

# Frederick County Planning Commission



March 9, 2022

# **DogiVillage Concept Plan SP267661**

The Applicant is requesting Concept Plan approval to construct a vet clinic, kennel, dog training, dog grooming, and retail complex on a 1.76-acre property.



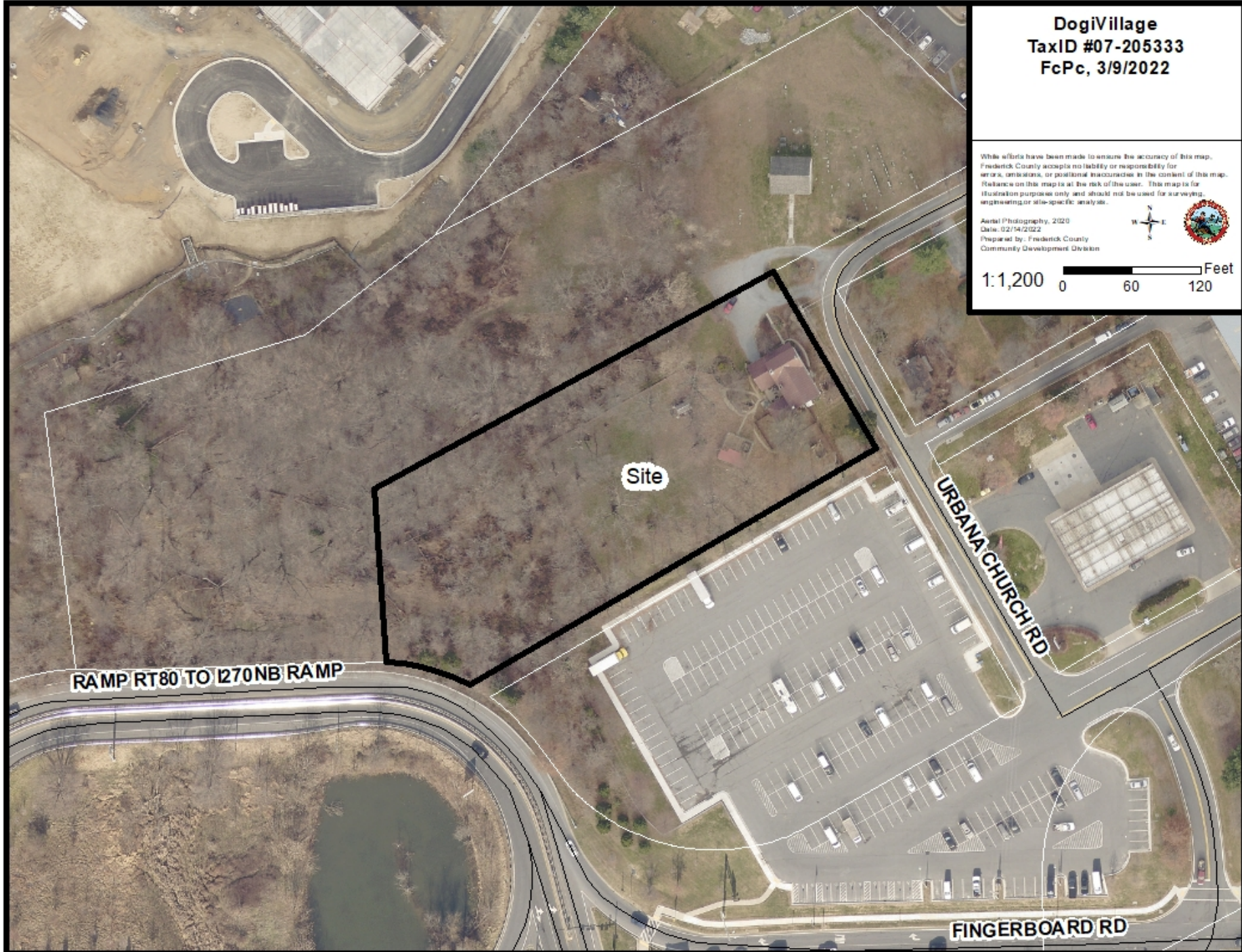
**DogiVillage**  
**TaxID #07-205333**  
**FcPc, 3/9/2022**

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Aerial Photography, 2020  
Date: 02/14/2022  
Prepared by: Frederick County  
Community Development Division





1:1,200 0 60 120 Feet





DogiVillage  
TaxID #07-205333  
FcPc, 3/9/2022

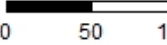
Zoning

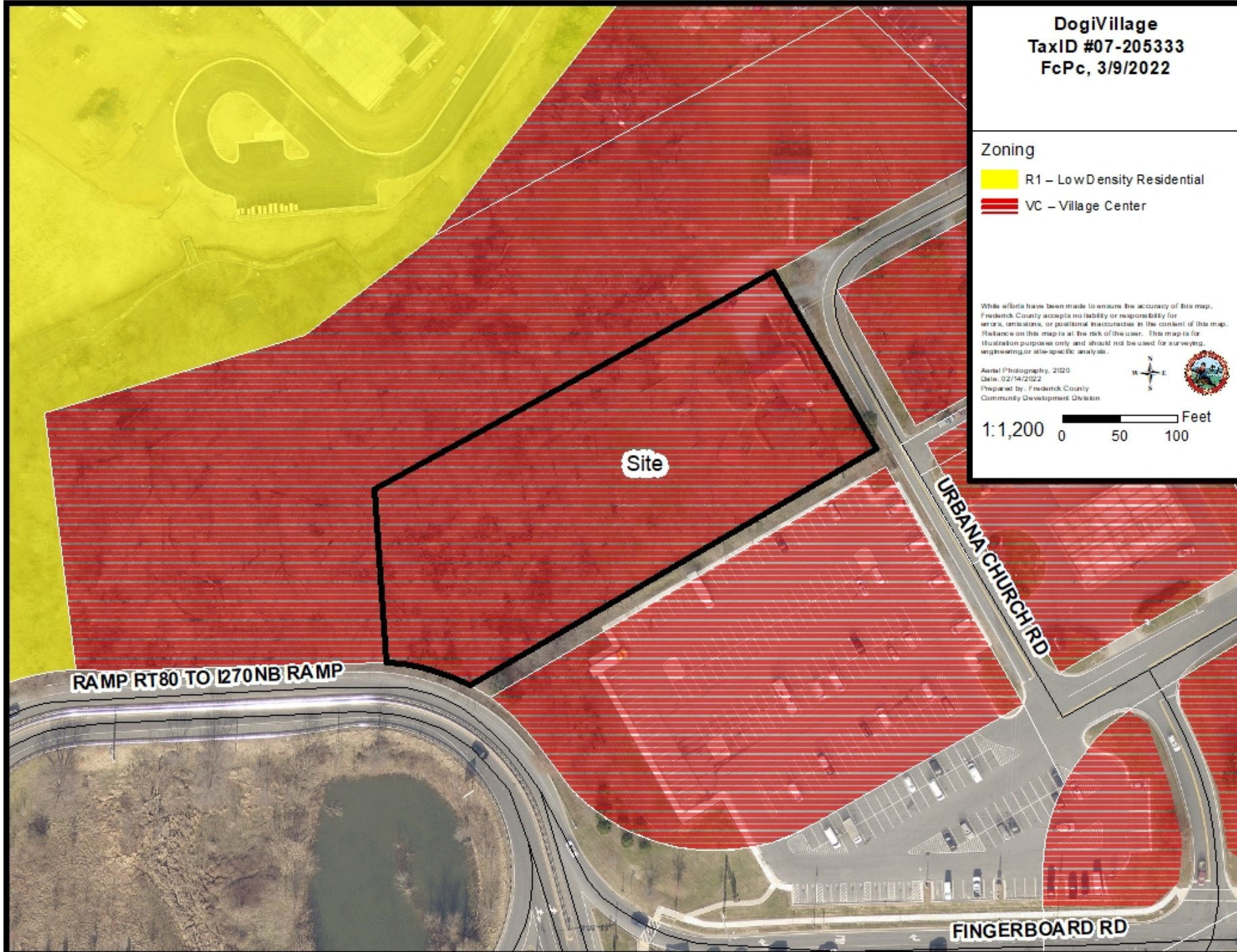
-  R1 – Low Density Residential  
 VC – Village Center

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Community Development Division



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0 50 100





Dogt Village  
TaxID #07-205333  
FcPc, 3/9/2022

### Comprehensive Plan

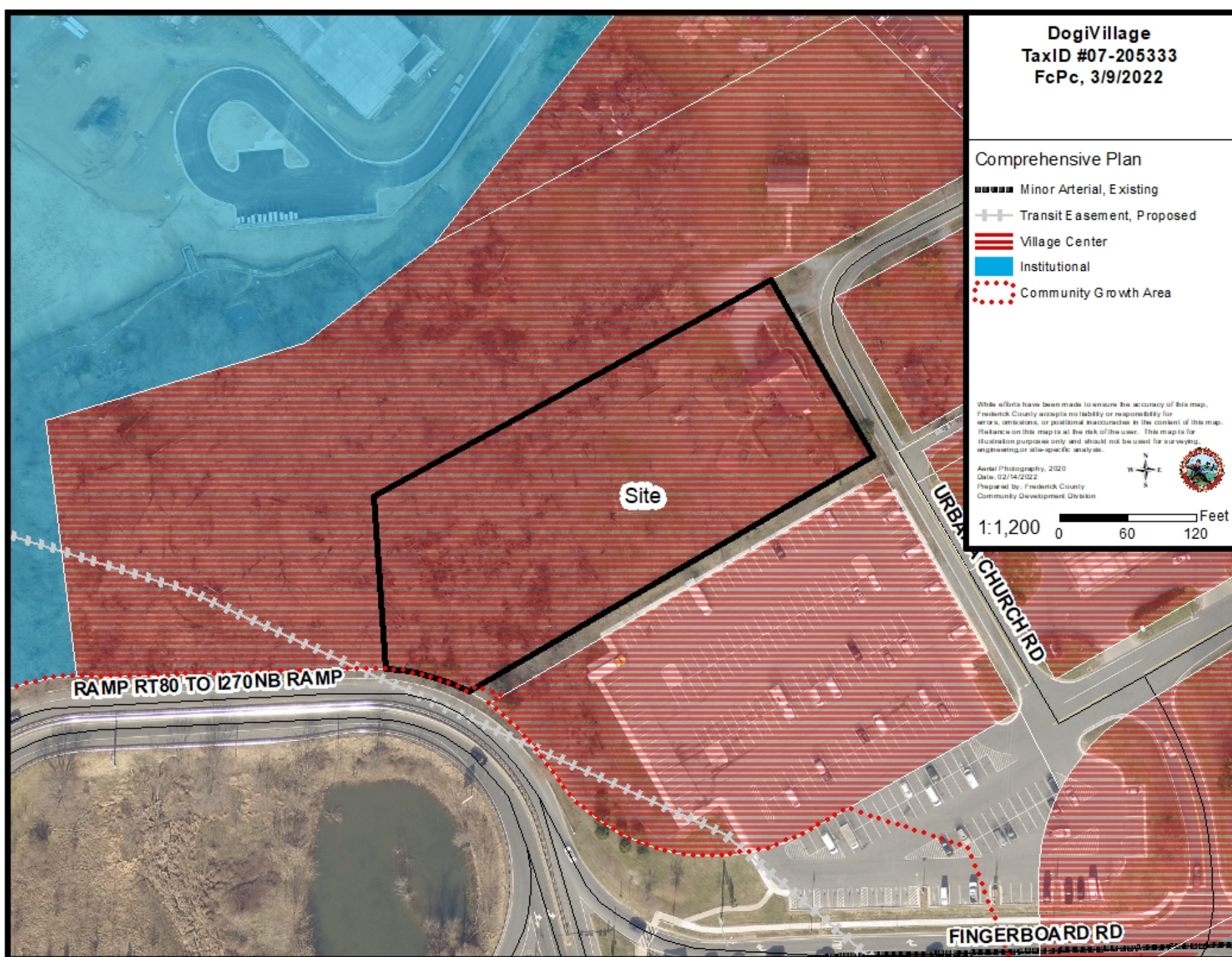
- Minor Arterial, Existing
- Transit Easement, Proposed
- Village Center
- Institutional
- Community Growth Area

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Date: 02/14/2022  
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Community Development Division



1:1,200 0 60 120 Feet









# **RECOMMENDATION**

Staff has no objection to conditional approval of the Concept Plan for DogiVillage.

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

**Staff-proposed conditions of approval:**

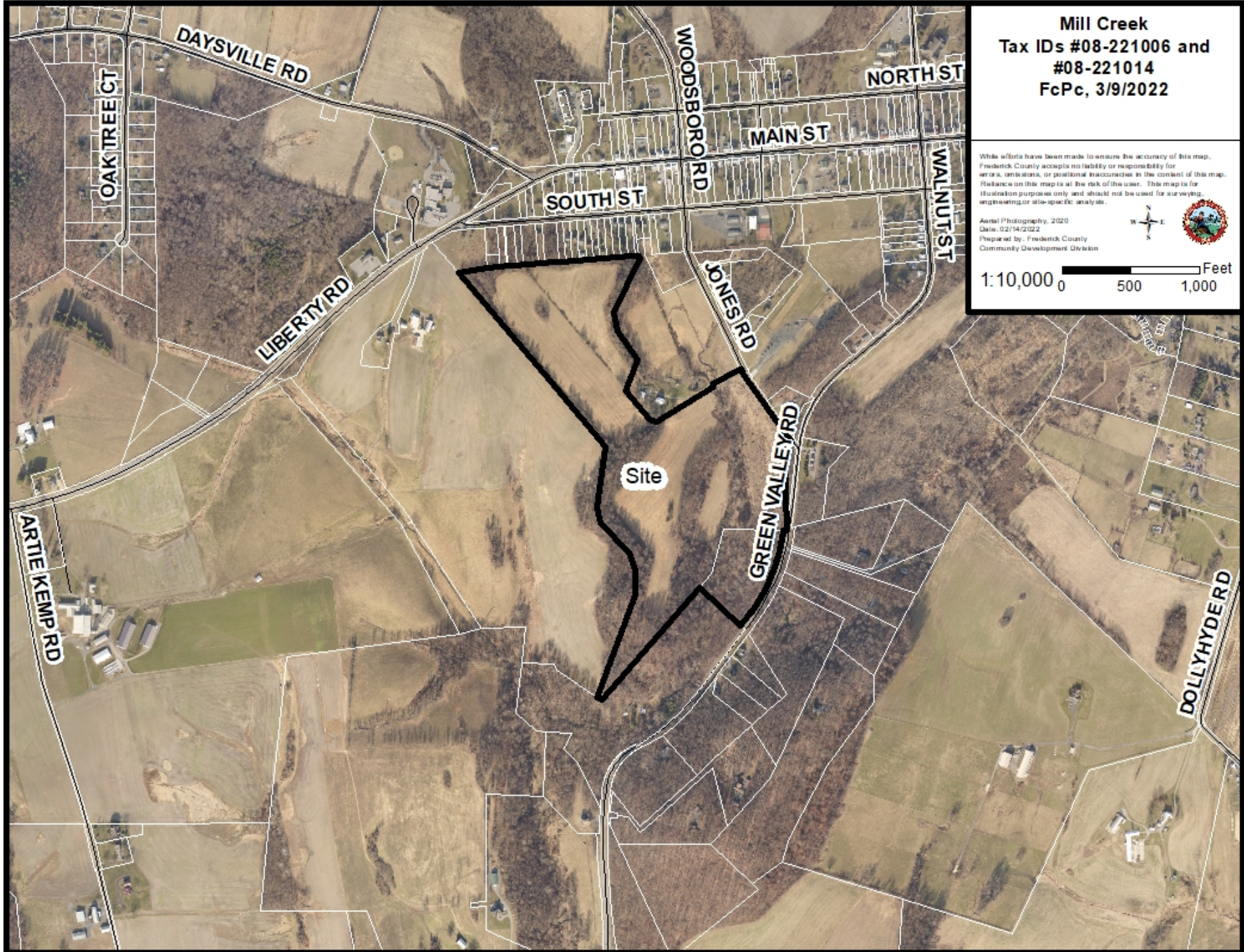
1. Address all agency comments as the plan proceeds through the review process.



***Mill Creek***  
***Preliminary Subdivision Plan***  
**PP266566**

The Applicant is requesting Preliminary Subdivision Plan approval for 141 residential single-family lots on a 65.8-acre site.





Mill Creek  
Tax IDs #08-221006 and  
#08-221014  
FcPc, 3/9/2022

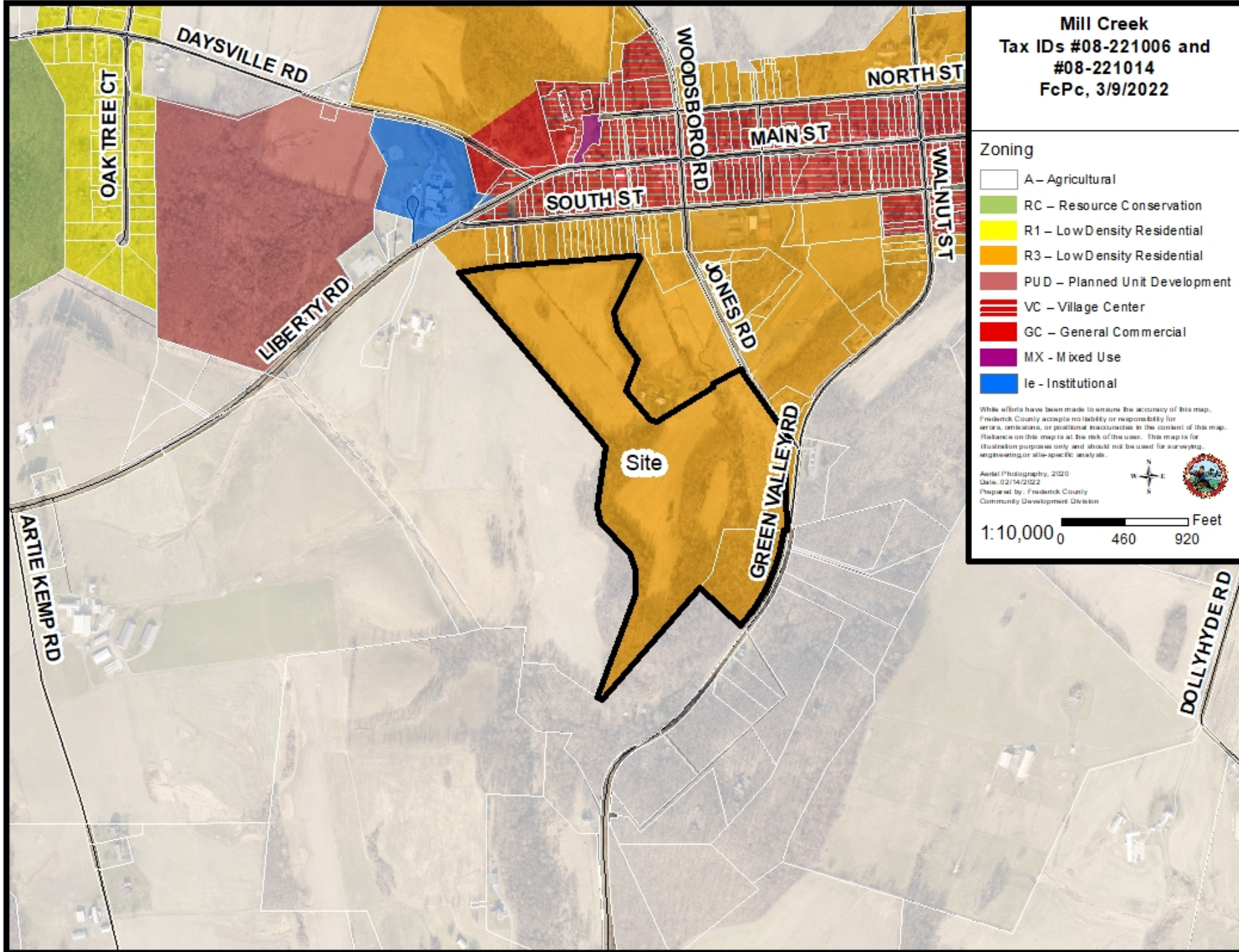
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Aerial Photography, 2020  
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Community Development Division




1:10,000 0 500 1,000 Feet





Mill Creek  
Tax IDs #08-221006 and  
#08-221014  
FcPc, 3/9/2022

Zoning

-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  R3 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center
-  GC – General Commercial
-  MX – Mixed Use
-  le – Institutional

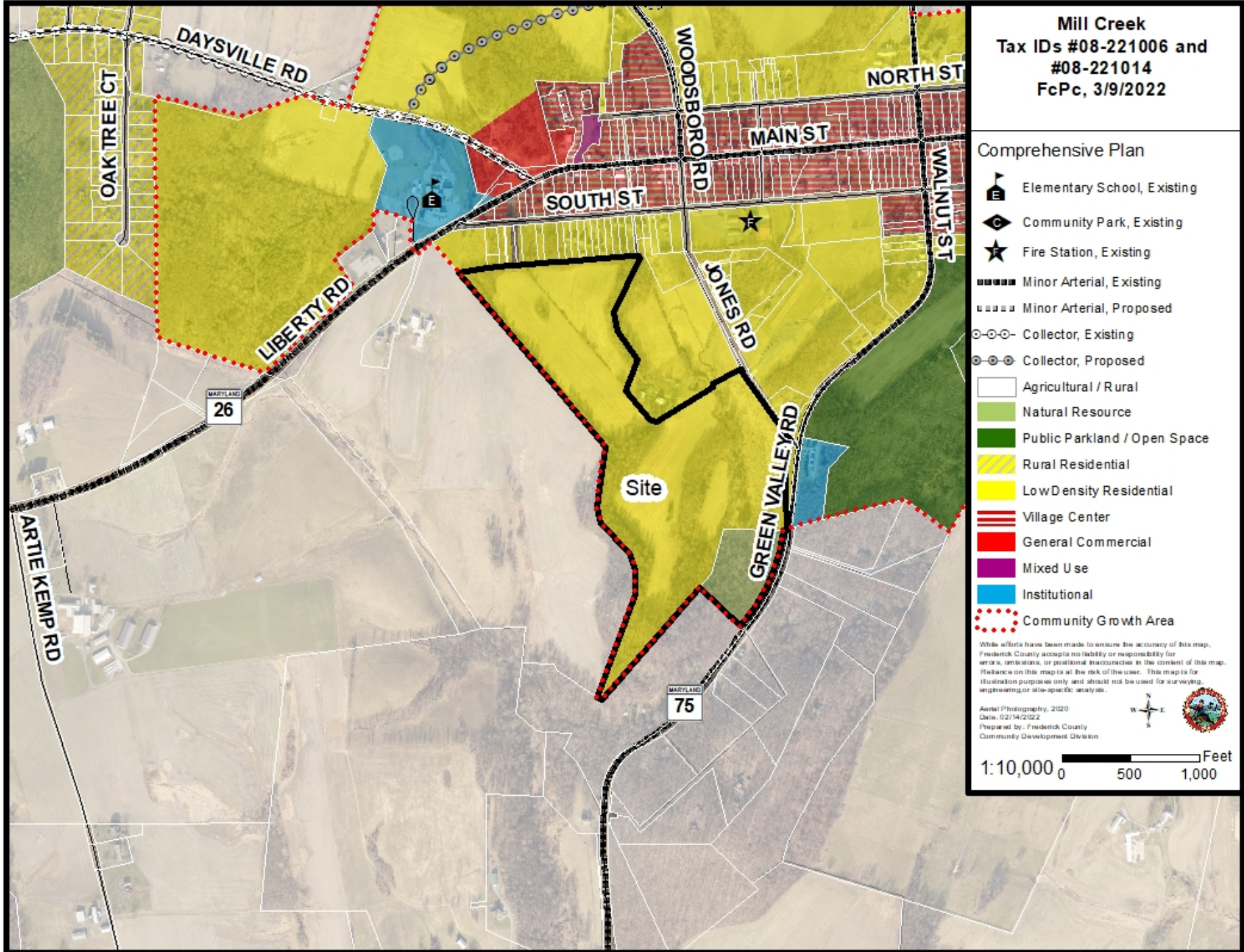
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Date: 02/14/2022  
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Community Development Division



1:10,000  Feet  
0 460 920









HOME TYPES	LOT SIZE	BUILDING LOT ENVELOPE	QUANTITY
SINGLE FAMILY HOME 40' WIDE BY 60' DEEP	50' MIN. WIDTH X 110' MIN. DEPTH AND VARIES IN DEPTH IN SOME LOCATIONS	40' MIN. WIDTH X 75' MIN. DEPTH AND VARIES IN DEPTH IN SOME LOCATIONS	105
SINGLE FAMILY HOME 55' WIDE BY 60' DEEP	60' MIN. WIDTH X 110' MIN. DEPTH AND VARIES IN DEPTH IN SOME LOCATIONS	50' MIN. WIDTH X 75' MIN. DEPTH AND VARIES IN DEPTH IN SOME LOCATIONS	38
TOTAL			143



PRELIMINARY PLAN RENDERING  
FOR  
**MILL CREEK**  
PROPERTY OF LIBERTYTOWN DEVELOPMENT COMPANY, LLC  
DRI 4282 PG 204  
SITUATED ON THE SOUTH SIDE OF SOUTH STREET,  
THE WEST SIDE OF JONES ROAD,  
AND THE WEST SIDE OF GREEN VALLEY ROAD (MD ROUTE 75)  
LIBERTY ELECTION DISTRICT NO. 8  
LIBERTYTOWN, FREDERICK COUNTY, MD



5283 Corporate Drive, Suite 300  
Frederick, MD 21703  
(301) 565-8614  
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EXCLUSIVE PROPERTY OF  
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PLANS IS STRICTLY PROHIBITED.  
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SCALE: 1" = 120'

DESIGN: PDS  
CHECK: JMW  
APPROVED: JEW

1

DATE: FEBRUARY 2022



# **RECOMMENDATION**

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 once the following modifications are granted and conditions met:

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

1. Planning Commission approval of the requested modification to the requirement, pursuant to 1-16-109 of the Subdivision Regulations, for the construction of complete sidewalks.
2. Planning Commission approval of the requested modification to the requirement, pursuant to 1-16-109(A)(2), for closed section roadway construction.
3. Planning Commission approval of the requested modification to allow a 49.5-ft. right-of-way for a portion (approximately 300 feet) of Mill Creek Drive, a local, public street.

## **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 under F266624 must be provided prior to lot recordation, grading permit application, or building permit application, whichever is applied for first.
3. The Applicant shall conduct GPR and/or scratch testing to delineate the extent of on-site burial plots. Should the boundary of the cemetery expand as a result of these tests the plan must be revised to avoid building and grading on the burial sites.

# ***Oakdale Crossing***

## **Preliminary Plan**

### **PP263903**

The Applicant is requesting Preliminary Plan approval to subdivide the property into 8 lots for future commercial and institutional uses within an existing MXD district on a 27.6 +/- acre Site.



# Oakdale Crossing

PP263903

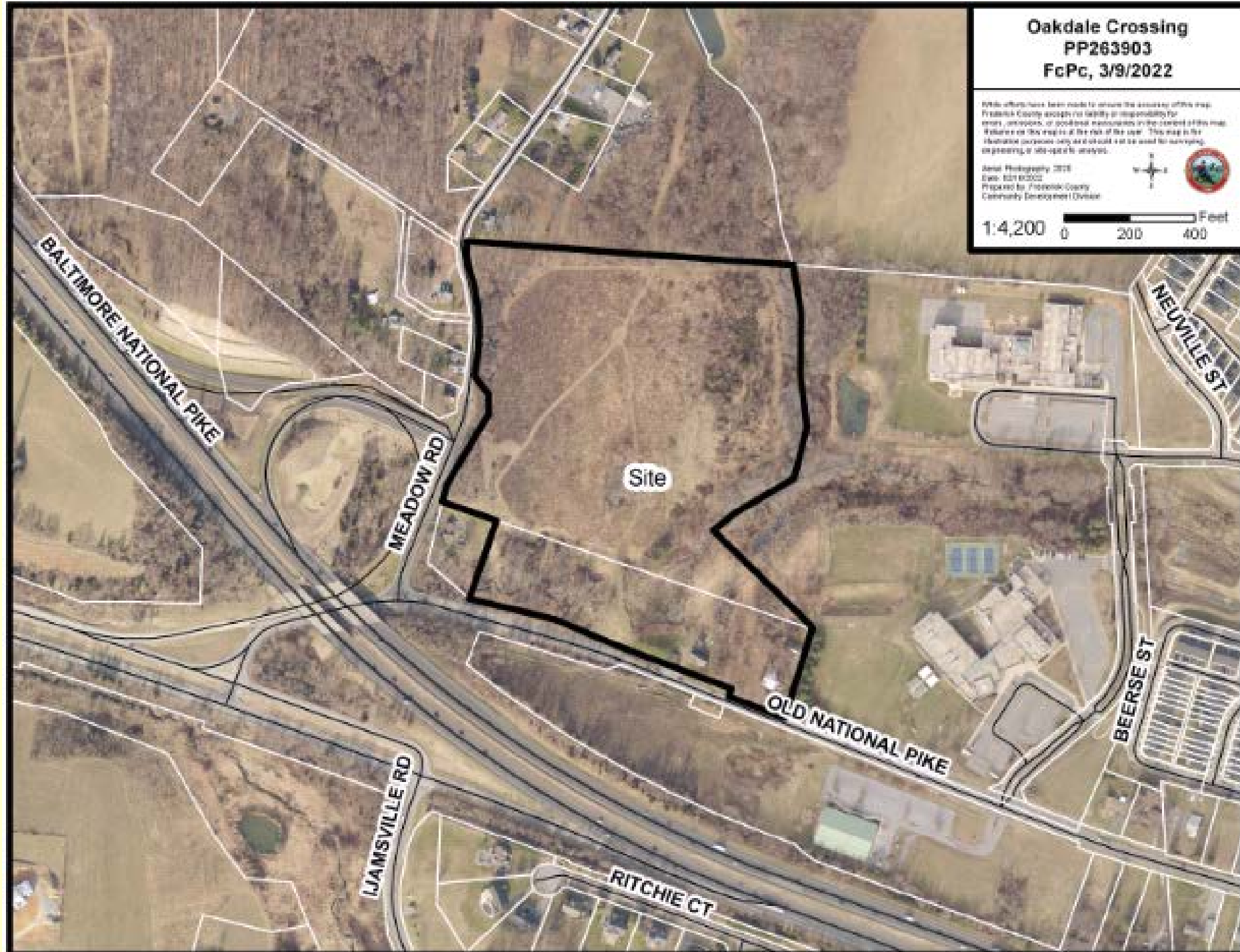
FcPc, 3/9/2022

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Aerial Photography ©2021  
Date: 03/09/2022  
Prepared by: Frederick County  
Community Development Division



1:4,200 0 200 400 Feet



Oakdale Crossing  
PP263903  
FcPc, 3/9/2022

Zoning

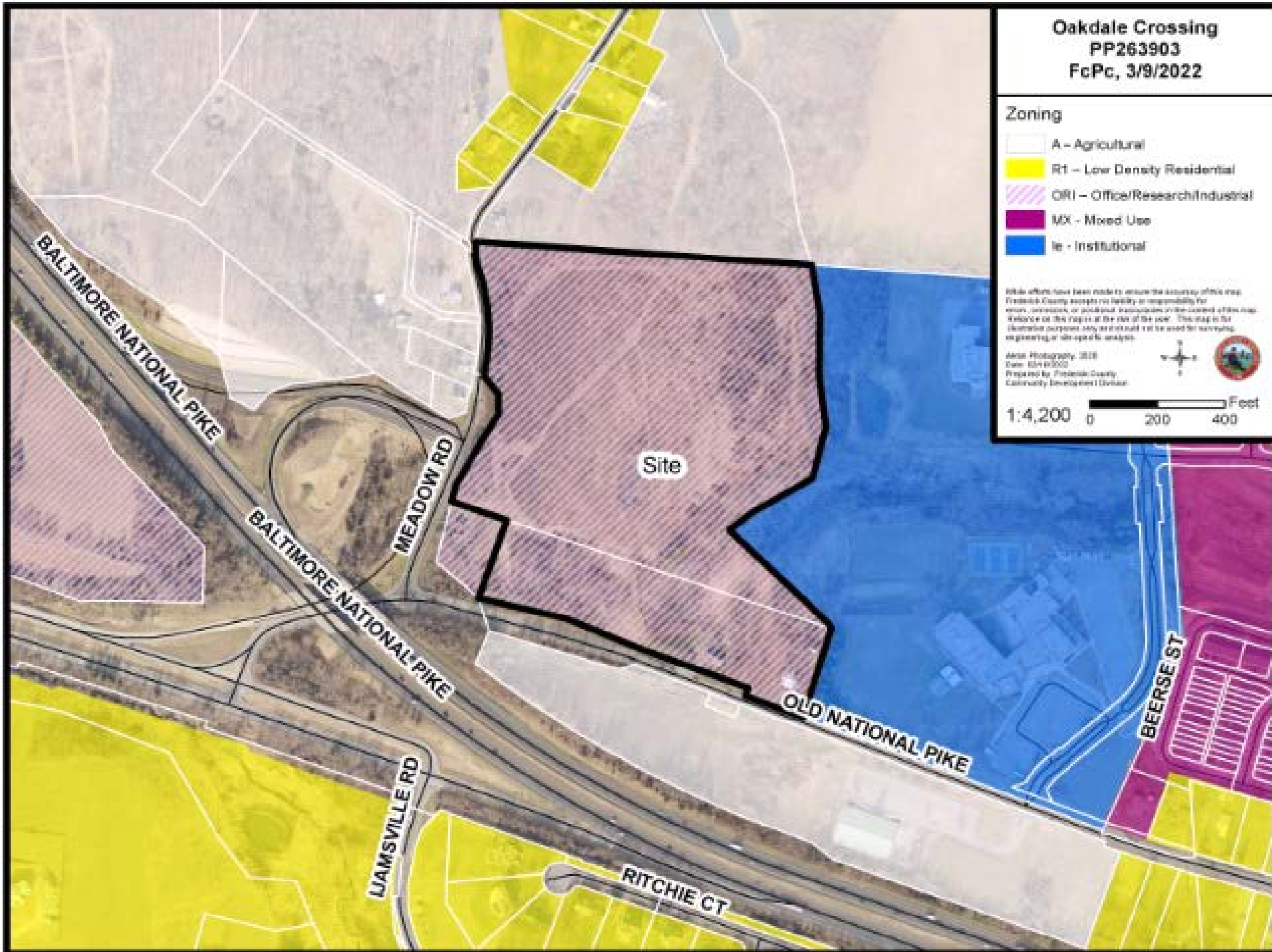
- A - Agricultural
- R1 - Low Density Residential
- ORI - Office/Research/Industrial
- MX - Mixed Use
- Ie - Institutional

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Aerial Photography: 2018  
Scale: 8.5" = 100'  
Prepared by: Frederick County  
Community Development Division



1:4,200 0 200 400 Feet





Oakdale Crossing  
PP263903  
FcPc, 3/9/2022

Comprehensive Plan

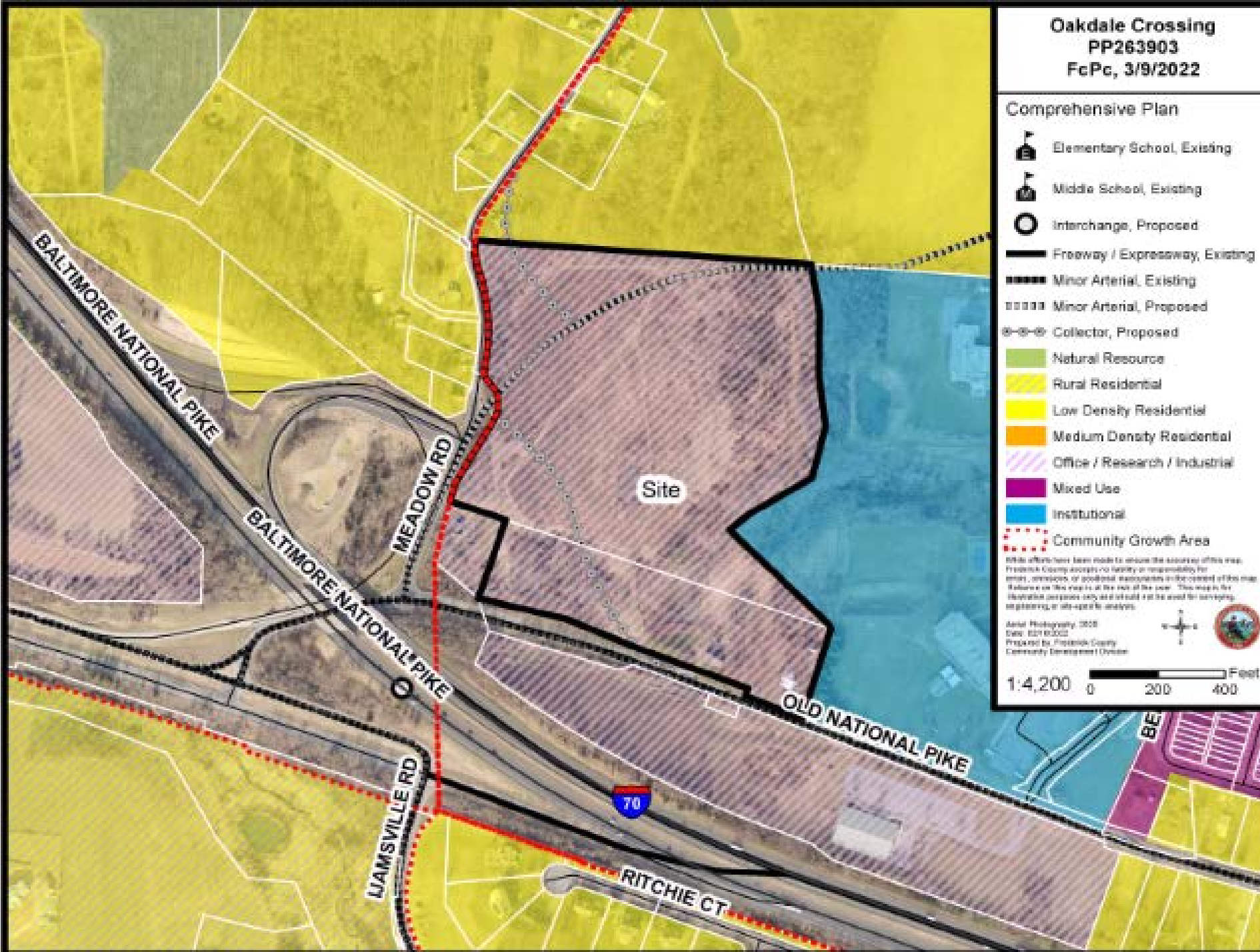
-  Elementary School, Existing
-  Middle School, Existing
-  Interchange, Proposed
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Proposed
-  Natural Resource
-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  Office / Research / Industrial
-  Mixed Use
-  Institutional
-  Community Growth Area

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Aerial Photography, 2020  
Date: 02/10/2022  
Prepared by: Frederick County  
Community Development Division



1:4,200 0 200 400 Feet









# **RECOMMENDATION**

Staff has no objection to conditional approval of the Preliminary Plan for Oakdale Crossing. 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 March 9, 2027). If the Planning Commission approves the requested 10 year approval, the APFO approval will be valid for 10 years from the date of Planning Commission approval; therefore, the approval would expire on March 9, 2032.

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, Subdivision, 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 Lot Size and Shape as provided in Section 1-16-219.C.2 to allow for one panhandle lot (Lot 5).
- 2) Approval of the FRO modification per Section 1-21-40.B.1 to remove three (3) non-hazardous specimen trees.
- 3) Approval of the signage modification in Section 1-19-10.500.9.D.4 to allow for multiple tenants on a monument sign and to permit the sign to be located on a separate parcel.

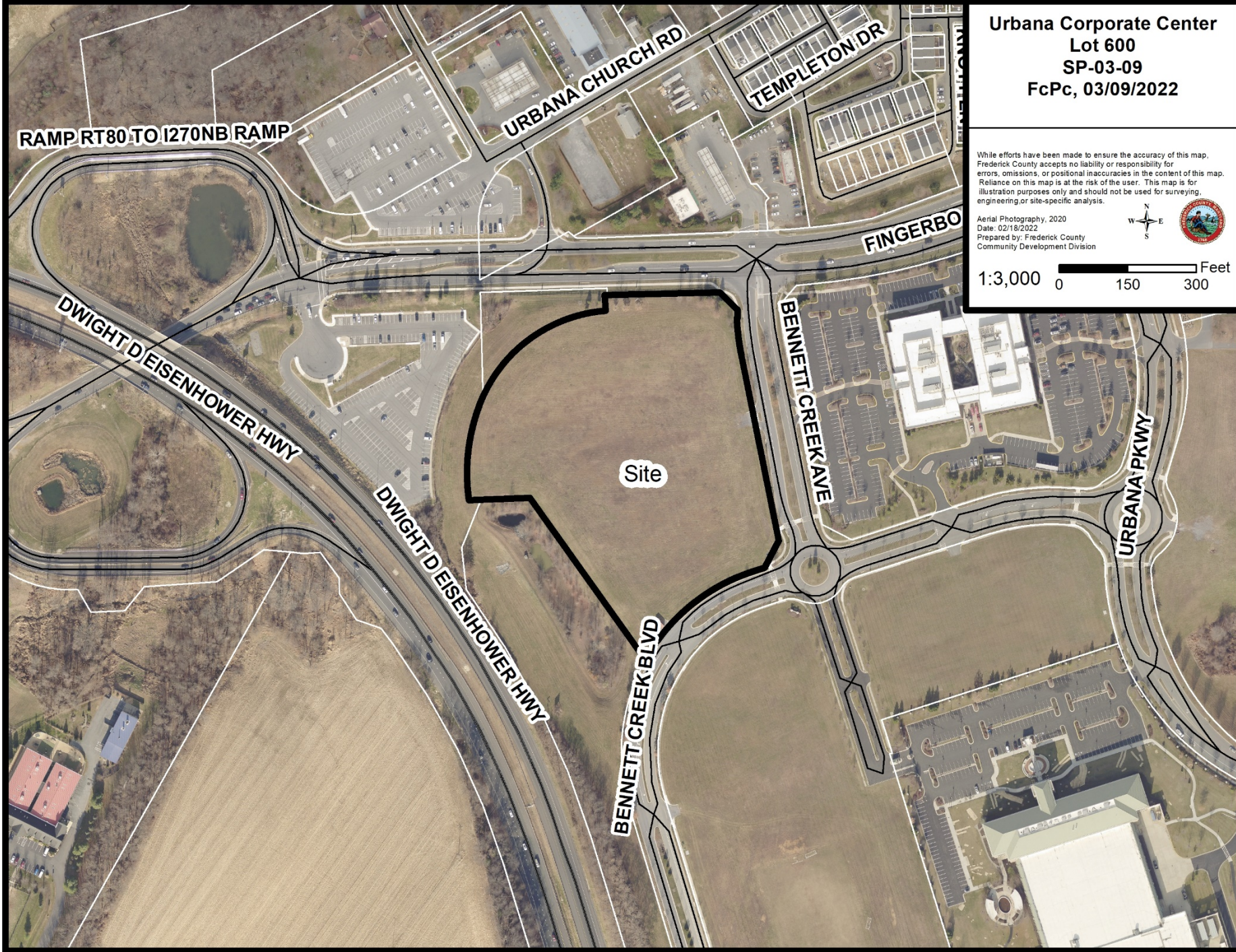
## **Staff-proposed conditions of approval:**

- 1) Address all agency comments as the plan proceeds through to completion.
- 2) 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.
- 3) Prior to final Preliminary Plan approval, resubmit the plan to provide two (2) additional street trees along the Meadow Road frontage, provide the street tree calculation, and update the planting schedule.
- 4) The structure located at 9820 Old National Pike, MIHP #F-5-55, known as the Cordelia Dorsey House/Pennybaker-Dean Tavern, shall be mothballed following the National Park Service Preservation Brief #31 until a user is identified. Once the building is secured, periodic maintenance and surveillance monitoring shall occur to ensure the property remains protected from vandalism and/or weather. In addition, future use of the lot where this structure resides shall include an adaptive reuse and/or preservation of the house.

***Urbana Corporate Center***  
**Retail Center – Lot 600 (Phase 6 Revision)**  
**Site Plan SP266618**

The Applicant is requesting Site Plan approval to revise Building 3 (Phase 6) from a proposed 125-room hotel to a proposed 2-story building with office, medical clinic, retail, fast food and restaurant uses on a 2.14-acre portion of the 7.98-acre property.





**Urbana Corporate Center  
Lot 600  
SP-03-09  
FcPc, 03/09/2022**

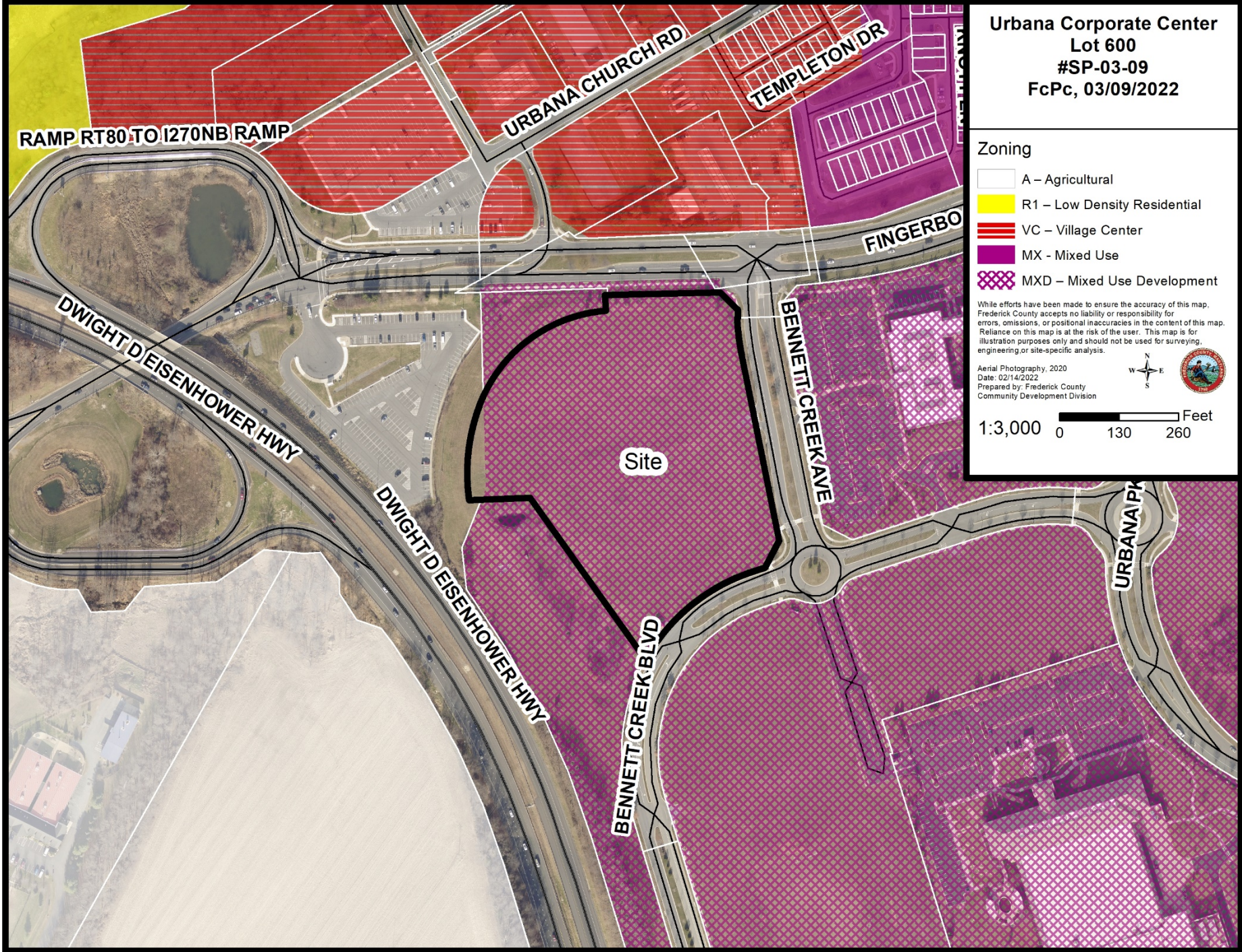
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Aerial Photography, 2020  
Date: 02/18/2022  
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Community Development Division



1:3,000 0 150 300 Feet





Urbana Corporate Center  
Lot 600  
#SP-03-09  
FcPc, 03/09/2022

Zoning

- A – Agricultural
- R1 – Low Density Residential
- VC – Village Center
- MX - Mixed Use
- MXD – Mixed Use Development

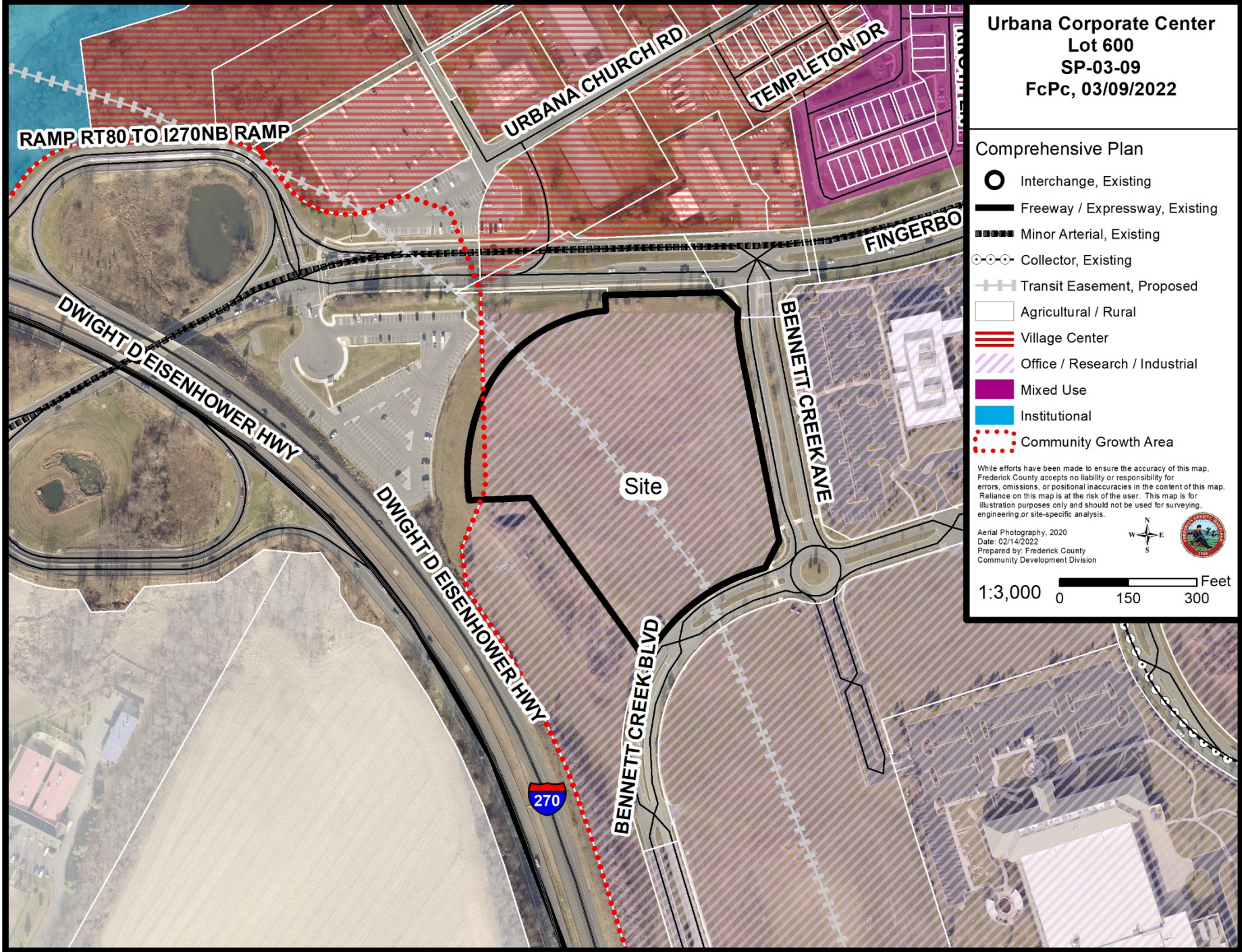
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Date: 02/14/2022  
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1:3,000 0 130 260 Feet





Urbana Corporate Center  
Lot 600  
SP-03-09  
FcPc, 03/09/2022

Comprehensive Plan

- Interchange, Existing
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Existing
- Transit Easement, Proposed
- Agricultural / Rural
- ▨ Village Center
- ▨ Office / Research / Industrial
- ▨ Mixed Use
- ▨ Institutional
- ... Community Growth Area

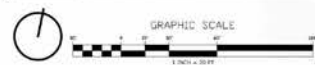
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Date: 02/14/2022  
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Community Development Division



1:3,000 0 150 300 Feet





Lot 600 Site Plan





FRONT ELEVATION - Building 3



SIDE ELEVATION - Building 3



SIDE ELEVATION - Building 3



REAR ELEVATION - Building 3

# **RECOMMENDATION**

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. Modification to use 2 small dual-use parking/loading spaces to serve Building 3.
2. Modification to provide 35 street trees (14 existing; 21 proposed) along the property perimeter (Bennett Creek Ave, Bennett Creek Blvd, and MD 80) as depicted on Plan Sheets LA-1 and LA-2, meeting the number of trees required by the Zoning ordinance by providing alternative planting locations that avoid conflicts with public utility lines and safe line-of-sight clearances.
3. Modification to allow light fixtures to be mounted at a height of 20 feet (point of illumination) above the ground, where the Zoning Ordinance restricts lighting height to 14 feet in the MXD.
4. Modification to allow a reduction in the number of parking spaces where 324 are required by the Zoning Ordinance and 312 shared spaces are proposed to serve the mix of uses on Lot 600.

## **Staff-proposed conditions of approval:**

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Staff requests that the 2 dual-use spaces be shared with non-handicapped parking, and that signage be provided to specify a limited loading time period during early morning or off-peak hours.



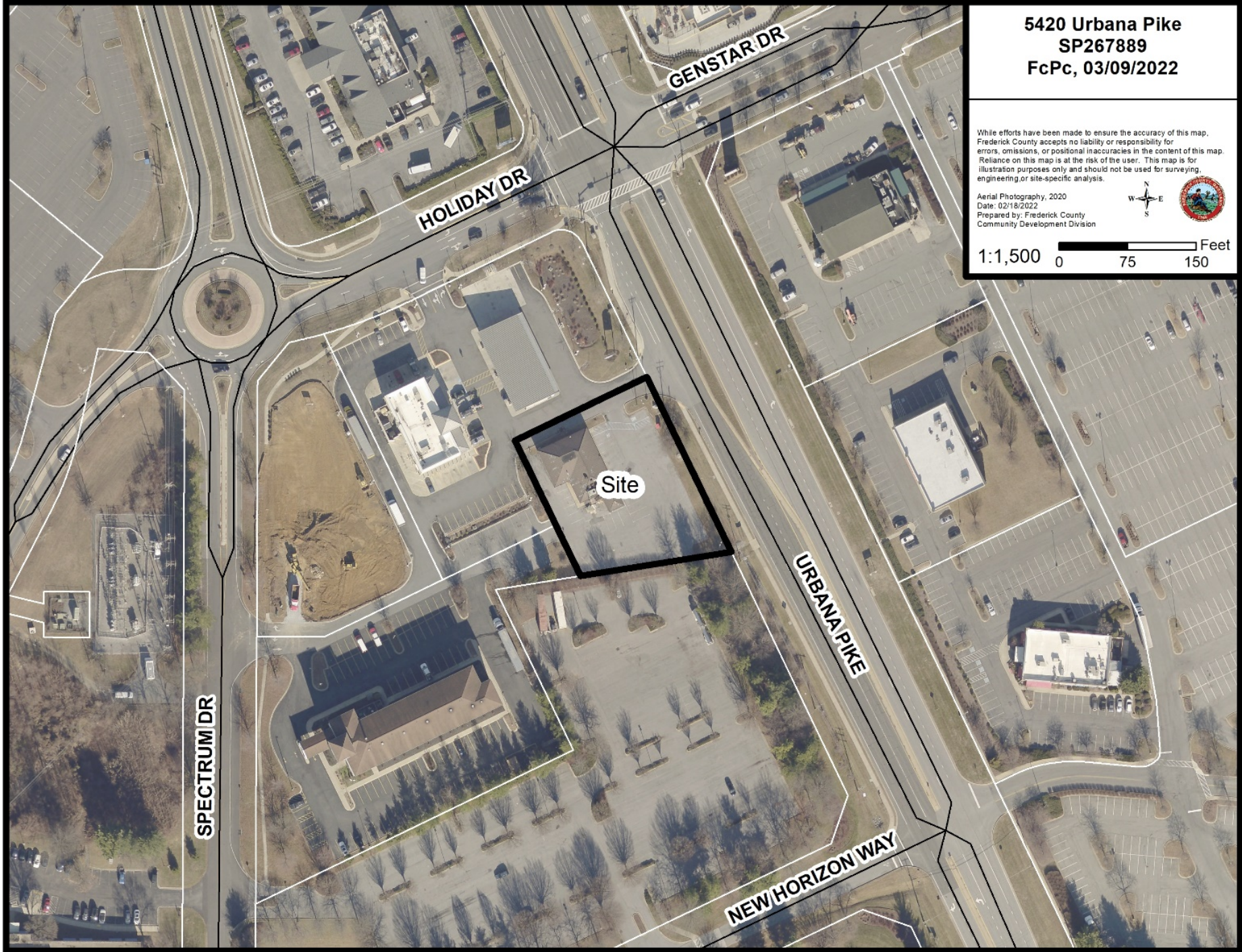
# ***Curaleaf Site Plan***

**5420 Urbana Pike**

**SP267889**

The Applicant is requesting Site Plan approval to renovate an existing 3,728 SF building into a pharmacy with associated parking and landscaping





5420 Urbana Pike  
SP267889  
FcPc, 03/09/2022

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Date: 02/18/2022  
Prepared by: Frederick County  
Community Development Division





1:1,500 0 75 150 Feet



5420 Urbana Pike  
SP267889  
FcPc, 03/09/2022

### Zoning

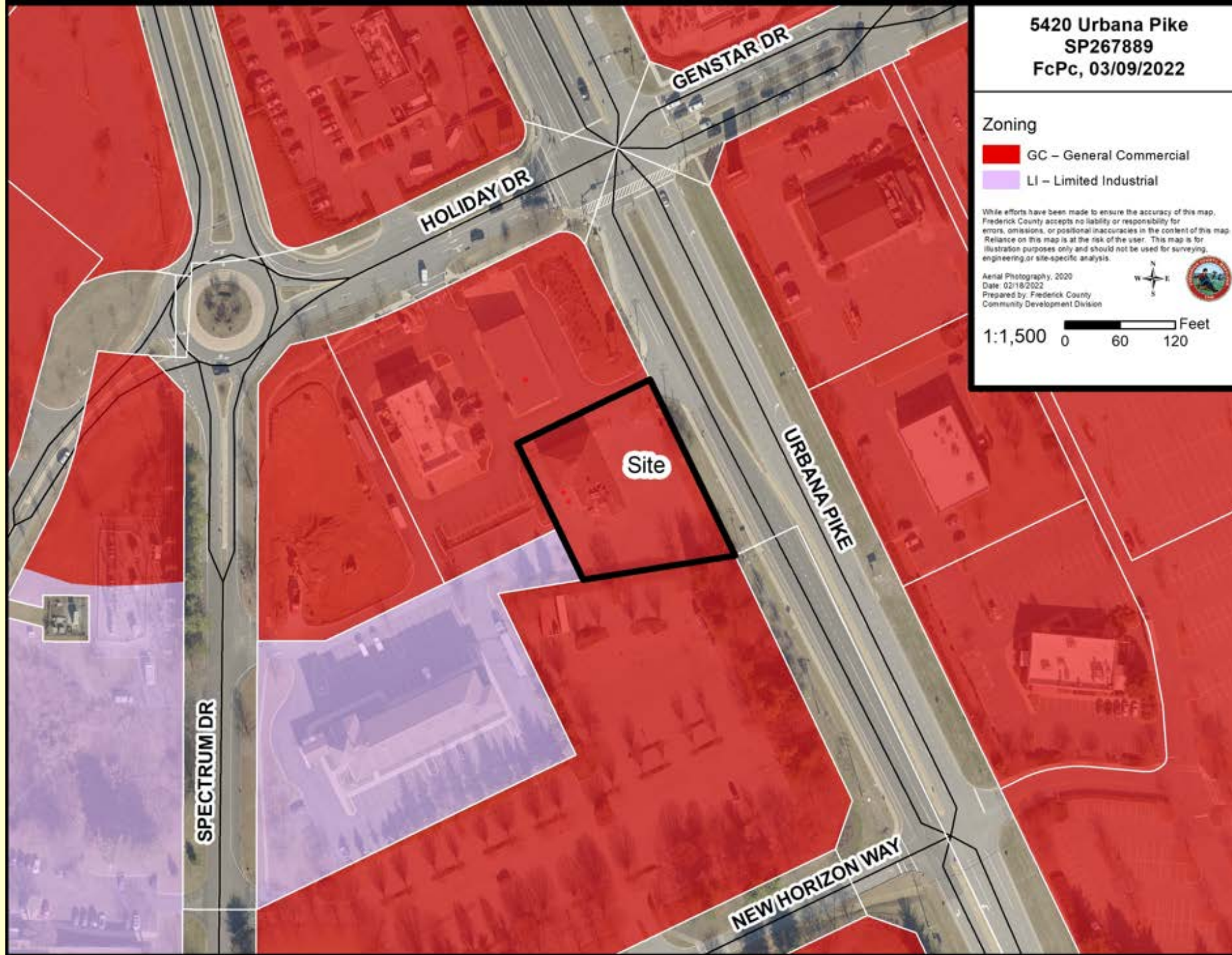
-  GC – General Commercial
-  LI – Limited Industrial

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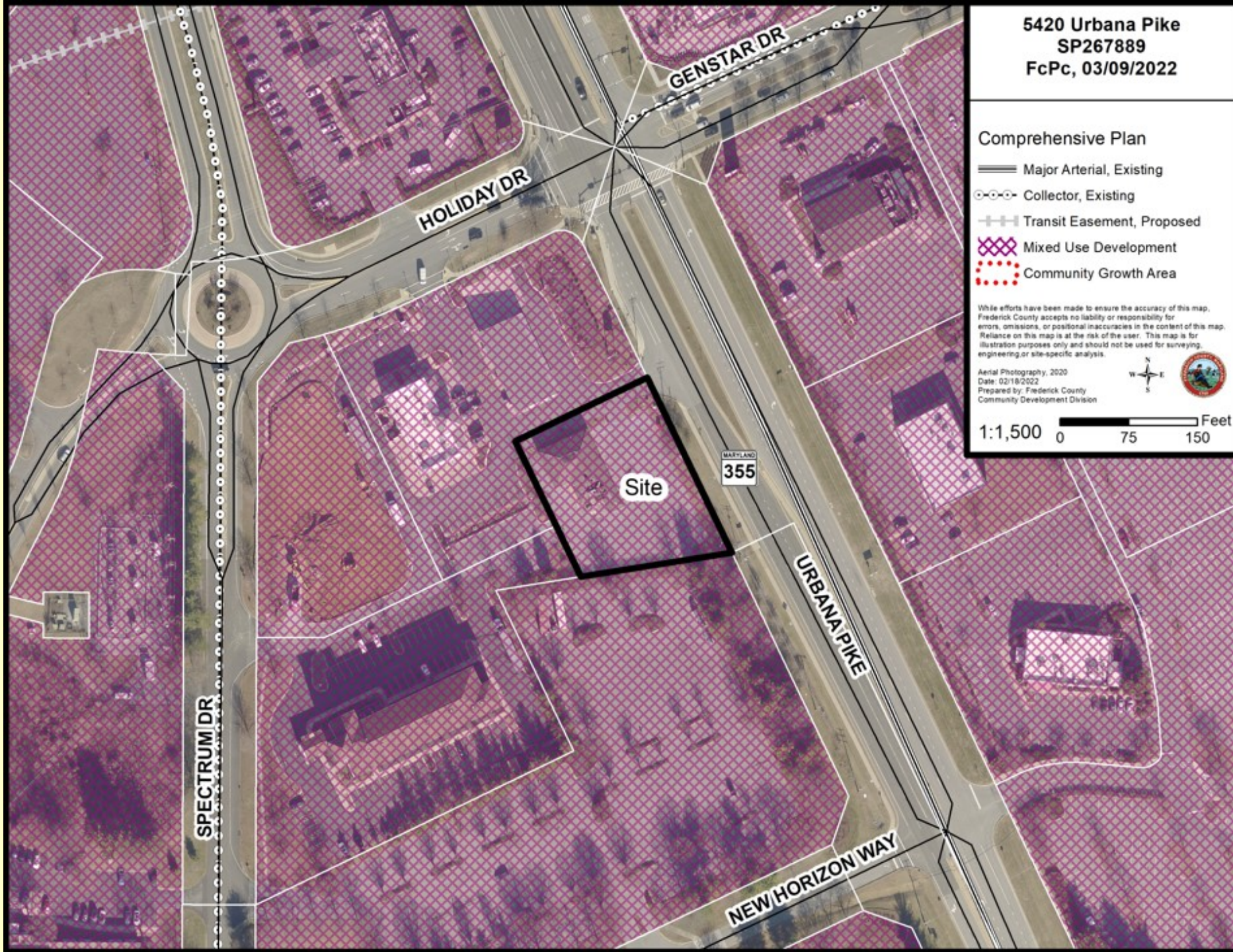
Aerial Photography, 2020  
Date: 02/18/2022  
Prepared by: Frederick County  
Community Development Division



1:1,500  Feet  
0 60 120









PLAT BOOK 74 PLAT 164  
Zoned 'GC'

LOT 1R  
HARDING FARM  
SECTION 3  
PLAT BOOK 74 PLAT 164  
Zoned 'GC'

LOT 3R  
HARDING FARM  
SECTION 3  
PLAT BOOK 74 PLAT 164  
Zoned 'GC'

LOT 13  
FREDERICK OFFICE RESEARCH PARK  
PLAT THREE, SECTION ONE  
PLAT BOOK 30 PLAT 135  
Zoned 'GC'

URBANA PIKE—Major Arterial  
MARYLAND 355  
(150' R/W)  
PUBLIC STREET

Private Sewer  
Easement  
L12678 F.496

30' Water  
Easement  
L2510 F.643

Access  
Easement  
P.B.17 P.189,  
L1054 P.12

Common  
Entrance  
P.B.17 P.189,  
L1054 P.12

Benchmark #100 Elev. 308.43'  
Square Cut On Concrete Light Pole Base

18" RCP IN (S) INV. 301.20  
18" RCP IN (W) INV. 301.34  
24" RCP OUT (N) INV. 301.26

YARD DRAIN — TOP, 30.00'  
18" RCP OUT (N) INV. 301.60'

Existing parking lot striping  
to be removed and replaced as shown.

CC Cercis canadensis (4)  
35' O.C.

IG Ilex glabra (33)  
5' O.C.

Abp Azalea "Blaauws Pink" (8)  
5' O.C. - Staggered, A.S.

Ahc Azalea "Hino Crimson" (2)  
5' O.C.

LM Liriope muscari (16)  
1' O.C.

Ck 1  
Pv 3  
Iv 2

N 64°09'25" E 160.00' (R)  
N 64°13'05" E 160.00' (S)

S 25°50'35" E 212.00' (R)  
S 25°46'55" E 212.00' (S)

S 80°48'50" W 166.96' (S)  
S 80°45'10" W 166.96' (R)

Transformer

PROP  
DUMPSTER  
ENCLOSURE

EX. LIGHTPOLE

EX. LIGHTPOLE

Benchmark #200 Elev. 309.58'  
Square Cut On Concrete Light Pole Base

Ck 1

Curb Inlet

Hand Hole

Mulch bed (Typ.)  
Shovel cut edge, 3"  
hardwood bark mulch.

CONCRETE (ex.)

PE F61959

306

305

CO

# **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 March 9, 2025).

Based upon the findings, conclusions, and modification 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:**

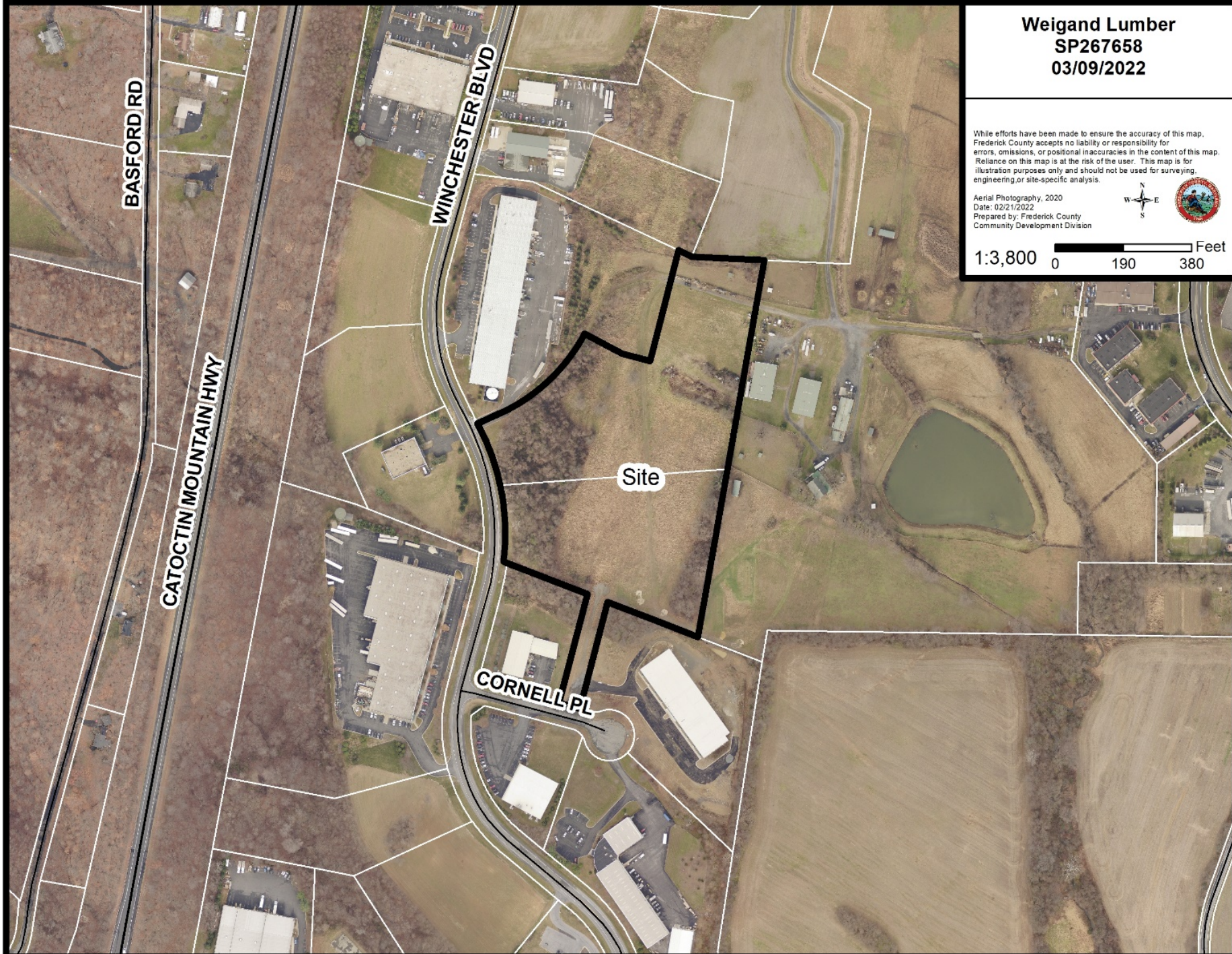
1. Address all agency comments as the plan proceeds through to completion.



***Weigand Lumber***  
**Lot 25 Stanford Industrial Park**  
**SP 267658**

The Applicant is requesting site plan approval to construct a wholesale lumber facility consisting of two phases; Phase 1 – 3,600 SF of two story office and 29,250 SF of one story wholesale lumber operation: Phase 2- 9,750 SF of one story wholesale operations on an 11.44 acre Site.





**Weigand Lumber**  
**SP267658**  
**03/09/2022**

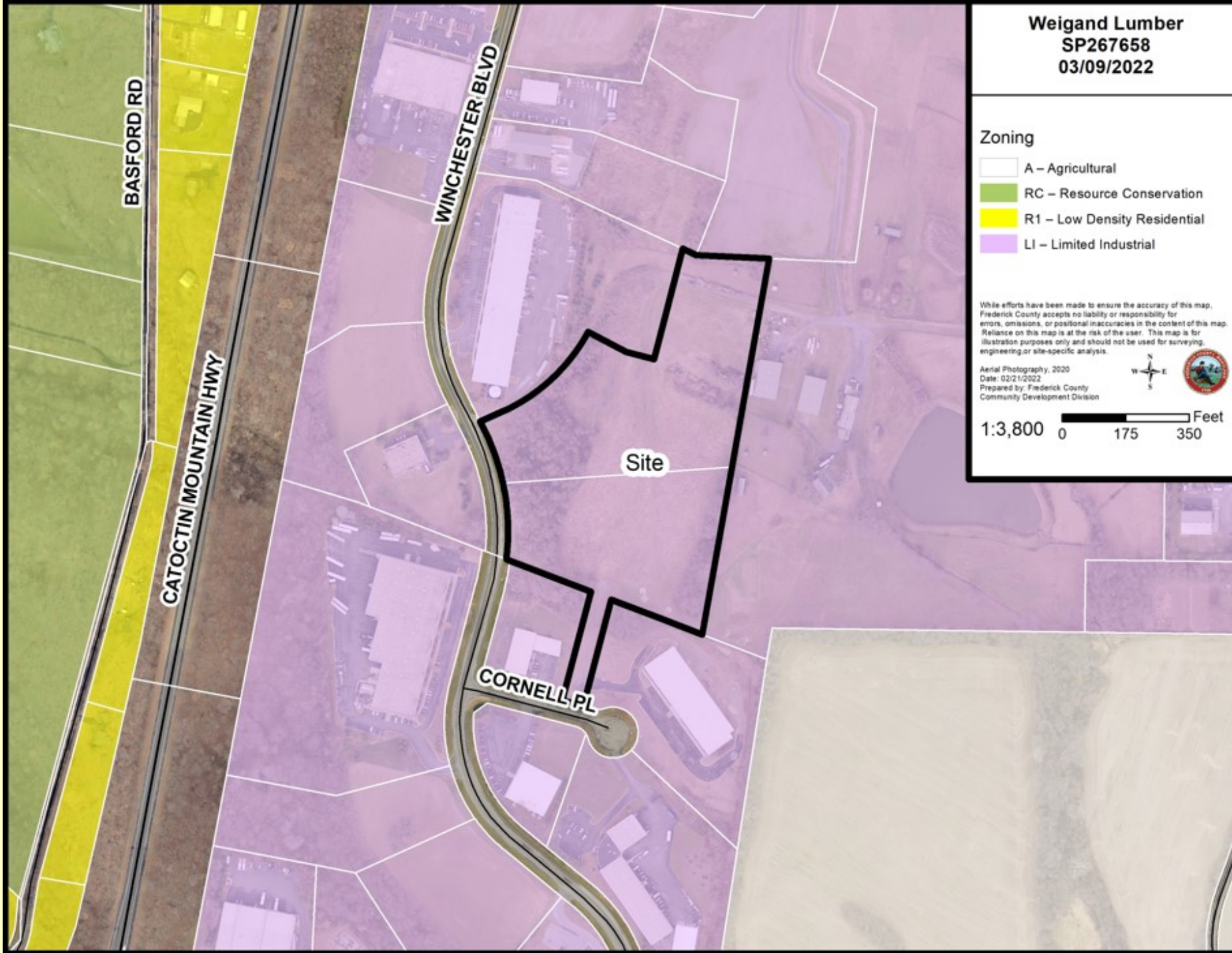
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Aerial Photography, 2020  
Date: 02/21/2022  
Prepared by: Frederick County  
Community Development Division



1:3,800 0 190 380 Feet





**Weigand Lumber**  
**SP267658**  
**03/09/2022**

**Zoning**

- A - Agricultural
- RC - Resource Conservation
- R1 - Low Density Residential
- LI - Limited Industrial

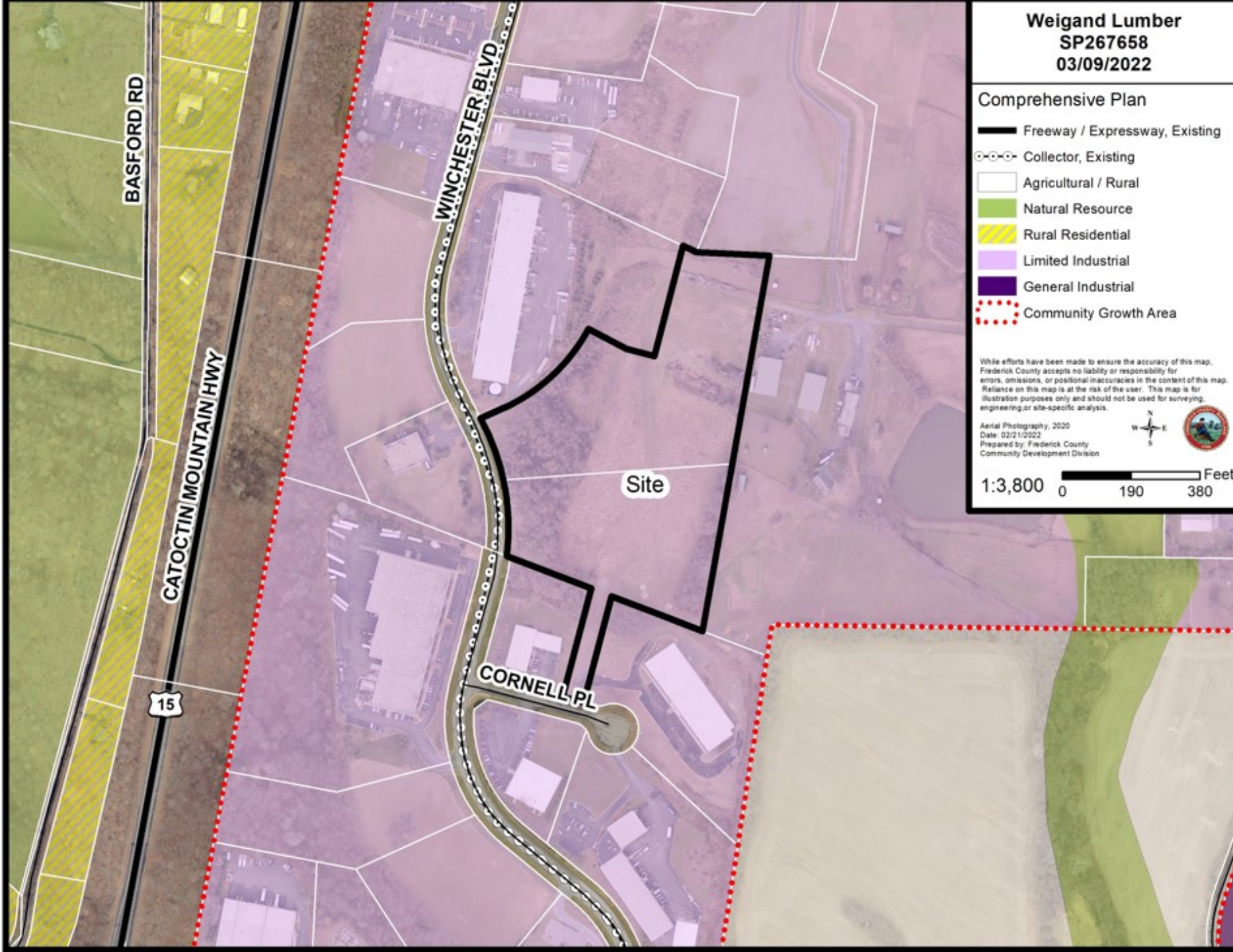
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Aerial Photography, 2020  
Date: 02/21/2022  
Prepared by: Frederick County  
Community Development Division



1:3,800 0 175 350 Feet





**Weigand Lumber**  
**SP267658**  
**03/09/2022**

**Comprehensive Plan**

- Freeway / Expressway, Existing
- Collector, Existing
- Agricultural / Rural
- Natural Resource
- Rural Residential
- Limited Industrial
- General Industrial
- Community Growth Area

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Community Development Division



1:3,800 0 190 380 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 March 9, 2025).

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 modification is granted and the conditions met:

Modification: Per Section 1-19-6.210D to allow three large loading spaces rather than the five large loading spaces required.

## **Staff-proposed conditions of approval:**

1. Address all agency comments as the plan proceeds through to completion.
2. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.