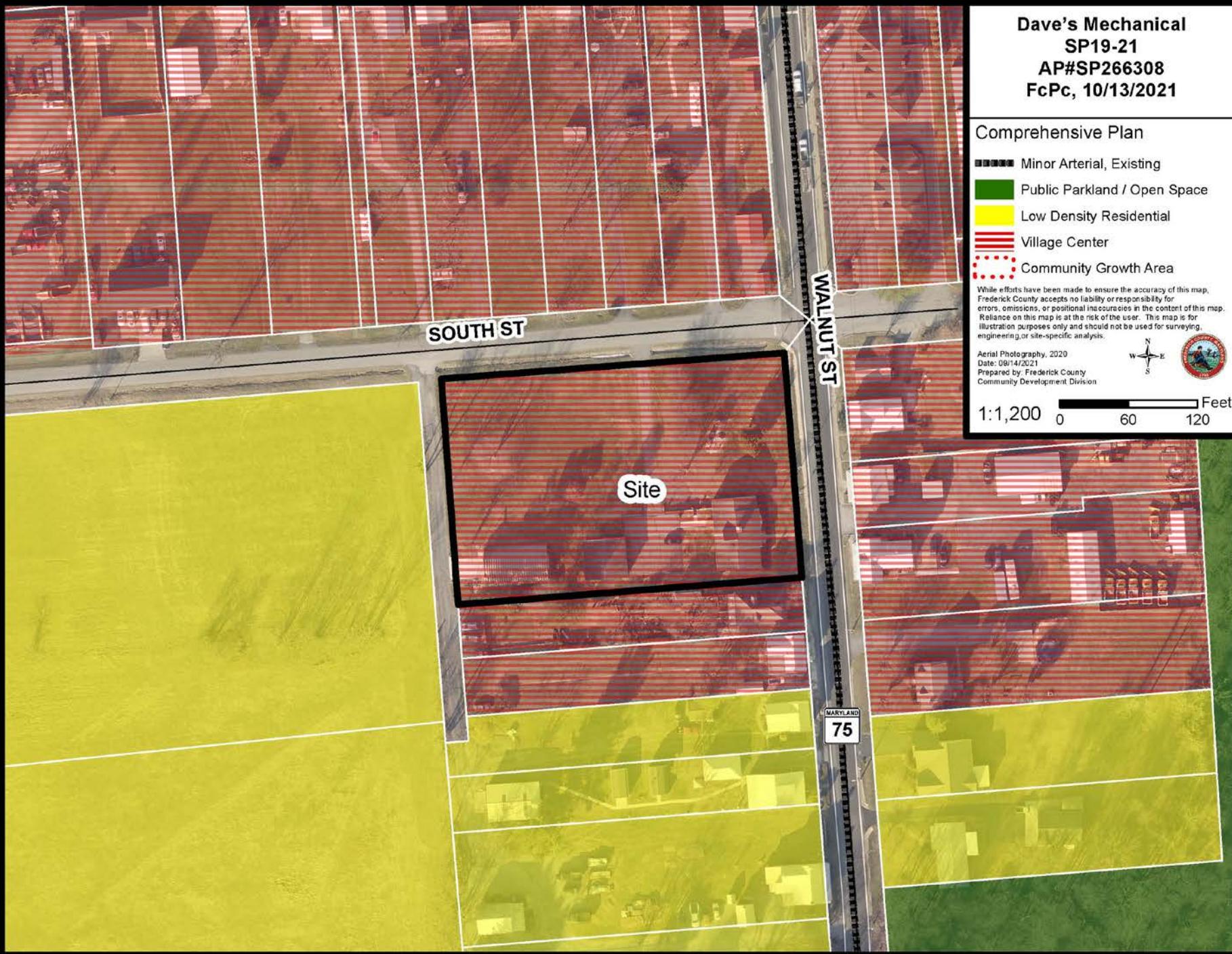
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Common access easement to be recorded and noted on the plan prior to final site plan approval.
3. The Addition Plat (PL266457) must be recorded prior to the Site Plan being stamped approved. The purpose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









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.