

Frederick County Planning Commission

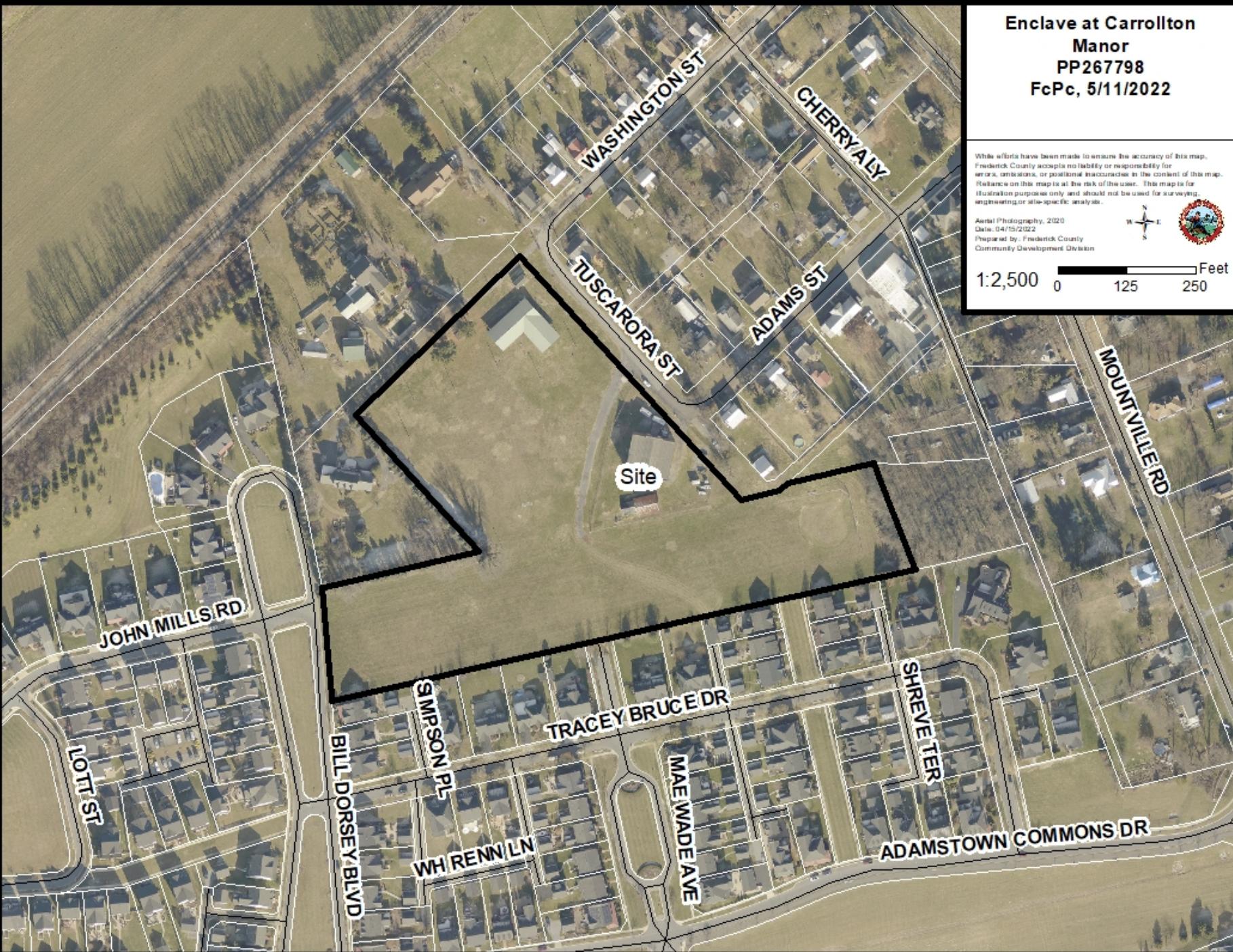


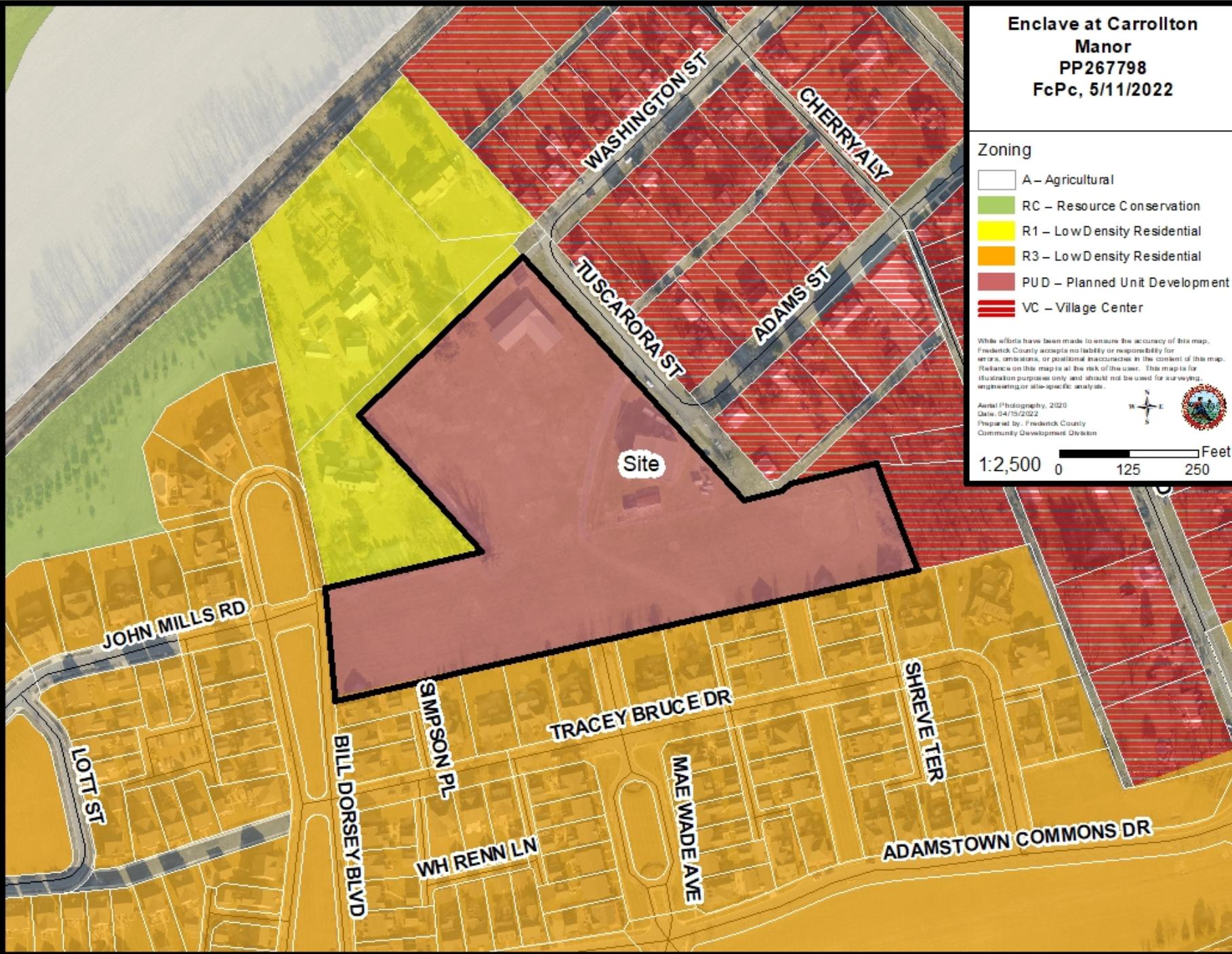
May 11, 2022

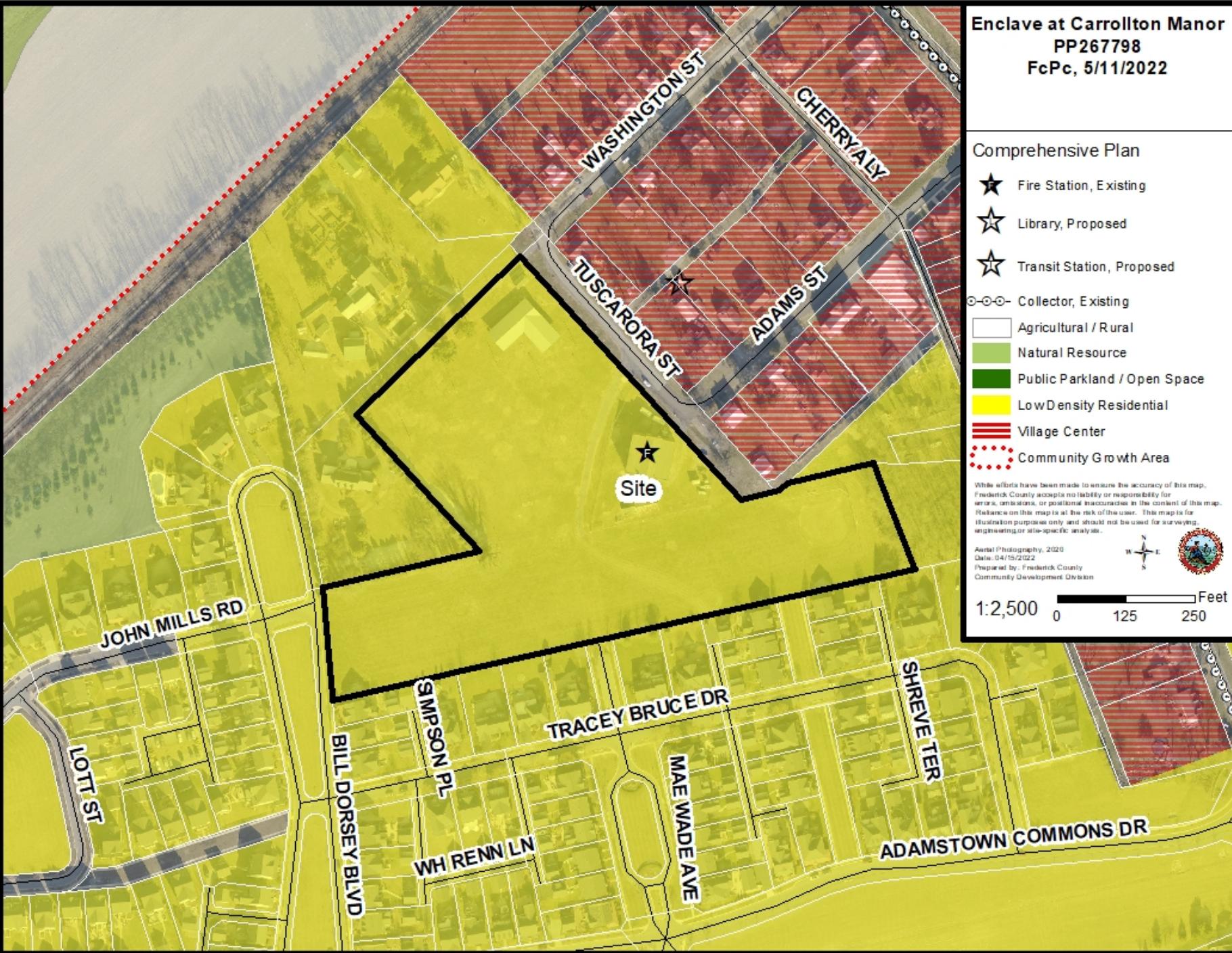
Enclave at Carrollton Manor

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 39 single-family lots on a 10.16-acre Site.









CARROLL MANOR
PRELIMINARY PLAN

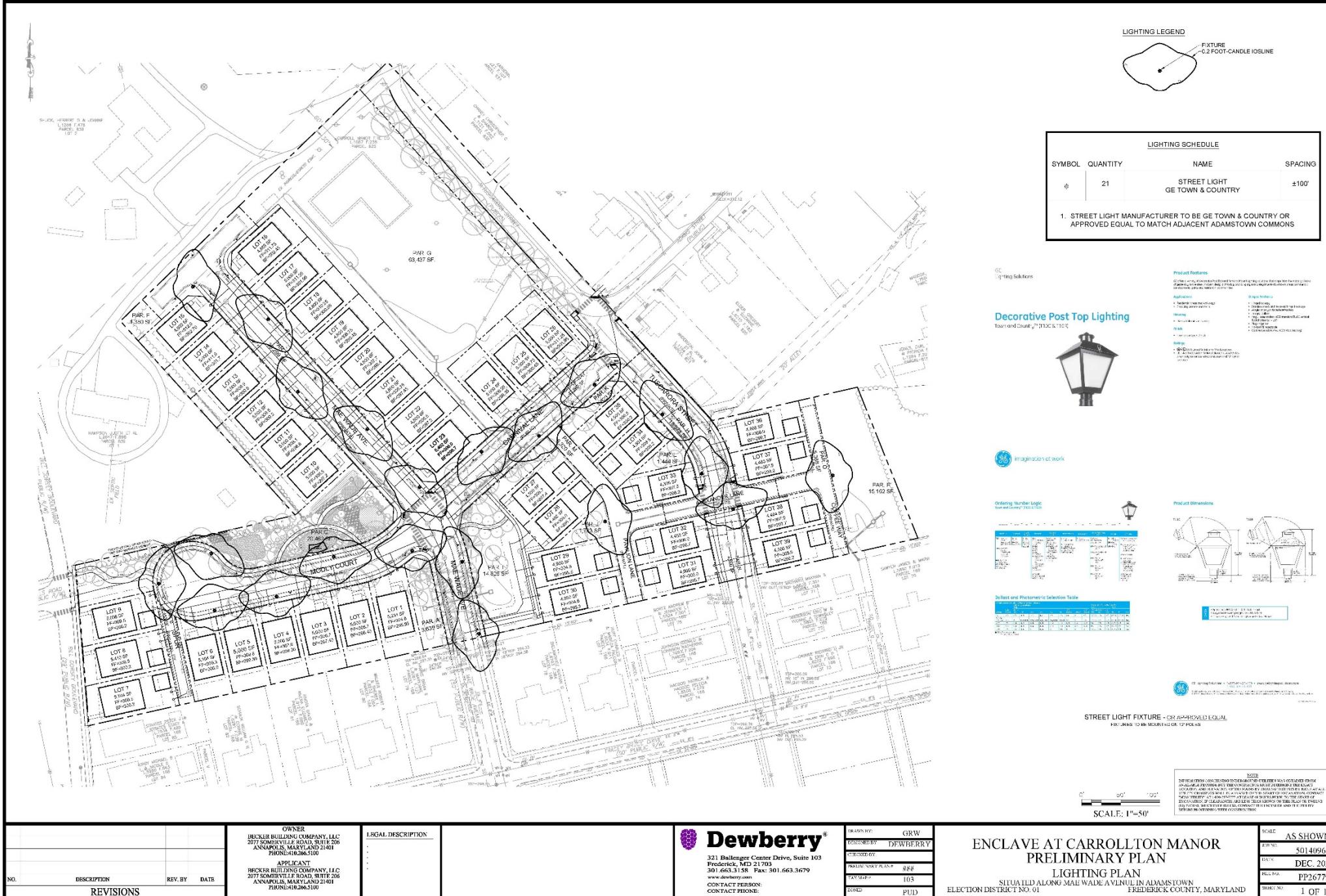


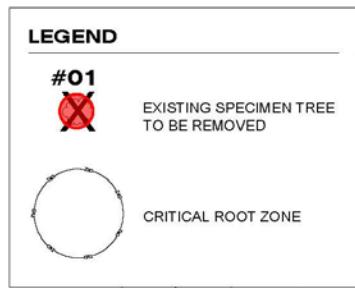
0' 50' 100'
SCALE: 1"=50'



**CARROLL MANOR
PRELIMINARY PLAN - PARKING EXHIBIT**

0' 50' 100'
SCALE: 1"=50'





Dewberry®

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Frederick, MD 21703
301.663.3158 Fax: 301.663.3679
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0 100' 200'

SCALE: 1"=100'

ENCLAVE AT CARROLLTON MANOR

SPECIMEN TREE EXHIBIT

JOB NO.	50140963
DATE	MARCH 2022
SHEET NO.	1 OF 1

RECOMMENDATION

Staff has no objection to conditional approval of the Enclave at Carrollton Manor Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, it is valid for the lesser of five (5) years from the date of Planning Commission approval or the period of APFO approval. The Letter of Understanding (LOU) is valid until May 11, 2025. Therefore, the Preliminary Plan is valid until May 11, 2025.

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. Approval of an alternate planting design to allow 46 street trees and 16 trees to be located in open space and HOA parcels throughout the development.
2. Approval of the parking modification request to allow a combination of 16 on-street spaces and 62 on-lot spaces to be utilized to meet parking requirements and to allow for an additional 21 on-street spaces to be provided beyond the 78 required by the Zoning Ordinance.
3. Approval of the lighting modification to permit illumination levels exceeding 0.5 foot-candles at the proposed extension of Mae Wade Avenue.
4. Approval of the FRO modification to remove four (4) specimen trees.

RECOMMENDATION

Staff-proposed conditions of approval:

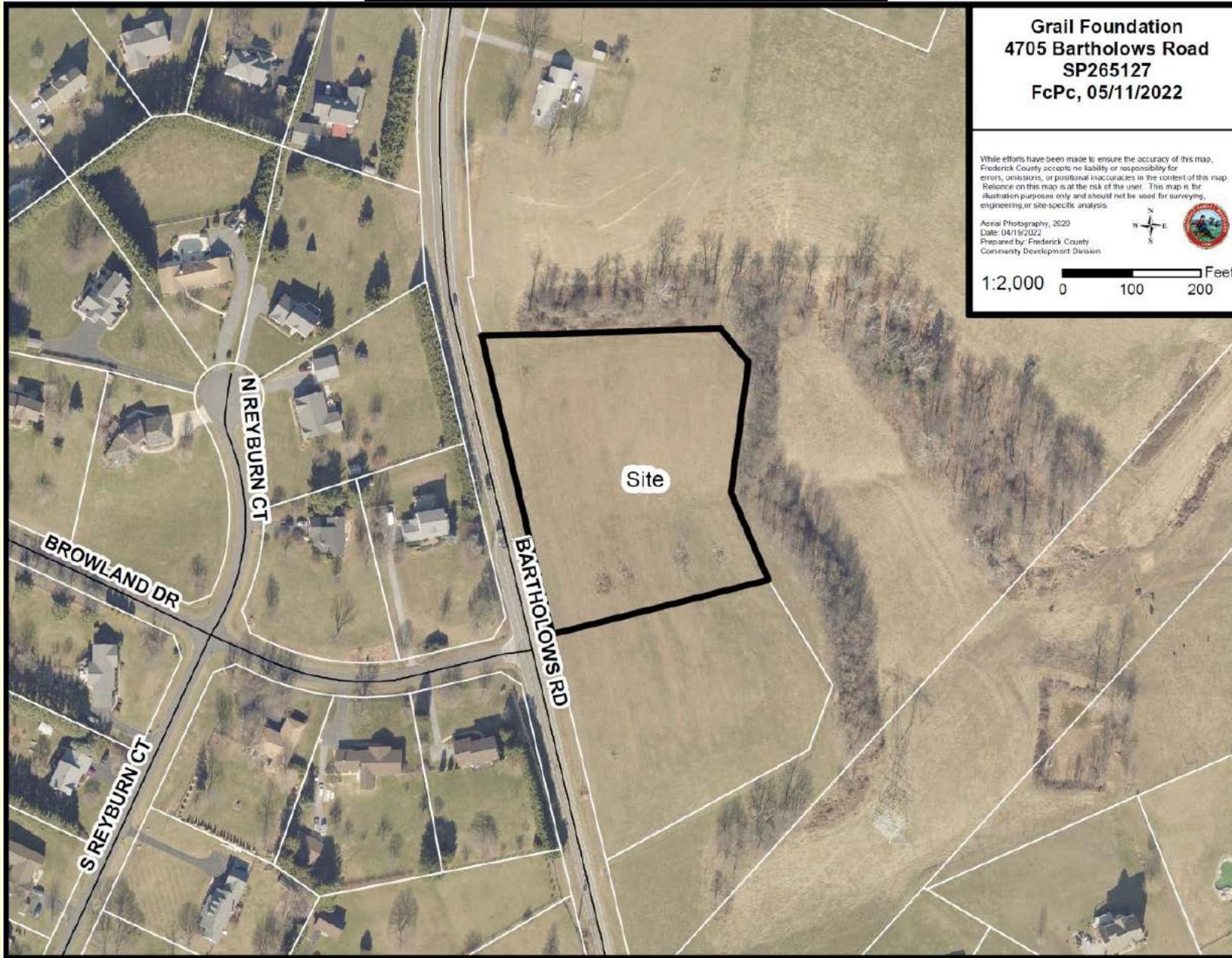
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to Preliminary Plan approval, and the required FRO mitigation must be provided prior to applying for grading permits, building permits, or lot recordation, whichever is applied for first.
3. The Applicant shall provide at least ten (10) days' notice prior to seeking a demolition permit for existing structures on the Site affiliated with the former public school use. Notice shall be delivered to the Historic Preservation Planner.
4. A MPDU payment in lieu agreement must be in place prior to recordation of Final Plats. The fee-in-lieu payment is required to be paid at the building permit stage for each unit in the project.
5. Trails and Amenities will be installed prior to issuance of the 20th building permit.

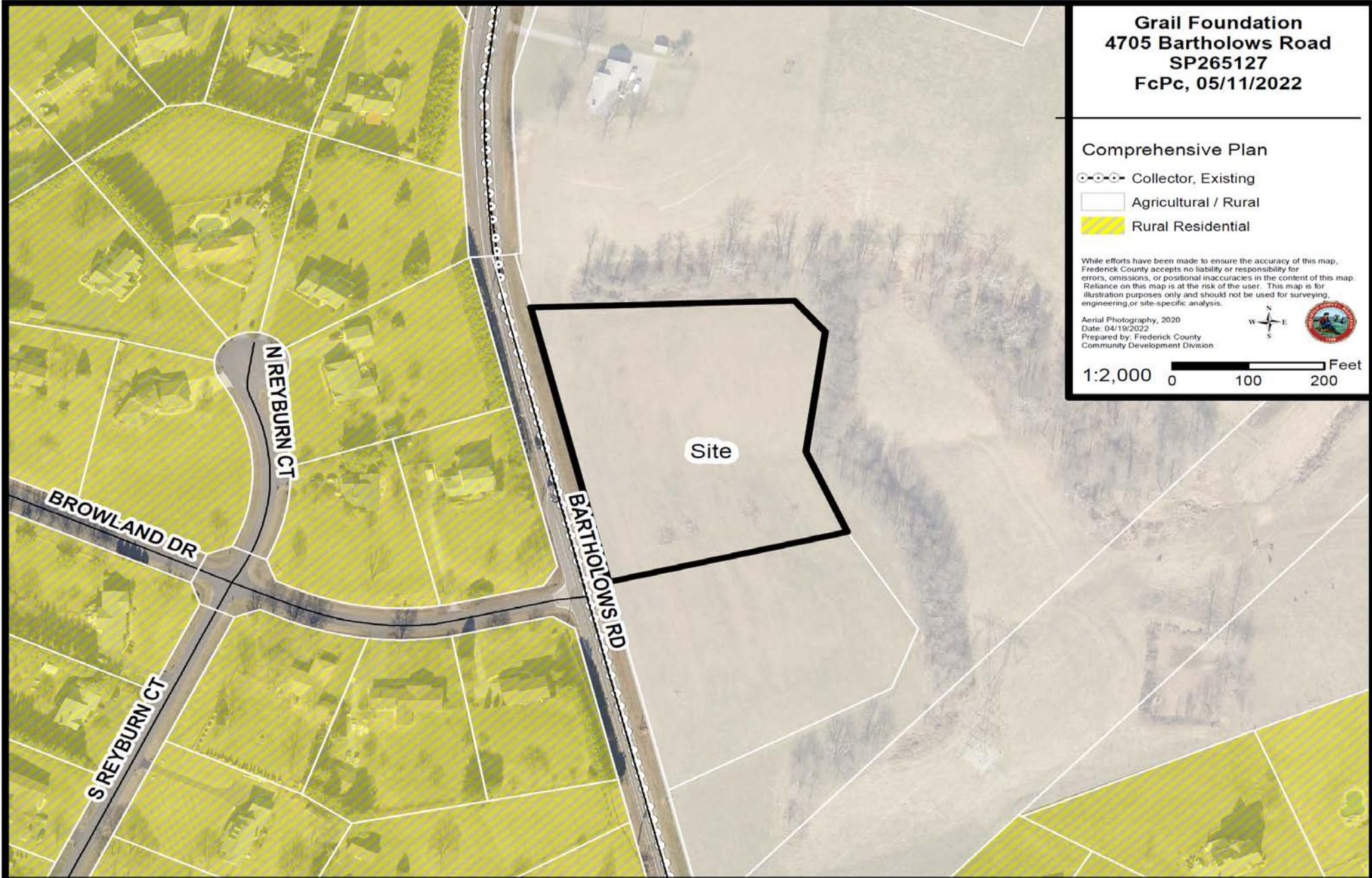
Grail Foundation

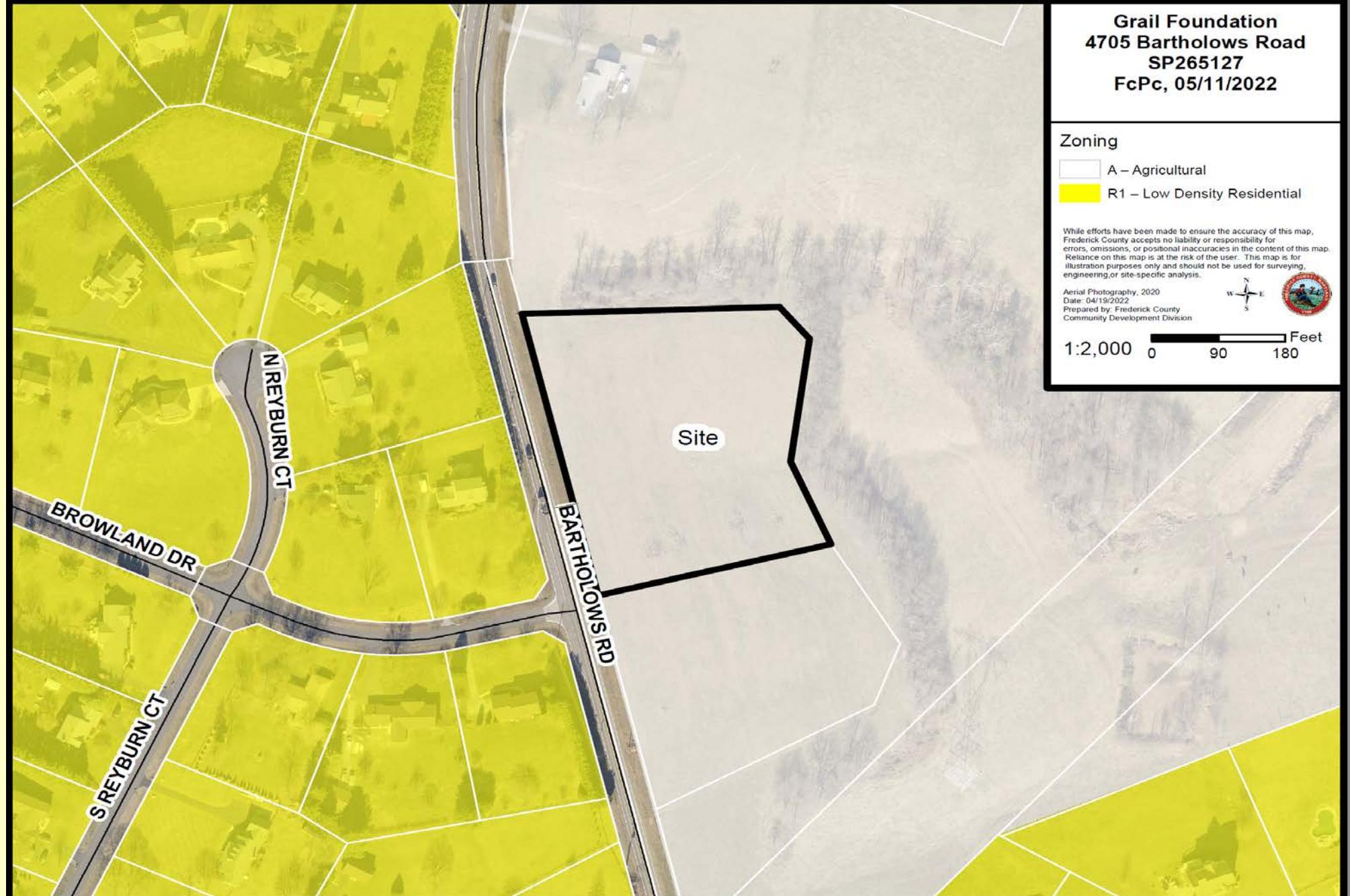
Site Plan

The Applicant is requesting site plan approval to construct a 4,300 SF house of worship on a 3.16 acre lot located at 4705 Bartholows Road.

Figure 1: Site Vicinity Map – Aerial Image









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 May 11, 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 modifications are granted and conditions met:

Modification per Section 1-19-6.220(A) to allow 7 additional parking spaces (totaling 27 rather than the 20 required).

Staff-proposed conditions of approval:

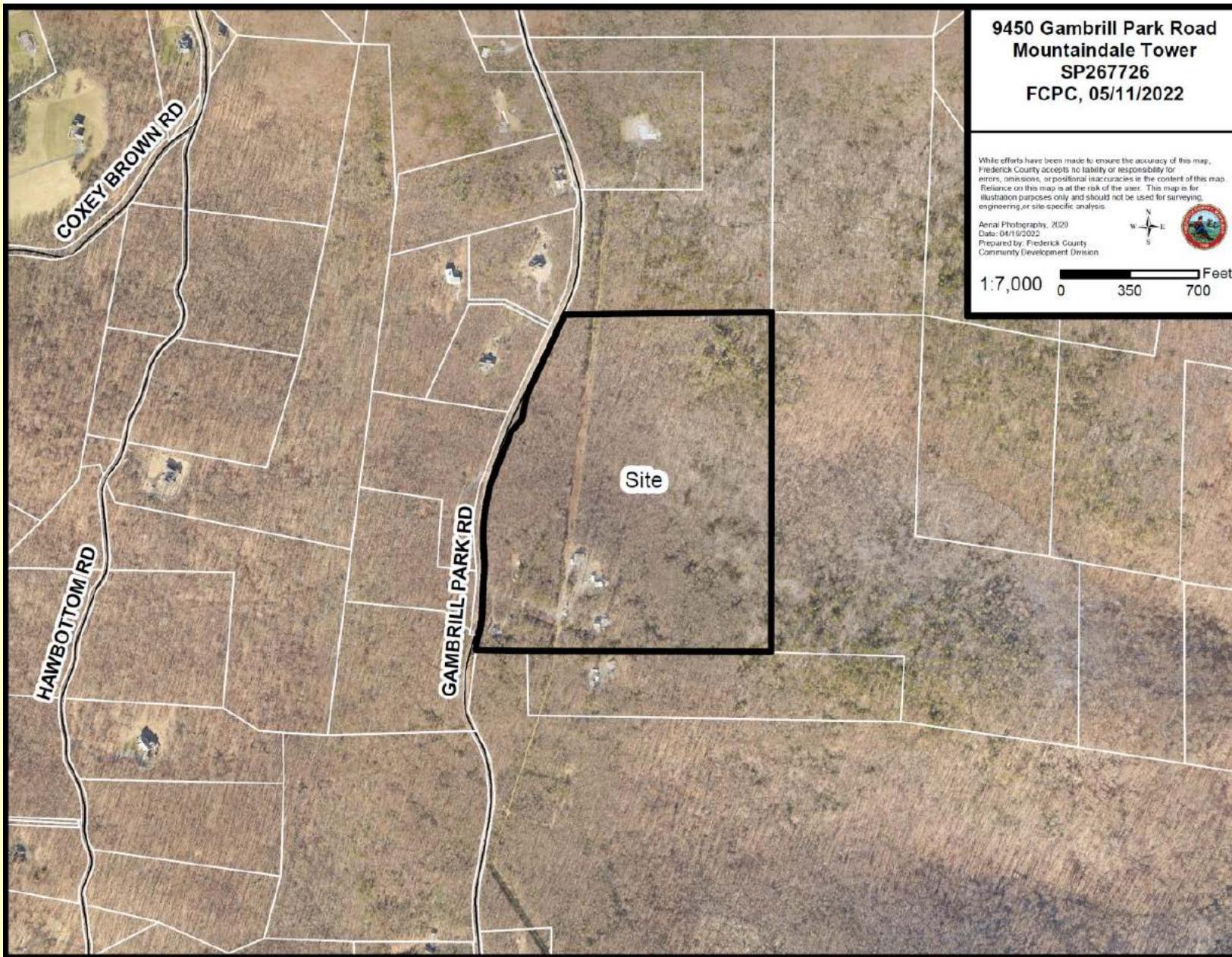
1. Address all agency comments as the plan proceeds through to completion.
2. Remove the planting schedules from the right side of the landscape sheet.
3. Correct the number of building mounted lights to match the notes and photometric plan.

Mountaintale Tower

Site Plan

The Applicant is requesting site plan approval to construct a 180-foot monopole cell tower at 9450 Gambrill Park Road and then remove an existing 130 foot tower on the same lease lot.

Figure 1: Site Vicinity Map – Aerial Image



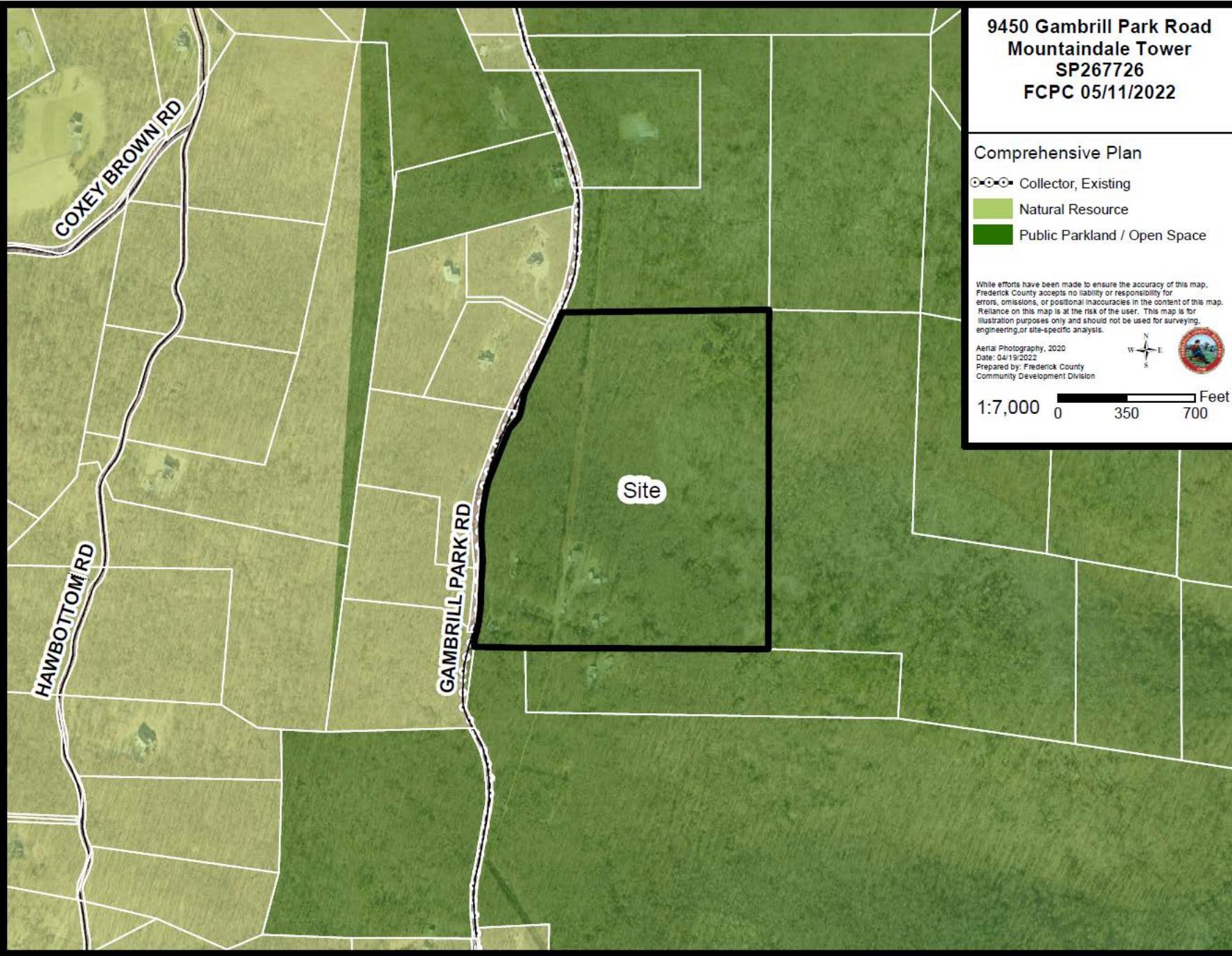




Exhibit 1 - SITE PLAN



RECOMMENDATION

Staff has no objection to conditional approval of this 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 (valid through May 11, 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 conditions are met:

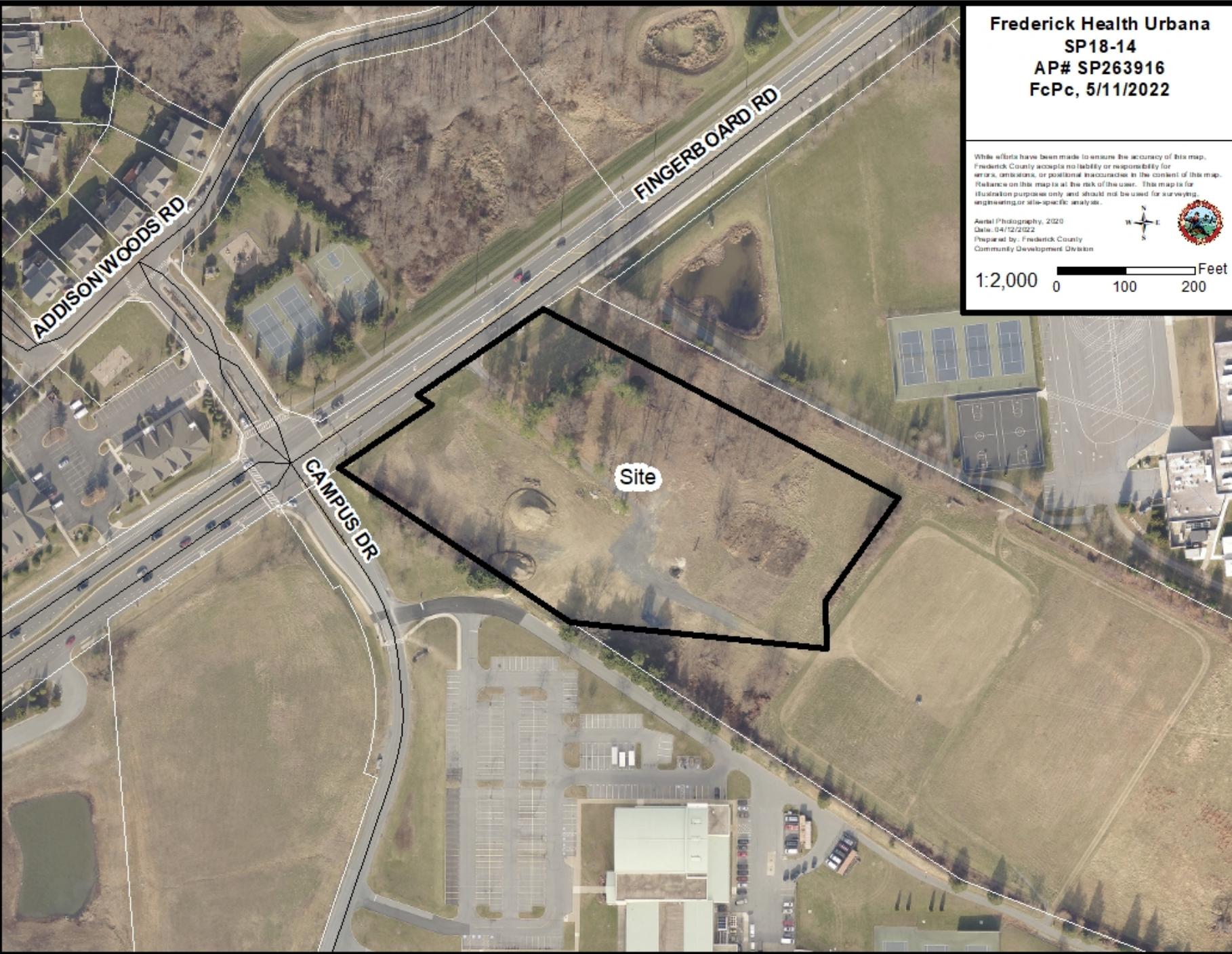
Staff-proposed conditions of approval:

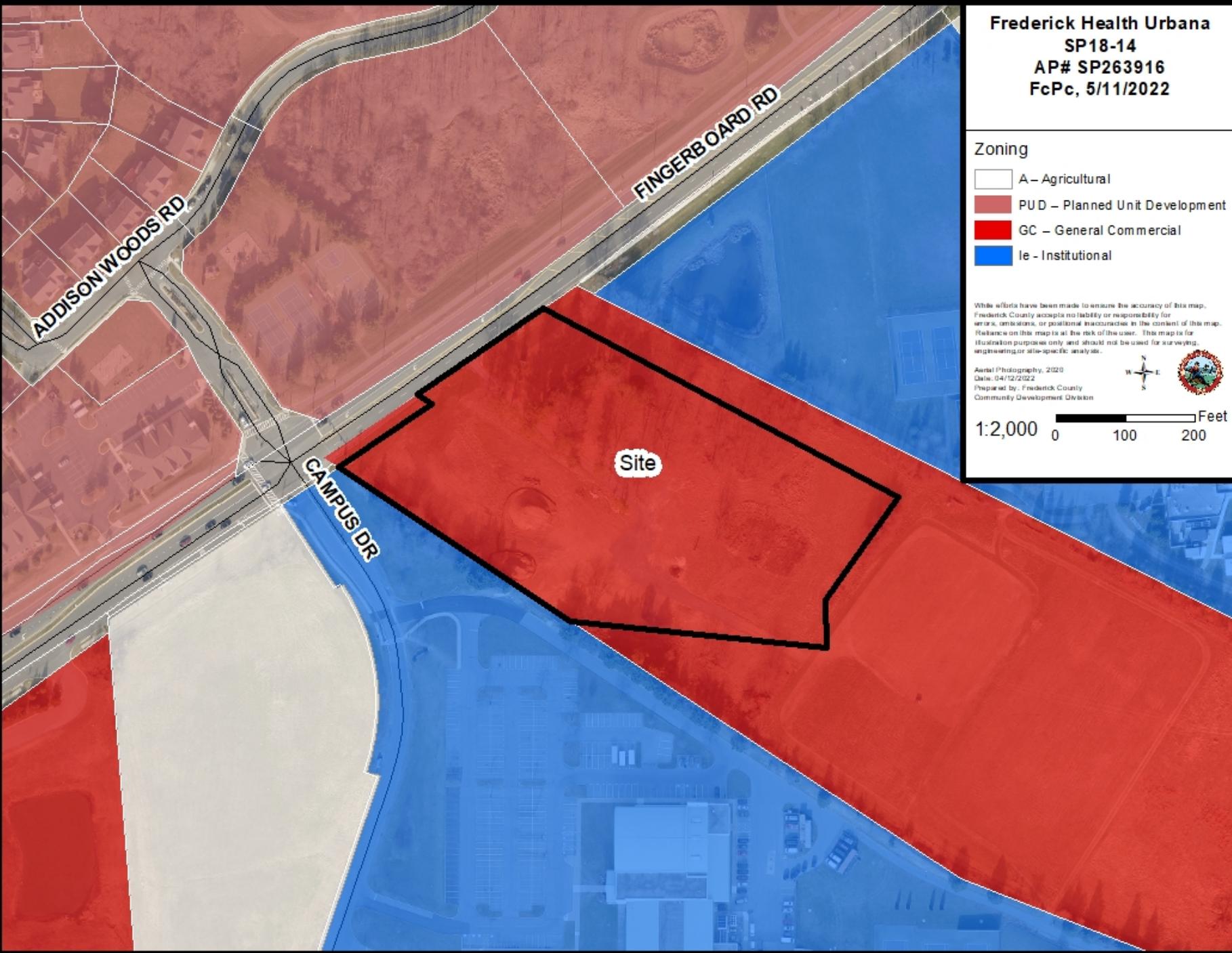
1. Address all agency comments as the plan proceeds through to completion.
2. The Preliminary/Final FRO plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

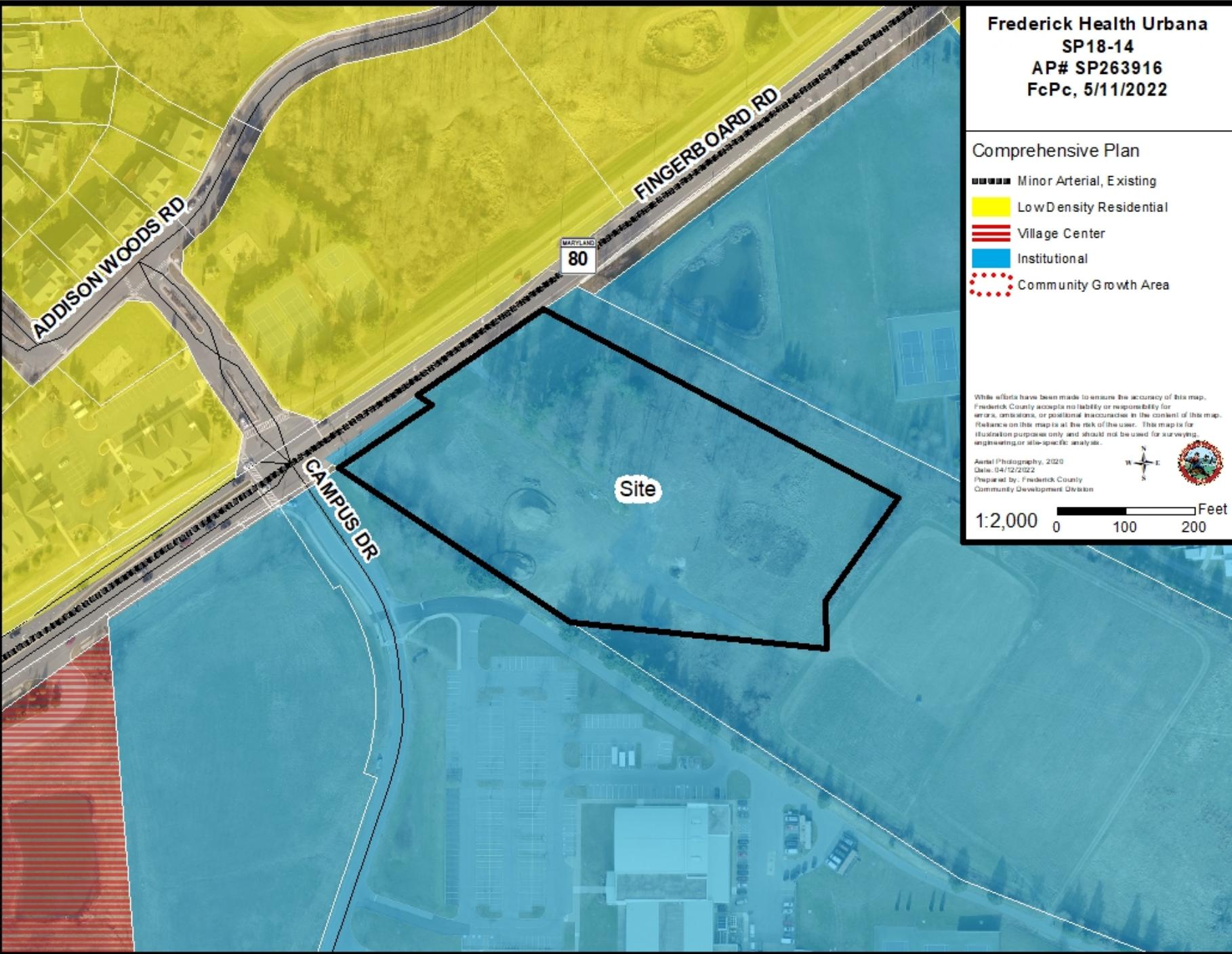
Frederick Health Urbana

Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 40,000 sq. ft. professional office (medical office) building located on a 4.04-acre Site.









View of lot looking east (left). View of lot from Fingerboard Road looking south toward the YMCA (right).

RECOMMENDATION

Staff has no objection to conditional approval of the Frederick Health Urbana 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 (May 11, 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 conditions are met:

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

1. A landscaping modification to use the State Highway street trees located within the right-of-way to be counted toward meeting requirement.
2. A parking modification to allow 50 additional parking spaces resulting in 183 parking spaces.
3. A loading modification to allow 2 small loading spaces per the actual demand.
4. A FRO modification to remove 2 additional specimen trees.

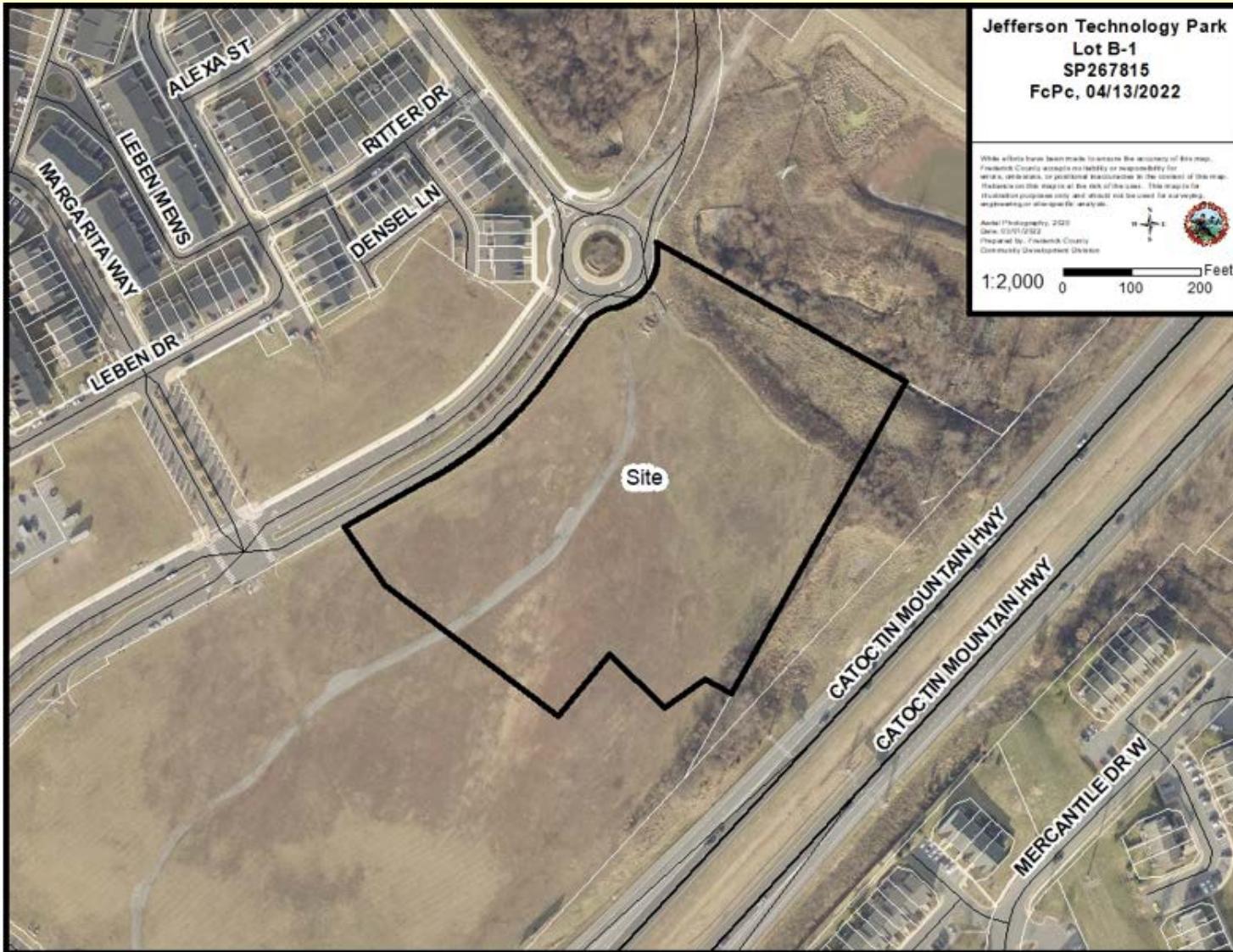
Staff-proposed conditions of approval:

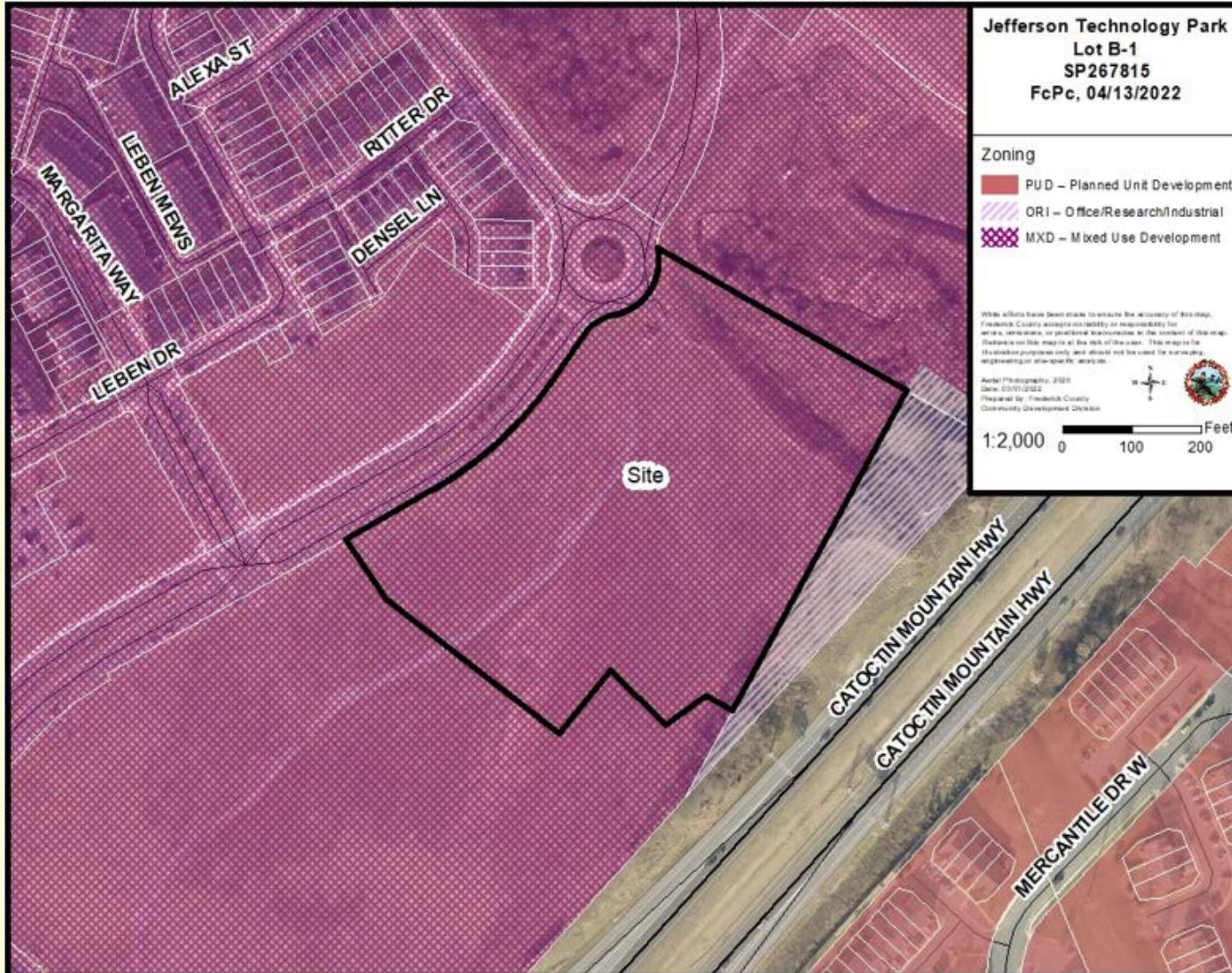
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Plat (PL261822) must be recorded and the lot recordation information must be noted on the plan prior to the Site Plan being stamped approved.
3. The shared access easement within the YMCA panhandle must be recorded and noted on the site plan prior to final site plan approval.
4. The shared access agreement with Frederick County Public Schools must be recorded and noted on the Site Plan prior to final site plan approval.

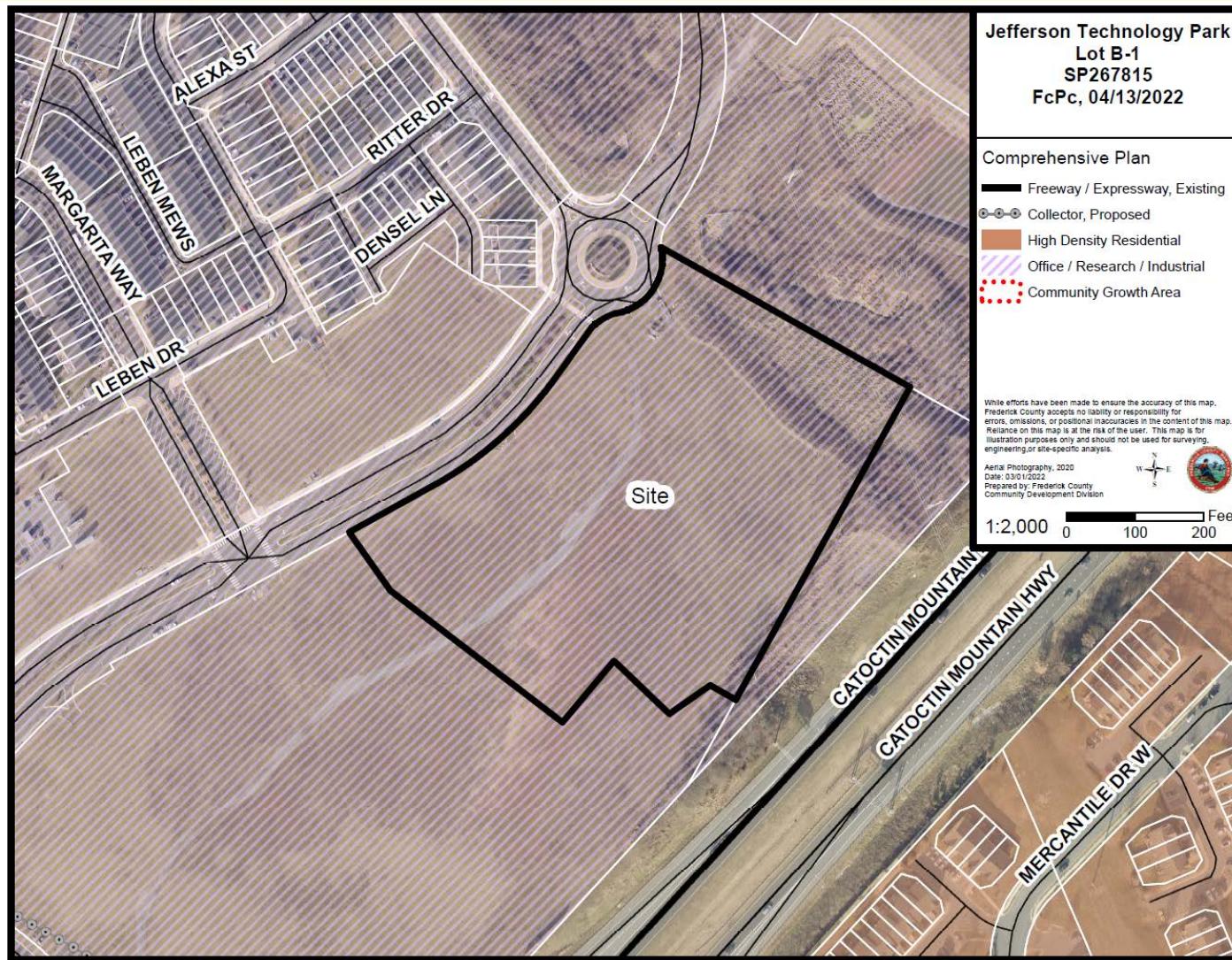
Jefferson Technology Park – GMP Building 1 Lot B-1

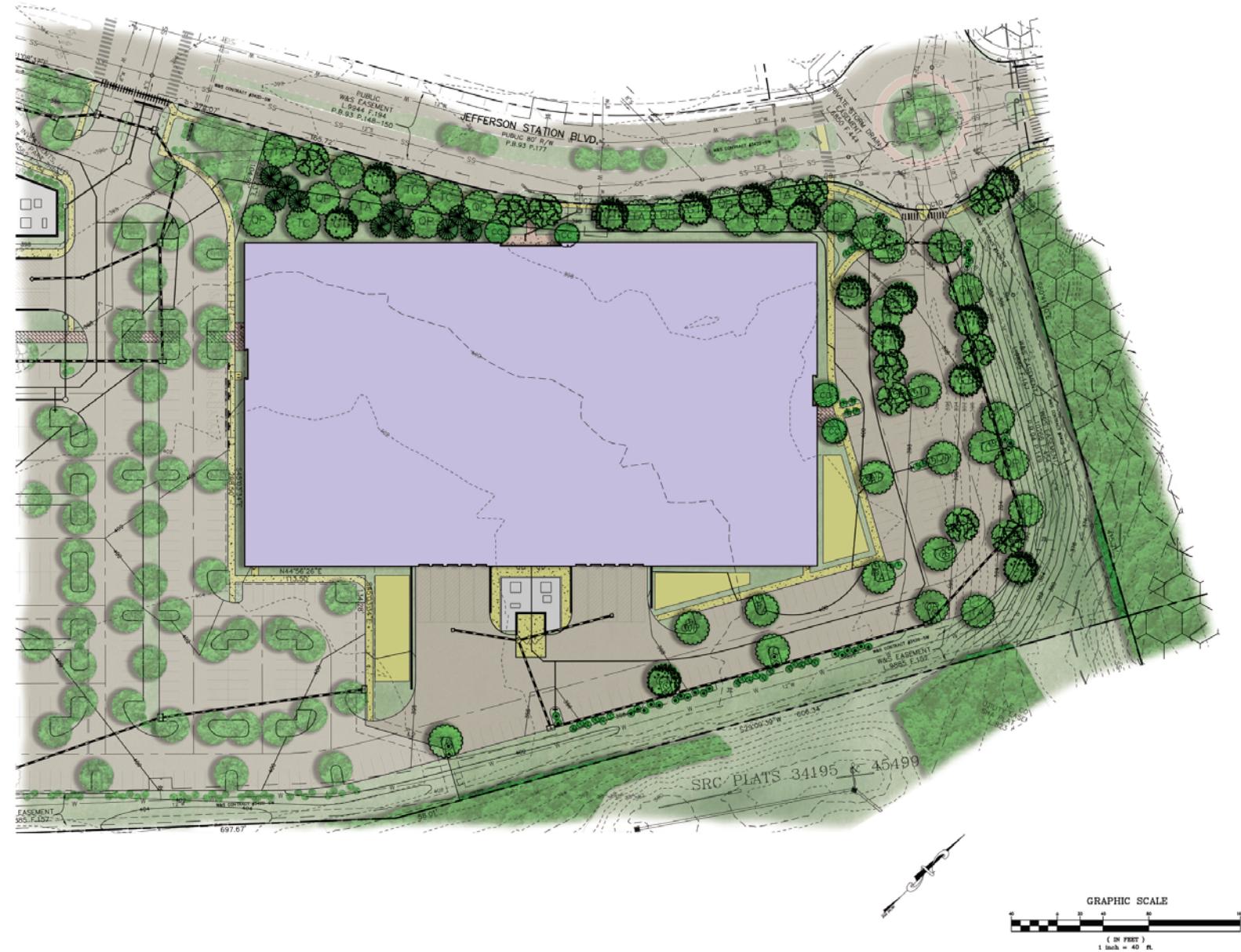
Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 142,478 sq. ft. building for a proposed laboratory research, experimental, or testing use located on a 7.639-acre Site.











RECOMMENDATION

Staff has no objection to approval of the JTP GMP Building 1 Lot B-1 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 (May 11, 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 allow light spillage to exceed 0.5 footcandles over the interior property line with Lot B-2.

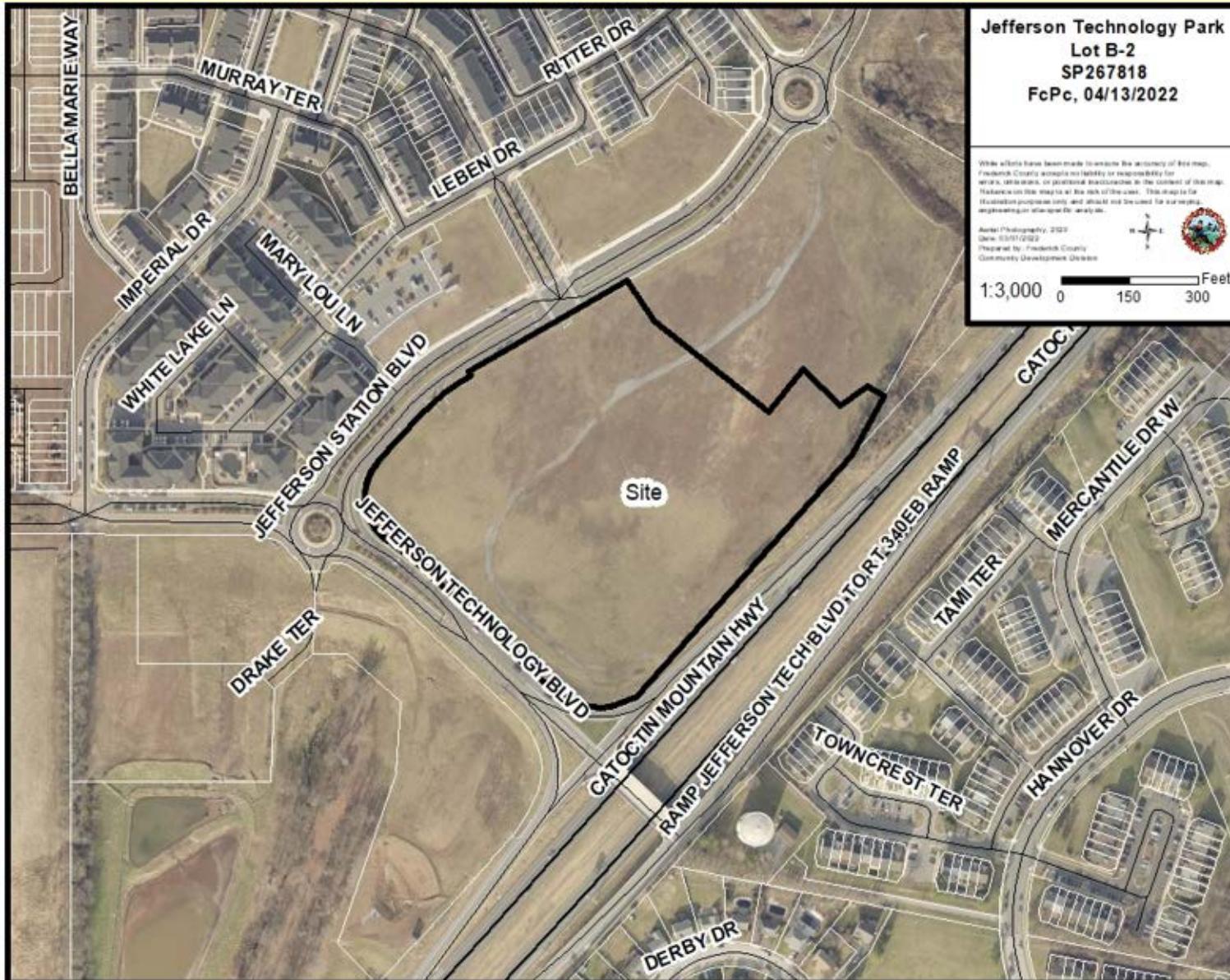
Staff-proposed conditions of approval:

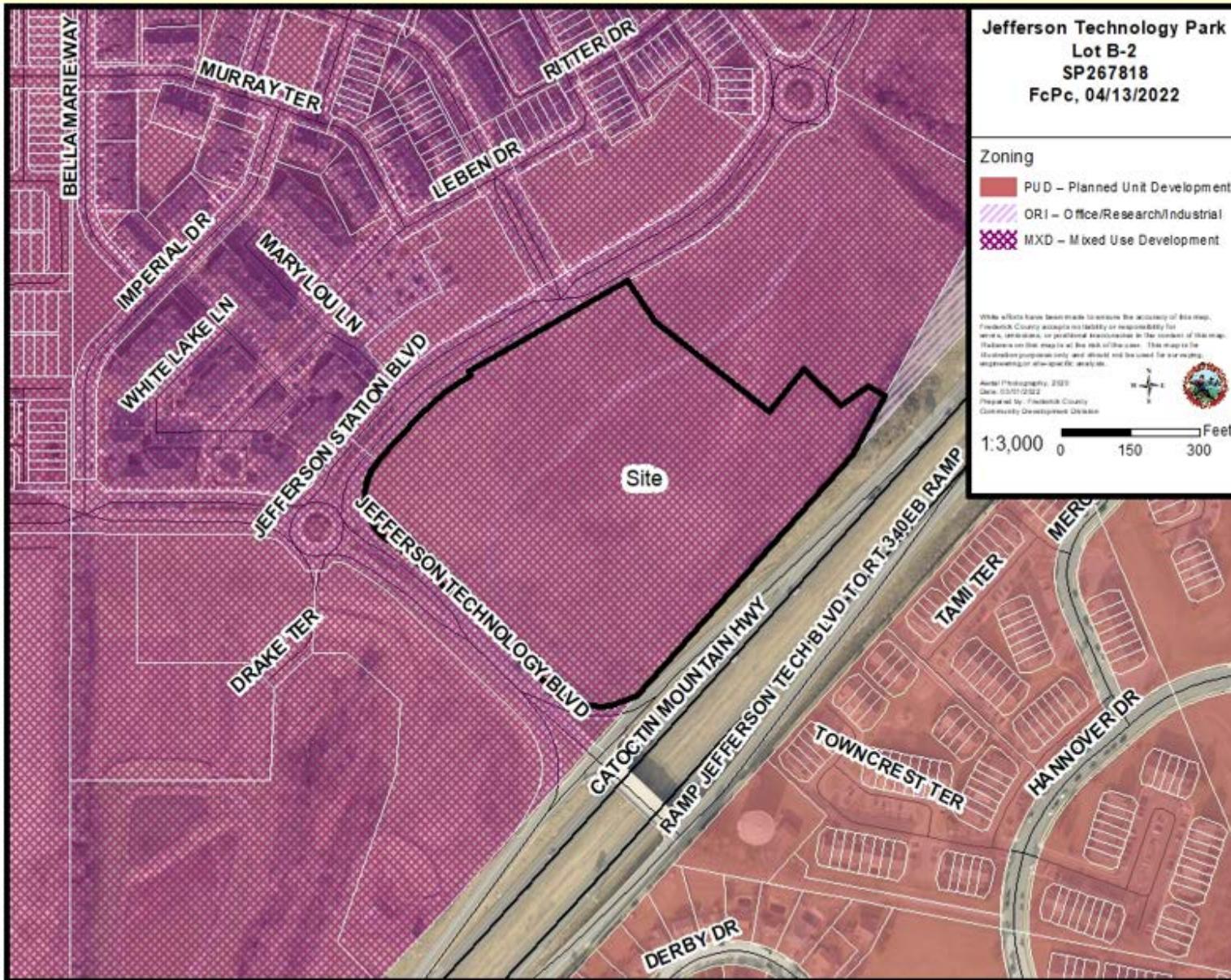
- 1) The Applicant shall comply with all Staff and agency comments through the completion of the plan.
- 2) The plat associated with this application needs to be approved and recorded prior to final site plan approval.
- 3) The phasing in the parking lot needs to be shown on the site plan and the parking note needs to be updated to describe the proposed phasing.
- 4) The final plat recordation information needs to be noted on site plan.

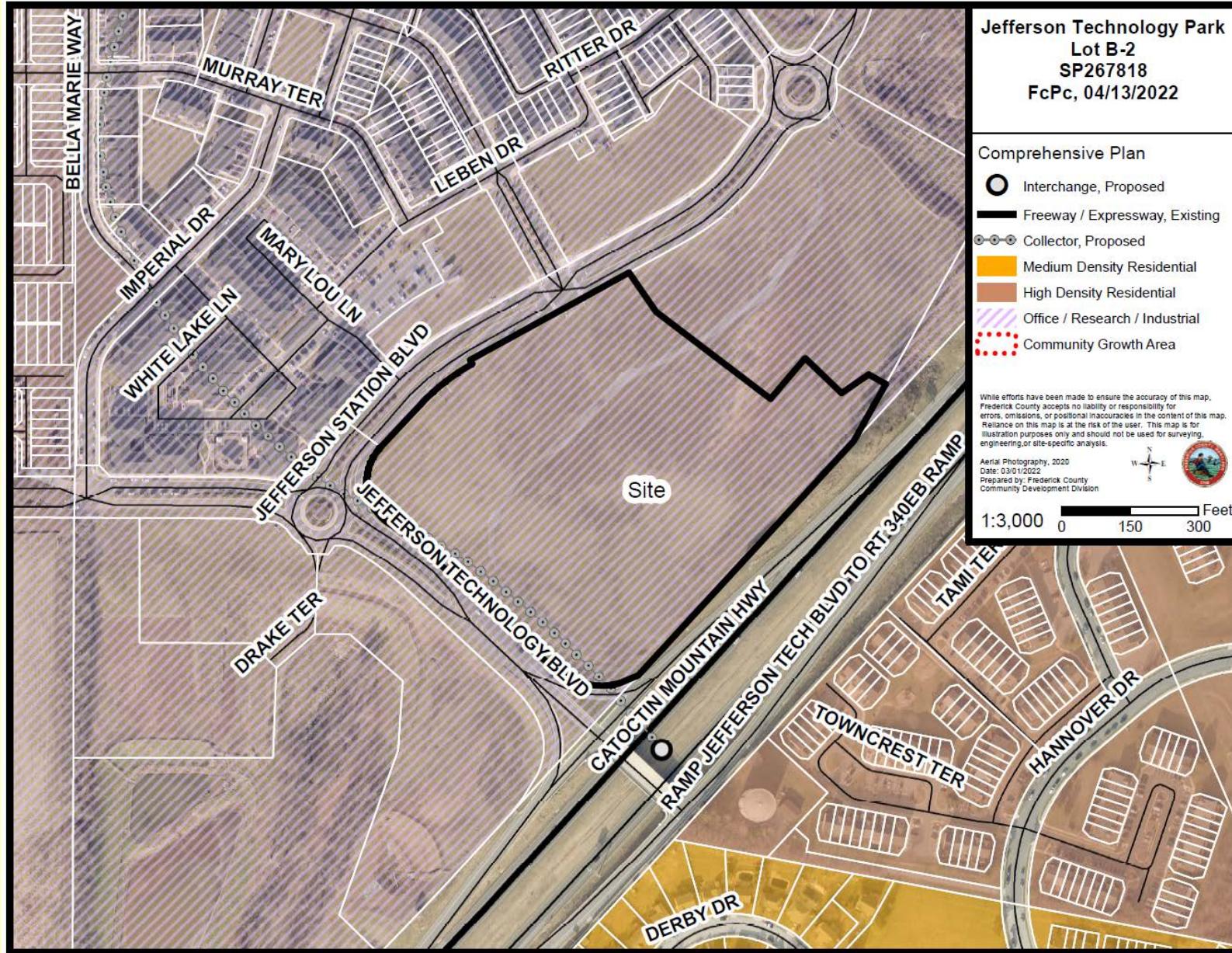
Jefferson Technology Park – Lot B-2

Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 214,568 sq. ft. building for a proposed laboratory research, experimental, or testing use and office business use located on an 11.940-acre Site.











RECOMMENDATION

Staff has no objection to approval of the Jefferson Technology Park Lot B-2 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 (May 11, 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 14 large loading spaces to a proposed 6 large loading spaces.
- 4) To allow light spillage to exceed 0.5 footcandles over the interior property line with Lot B-1.

Staff-proposed conditions of approval:

- 1) The Applicant shall comply with all Staff and agency comments through the completion of the plan.
- 2) The plat associated with this application needs to be approved and recorded prior to final site plan approval.
- 3) The phasing in the parking lot needs to be clearly shown on the site plan and on all other applicable sheets and the parking note needs to be updated to describe proposed phasing.
- 4) The final plat recordation information needs to be noted on site plan.