

Frederick County Planning Commission

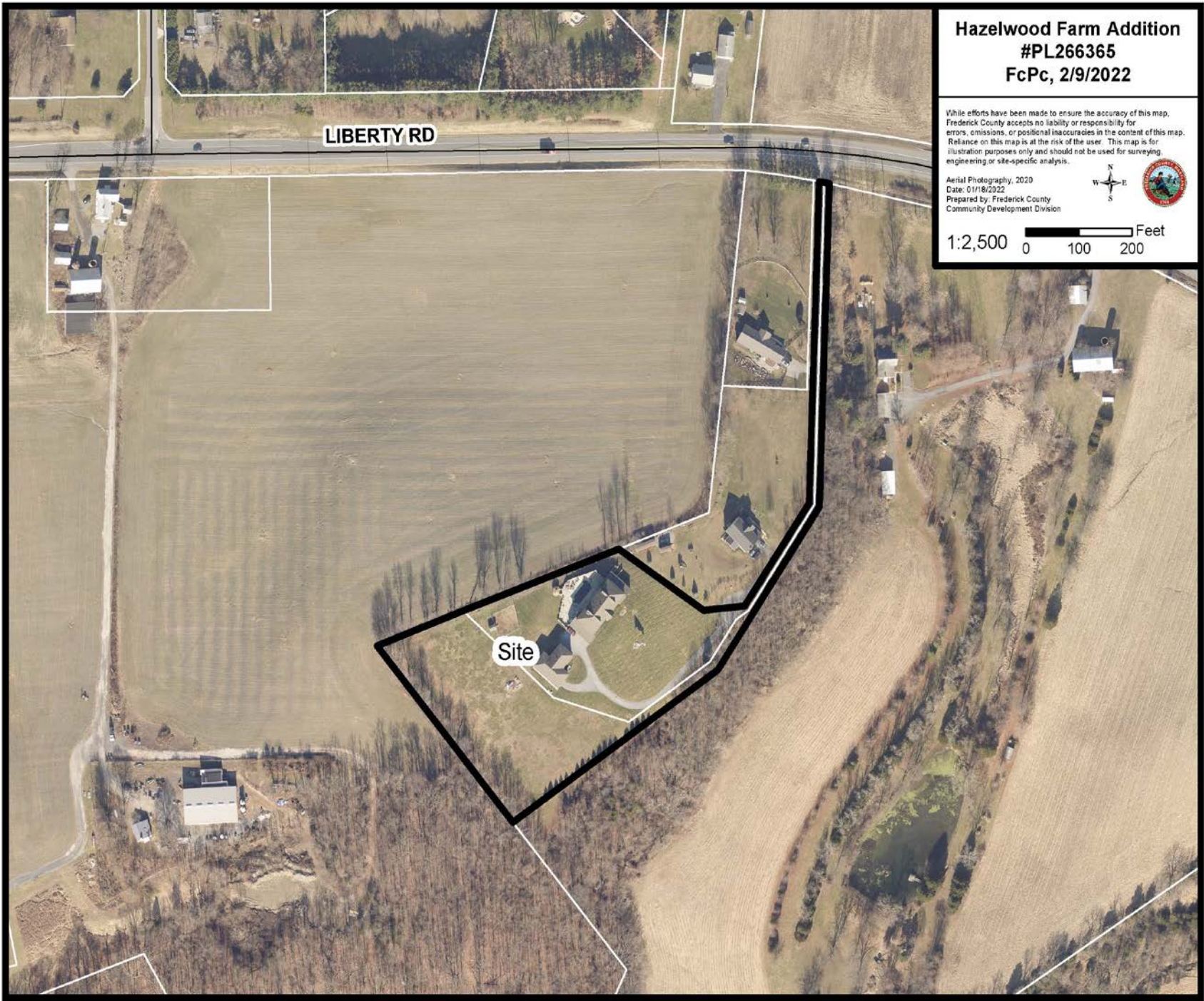


February 9, 2022

PL266365

**Hazelwood Farm, Lot 4 Addition to Lot 3, Ag
Cluster Modification**

The Applicants are requesting a modification to allow a previously approved Lot in an Ag Cluster development to exceed the 2 acre maximum lot size for the retention of an accessory structure.



SURVEYORS CERTIFICATION

I hereby certify, that to the best of my professional knowledge and belief, that the plot shown hereon is correct, that it is all of the Lands conveyed by David W. Kline and Dawn M. Kline, to David W. Kline, by deed dated May 16, 2017 and recorded in Liber 11865 Folio 382 as recorded among the Land Records of Frederick County, Maryland; 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, as enacted or amended so far as it may concern the making of this plot and the setting of monuments and markers will be complied with.

Date _____
Dustin M. Lavelle P.L.S. Md. Reg. No. 21701
License Expiration/Renewal Date 6/11/2023

OWNERS:

LOT 3 & LOT 4
DAVID W. KLINE
12905 LIBERTY ROAD
UNION BRIDGE, MD 21791

GRAPHIC SCALE



**ORIGINAL LIMITS
OF LOT 3**

**PORTION OF
LOT 4 TO BE
ADDED TO
LOT 3**

COORDINATES

NO.	NORTH	EAST
17	599662.9784	739018.0900
22	600466.4559	739669.2376
23	599903.6487	739650.5659
24	599353.4385	739073.3618
25	599891.2961	739438.3404
27	599619.2817	739458.4642

LINE DATA

LINE	LENGTH	BEARING
L1	10.15'	S78°23'28"E
L2	10.15'	S78°23'28"E
L3	88.54'	N50°35'55"E
L4	86.17'	N41°33'33"E
L5	151.14'	S48°26'27"E
L6	148.01'	S71°09'05"E
L7	88.76'	N34°02'26"E
L8	28.02'	N54°34'37"E

TO THE CLERK OF THE COURT

THIS PLAT COMPLIES WITH SECTION § 1-16-7
OF THE FREDERICK COUNTY CODE.

APPROVED
FREDERICK COUNTY

DATE _____ DIRECTOR OF PLANNING

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

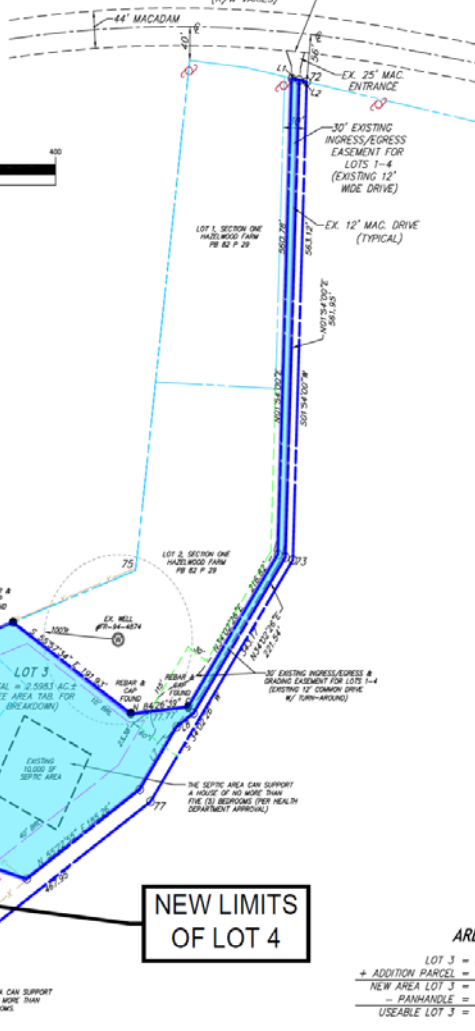
NOTES

- 1) THIS PROPERTY IS ZONED "A" - AGRICULTURAL.
- 2) APPLICATION IS HEREBY MADE FOR YOUR APPROVAL OF THE INDICATED TRANSFER OF LAND SOLELY FOR THE PURPOSE OF ADDING TO ADJOINING (HOLDINGS/FARM) AND NOT FOR DEVELOPMENT. ANY FUTURE SUBDIVISION OF THIS LAND OR BUILDING DEVELOPMENT WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 3) A CONFIRMATORY DEED SHALL BE RECORDED IN THE COUNTY LAND RECORDS, AND THE RECORDED ADDITION PLAT SHALL BE REFERENCED IN THIS AND ALL SUCCESSIVE DEEDS, AND THE ADDITION PARCEL SHALL NOT BE SOLD, TRANSFERRED, OR DEVELOPED AS A SEPARATE LOT, PARCEL, OR TRACT.
- 4) A SIX FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL SIDE AND REAR LOT LINES AND A TEN FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL FRONT LOT LINES.
- 5) ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELL & SEPTIC.
- 6) THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE PROPERTY UNLESS SHOWN HEREON.
- 7) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
- 8) THE PROPERTY IS SHOWN IN ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 24021003300 WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2007.

SEE NOTES (CONTINUED) FOR ADDITION NOTES

LIBERTY ROAD

(MD. ROUTE NO. 26)
S.R.C. PLAT NO. 7159
(R/W VARIES)



OWNER'S CERTIFICATION AND DEDICATION

I, DAVID W. KLINE, owner of the property shown and described hereon as Lot 3 & Lot 4, consent to and adopt this plat of subdivision, and in consideration of the approval of this plat of addition 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 plat.
We certify 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, as enacted or amended so far as it may concern the making of this addition, plat and the setting of monuments and markers will be complied with.
We further certify that there are no suits, actions of law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plat of addition, except as shown hereon.

Date _____ DAVID W. KLINE

NOTES (CONTINUED)

- 9) LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON DRIVEWAY SERVING THEIR LOTS. THE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON DRIVEWAYS.
- 10) THERE ARE NO STRUCTURES, DRIVEWAYS, SEPTICS, WELLS AND MANMADE FEATURES WITHIN 100 FEET OF THE ADDITION PARCEL ON THE ORIGINAL LAND FROM WHICH THE TRANSFER WAS MADE UNLESS OTHERWISE SHOWN HEREON.
- 11) FUTURE DEVELOPMENT OF THIS PROPERTY MAY REQUIRE ROAD LAYBACK WORK TO BE DONE ALONG PREVIOUSLY DEDICATED ROAD RIGHT-OF-WAY.
- 12) FUTURE ACCESS TO THIS PROPERTY SHALL BE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.

AREA TABULATION

LOT 3 = 94,213 S.F. OR 2.1628 ac.±
+ ADDITION PARCEL = 18,968 S.F. OR 0.4354 ac.±
NEW AREA LOT 3 = 113,181 S.F. OR 2.5983 ac.±
- PANHANDLE = 2,805 S.F. OR 0.1792 ac.±
USEABLE LOT 3 = 110,376 S.F. OR 2.4191 ac.±

LOT 4 = 90,363 S.F. OR 2.0744 ac.±
- ADDITION PARCEL = 18,968 S.F. OR 0.4354 ac.±
NEW AREA LOT 4 = 71,395 S.F. OR 1.6390 ac.±
- PANHANDLE = 13,717 S.F. OR 0.3149 ac.±
USEABLE LOT 4 = 57,678 S.F. OR 1.3241 ac.±

File #: S-888A
A/P #: PL266365
Date: _____
PB: PG:

ADDITION PLAT LOT 4 ADDITION TO LOT 3 HAZELWOOD FARM

(PREVIOUSLY RECORDED IN P.B.84 P.45 & P.B.82 P.29)
SITUATED ON LIBERTY ROAD (MD. ROUTE 26)
LIBERTY ELECTION DISTRICT No. 8
WALKERSVILLE PLANNING REGION
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100'

JULY, 2021

LAVELLE & ASSOCIATES
INCORPORATED

LAND SURVEYORS • PLANNERS
P.O. Box 372 FREDERICK, MARYLAND 21705
OFFICE (301) 695-9722 • FAX (301) 695-9766

21-016

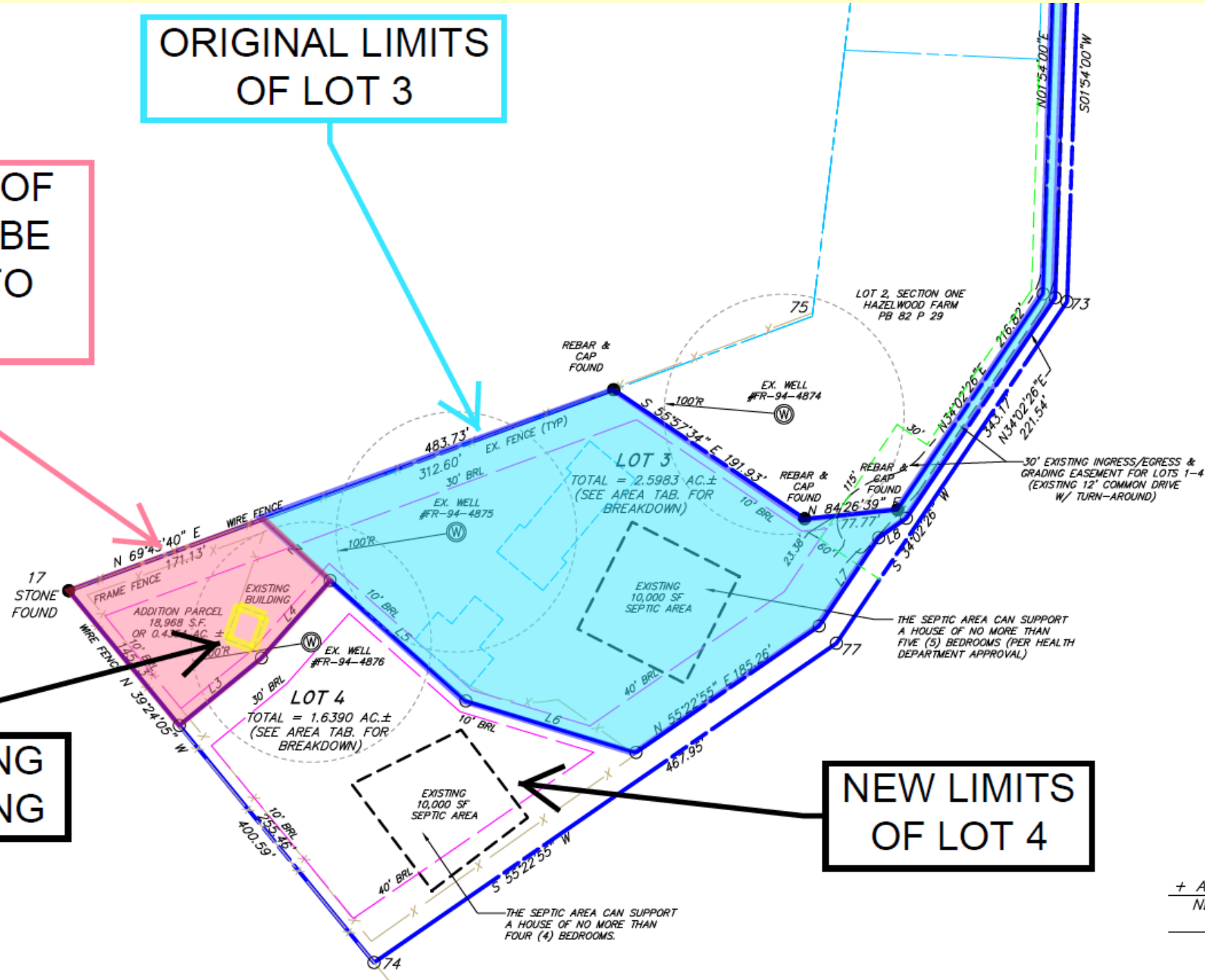
UPD/modified Form, Lot 4/last day

ORIGINAL LIMITS
OF LOT 3

PORTION OF
LOT 4 TO BE
ADDED TO
LOT 3

EXISTING
BUILDING

NEW LIMITS
OF LOT 4



+ AL
NE
L

RECOMMENDATION

Staff recommends that the Planning Commission consider the requested modification to allow 0.4354 acres from Lot 4 to be added to Lot 3, leaving Lot 4 with 1.6390 acres and Lot 3 with a new total of 2.5983 acres.

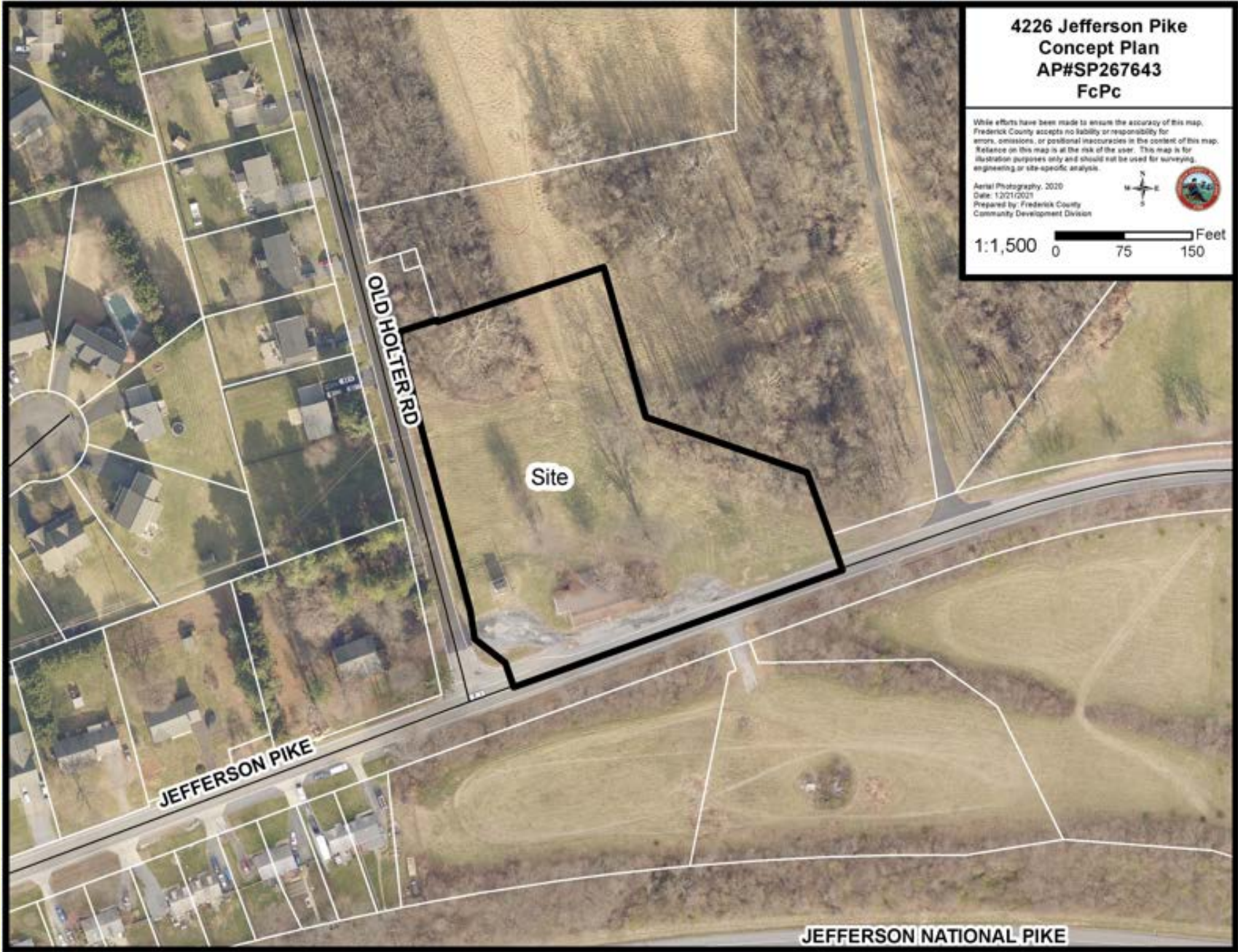
Should the Planning Commission approve the request, Staff recommends that the following condition be added to the approval:

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

SP267643

4226 Jefferson Pike Concept Plan

The Applicant is requesting Concept Plan approval for three commercial buildings (5,000 sq. ft.; 4,800 sq. ft.; 5,000 sq. ft.) with one having a multifamily unit second floor, located on a 2.86-acre Site.



**4226 Jefferson Pike
Concept Plan
AP#SP267643
FcPc**

Zoning

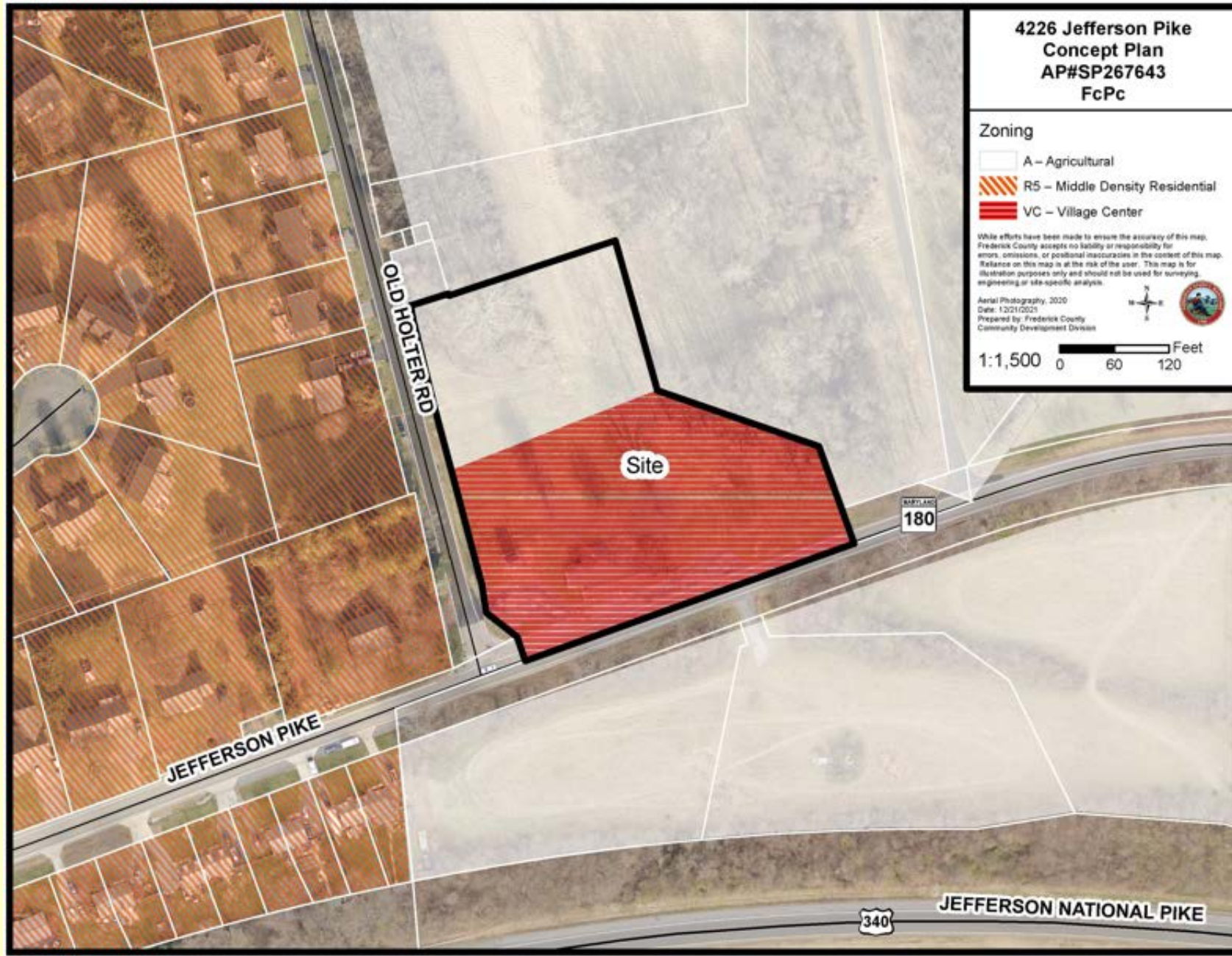
-  A – Agricultural
-  R5 – Middle Density Residential
-  VC – Village Center

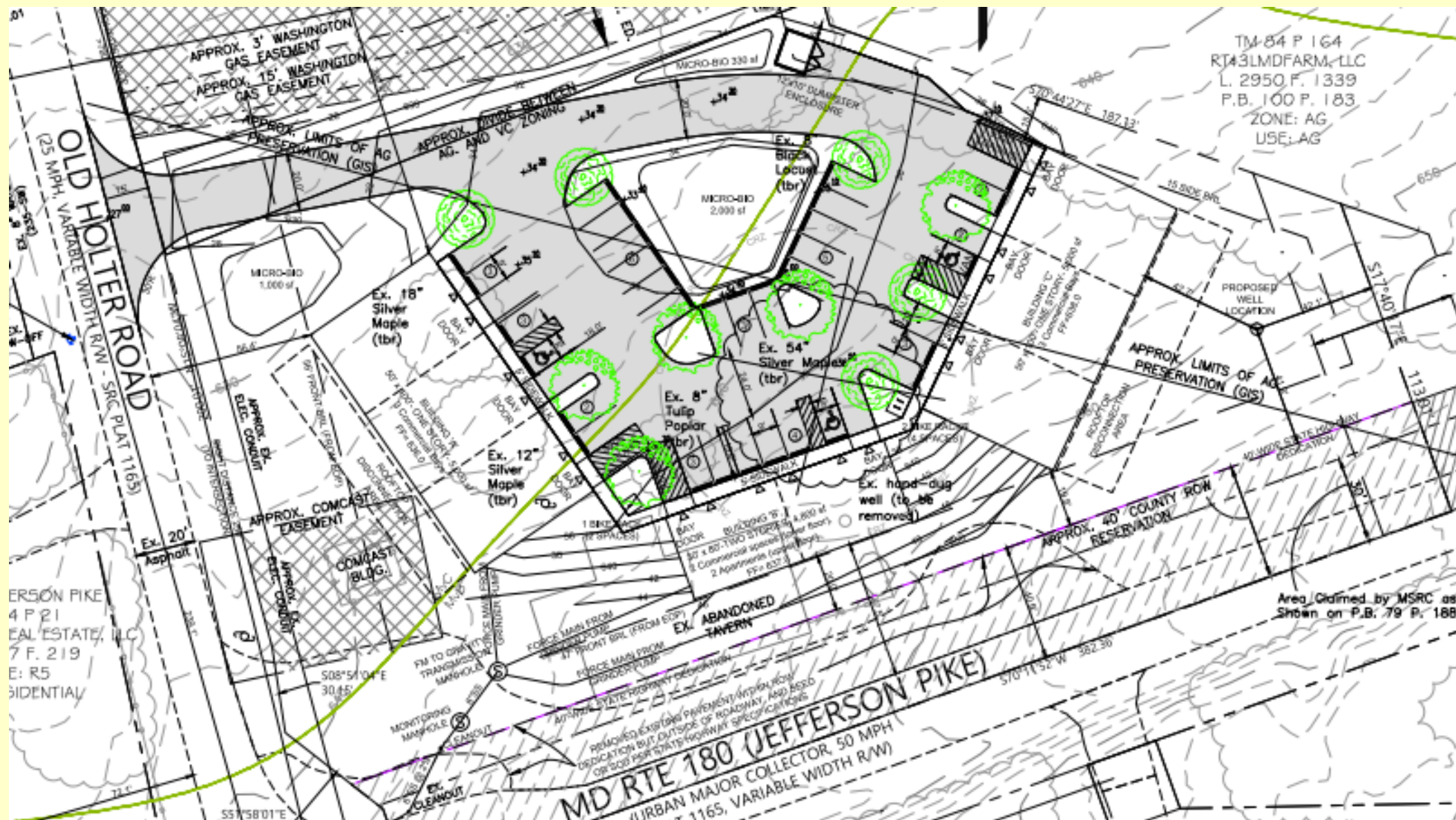
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

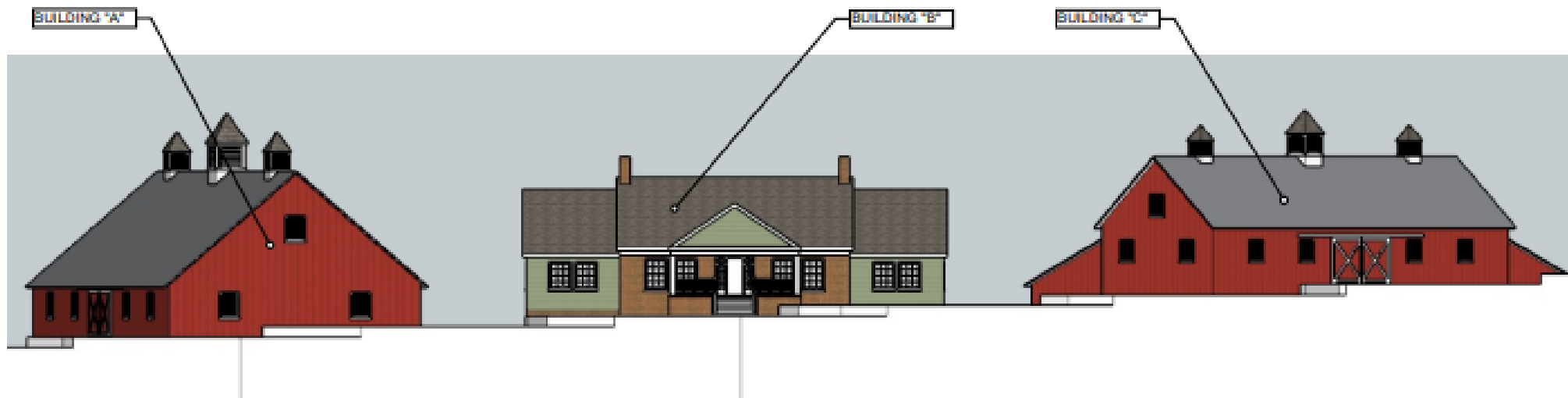
Aerial Photography, 2020
Date: 12/21/2021
Prepared by: Frederick County
Community Development Division



1:1,500  Feet







ORTHOGRAPHIC VIEW FROM MD RTE 180

NOT TO SCALE

RECOMMENDATION

Staff has no objection to conditional approval of the Concept Plan for 4226 Jefferson Pike.

Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following modification and conditions:

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

- 1) Approval of the FRO modification in Section 1-21-40 (B)(1) to remove one (1) specimen tree.

Staff-proposed conditions of approval:

- 1) Address all agency comments as the plan proceeds through the review process.
- 2) Site Development Plan approval is required prior to development of the Site.
- 3) The FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

SP267702

JTP GMP Building 2 Lot A-3B Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 145,000 sq. ft. building for a proposed laboratory research, experimental, or testing use located on a 10.915-acre Site.

(Shown for regional context)

General Notes:

- The subject property is comprised of approximately 150 +/- acres located in Frederick County, MD, and is situated on approximately 17.5 +/- acres to be included in the subject's land use plan.
- Parcel 101 and Parcel 102 are presently zoned R-1.
- The subject's County Board of County Commissioners is scheduled to review a proposed change to the subject's land use plan on 10/1/2010.
- Boundary information is shown on the plan as shown on a deed previously prepared by the subject's attorney, Mr. J. M. Smith.
- Topographic information is provided by the subject's attorney, Mr. J. M. Smith.
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MXD Land Use Mix Determination

(Per Frederick County Zoning Ordinance 11-10-10-308.7(b)(1))

LAND USE	Permitted	Shown
Residential: 25% Max of Gross Plot - Floorplate 173.33 ac. - 4 ac. EP = 169.33 ac. (21)	42.34 ac. max	< 42.34 ac. max
Commercial: 50% Max of Gross Plot 173.33 ac. x 0.25 =	43.34 ac. max	< 43.34 ac. max
Combined Res. & Commercial: Lessen 40% 40% Max of Gross Plot 173.33 ac. x 0.4 =	69.33 ac. max	< 69.33 ac. max
Employment: 50% Max of Gross Plot - Floorplate 173.33 ac. - 4 ac. EP = 169.33 ac. (21)	84.69 ac. max	< 84.69 ac. max
Open Space: 30% of Residential Mix 42.34 x 0.30 = 12.7 ac. Plus 20% of Commercial & Employment (27.01 + 48.11) = 75.11 x 0.20 = 15.0 ac.	< 27.7 ac. min.	< 26.7 ac. min.

Revised MXD Land Use Summary

	Employment	Commercial	Residential	Community Open Space	*Area in Major R/W Dedication
Land Bay/Parcel	Average/Yield	Average/Yield	Average/Yield	Average	Average
A	< 27.37 ac.	< 13.64 ac.	-	3.0 ac.	-
B	< 11.94 ac.	< 7.64 ac.	-	-	-
C	< 8.18 ac.	< 2.49 ac.	-	-	-
D	< 0.61 ac.	< 3.83 ac.	< 42.3 ac.	2 ac.	-
Open Space Parcel 1	-	-	-	< 12.21 ac.	-
Open Space Parcel 2	-	-	-	< 6.98 ac.	-
Open Space Parcel 3	-	-	-	< 12.69 ac.	-
Total Area:	< 48.1 ac.	Max < 27.81 ac.	Max < 42.3 ac.	< 36.7 ac.	< 17.4 ac.

REVISION: 08/11/2010. THE LAND USE MIX DETERMINATION SUMMARY IS FOR INFORMATIONAL PURPOSES ONLY. THE LAND USE MIX DETERMINATION SUMMARY IS FOR INFORMATIONAL PURPOSES ONLY. THE LAND USE MIX DETERMINATION SUMMARY IS FOR INFORMATIONAL PURPOSES ONLY.

Jefferson Technology Park

Frederick County, MD
MXD Land Use Plan

Contract Purchaser:

Jefferson Park Development LLC
1000 Park Road, Suite 100
Frederick, MD 21701
Tel: 301.744.0001
Fax: 301.744.0002

REVISED LAND PLAN BY:

1. The author hereby assigns copyright in this work and patent rights in any and all inventions to the University of Maryland System, to be held in trust for the University of Maryland System Board of Regents under Order 1998, Volume 1286 and the 1981 S.M.C. Article 7.4.
2. Patent rights in this work are presently owned by ORG.
3. The University of Maryland System Board of Regents is authorized to select one or more category 1 things owned by ORG to be sold for the benefit of the University.
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5. Existing University information provided by Science Associates, Inc. (2002-2004) and shown in 2.7, remains owned by Science Associates, Inc.
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(Per Frederick County ZD § 1-19.1b-508.7(b)(1))

LAND USE	Frontlot	Slots
Residential: 20% Max of Gross Proj. - Floorplate: 171.38 ac. - 4 ac. FF = 169.38 ac. (2)	42.34 ac. max	≤ 42.34 ac. max
Commercial: 10% Max of Gross Proj. - 171.38 ac. = 17.14 ac.	43.34 ac. max	≤ 43.34 ac. max
Combined Res. & Commercial (Lotter all) 40% Max of Gross Proj. - 171.38 ac. = 68.55 ac. OR 10% Max of Gross Proj. - Floorplate: 172.58 ac. - 4 = 168.58 ac. (3)	68.55 ac. max	≤ 68.55 ac. max
Employment: 10% =	No Limit	≤ 43.1 ac.
Open Space 30% of Residential Mfg: 42.34 x 0.30 = 12.7 ac.		
Plus 20% of Commercial & Employment: (27.01 + 48.11) = 75.11 x 0.20 = 15.0 ac.	≤ 27.01 ac. Mfg.	≤ 26.73 ac. Mfg.

	***Open Space	Commercial	Residential	Cost - Residential Open Space	*Area in Major R/W Deductions
Land Use Parcel	Average Yield	Average Yield	Average Yield	Average	Average
A	+/- 27.37 ac.	+/- 13.64 ac.	—	3.0 ac.	—
B	+/- 11.94 ac.	+/- 7.64 ac.	—	—	—
C	+/- 8.18 ac.	+/- 2.48 ac.	—	—	—
D	+/- 0.61 ac.	+/- 3.83 ac.	***42.3 ac.	2 ac.	—
Open Space Parcel 1	—	—	—	+/- 12.21 ac.	—
Open Space Parcel 2	—	—	—	+/- 6.98 ac.	—
Open Space Parcel 3	—	—	—	+/- 12.69 ac.	—
Total Area:	+/- 48.1 ac.	Max +/- 27.81 ac.	Max +/- 42.3 ac.	+/- 36.7 ac.	+/- 19.29 ac.

REVENUES

06.11.01	REVENUE LAND USE SETS, TO RELOCATE EMPLOYMENT CASES.
11.01.01	REVENUE PUBLIC COMMENTS.
11.01.02	REVENUE PUBLIC COMMENTS.
06.12.01	REVENUE COMMERCIAL LAND USES FOR REVENUE PERMIT PLAN.
06.12.02	REVENUE COMMERCIAL LAND USE AREAS.
06.12.03	REVENUE EMPLOYMENT AREAS, LAND REVENUE AND
11.01.01	REVENUE LAND REVENUE AND USES, REVENUE, C.2.A.00

Frederick County, MD
MXD Land Use Plan

Contract Purchaser:

Jefferson Park Development, LLC
1000 Park Road, Suite 100
Pittsford, NY 14226
Ph: 716/734-0820

File #: 2013-048 / 1394
Subject: 02.29-100
Open Status

REVISD LAND PLAN BY:

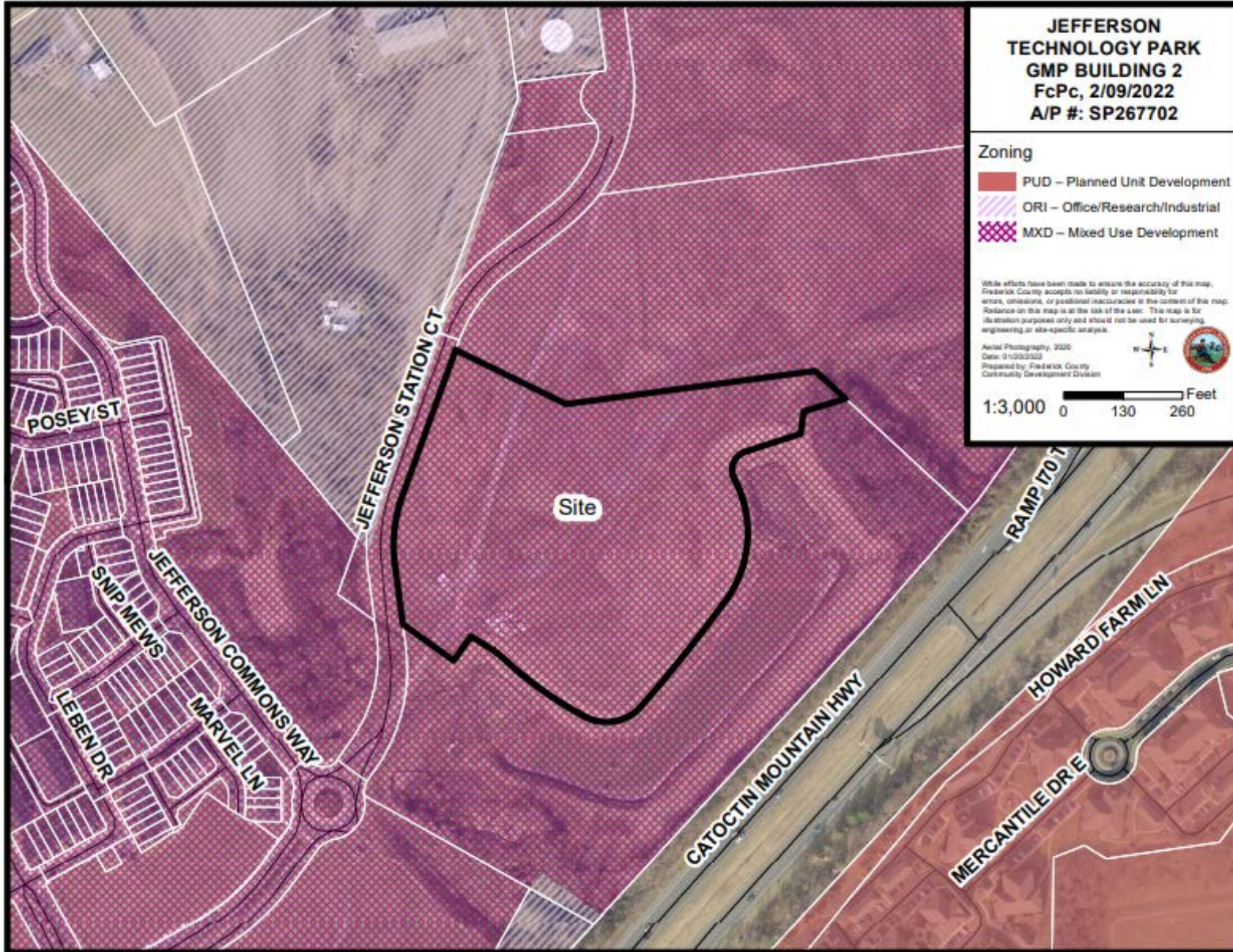


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SMARIGA**
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1. Different Technology / Equipment, Different Output: 10-12, Different Components: 10-12, 140 Technology, Different P/B: 10-12
2. Different Technology / Equipment, Different Output: 10-12, Different Components: 10-12, 140 Technology, Different P/B: 10-12
3. Different Technology / Equipment, Different Output: 10-12, Different Components: 10-12, 140 Technology, Different P/B: 10-12
4. Different Technology / Equipment, Different Output: 10-12, Different Components: 10-12, 140 Technology, Different P/B: 10-12







RECOMMENDATION

Staff has no objection to approval of the JTP GMP Building 2 Lot A-3B 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 (February 9, 2025).

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) To allow lighting height of 18 ft., four feet taller than the code standard.
- 2) To allow the parking calculation to be based on an office use as opposed to an industrial use within Mixed Use Development (MXD) areas.
- 3) To allow the reduction of the required 15 large loading spaces to a proposed 10 large loading spaces.
- 4) To waive the requirement of having adjacent parking areas be connected.

Staff-proposed conditions of approval:

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