

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.

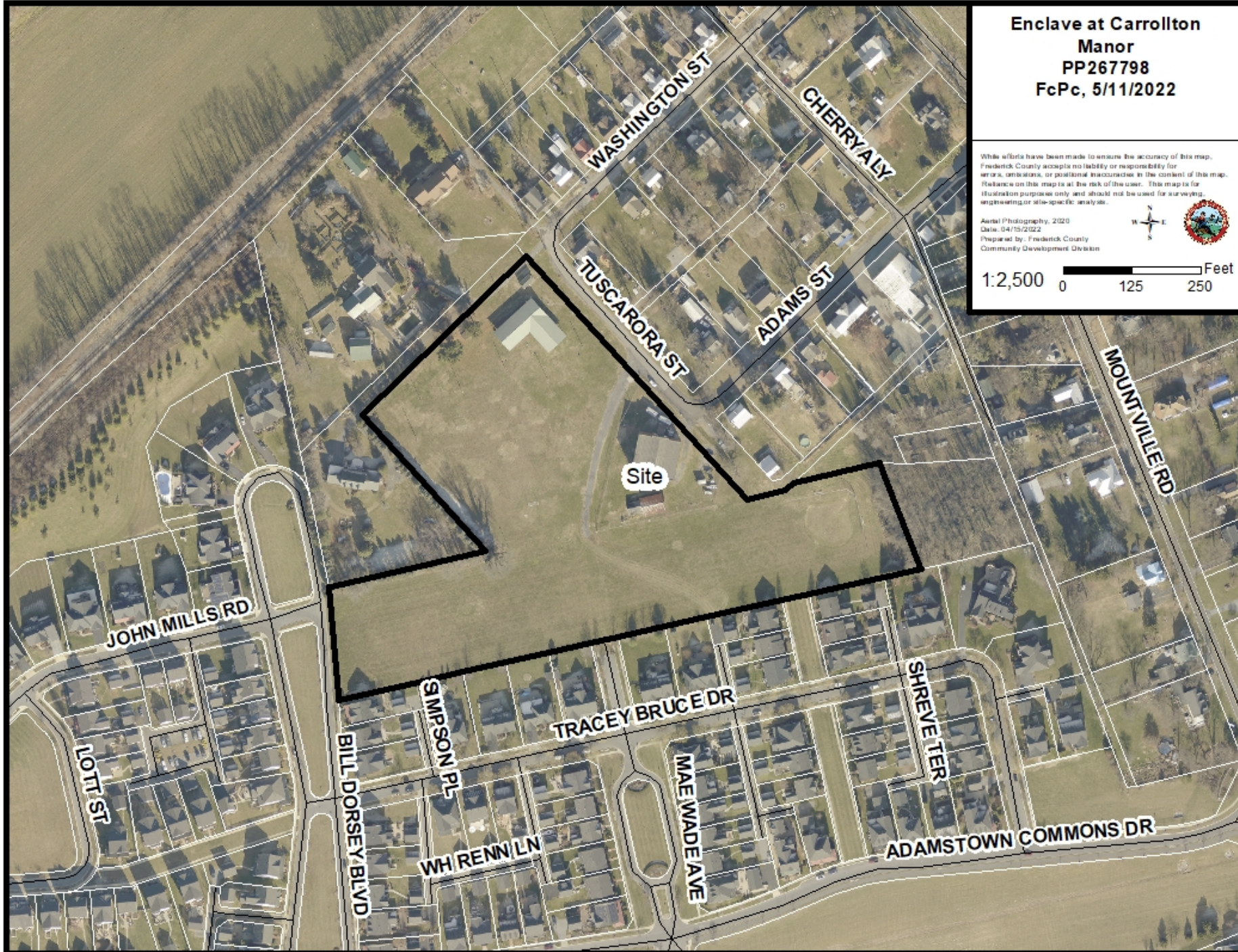
**Enclave at Carrollton
Manor
PP267798
FcPc, 5/11/2022**

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Aerial Photography, 2020
Date: 04/05/2022
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet



**Enclave at Carrollton
Manor
PP267798
FcPc, 5/11/2022**

Zoning

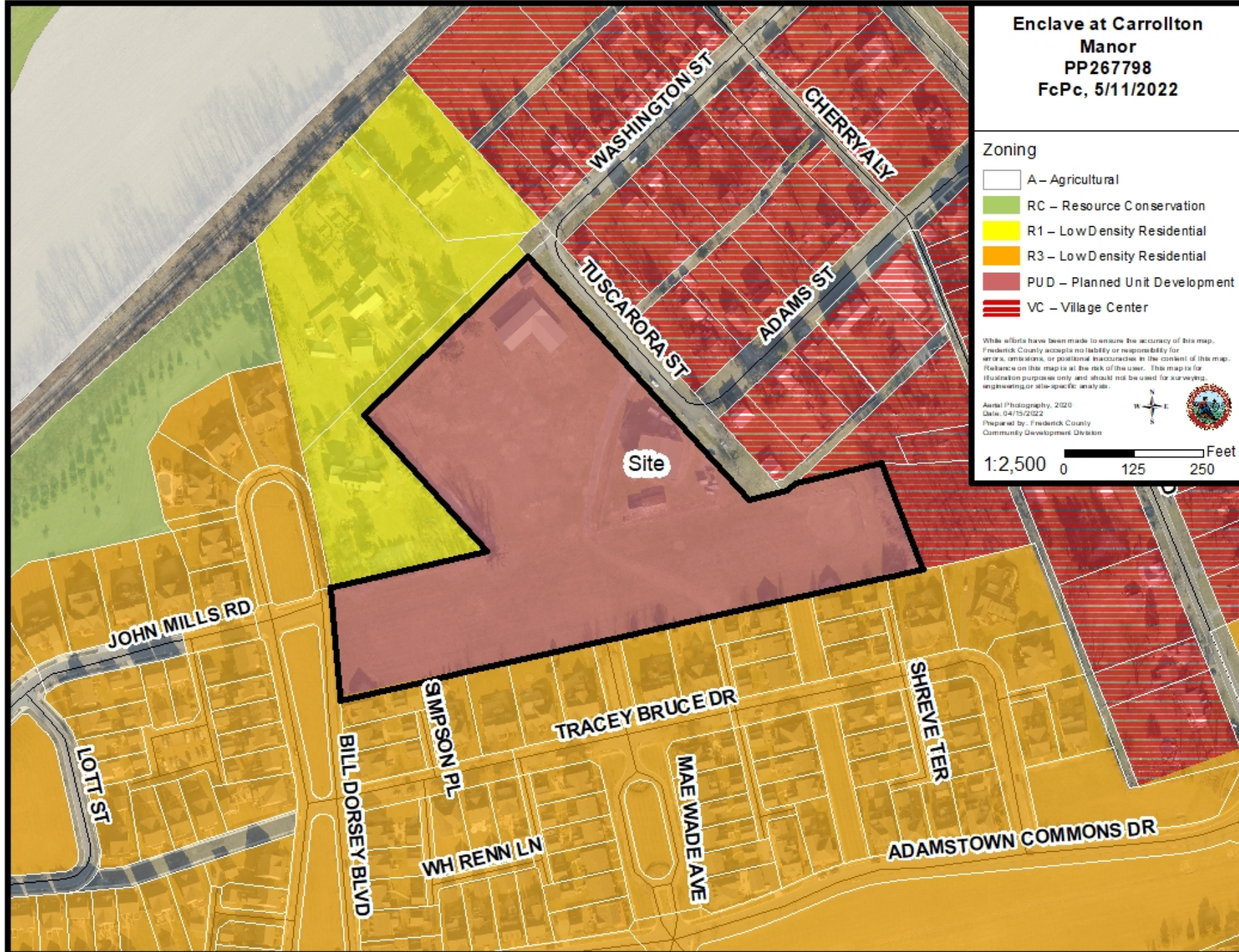
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  R3 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center

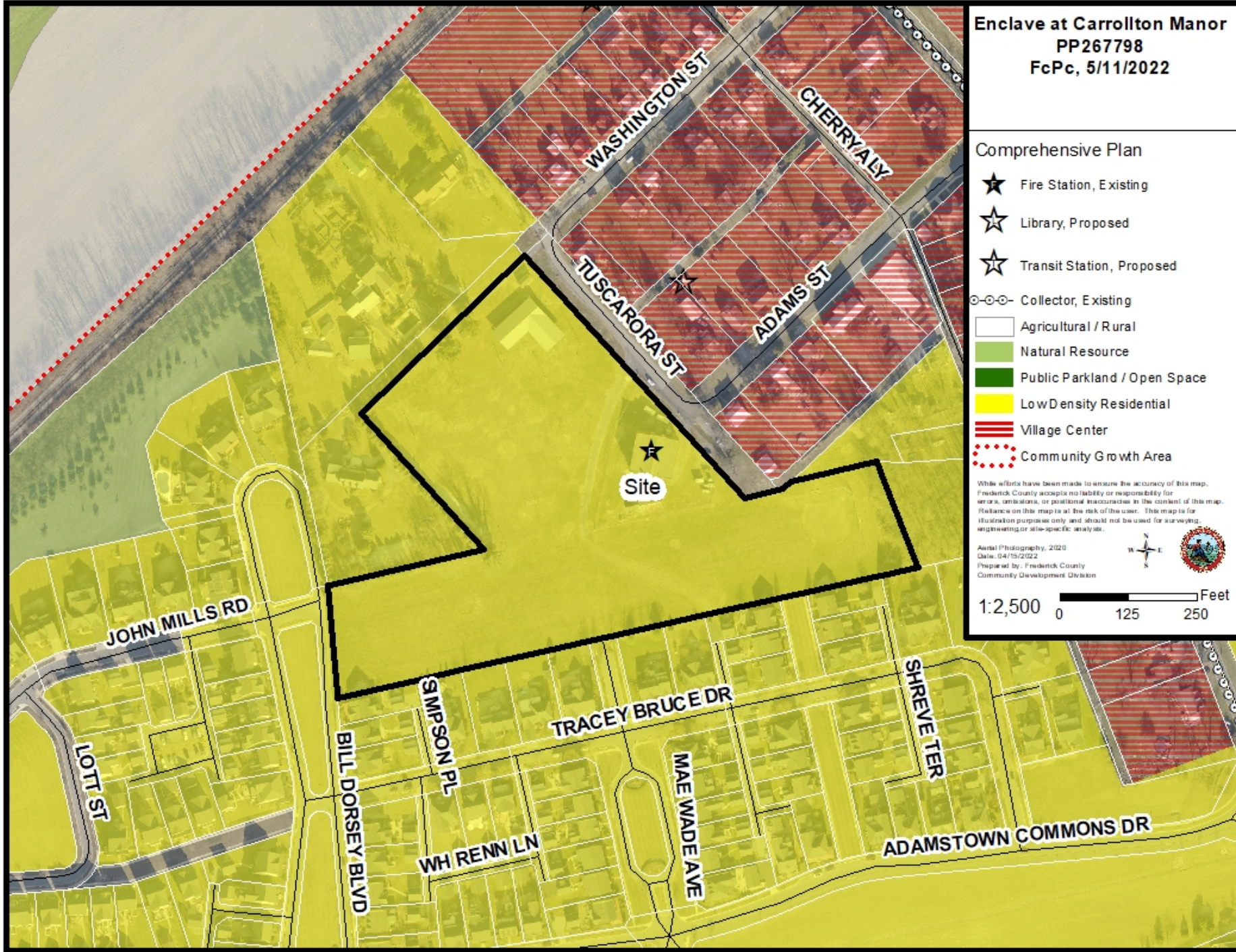
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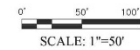
Aerial Photography, 2020
Date: 04/15/2022
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet

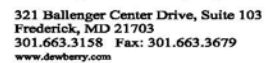
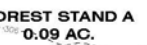








CRITICAL ROOT ZONE



SPECIMEN TREE EXHIBIT

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:

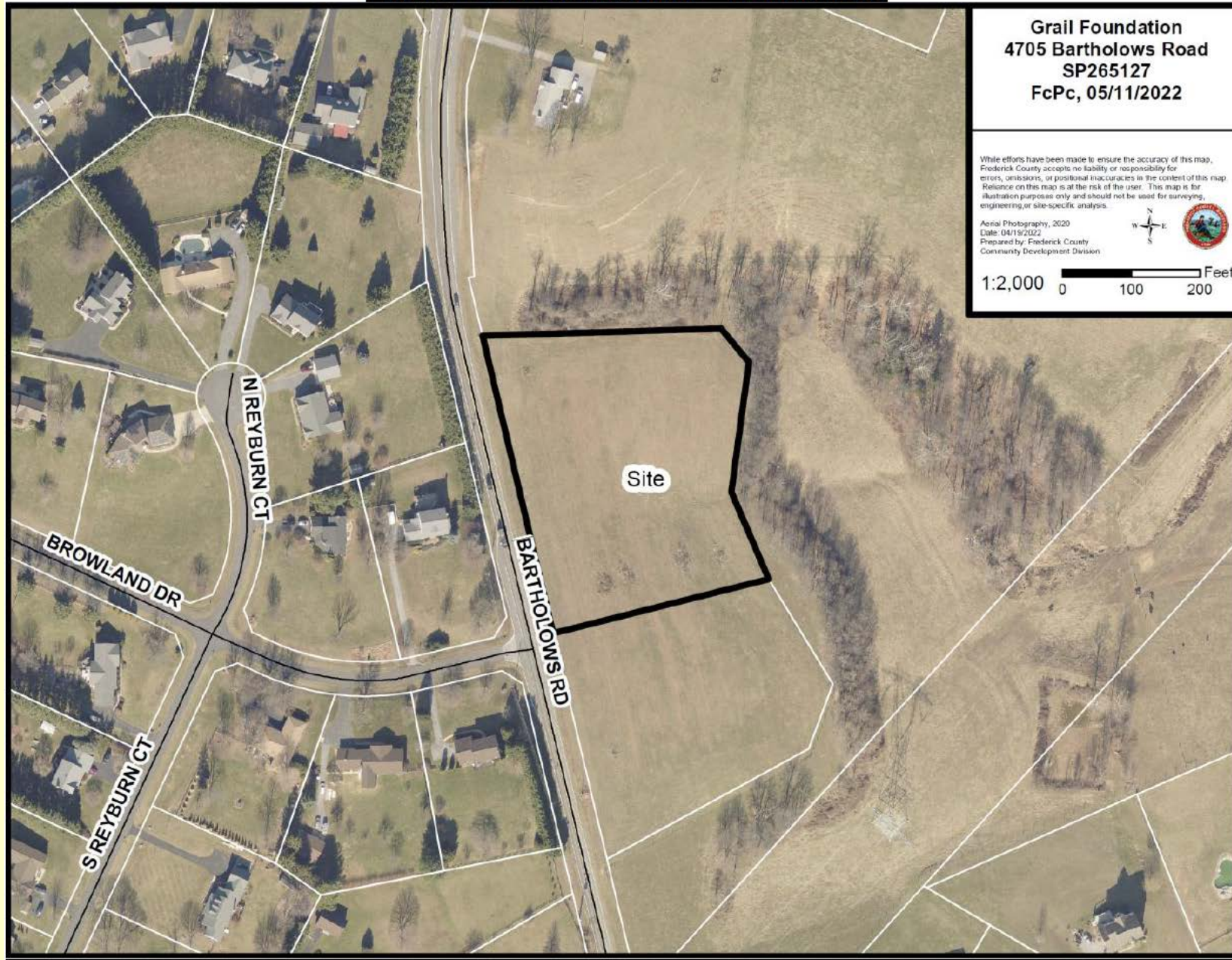
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to Preliminary Plan approval, and the required FRO mitigation must be provided prior to applying for grading permits, building permits, or lot recordation, whichever is applied for first.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



Grail Foundation
4705 Bartholows Road
SP265127
FcPc, 05/11/2022

Comprehensive Plan

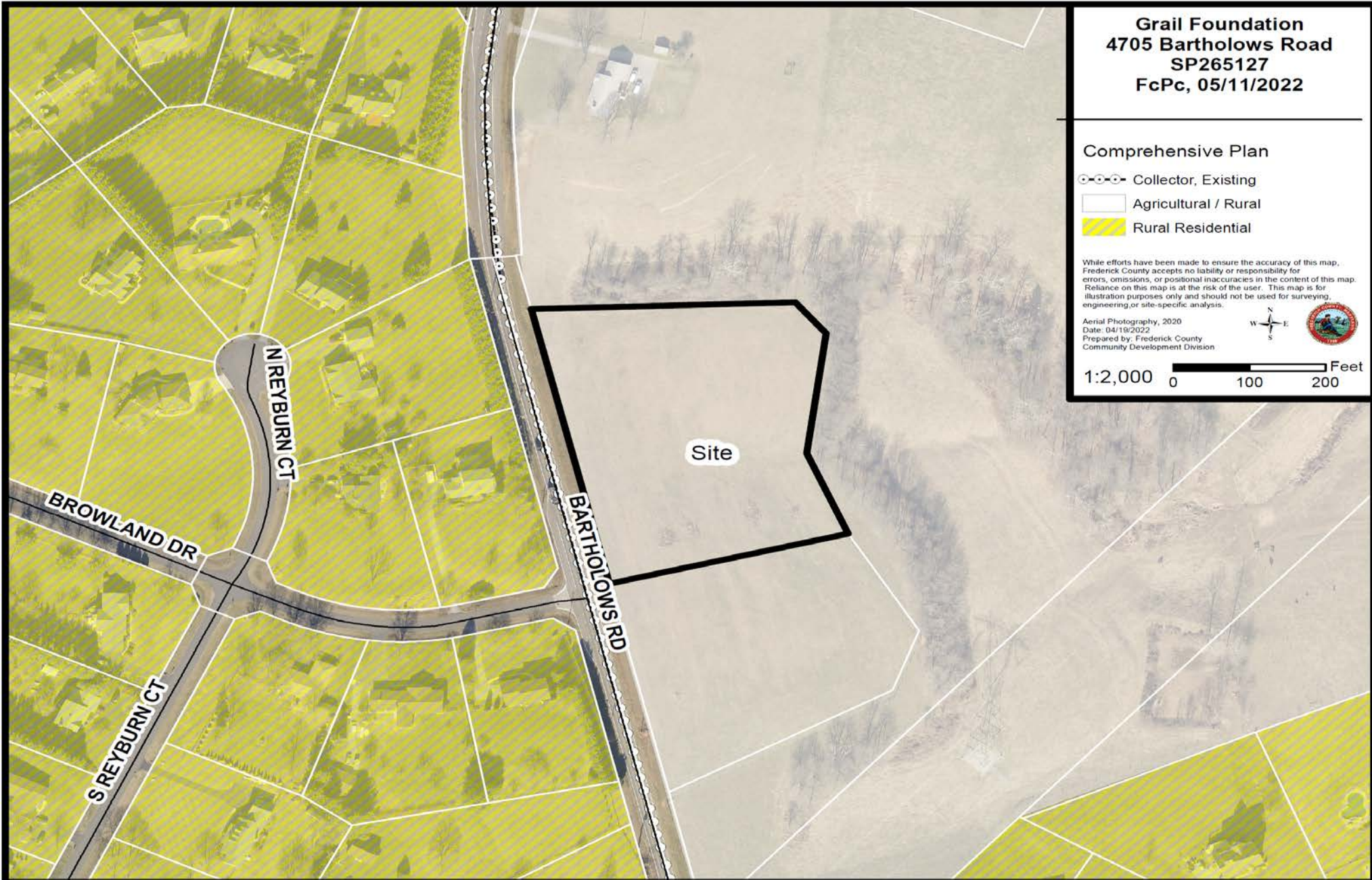
-  Collector, Existing
-  Agricultural / Rural
-  Rural Residential

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Aerial Photography, 2020
Date: 04/19/2022
Prepared by: Frederick County
Community Development Division



1:2,000  Feet



Grail Foundation
4705 Bartholows Road
SP265127
FcPc, 05/11/2022

Zoning

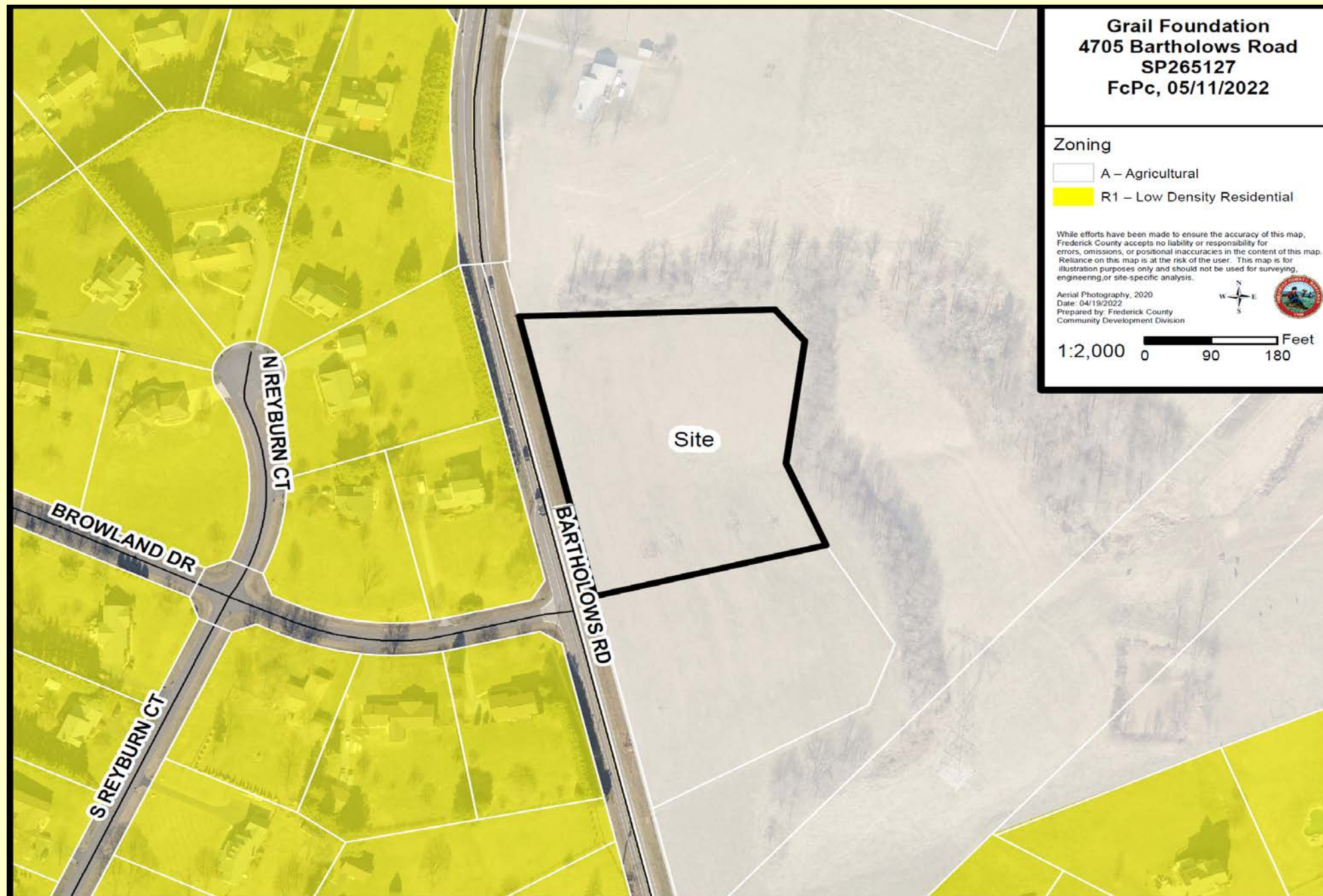
-  A – Agricultural
 R1 – Low Density Residential

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1:2,000  Feet



PLANT SCHEDULE

SYMBOL / NOTES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	SIZE
	Q1	11	Quercus phellos / White Oak	24" DBH	24" Cal	24" DBH
	Q12	8	Quercus rubra / Red Oak (Stock with 40" Mature Canopy)	24" DBH	24" Cal	24" DBH
	Q13	27	BOTANICAL / COMMON NAME	24" DBH	24" Cal	24" DBH
	Q14	4	Pinus strobus / White Pine	24" DBH	24" Cal	24" DBH
	Q15	12	Juniperus virginiana / Virginia Cedar	24" DBH	24" Cal	24" DBH
	Q16	1	Cornus canadensis / Eastern Dogwood	24" DBH	24" Cal	24" DBH
	Q17	27	BOTANICAL / COMMON NAME	24" DBH	24" Cal	24" DBH
	Q18	8	Ancistranon canadensis / Canadian Honeylocust	24" DBH	24" Cal	24" DBH
	Q19	4	Kalmia latifolia / Mountain Laurel	24" DBH	24" Cal	24" DBH
	Q20	14	Prunus virginiana / Black Cherry	24" DBH	24" Cal	24" DBH
	Q21	27	Prunus pennsylvanica / Black Cherry	24" DBH	24" Cal	24" DBH
	Q22	27	BOTANICAL / COMMON NAME	24" DBH	24" Cal	24" DBH
	Q23	12	Hebecladia anglica / Black Birch	24" DBH	24" Cal	24" DBH



BARTHOLOME ROAD
COLLECTOR ROAD - PUBLIC
80 FT R/W

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:

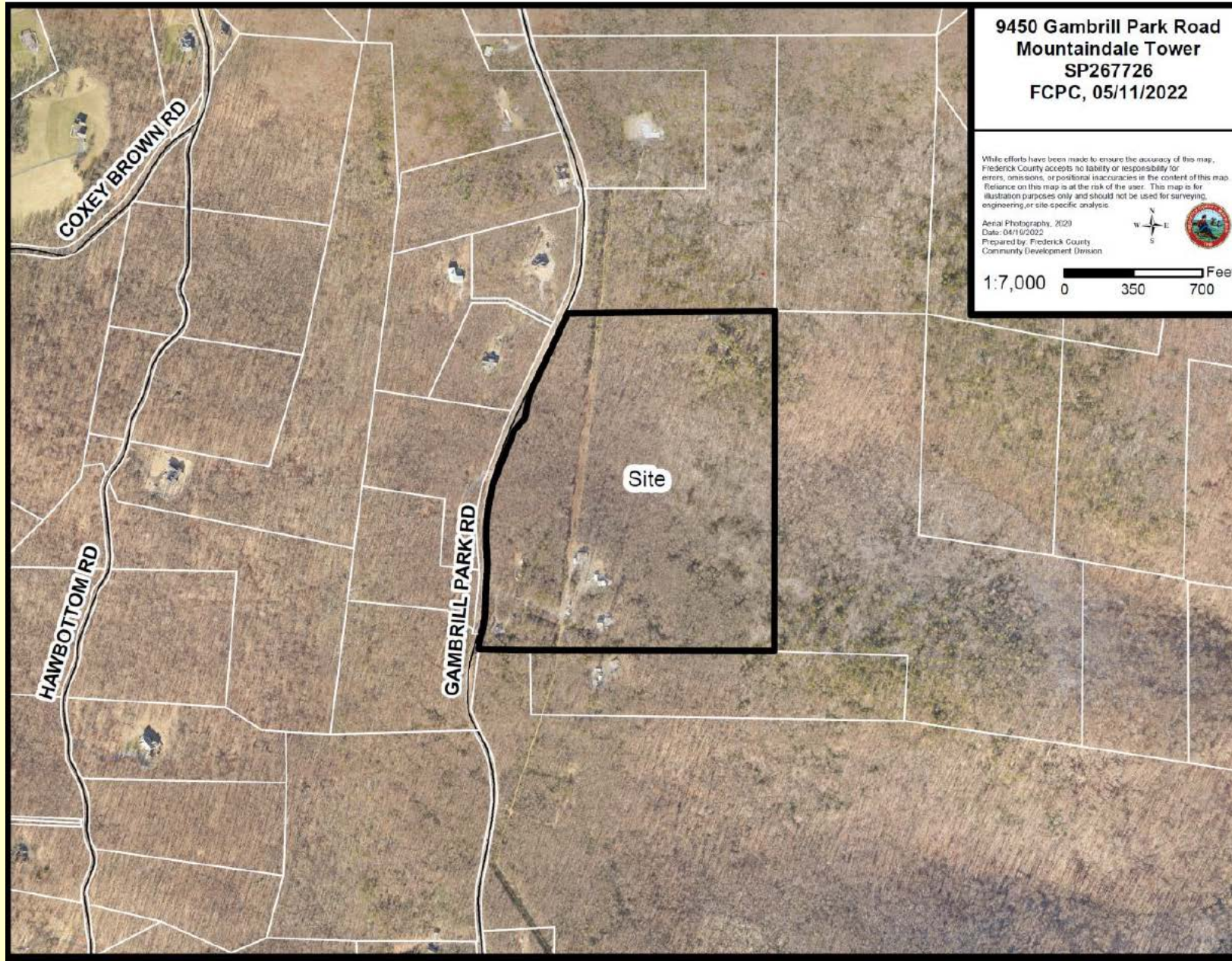
1. Address all agency comments as the plan proceeds through to completion.
2. Remove the planting schedules from the right side of the landscape sheet.
3. Correct the number of building mounted lights to match the notes and photometric plan.

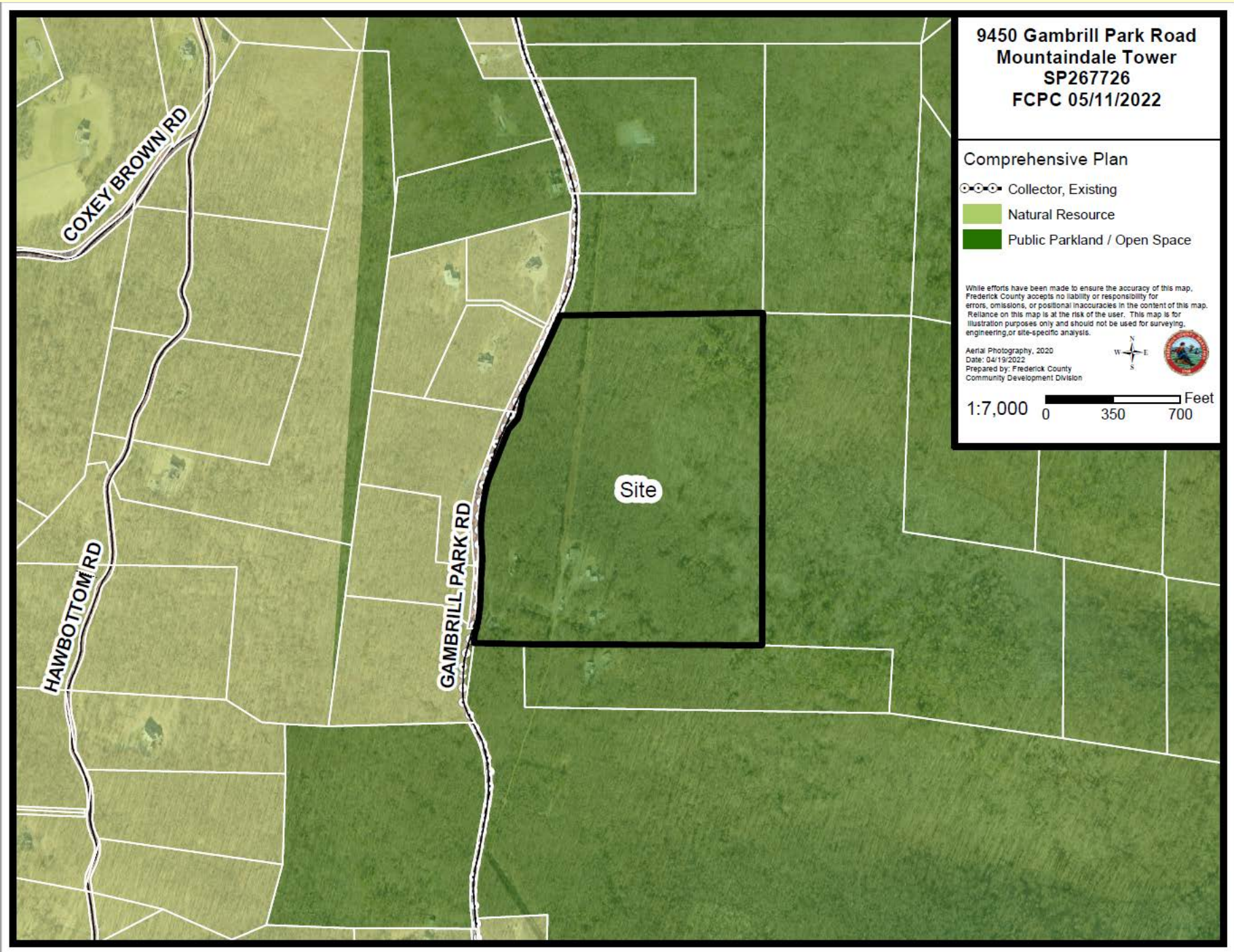
Mountaindale Tower

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





9450 Gambrill Park Road
Mountaindale Tower
SP267726
FCPC 05/11/2022

Comprehensive Plan

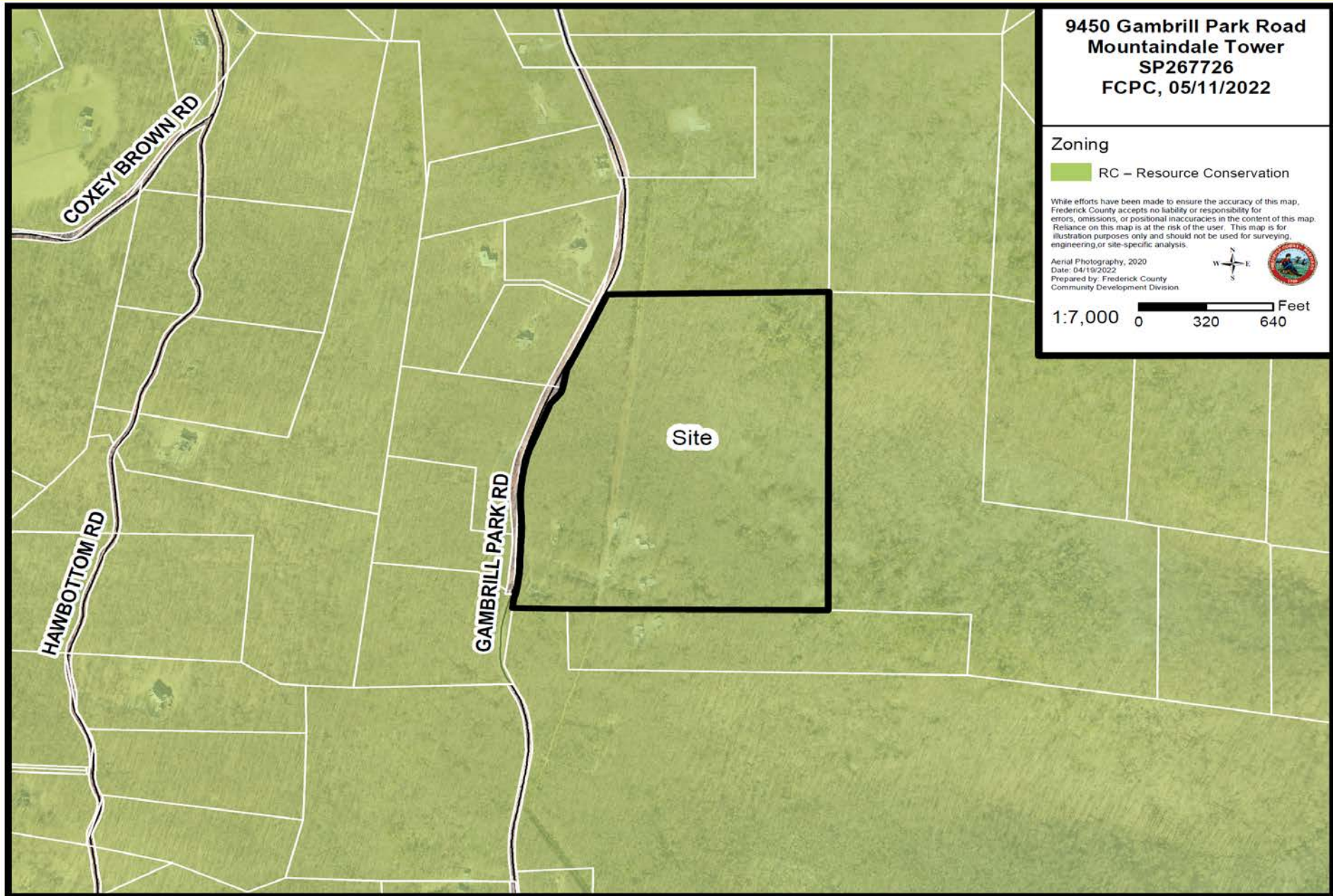
- Collector, Existing
- Natural Resource
- Public Parkland / Open Space

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Aerial Photography, 2020
Date: 04/19/2022
Prepared by: Frederick County
Community Development Division



1:7,000 0 350 700 Feet



9450 Gambrill Park Road
Mountaindale Tower
SP267726
FCPC, 05/11/2022

Zoning

 RC – Resource Conservation

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Aerial Photography, 2020
Date: 04/19/2022
Prepared by: Frederick County
Community Development Division




1:7,000  Feet
0 320 640

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:

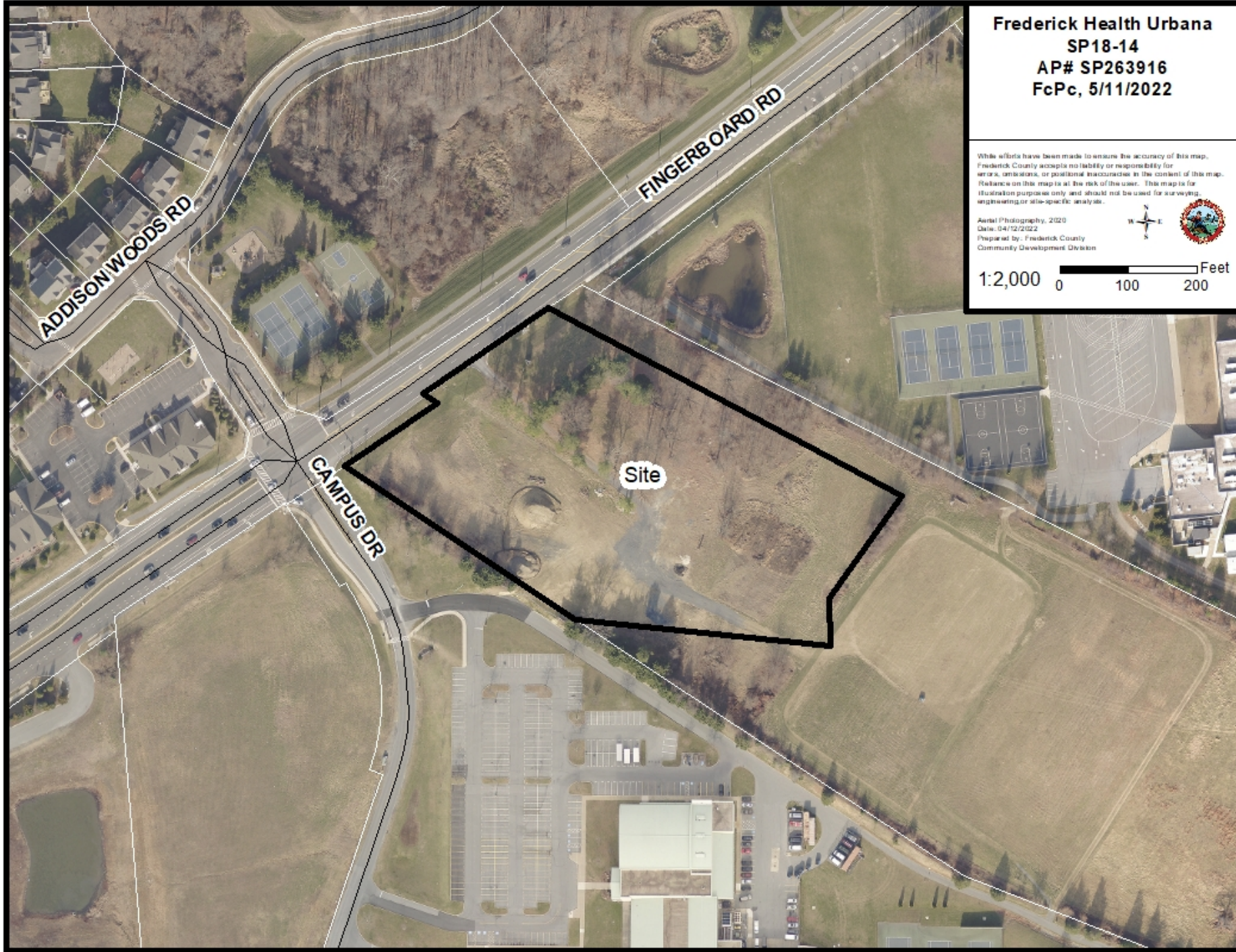
Staff-proposed conditions of approval:

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.



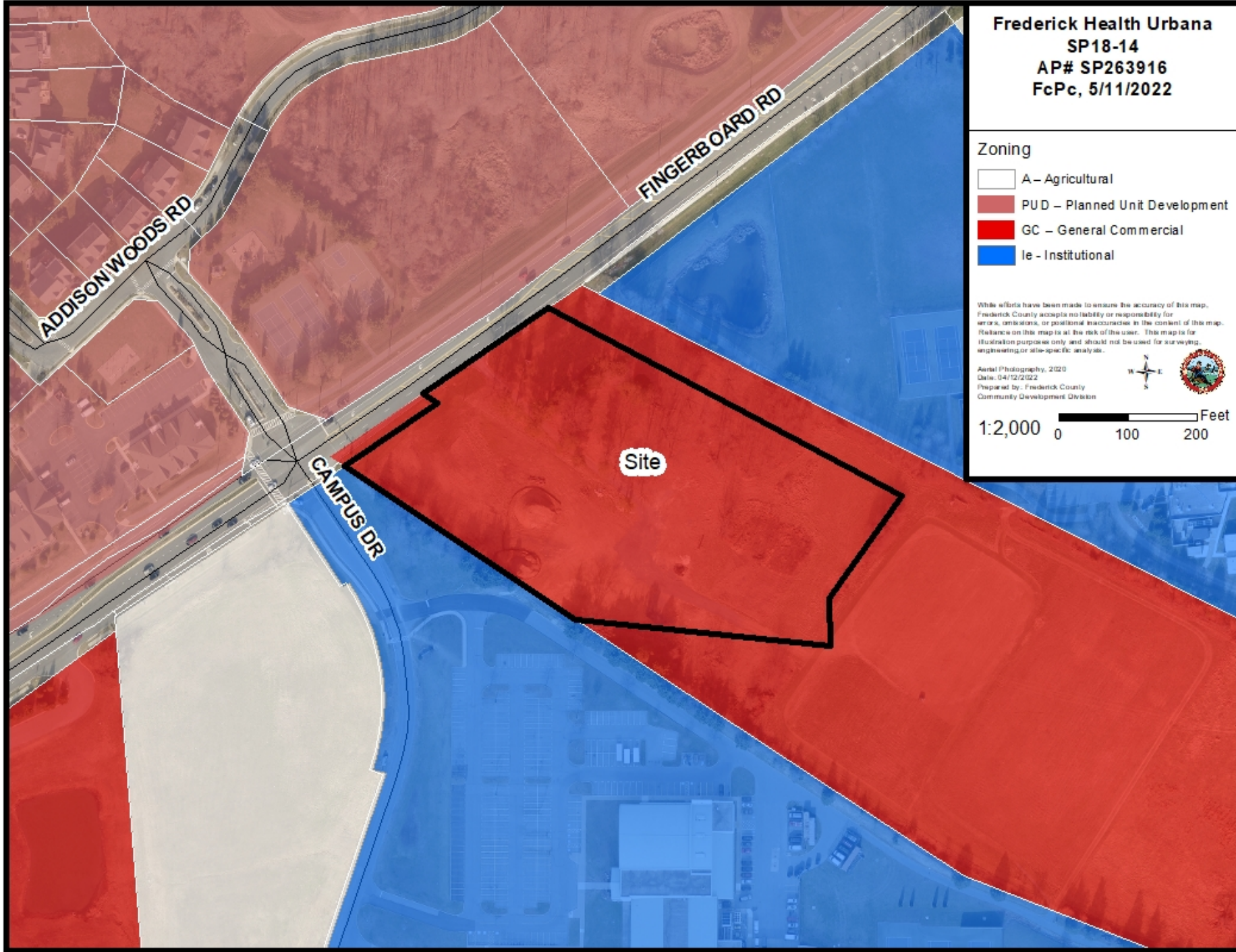
Frederick Health Urbana
SP18-14
AP# SP263916
FcPc, 5/11/2022

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Aerial Photography, 2020
Date: 04/22/2022
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet



Frederick Health Urbana
SP18-14
AP# SP263916
FcPc, 5/11/2022

Zoning

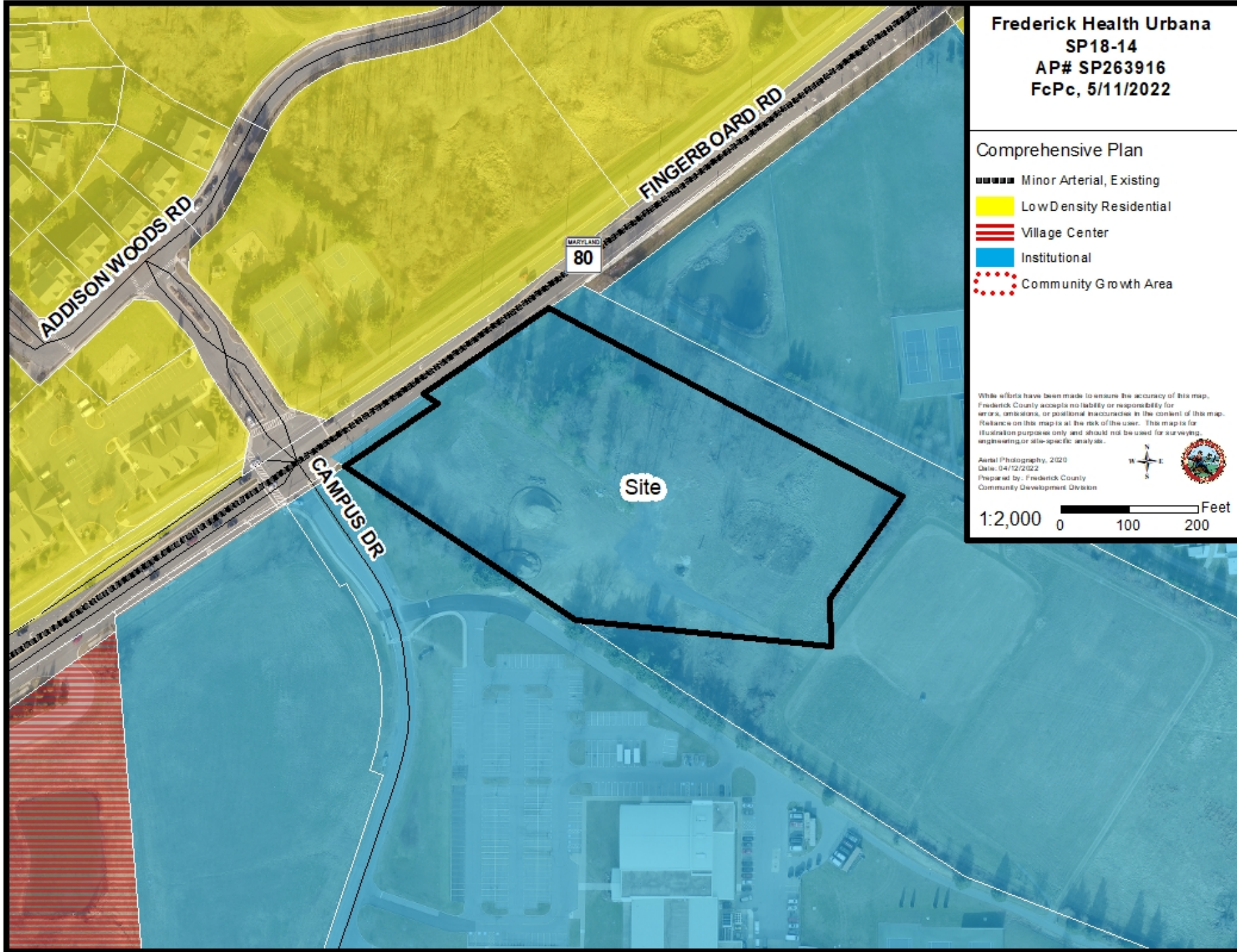
- A – Agricultural
- PUD – Planned Unit Development
- GC – General Commercial
- Ie – Institutional

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Aerial Photography, 2020
Date: 04/12/2022
Prepared by: Frederick County
Community Development Division



1:2,000 0100200 Feet



Frederick Health Urbana
SP18-14
AP# SP263916
FcPc, 5/11/2022

Comprehensive Plan

- Minor Arterial, Existing
- Low Density Residential
- Village Center
- Institutional
- Community Growth Area

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Date: 04/12/2022
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1:2,000 0 100 200 Feet





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.

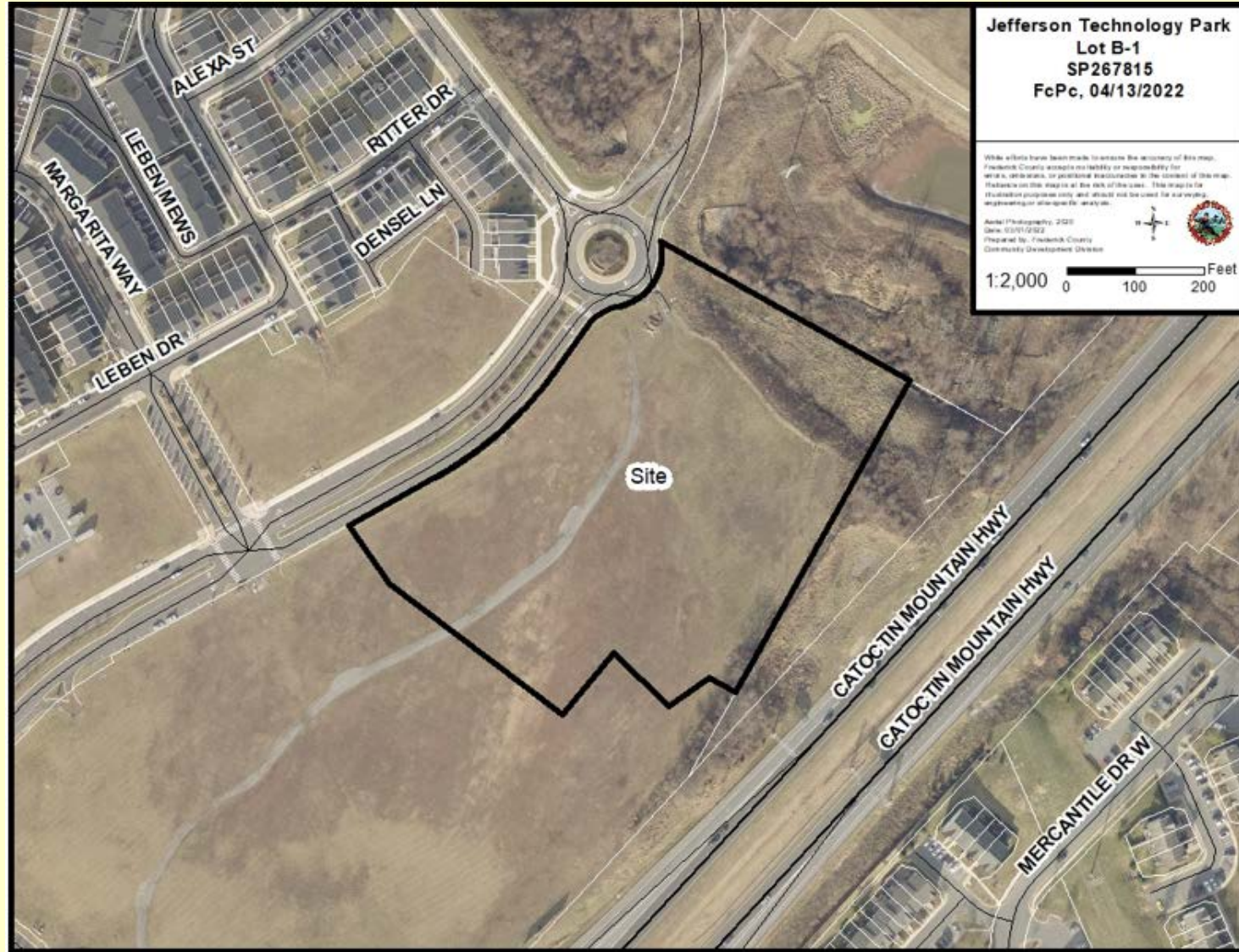
Staff-proposed conditions of approval:

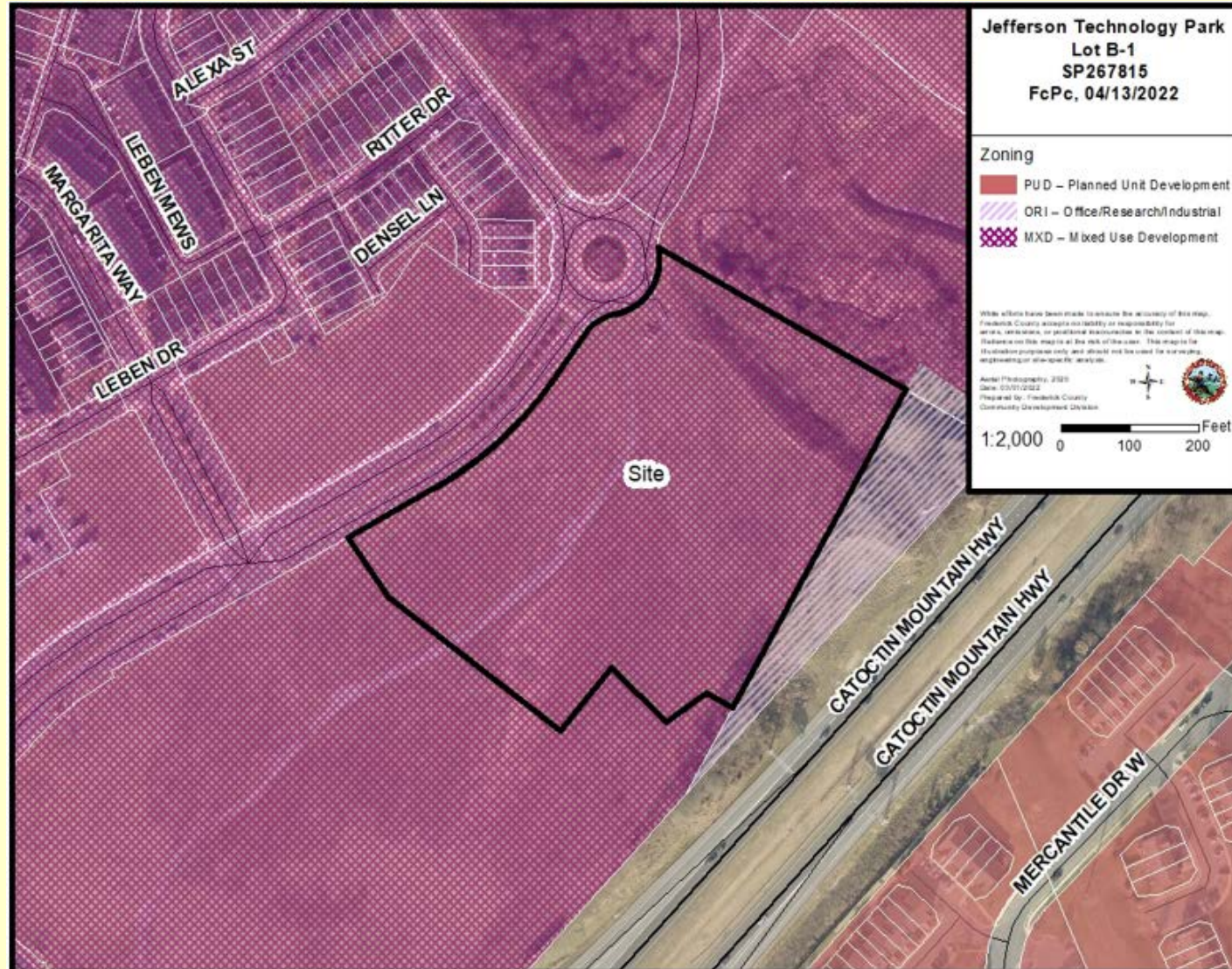
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Plat (PL261822) must be recorded and the lot recordation information must be noted on the plan prior to the Site Plan being stamped approved.
3. The shared access easement 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.

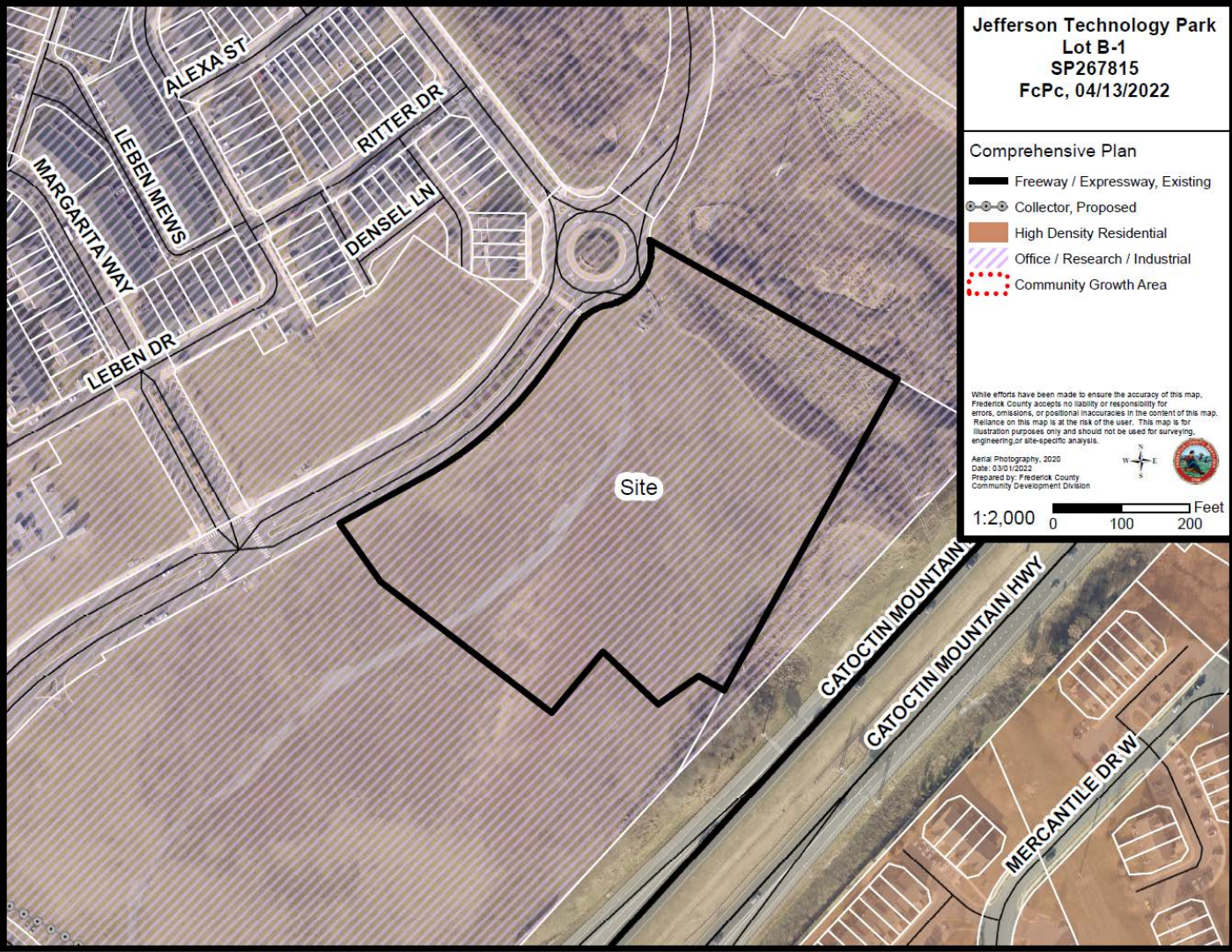
Jefferson Technology Park – GMP Building 1 Lot B-1

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.







Jefferson Technology Park
Lot B-1
SP267815
FcPc, 04/13/2022

- Comprehensive Plan
- Freeway / Expressway, Existing
 - Collector, Proposed
 - High Density Residential
 - Office / Research / Industrial
 - Community Growth Area

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Aerial Photography, 2020
Date: 03/01/2022
Prepared by: Frederick County
Community Development Division

1:2,000 0 100 200 Feet





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.

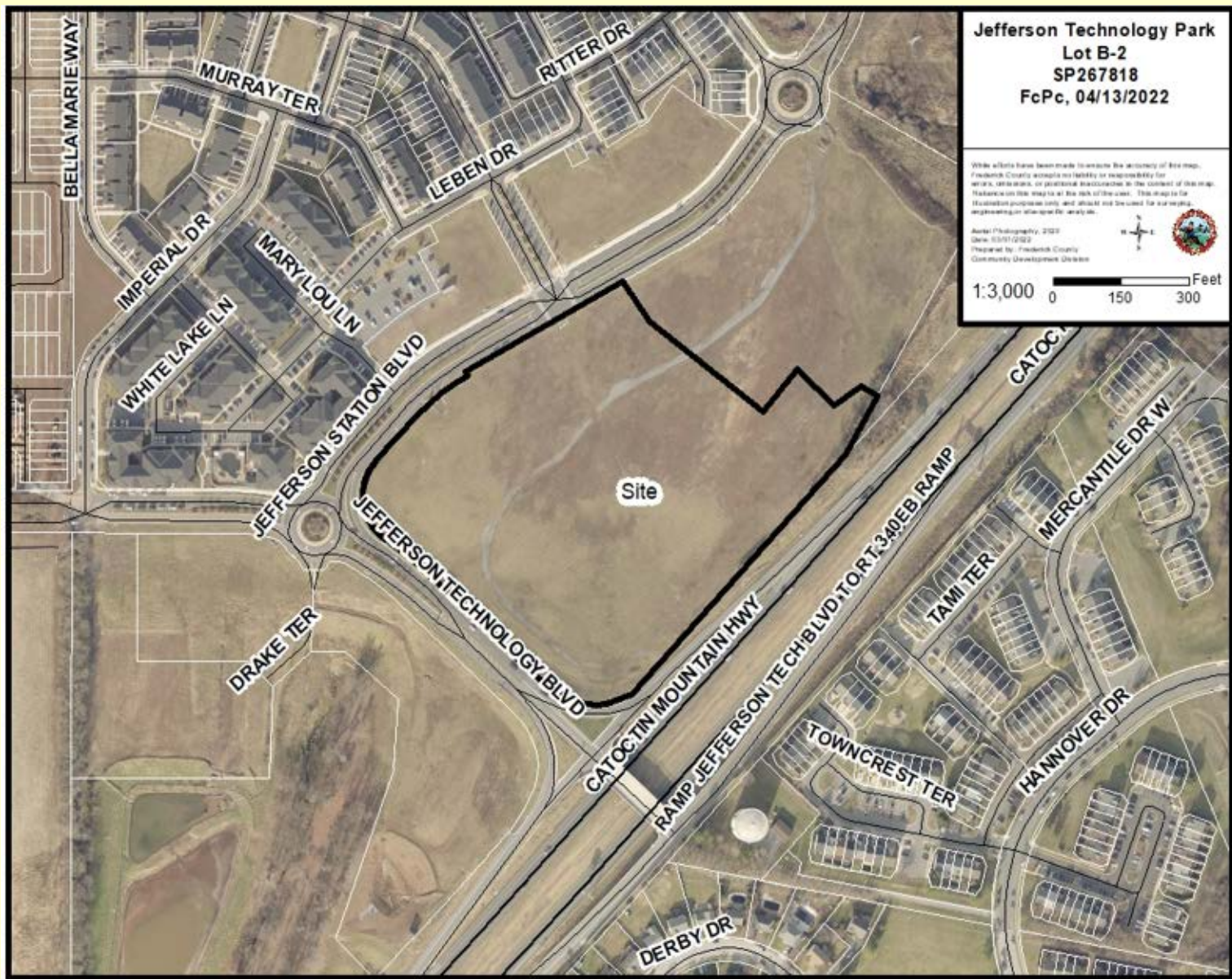
Staff-proposed conditions of approval:

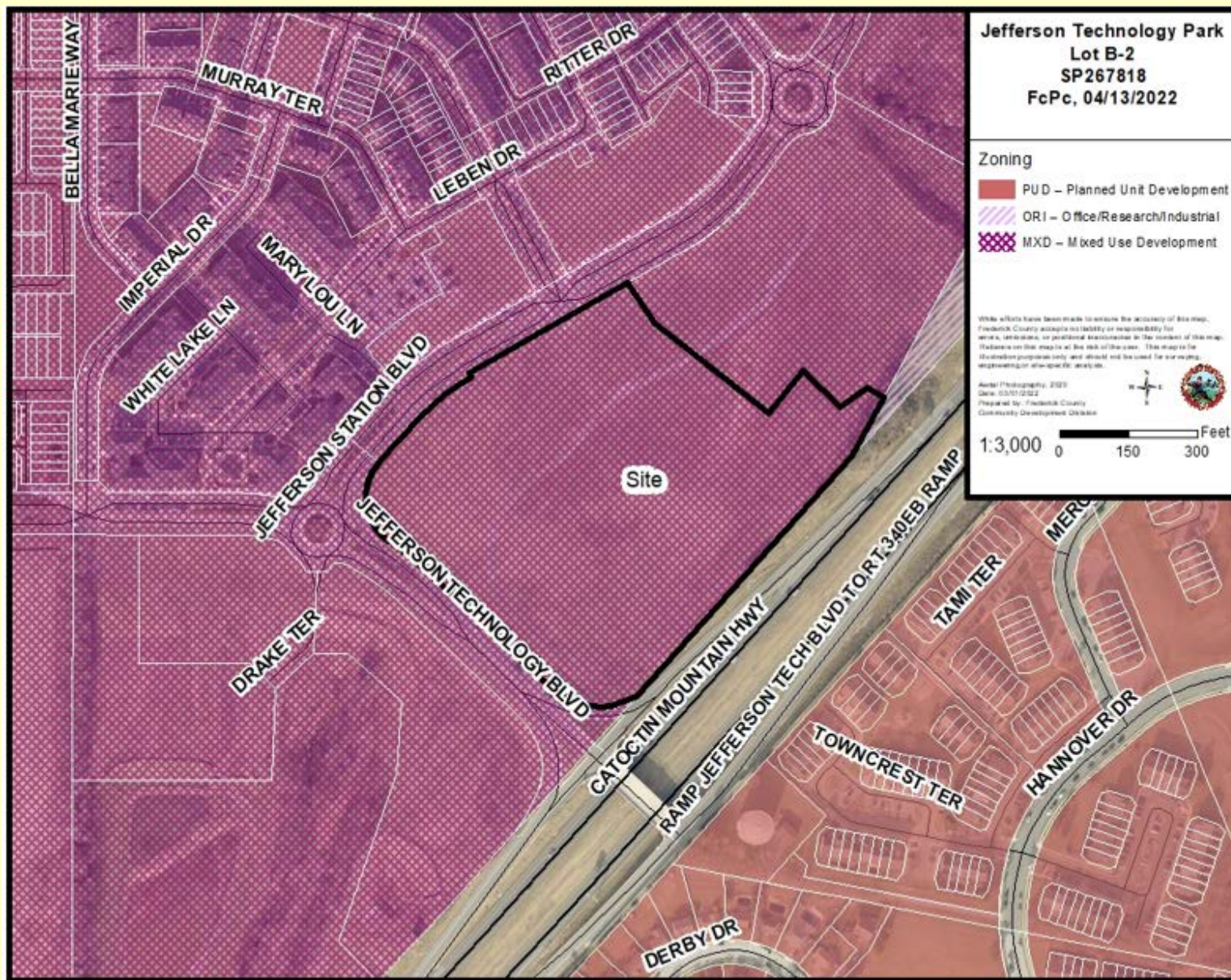
- 1) The Applicant shall comply with all Staff and agency comments through the completion of the plan.
- 2) The plat associated with this application needs to be approved and recorded prior to final site plan approval.
- 3) The phasing in the parking lot needs to be shown on the site plan and the parking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

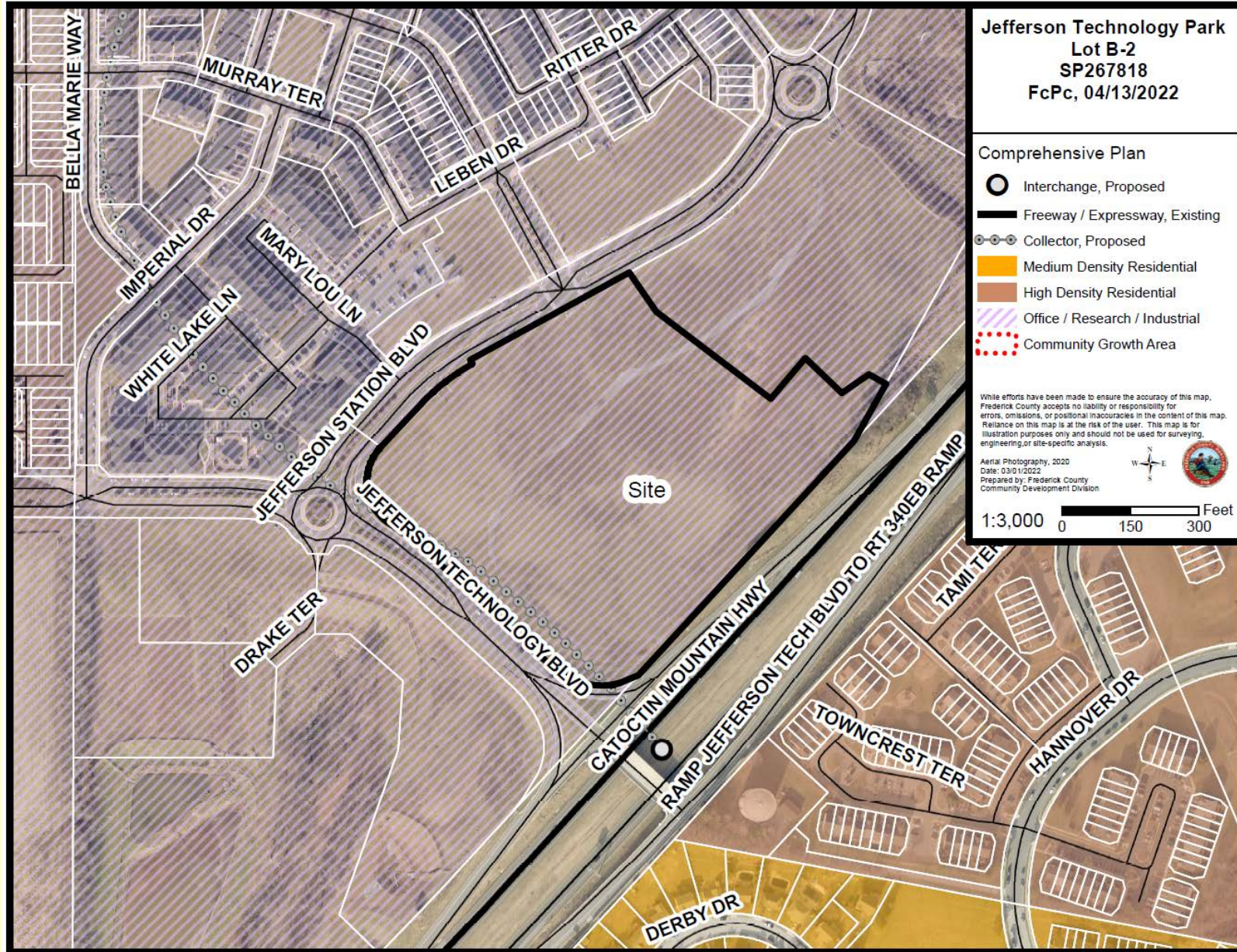
Jefferson Technology Park – Lot B-2

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.









SCALE: 1" = 40' BY J. M. DATE: 07/15/2015	SITE RENDERING	HARRIS SMARIGA ARCHITECTS 1000 N. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 WWW.HARRIS-SMARIGA.COM
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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.