

Frederick County Planning Commission



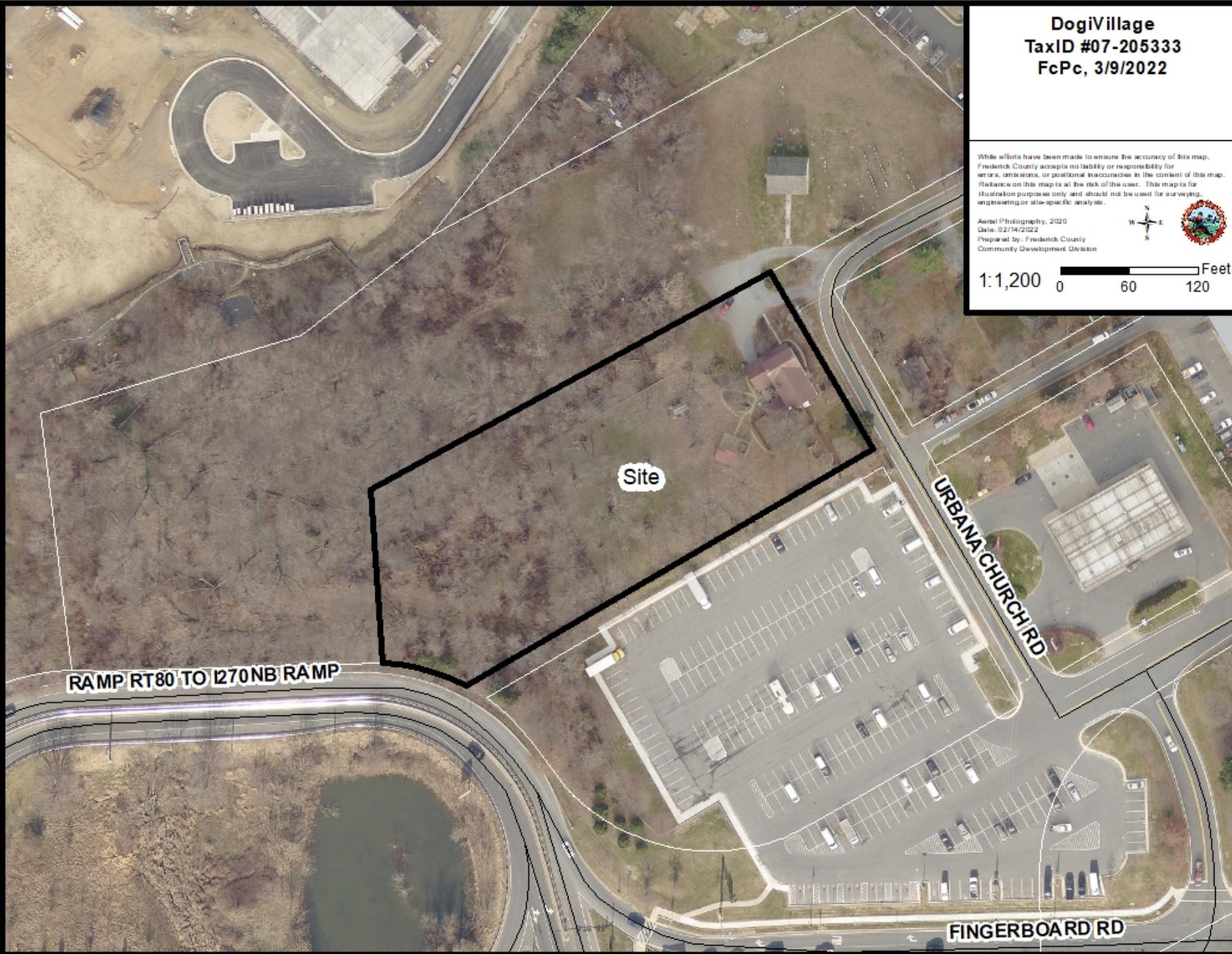
March 9, 2022

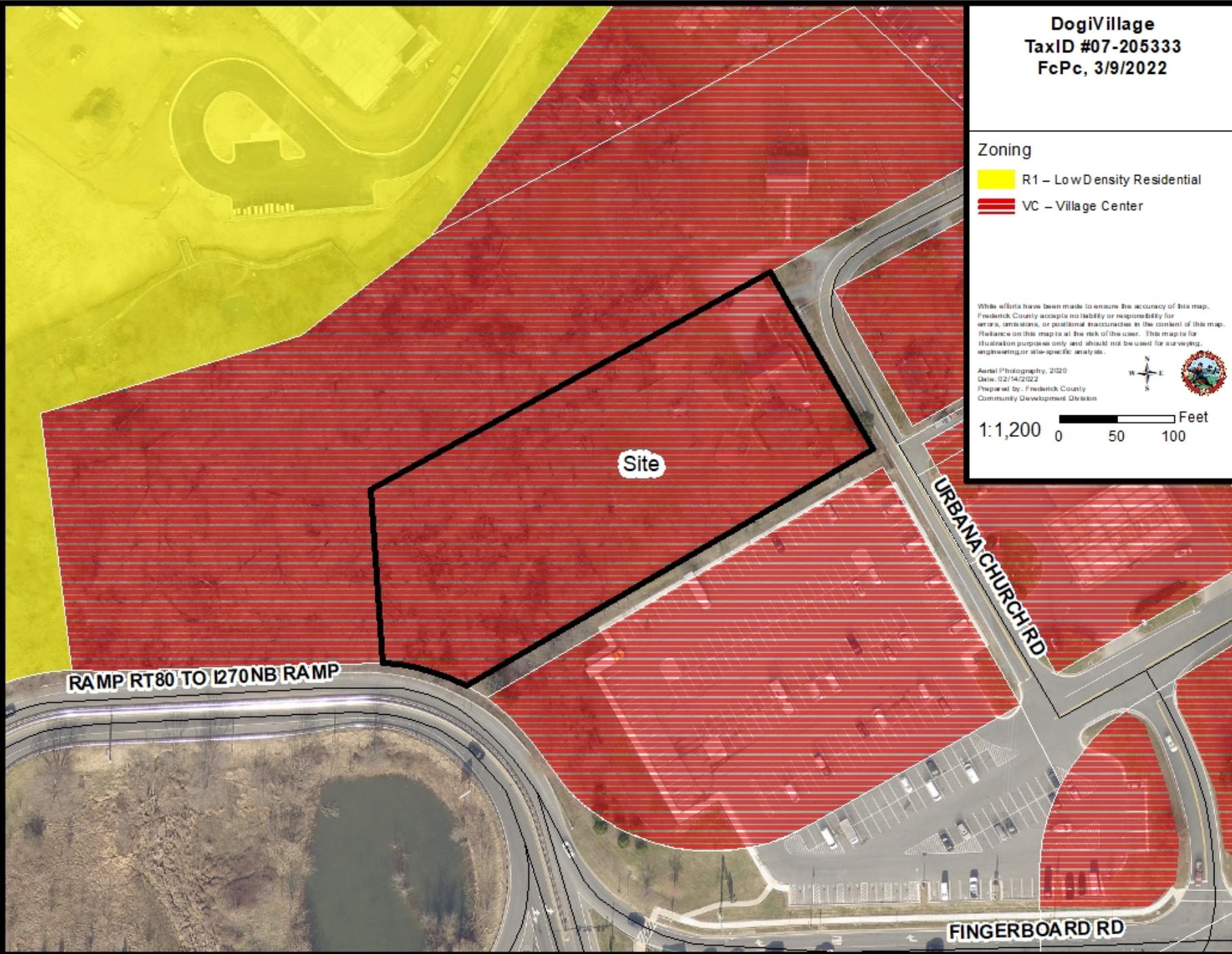
DogiVillage

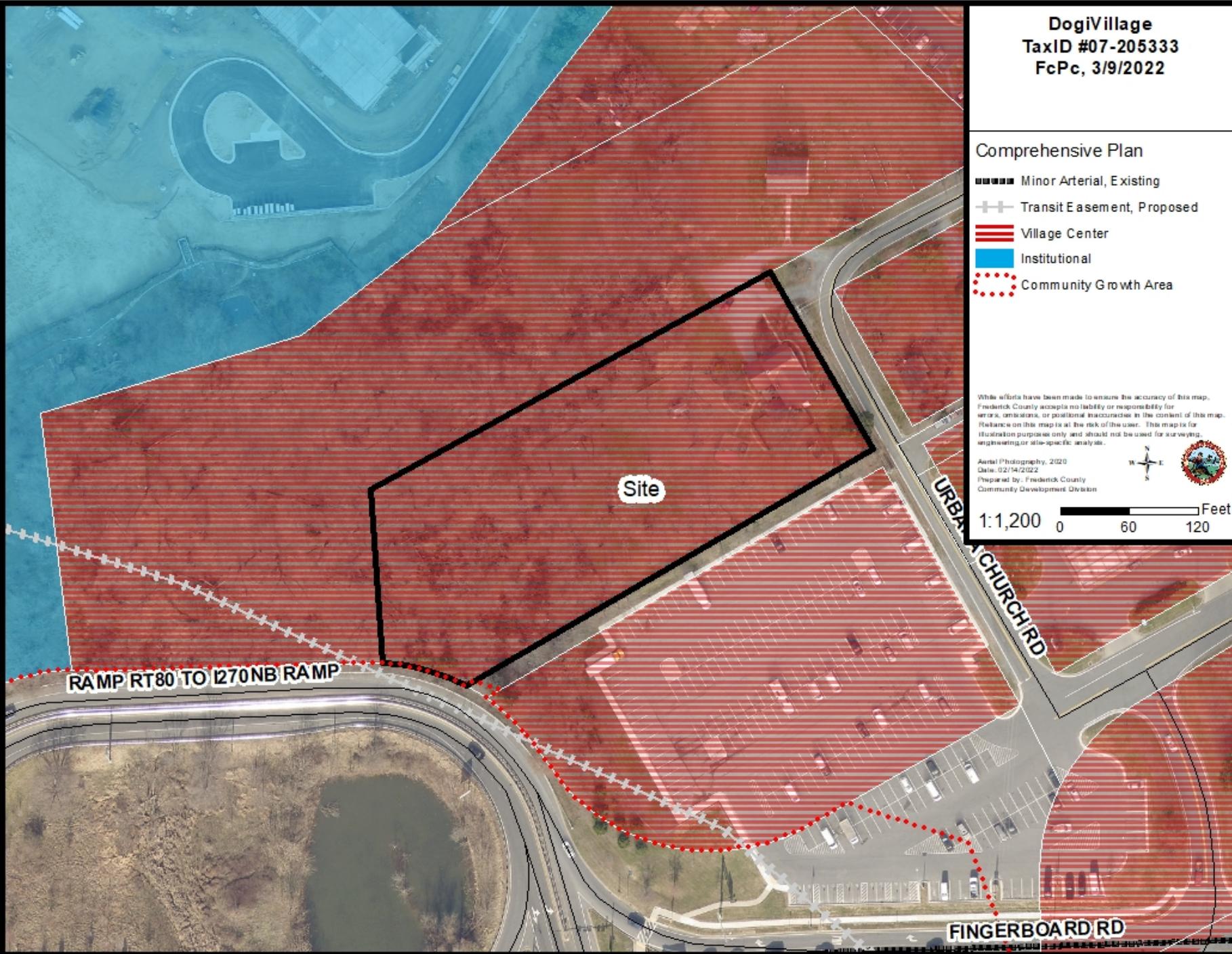
Concept Plan

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.









RECOMMENDATION

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

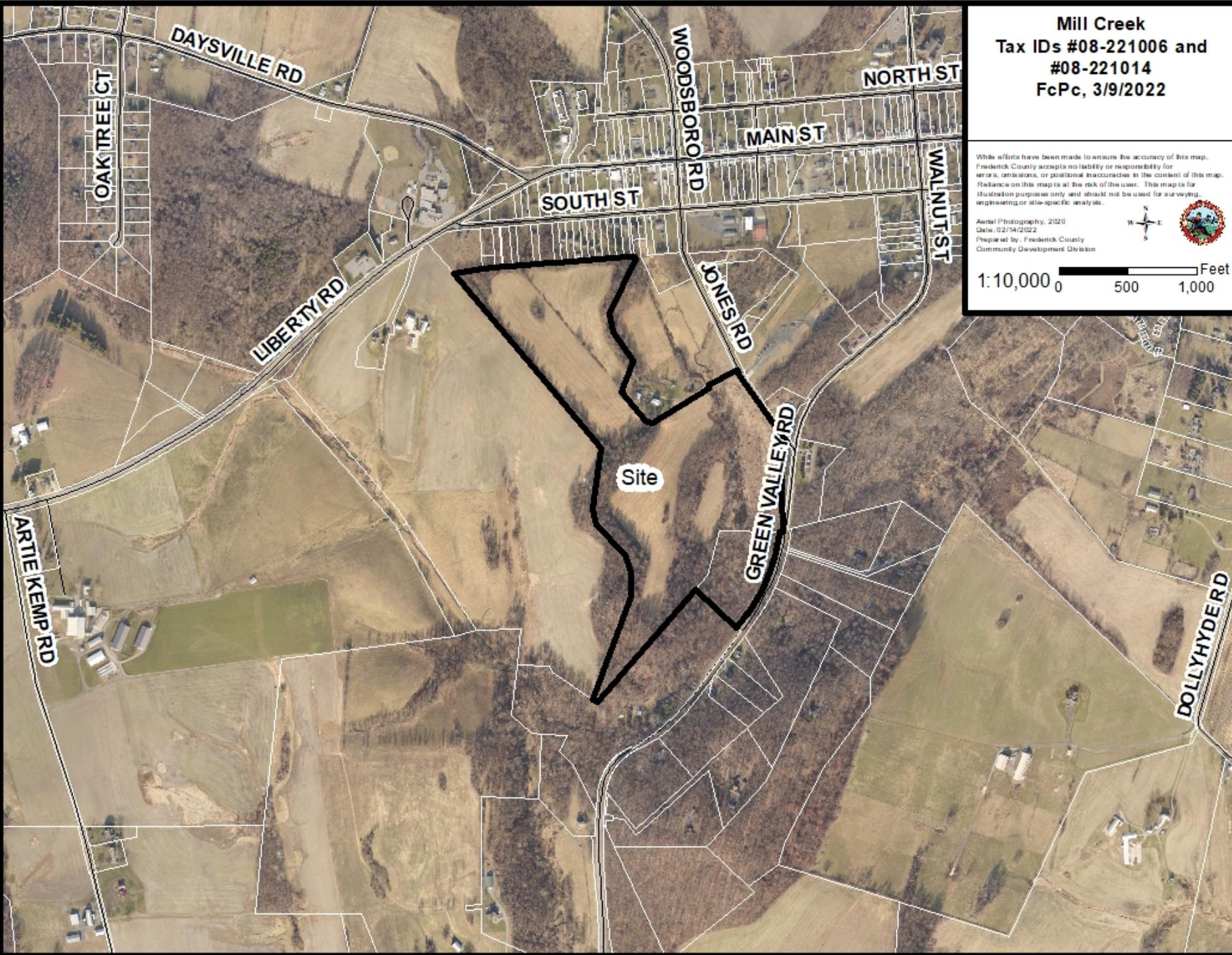
Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following conditions:

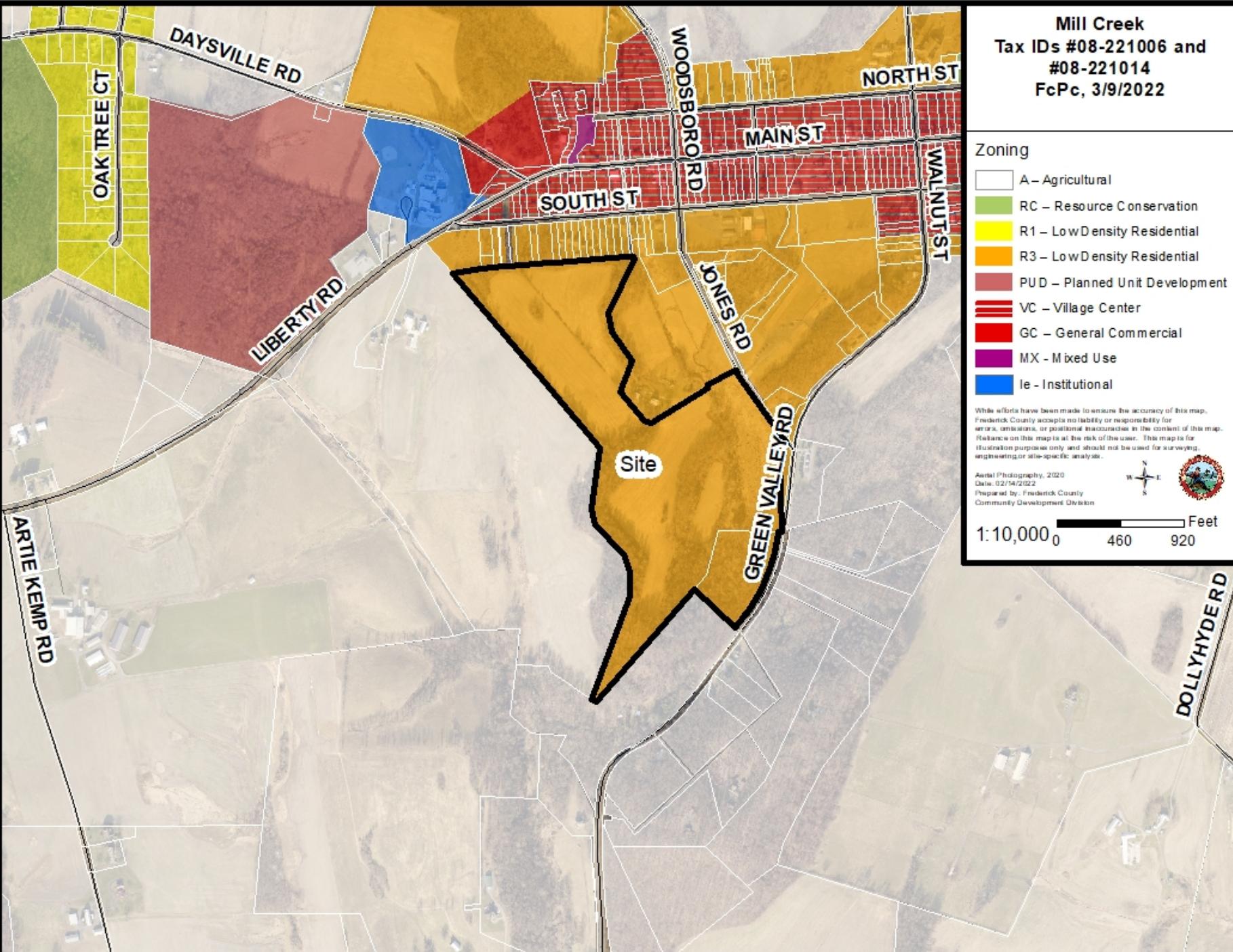
Staff-proposed conditions of approval:

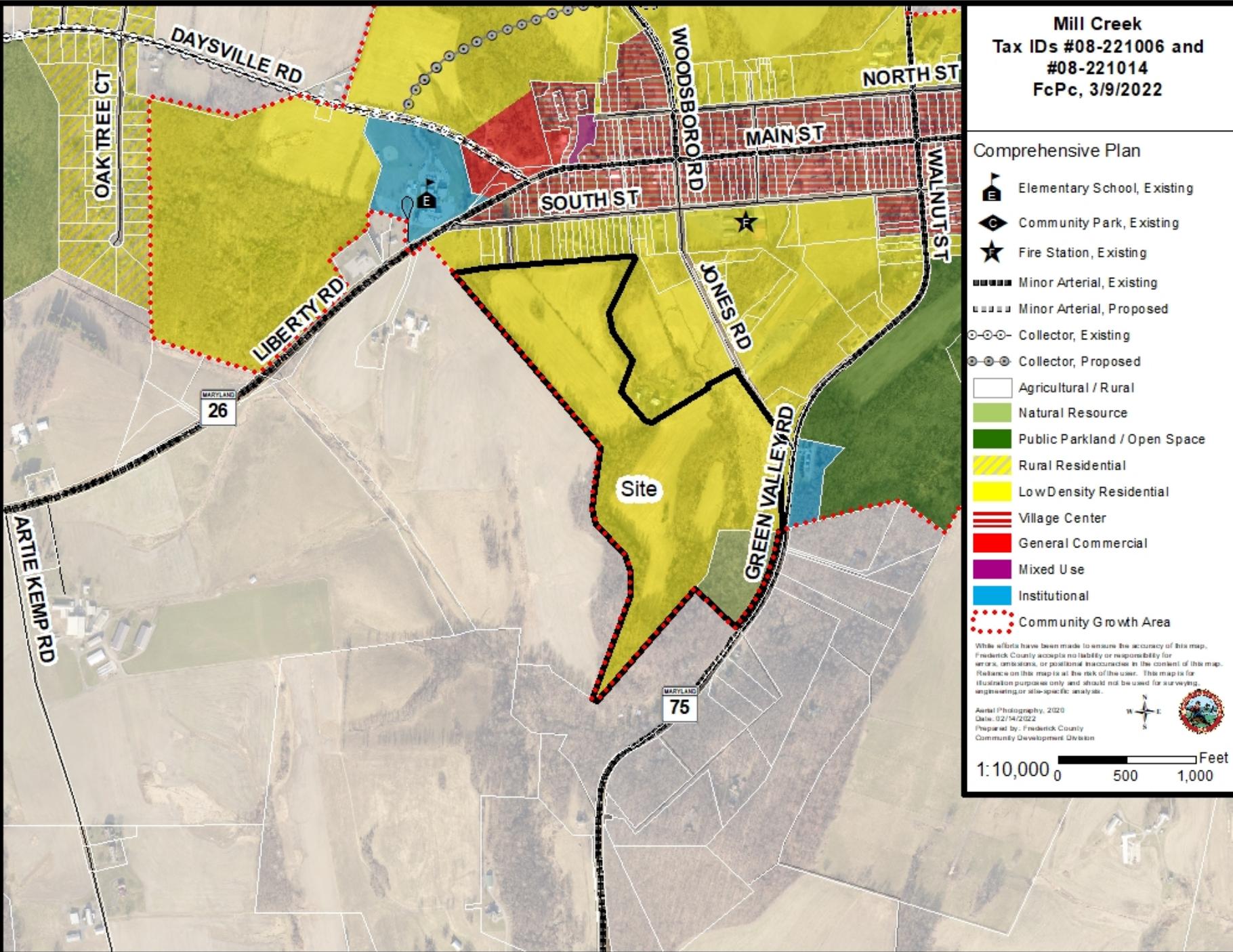
1. Address all agency comments as the plan proceeds through the review process.

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.









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.

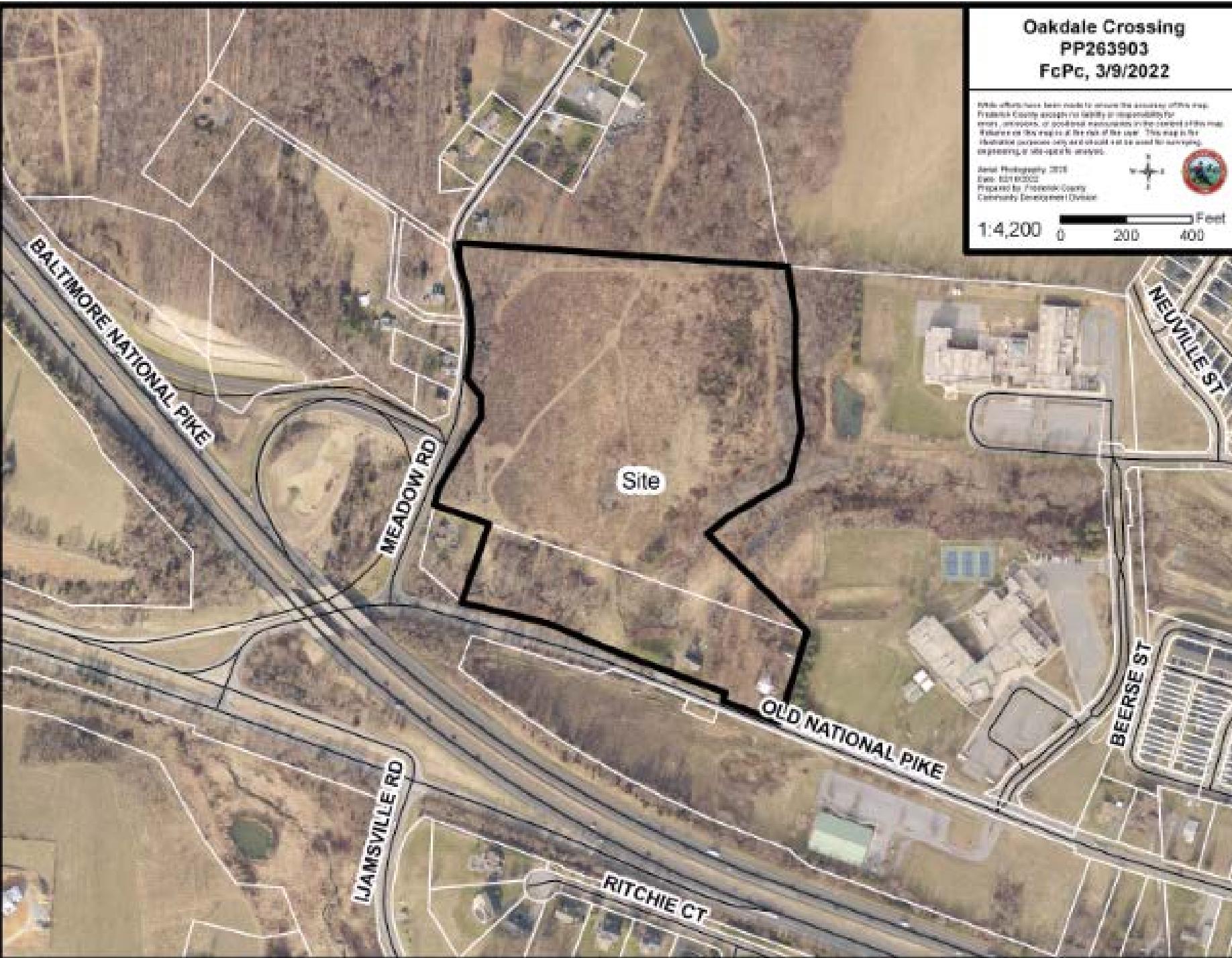
Oakdale Crossing
PP263903
FcPc, 3/9/2022

While efforts have been made to ensure the accuracy of this map, Prince George's County assumes no liability or responsibility for errors, omissions, or potential inaccuracies in the content of this map. Information displayed is at the risk of the user. This map is for illustrative purposes only, as it is not a site plan or be used for surveying, or planning, or site-specific construction.

Aerial Photography: 2010
Date: 03/09/2022
Prepared for: Prince George's County
Community Development Division



1:4,200 0 200 400 Feet



Zoning

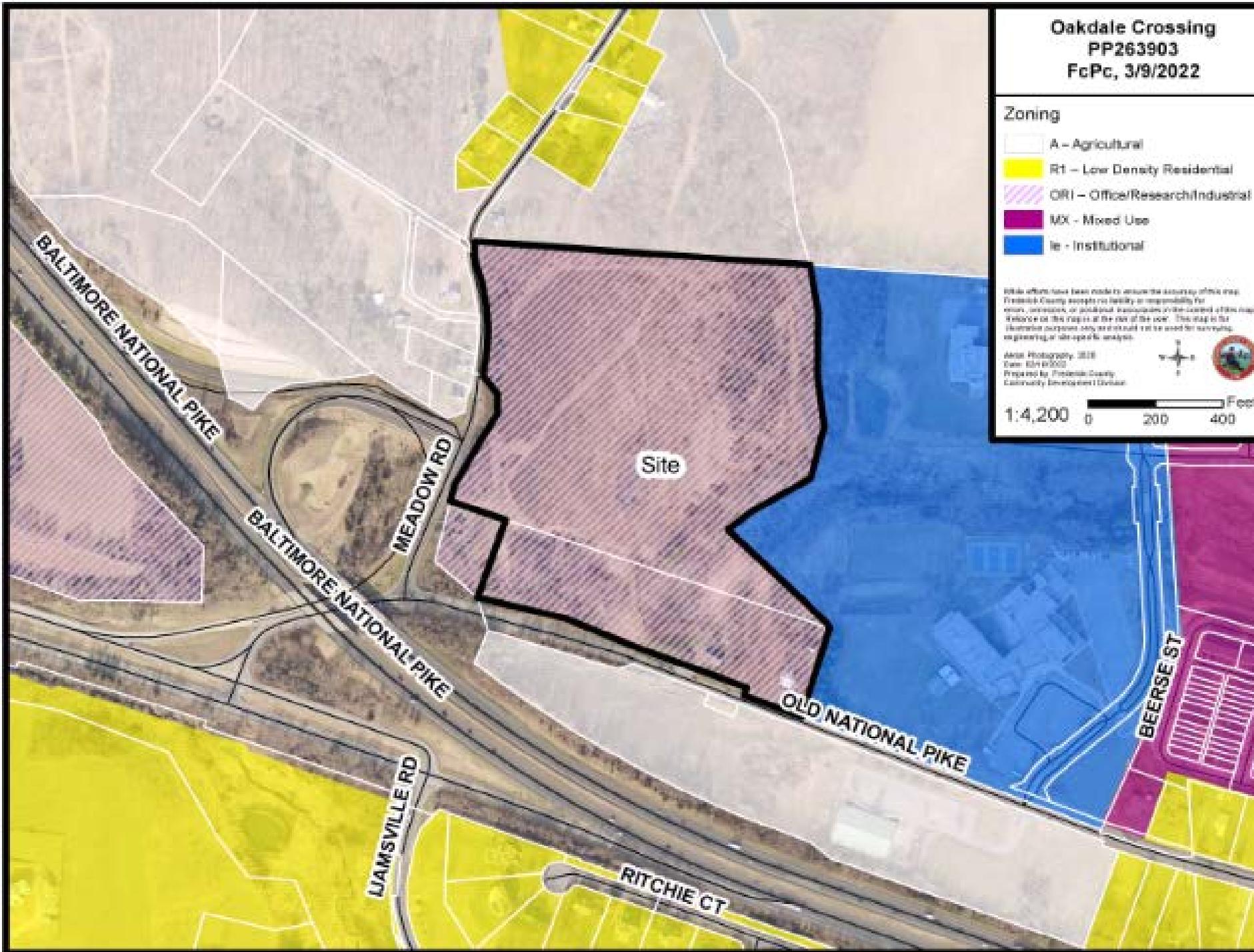
- A - Agricultural
- R1 - Low Density Residential
- ORI - Office/Research/Industrial
- MX - Mixed Use
- Ie - Institutional

State efforts have been made to ensure the accuracy of this map. Franklin County accepts no liability or responsibility for errors, omissions, or outdated information in the content of this map. Accuracy of this map is at the time of the map. This map is for illustrative purposes only and should not be used for surveying or planning of site-specific analysis.

Aerial Photography: 2018
Date: 03/09/2022
Prepared by: Franklin County
Community Development Division



1:4,200 0 200 400 Feet



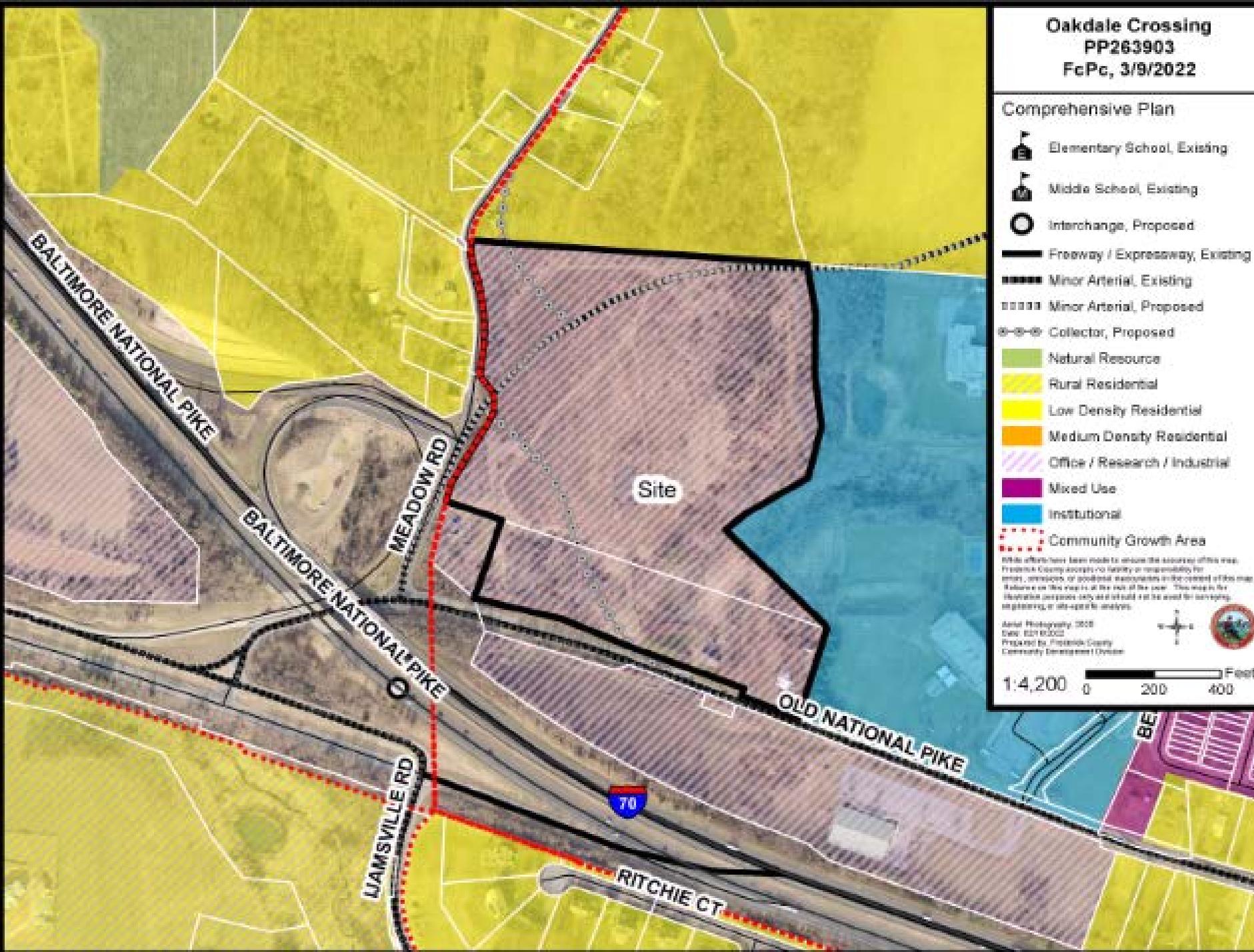
Comprehensive Plan

- 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: 2008
Date: 03/09/2022
Prepared by: Prince George's 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:

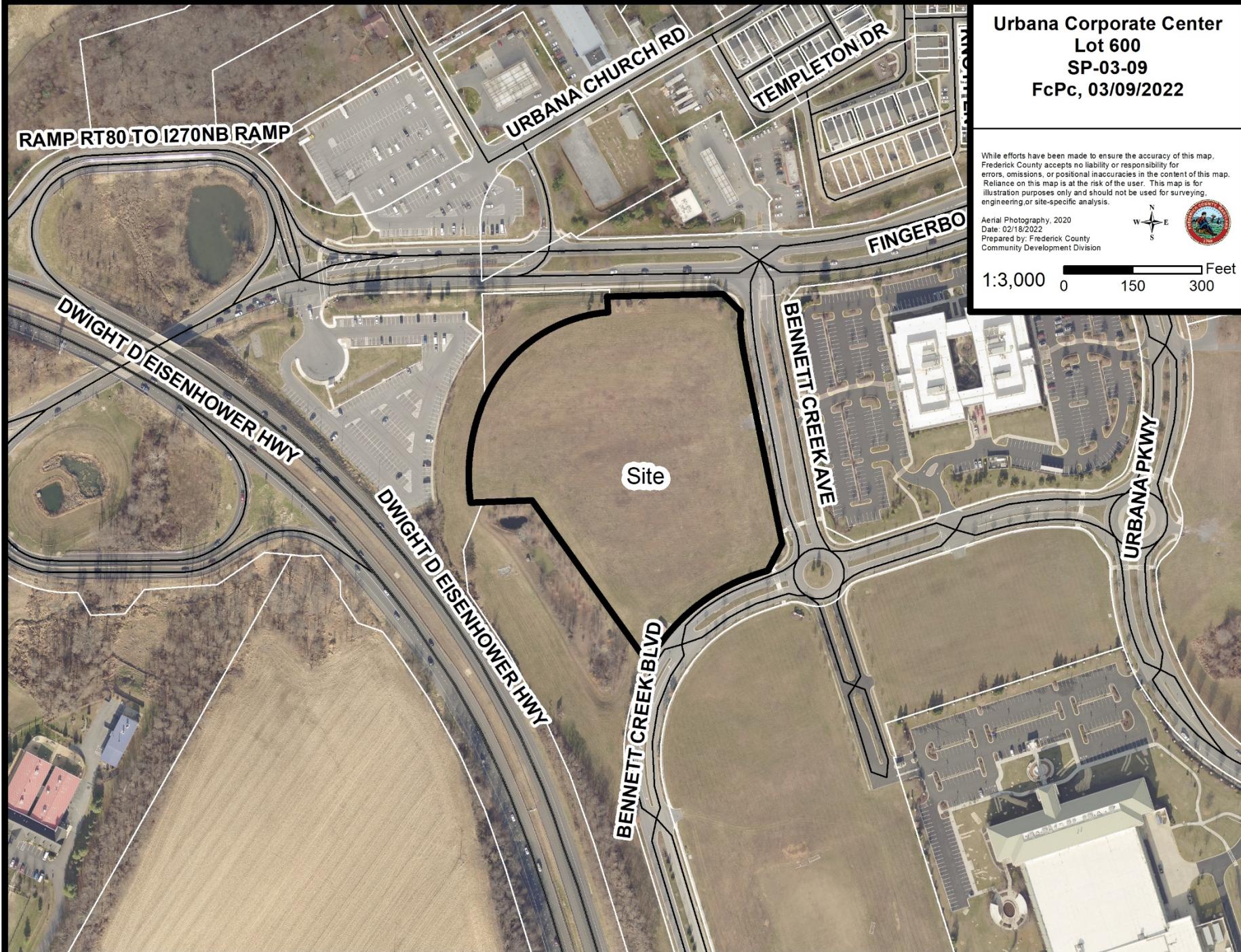
- 1) Address all agency comments as the plan proceeds through to completion.
- 2) The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior to plats for road right-of way being recorded or applying for grading 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.

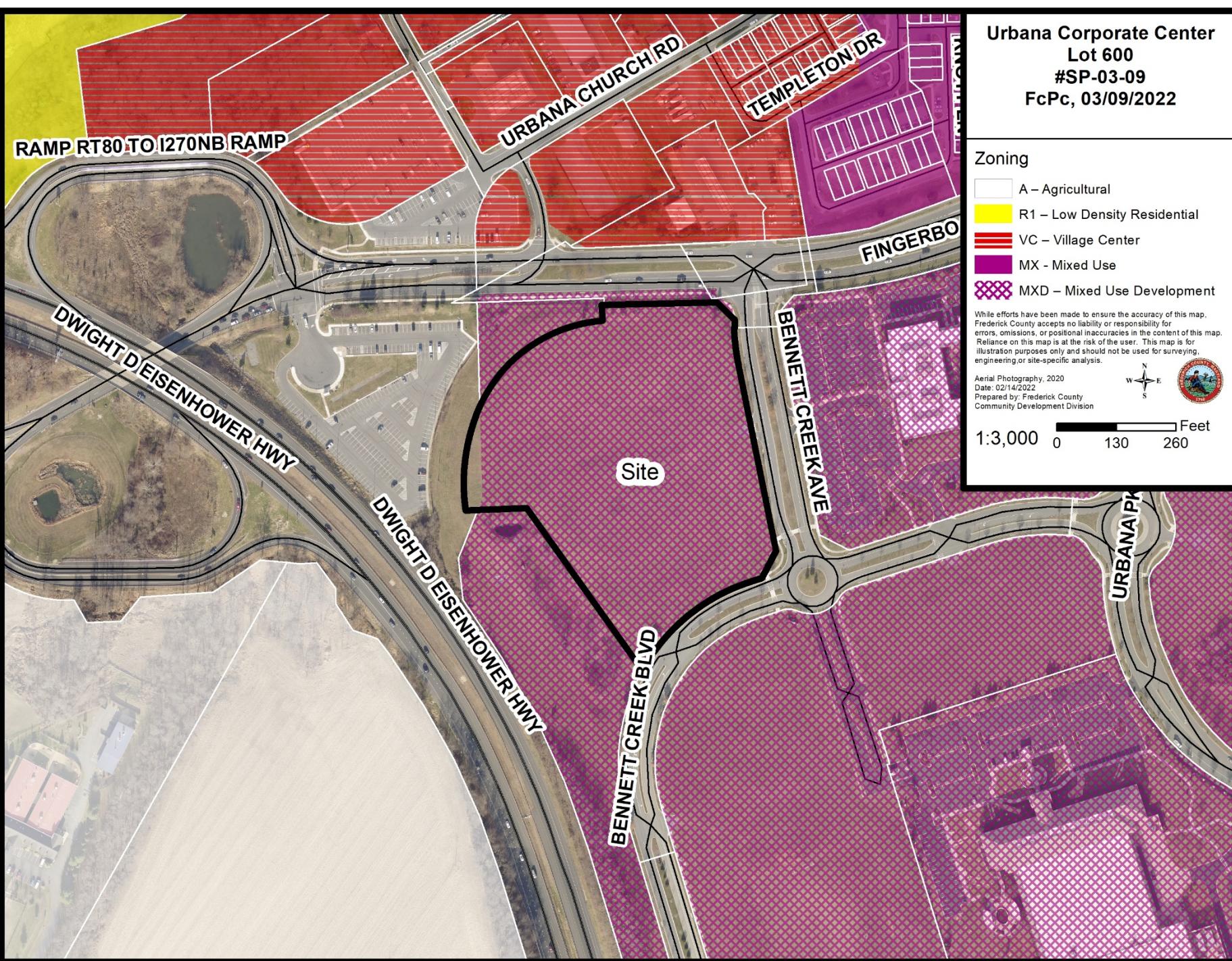
Urbana Corporate Center

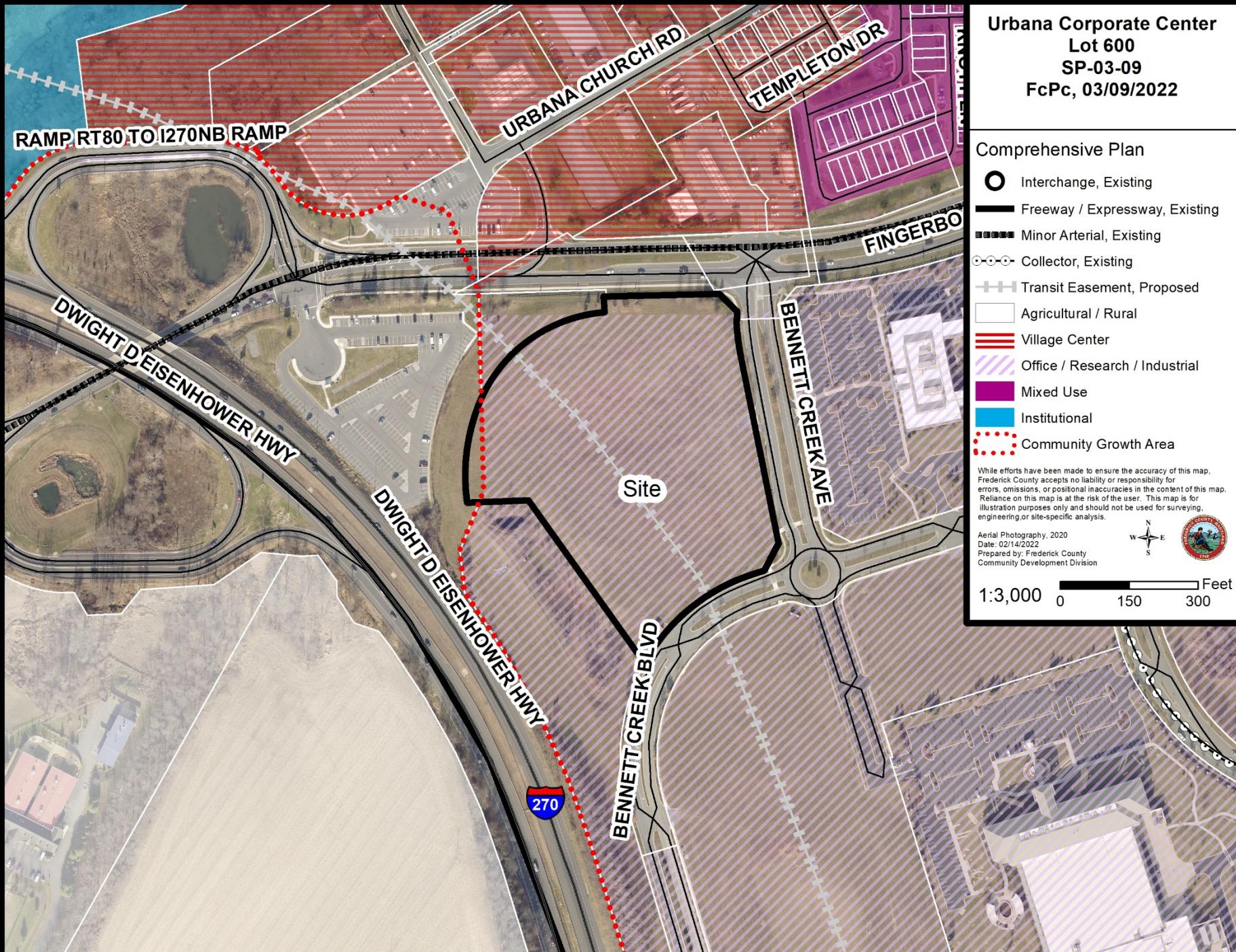
Retail Center – Lot 600 (Phase 6 Revision)

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.









Lot 600 Site Plan





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:

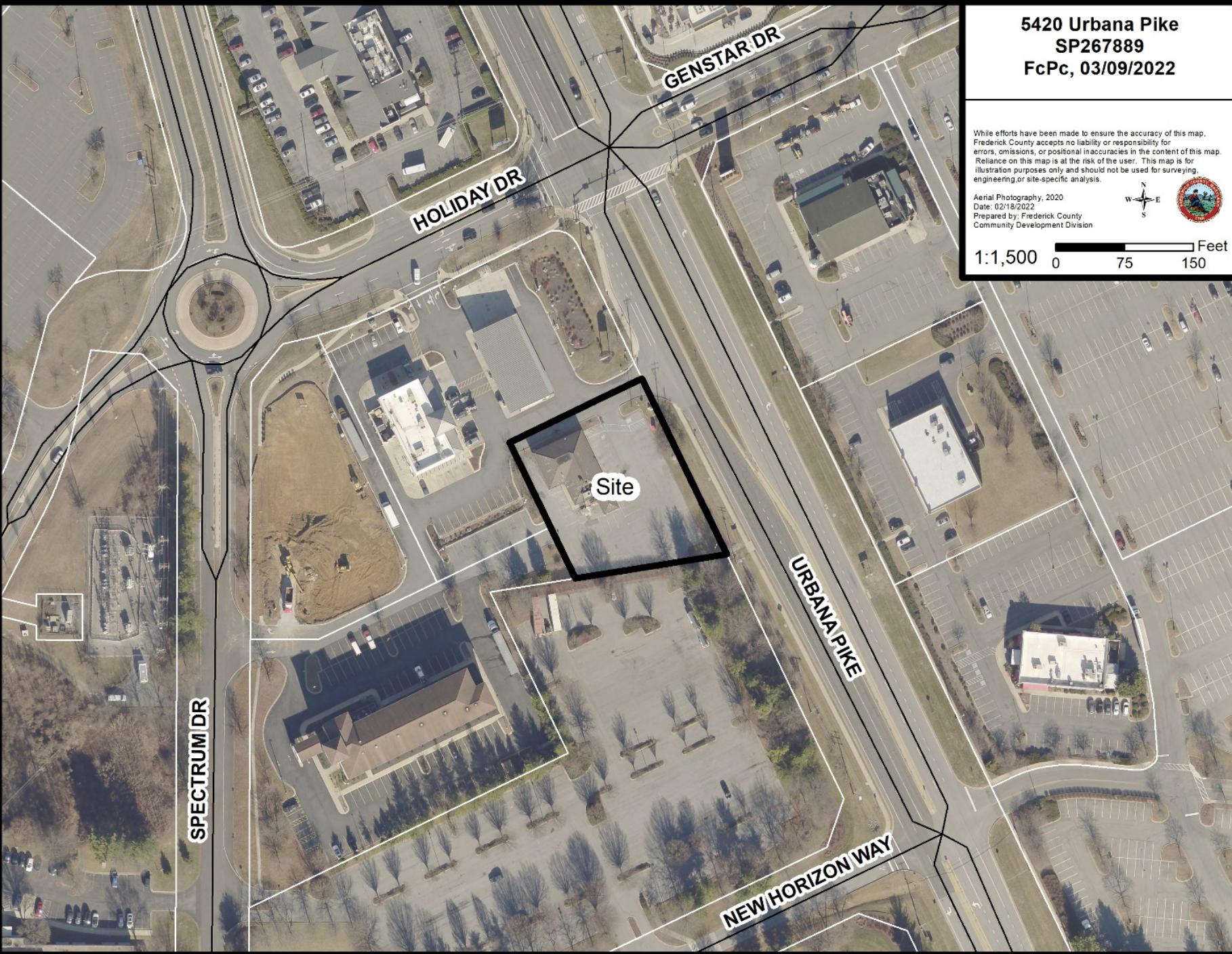
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Staff requests that the 2 dual-use spaces be shared with non-handicapped parking, and that signage be provided to specify a limited loading time period during early morning or off-peak hours.

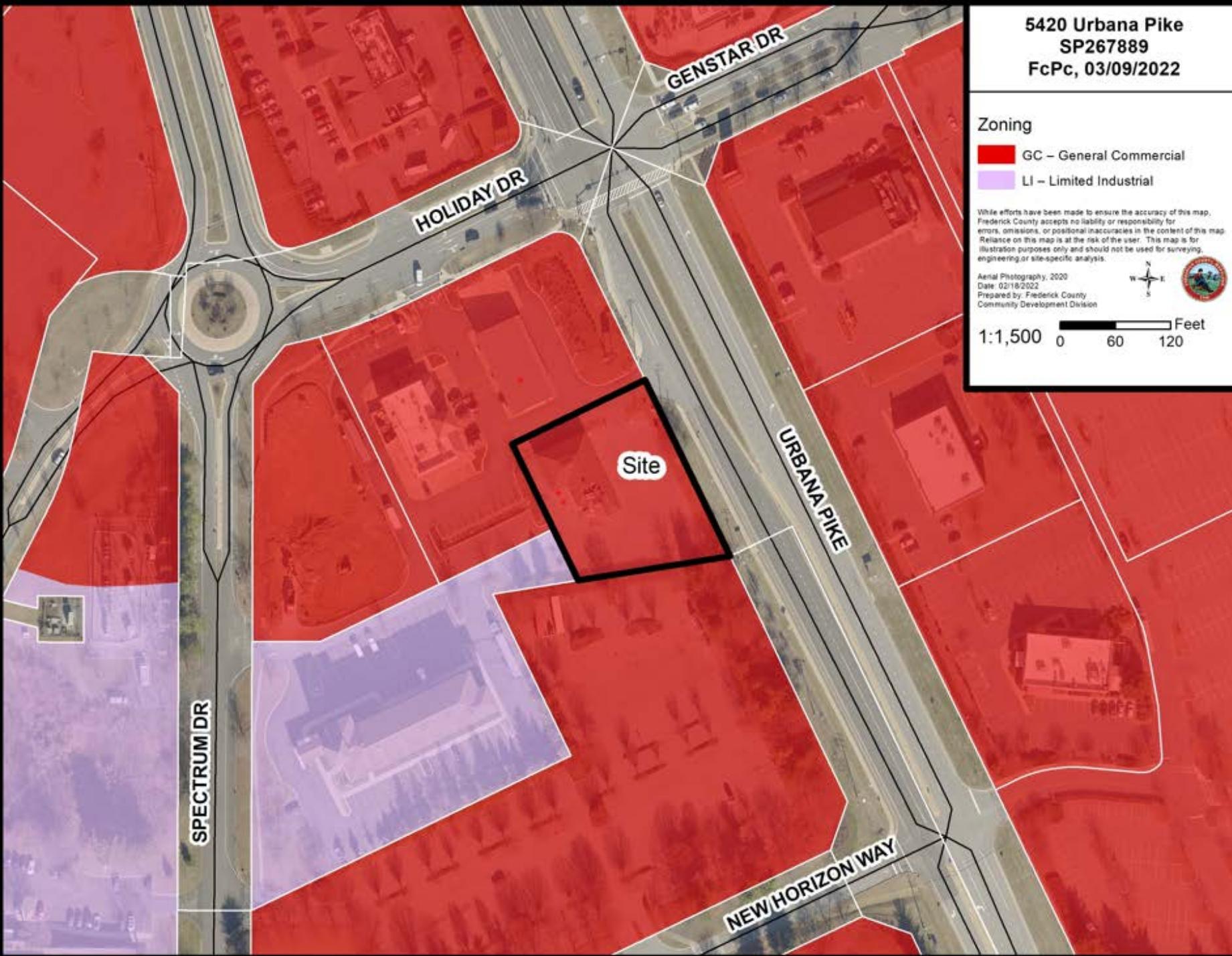
Curaleaf Site Plan

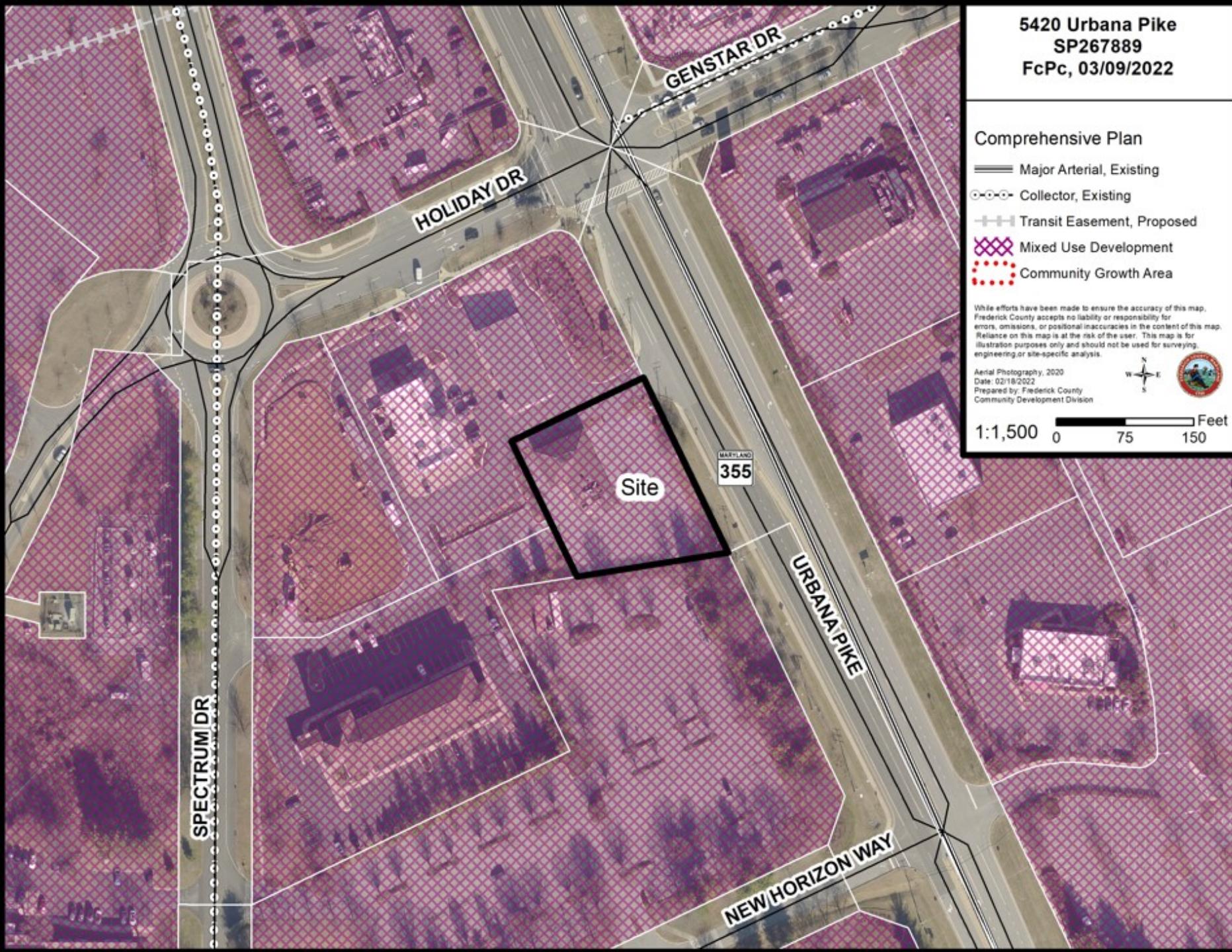
5420 Urbana Pike

SP267889

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







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).

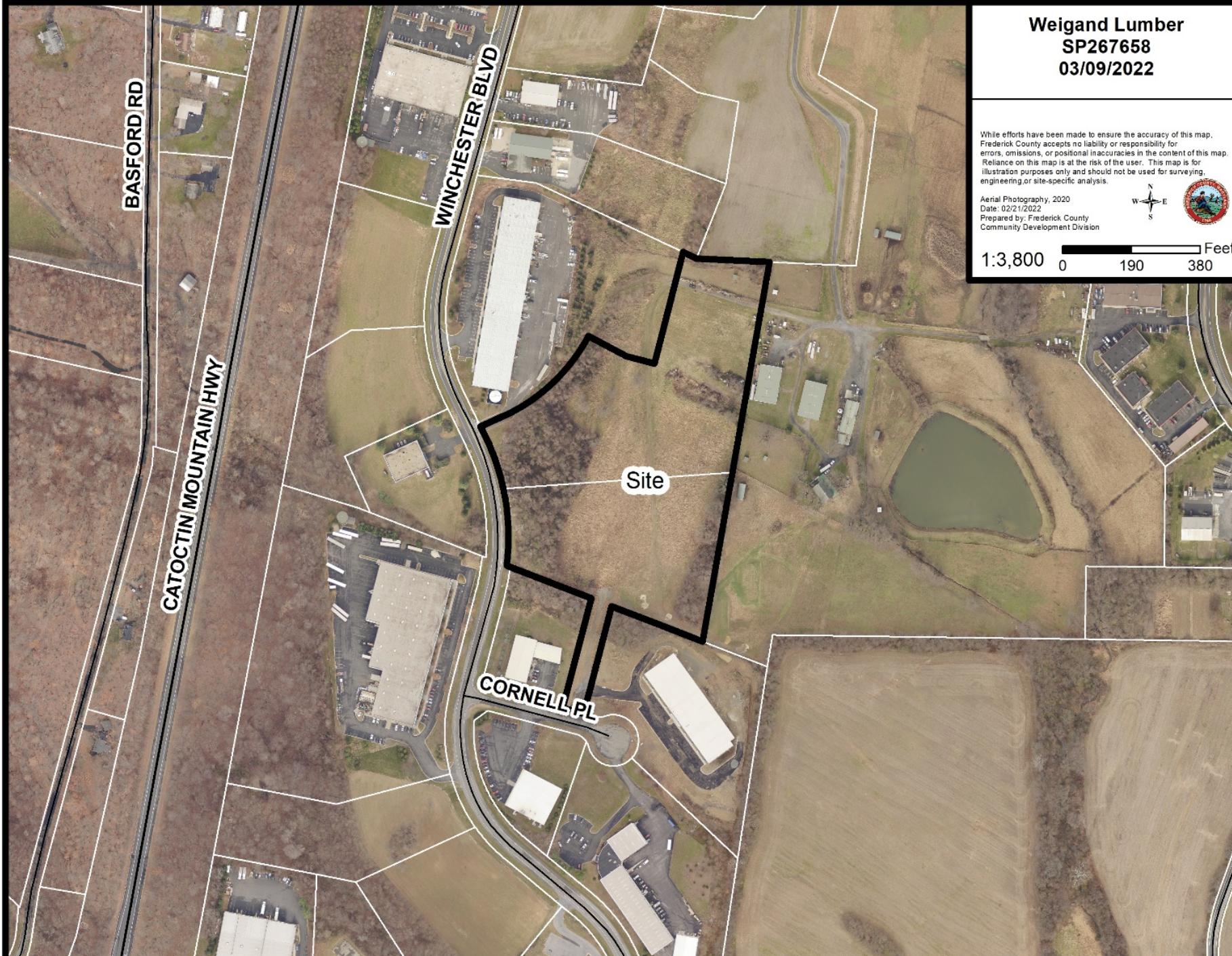
Based upon the findings, conclusions, and modification as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO and FRO requirements once the following conditions met:

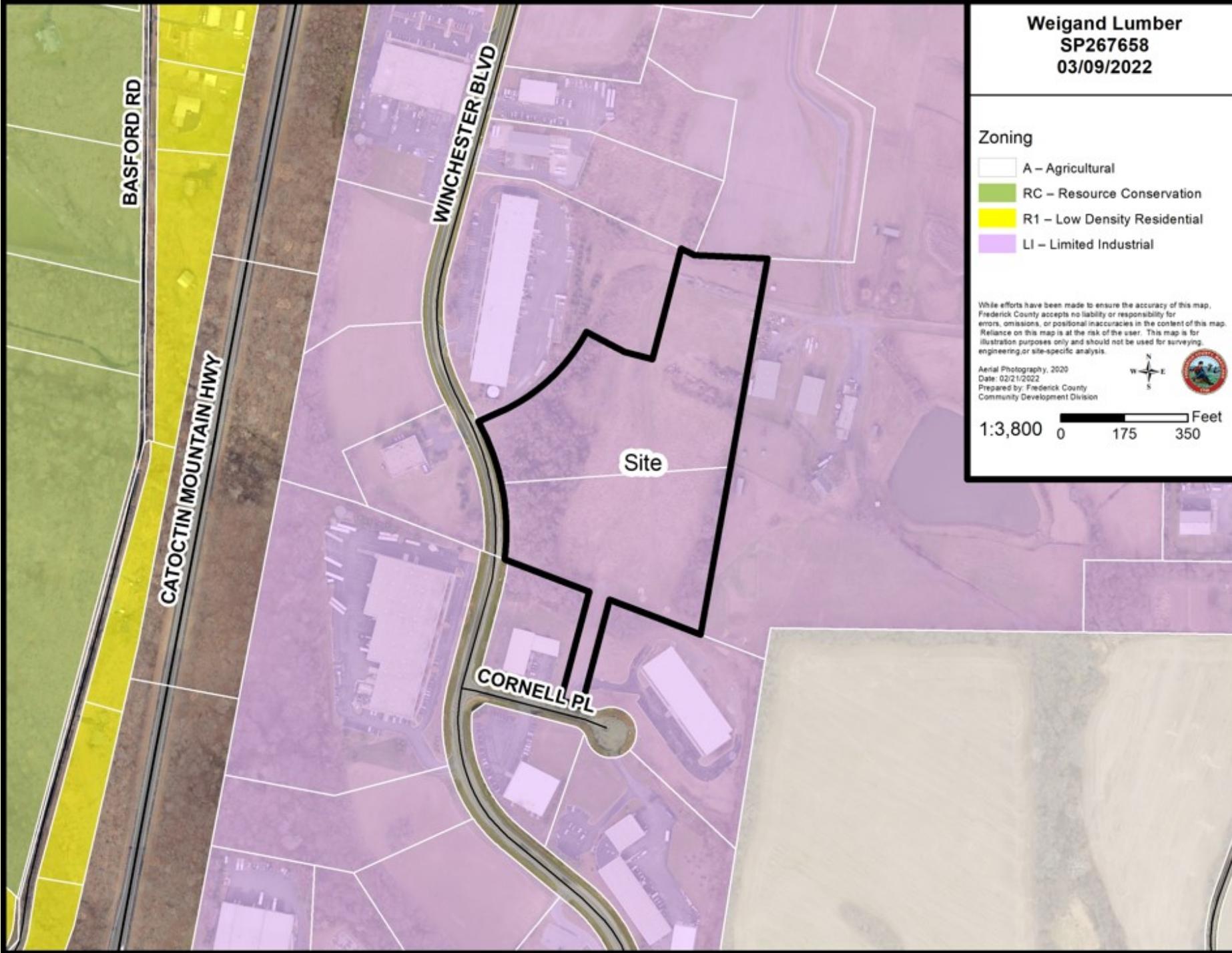
Staff-proposed conditions of approval:

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.





Comprehensive Plan

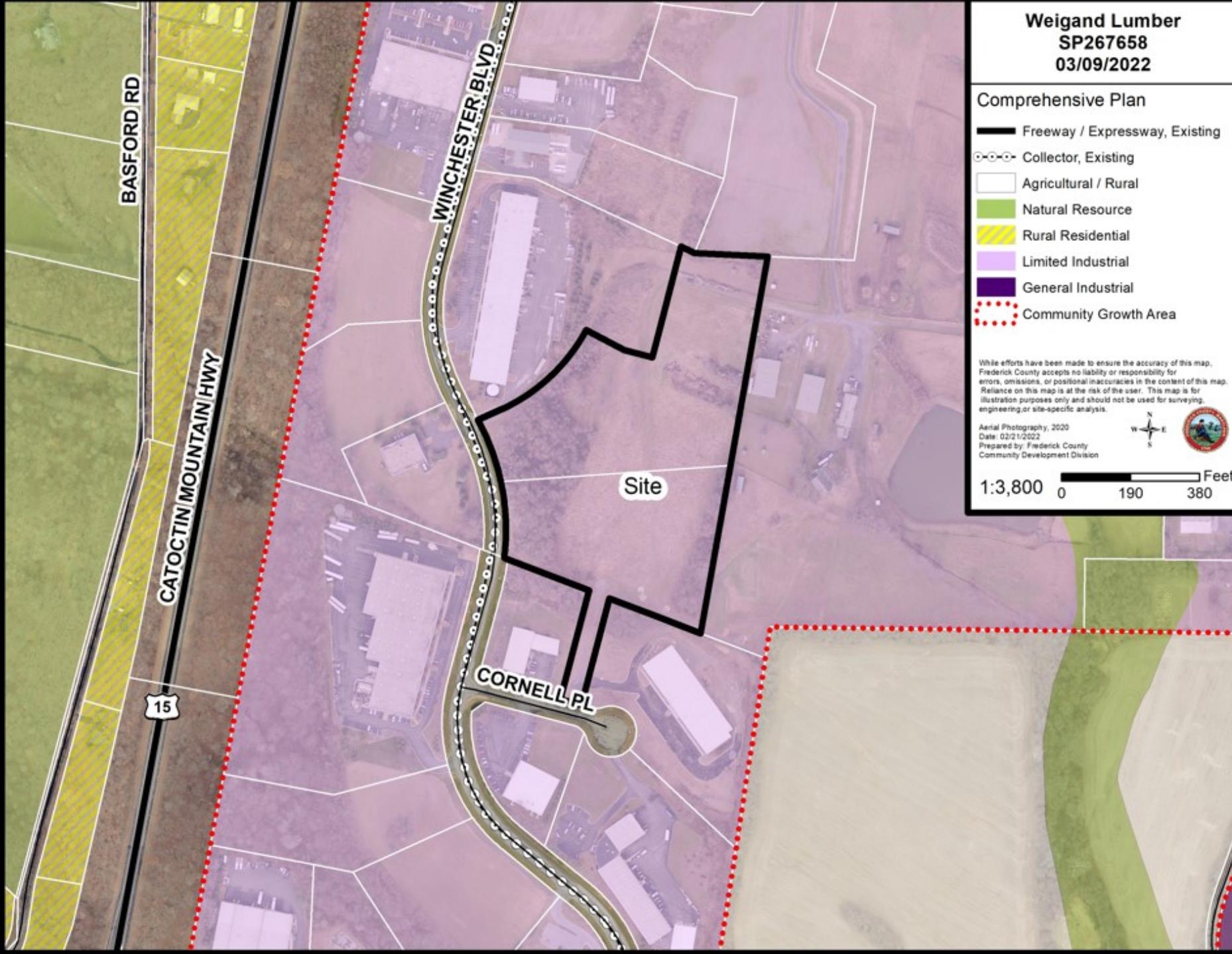
- Freeway / Expressway, Existing
- Collector, Existing
- Agricultural / Rural
- Natural Resource
- Rural Residential
- Limited Industrial
- General Industrial
- Community Growth Area

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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





GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LANDSCAPE PLAN
WIEGAND LUMBER
LOT 25 & 26
STANFORD INDUSTRIAL PARK
SECTION 2
100 FT. X 100 FT. LOT
ALONG WINDSOR BLVD. & CORNWELL PL.
FREDERICK COUNTY, MARYLAND
ATTENTION: ELECTION DISTRICT #14
FREDERICK COUNTY, MARYLAND
3/24/2012 10:25 AM
2012-03-24 10:25:00
WIEGAND LUMBER CO., INC.
150 WINDSOR MEADOW, LUMBER CO., INC.
FREDERICK, MD 21701

SCALE:	1" = 50'
DRAWN BY:	LNZ
CHECKED BY:	SFZ
DATE:	NOV. 2021
SHEET #:	2 OF 3
PROJECT: 5789-WLJLM	

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.