

Frederick County Planning Commission

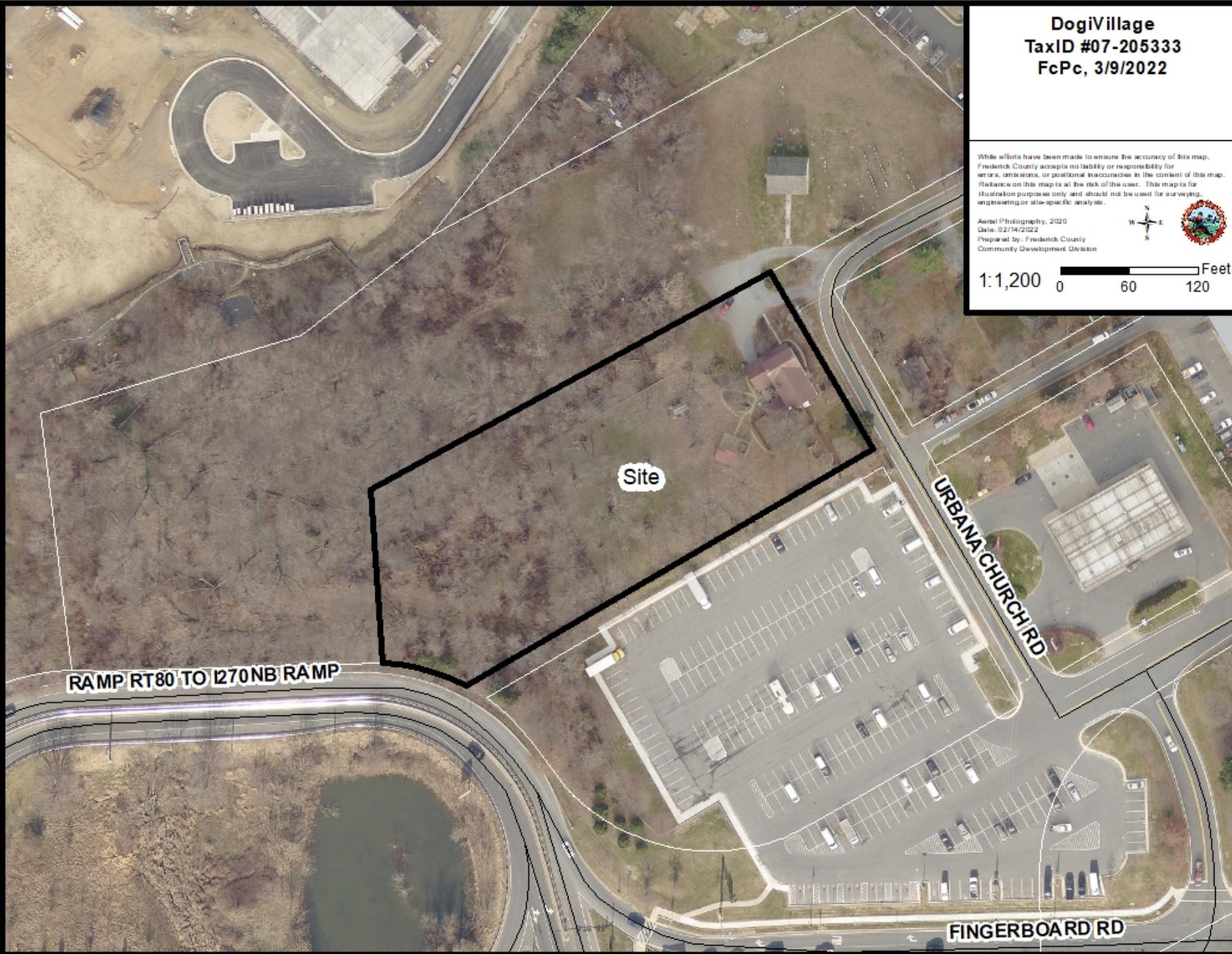


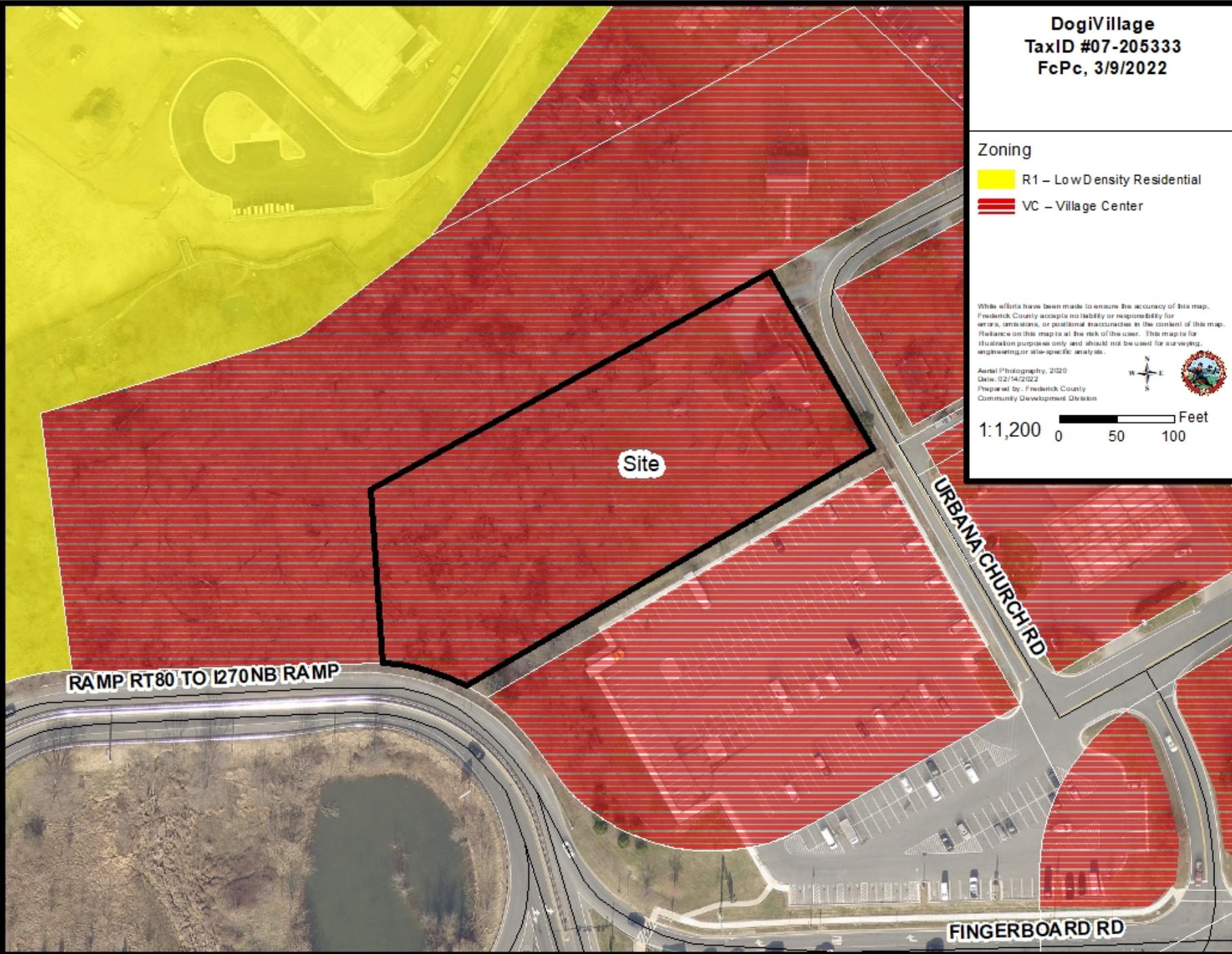
September 14, 2022

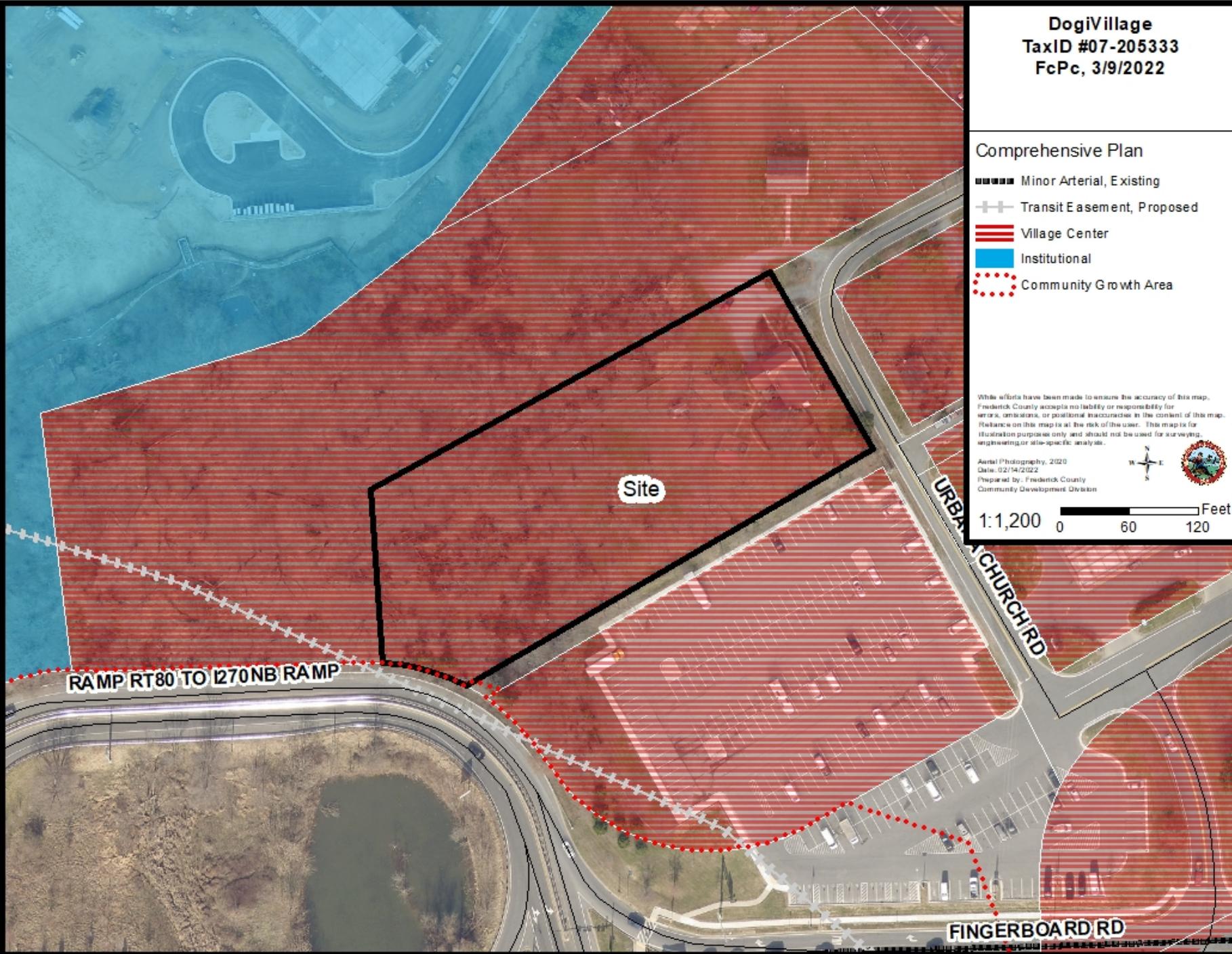
DogiVillage

Site Plan

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









RECOMMENDATION

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 met:

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

1. Approval of an alternate planting design to allow smaller street trees (Eastern Redbud) instead of larger shade trees, due to existing overhead wires.
2. Approval of a loading modification request to allow for one fewer small loading space to be provided instead of the 2 required.

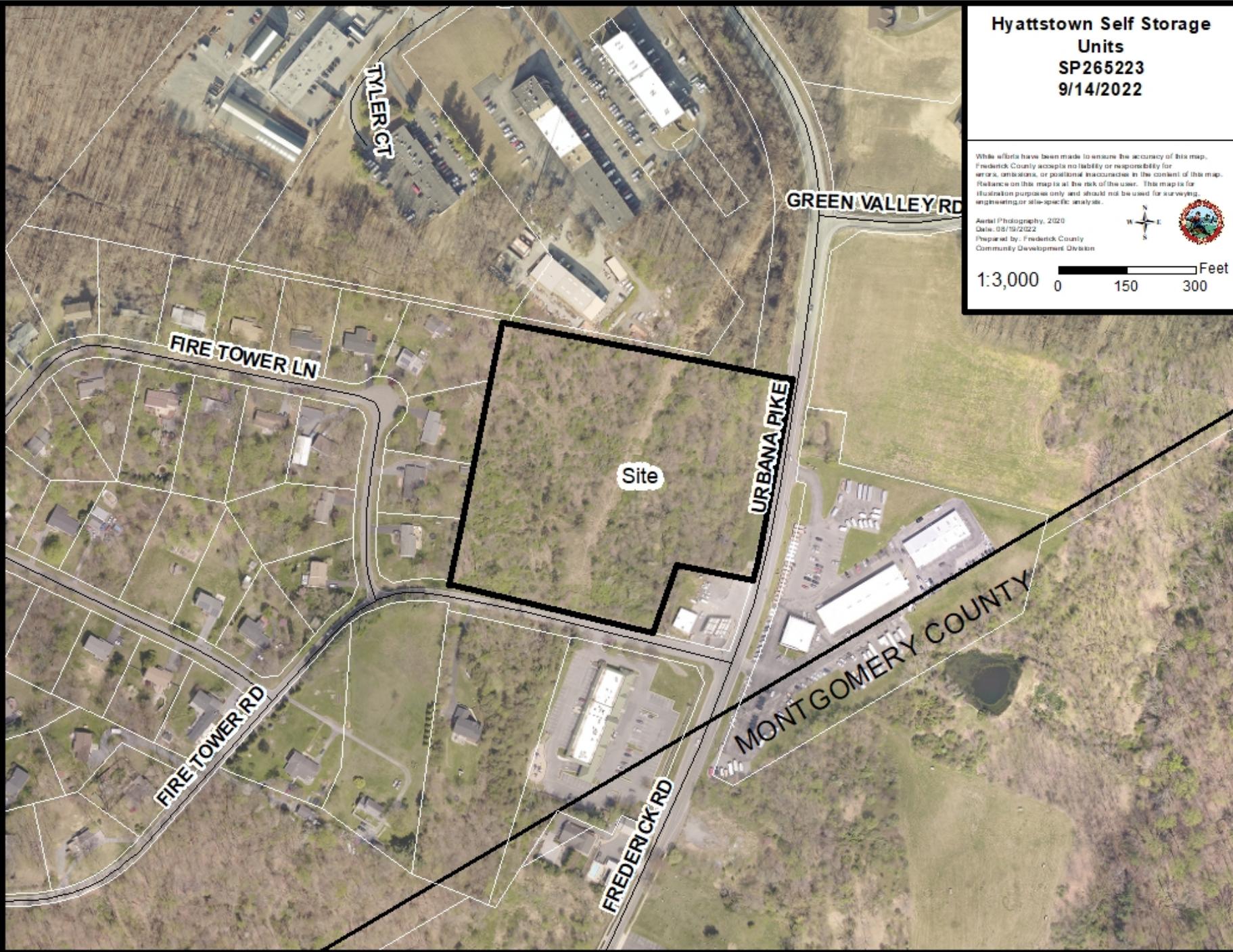
Staff-proposed conditions of approval:

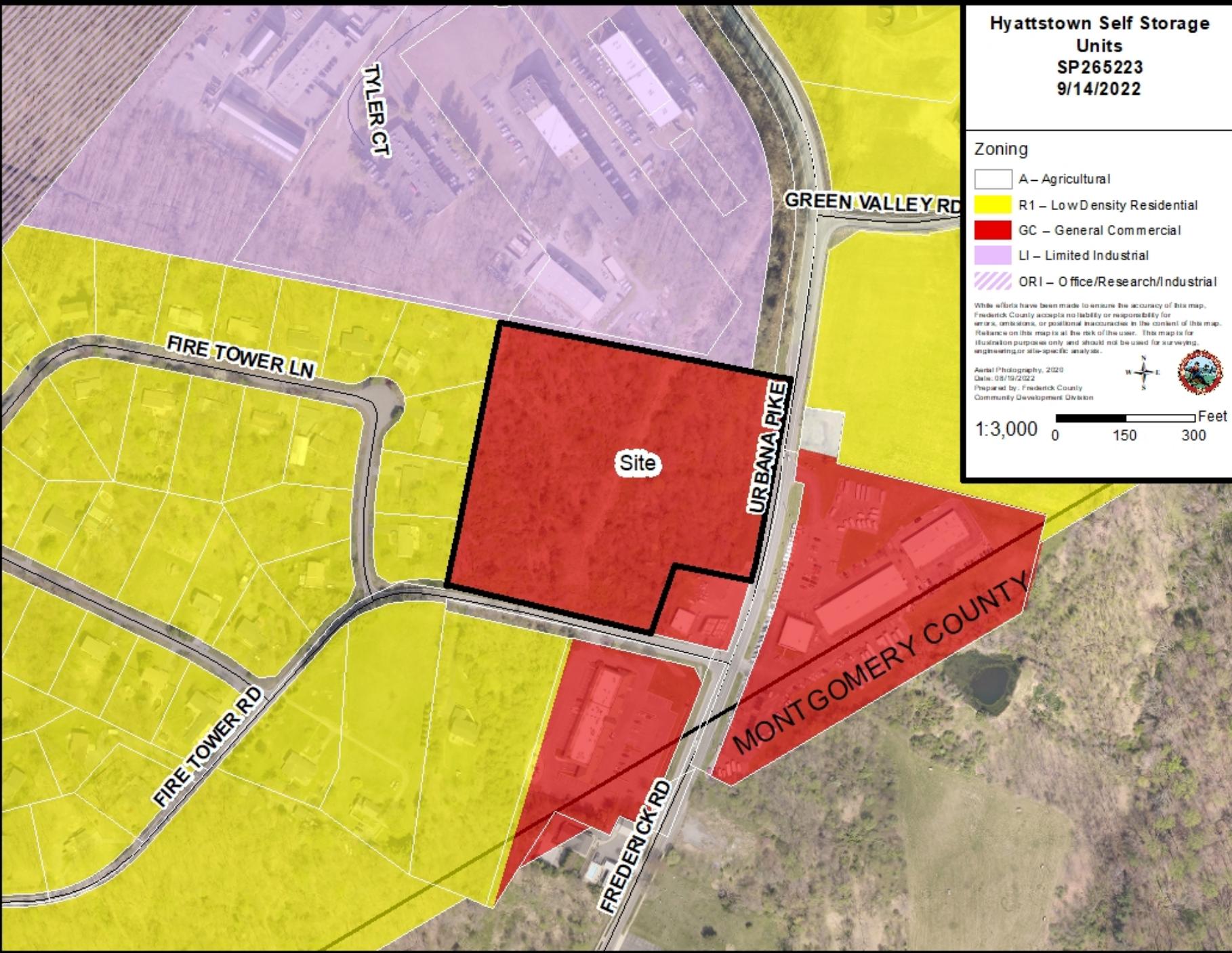
1. Address all agency comments as the plan proceeds through to completion.
2. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

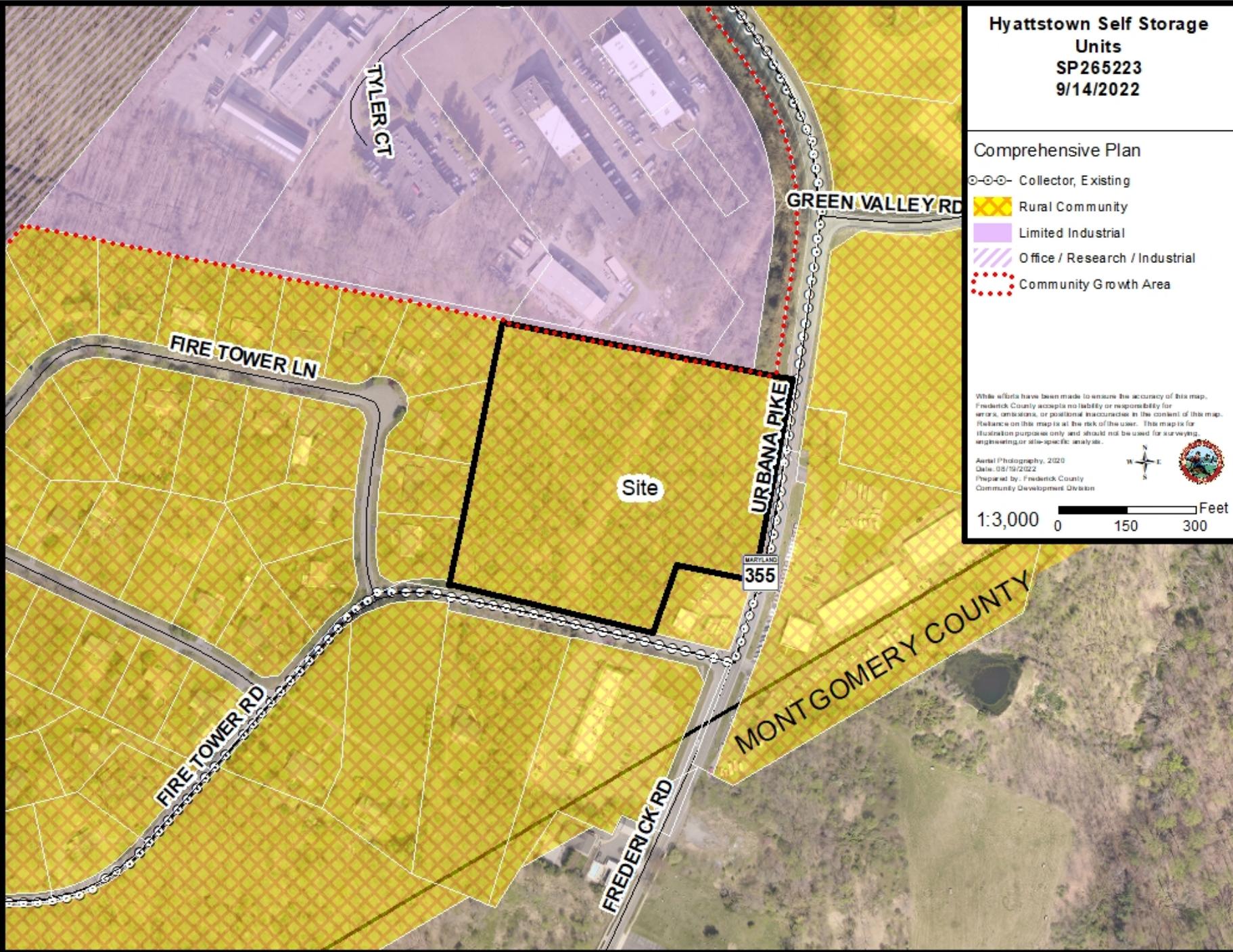
Hyattstown Self-Storage Units/Complex

Site Plan

The Applicant is requesting Site Plan approval to construct a self-storage unit facility on an 8.02-acre property.









Terra Solutions Engineering, LLC	
Commercial & Residential Land Planning and Engineering	
10000 10th Street, Suite 103	
Fife, WA 98424, USA	
Phone: +1(206) 364-1000 Email: terra.solutions.engineering@outlook.com	
Owner/Developer	
TIA Hobika LLC	
1895 Cypress Road	
Heck, MD 20840-3508	
Phone: +1(301) 787-7876	
Email: heck@tia-hobika.com	
Fax: +1(301) 787-7875	
Seal & Signature	
PROJECT No.:	260
DATE:	AUGUST 2022
SCALE:	1" = 40'
Sheet No.	3 of 5

RECOMMENDATION

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 requests from the Applicant:

1. Approval of a modification to allow for an alternate on-site location for Street Trees per Section 1-19-6.400(A)(2) of the Zoning Ordinance.
2. Approval of a modification of the Forest Resource Ordinance (FRO) to permit the removal of one (1) specimen tree.

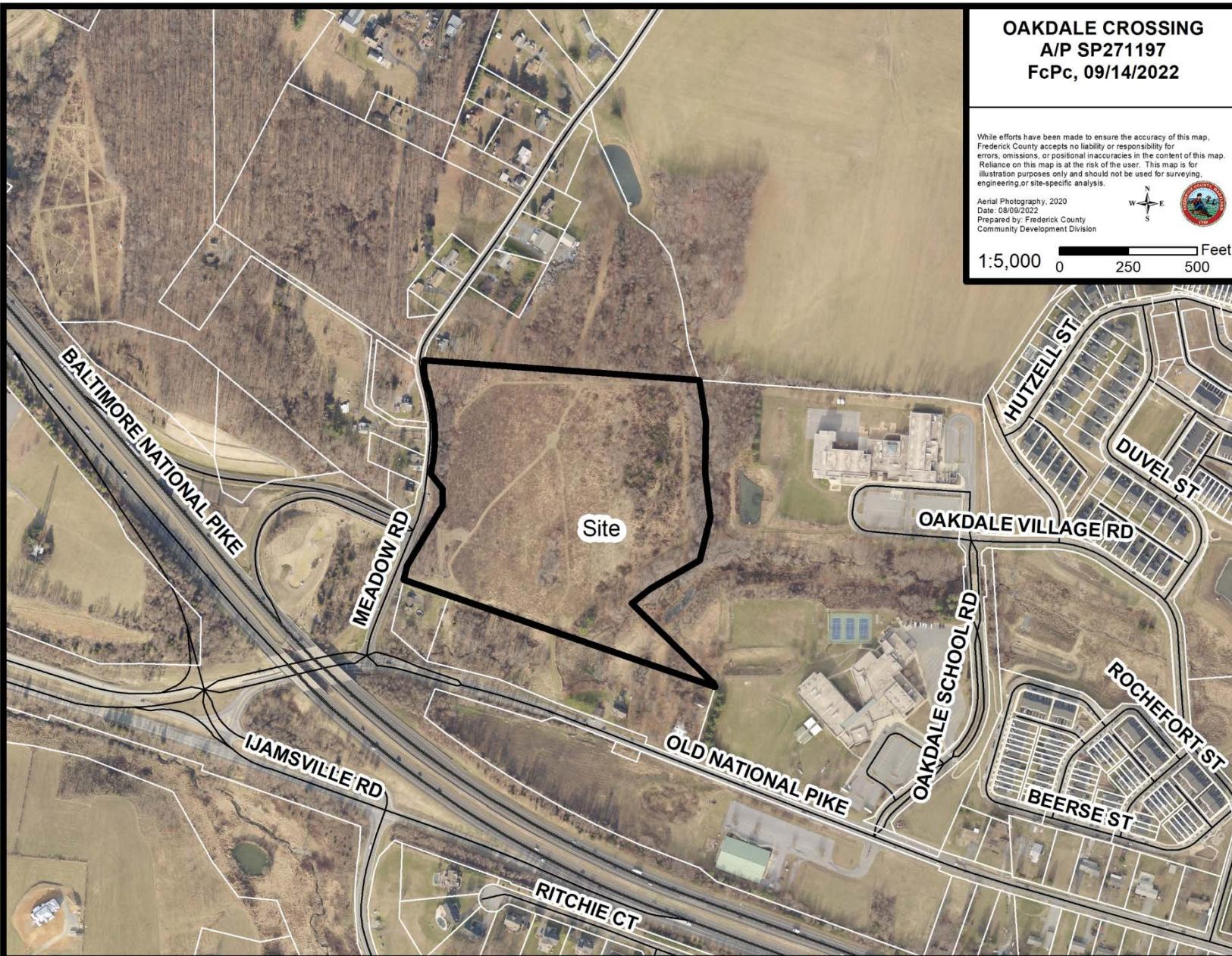
Staff-proposed conditions of approval:

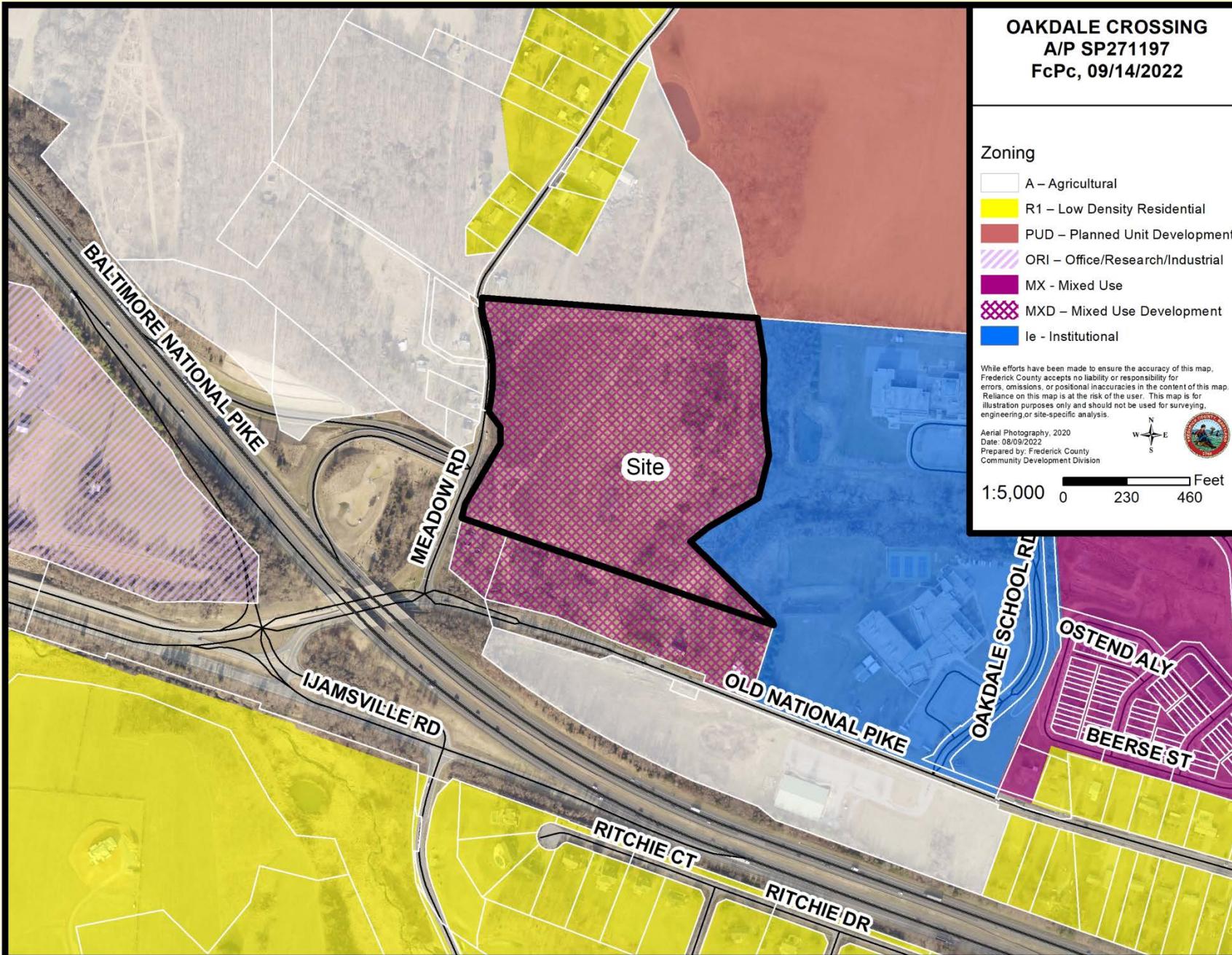
1. Address all agency comments as the plan proceeds through to completion.
2. Staff requests that the Applicant find a native substitute for the Leyland Cypress, to meet the requirement for predominantly native species.
3. The Preliminary/Final FRO plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to plat recordation, prior to applying for grading permits or building permits, whichever is applied for first.

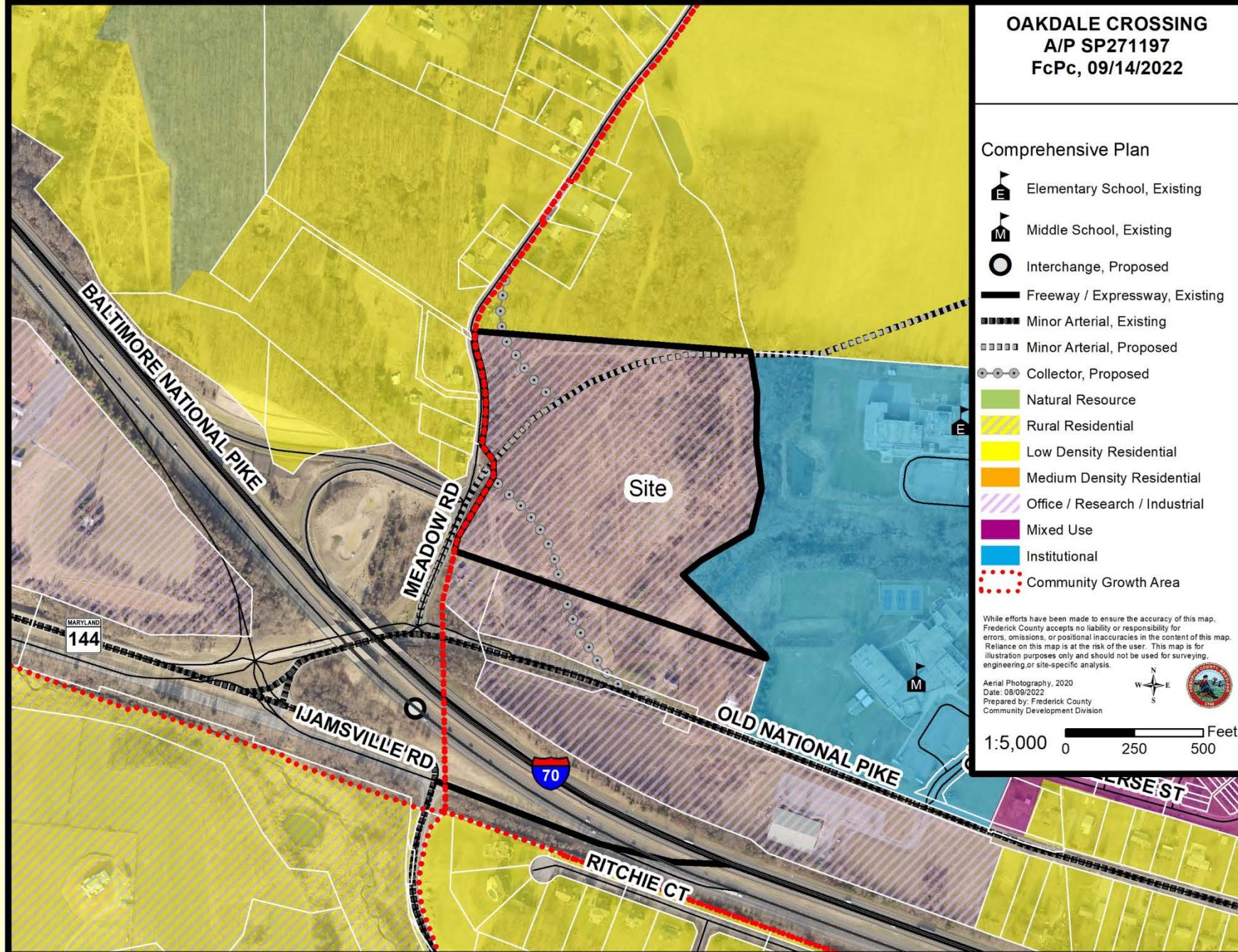
Oakdale Crossing Lot 5

Site Plan

The Applicant is requesting Site Plan approval to construct a 20,272 sq. ft. building for Medical Clinic and Professional Office uses on a 2.42-acre Site.









ILLUSTRATIVE PLAN
FOR
OAKDALE CROSSING
LOT 5
A/P #: SP271197
SCALE: 1" = 40' OS 22.22
HARRIS
SMARIGA
PLANNERS • ENGINEERS • SURVIAORS
1355 CARROLL STREET
SUITE 100
BALTIMORE, MD 21211
410.685.4466
410.685.4467
www.harris-smariga.com



RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Oakdale Crossing – Lot 5. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through September 14, 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:

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

- 1) Approval of the modification for light spillover as provided in Section 1-19-6.500 to allow light values to exceed the maximum 0.5 footcandles at the property line.
- 2) Approval of the modification of the 14-foot maximum height for light poles in a MXD Zoning district as provided in Section 1-19-6.500 to allow 18-foot tall pole mounted lights.
- 3) Approval of the modification to allow parking to be located predominantly in the front of the proposed building as provided in Section 1-19-10.500.9(A)(14).
- 4) Approval of the modification to allow 100 total parking spaces, 16 more spaces than the required 84 spaces as provided in Section 1-19-6.220.

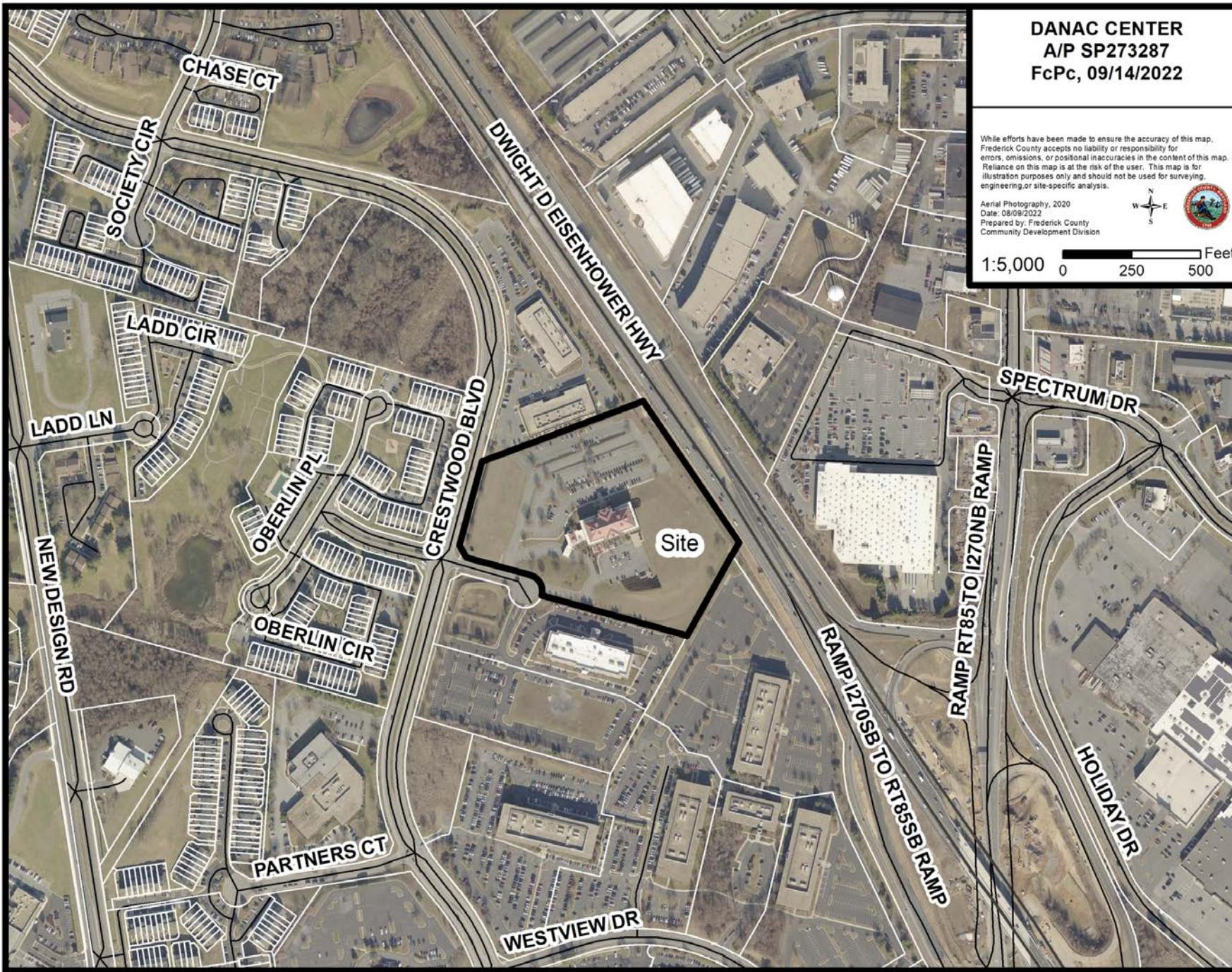
Staff-proposed conditions of approval:

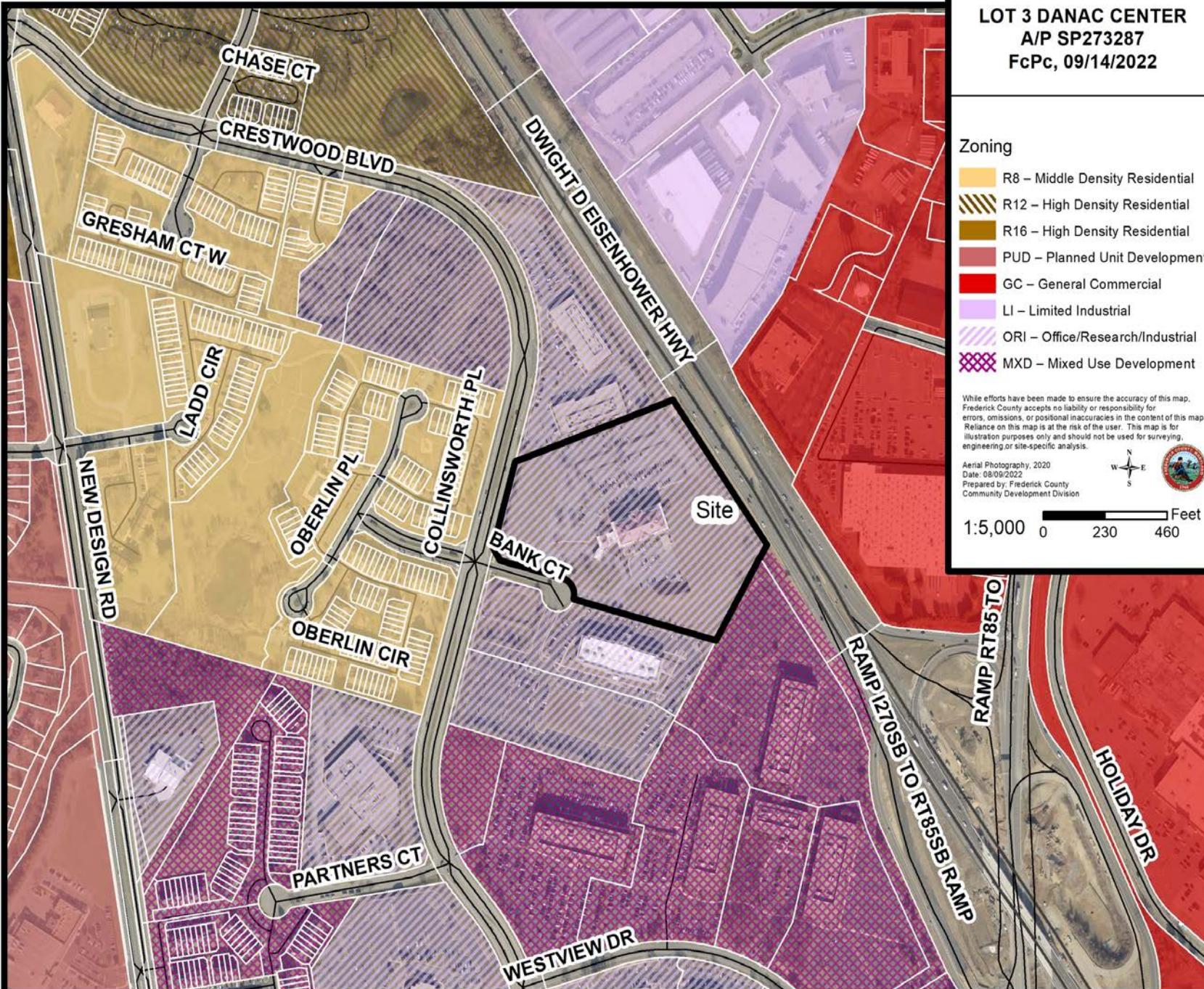
- 1) Address all agency comments as the plan proceeds through to completion.
- 2) Final plat associated with this plan must be approved, recorded and referenced prior to final site plan approval.
- 3) Access and other necessary easements need to be recorded and referenced prior to final site plan approval.

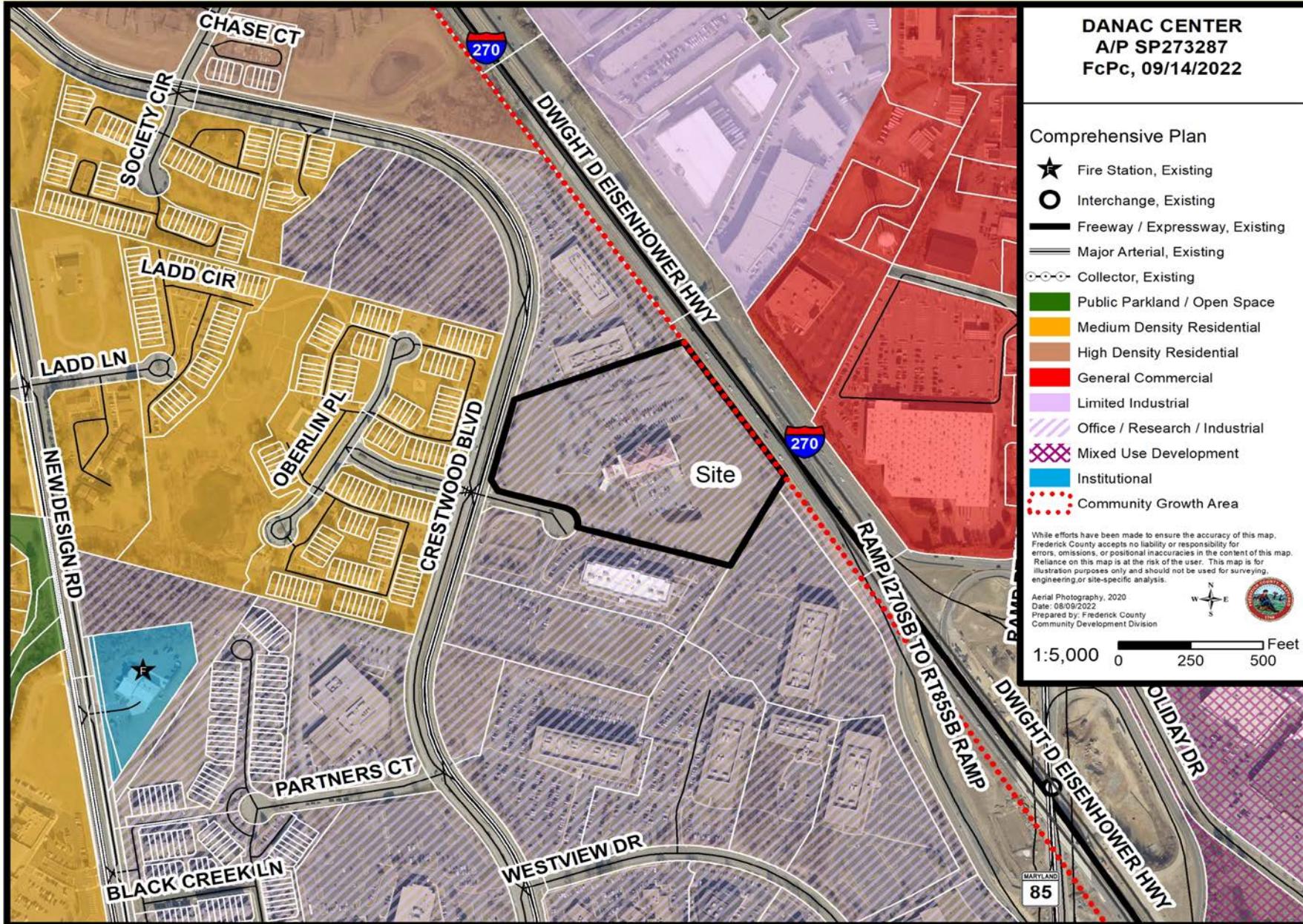
DANAC Center Lot 3

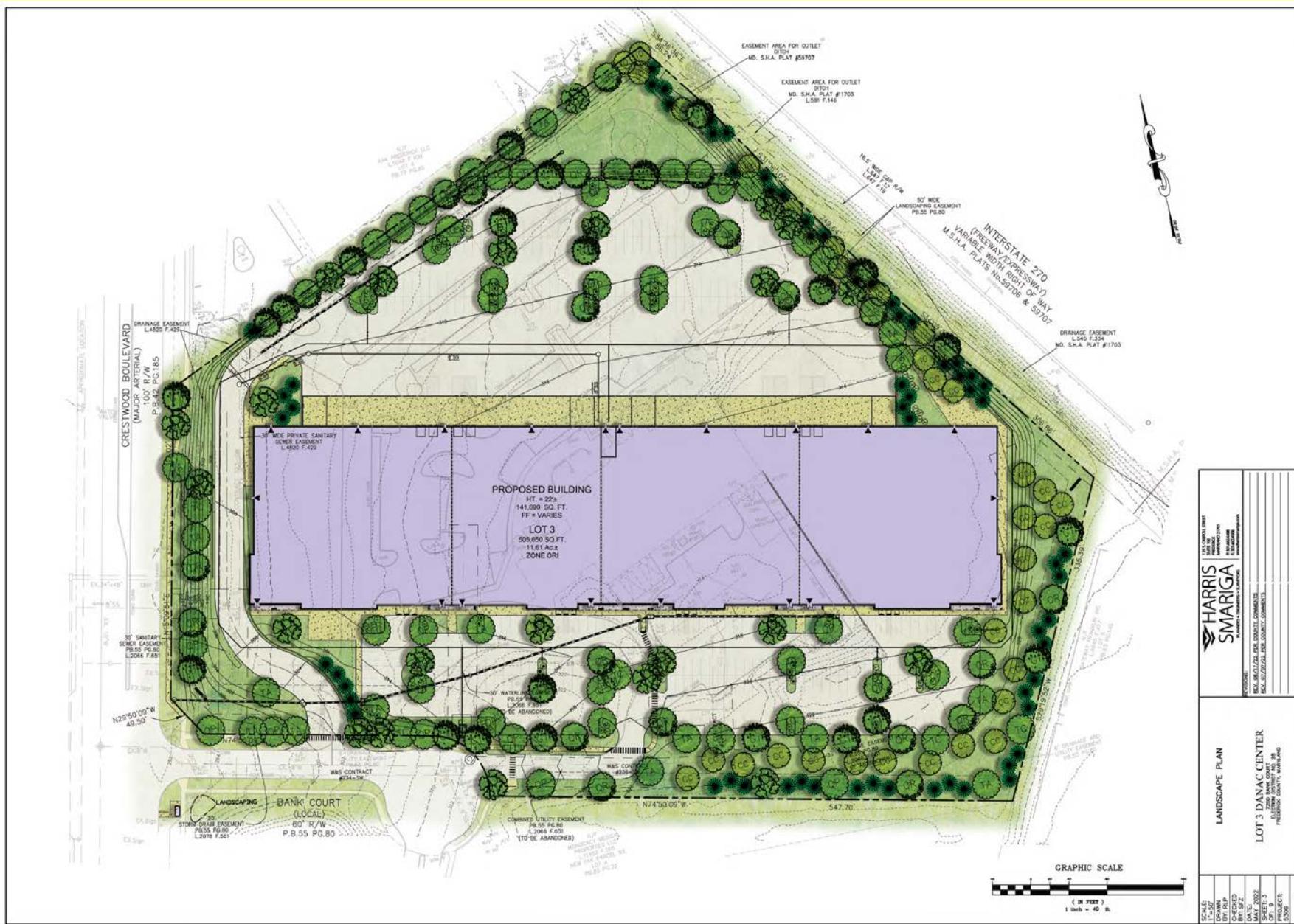
Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 141,690 sq. ft. building for a proposed laboratory research, experimental, or testing use located on a 11.61-acre Site.









AERIAL VIEW



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.
* RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

7200 BANK CT
a project for
SCHEER PARTNERS

HUNTSVILLE

13 JUNE 2020

down
brown
archit
ecture

46

222500

NORTH - EAST CORNER VIEW



*PRELIMINARY PERMIT FOR CONSTRUCTION, PERMIT ON REGULATORY APPROVAL. *BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION. SURVEY NOT PROVIDED. *ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ENTRY DESIGNS ARE FINALIZED.

7200 BANK CT
a project for
SCHEER PARTNERS

07/06/2022

07/06/2022

SOUTH - WEST CORNER VIEW



*PRELIMINARY PERMIT FOR CONSTRUCTION, PERMIT ON REGULATORY APPROVAL. *BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION. SURVEY NOT PROVIDED. *ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ENTRY DESIGNS ARE FINALIZED.

7200 BANK CT
a project for
SCHEER PARTNERS

07/06/2022

07/06/2022

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for DANAC Center Lot 3. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through September 14, 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:

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

- 1) Approval to allow the parking calculation to be based on an office use as opposed to an industrial use
- 2) Approval of the modification to allow the reduction of the required 10 large loading spaces to a proposed 8 large loading spaces.
- 3) Approval to waive the requirement of having adjacent parking areas be connected.

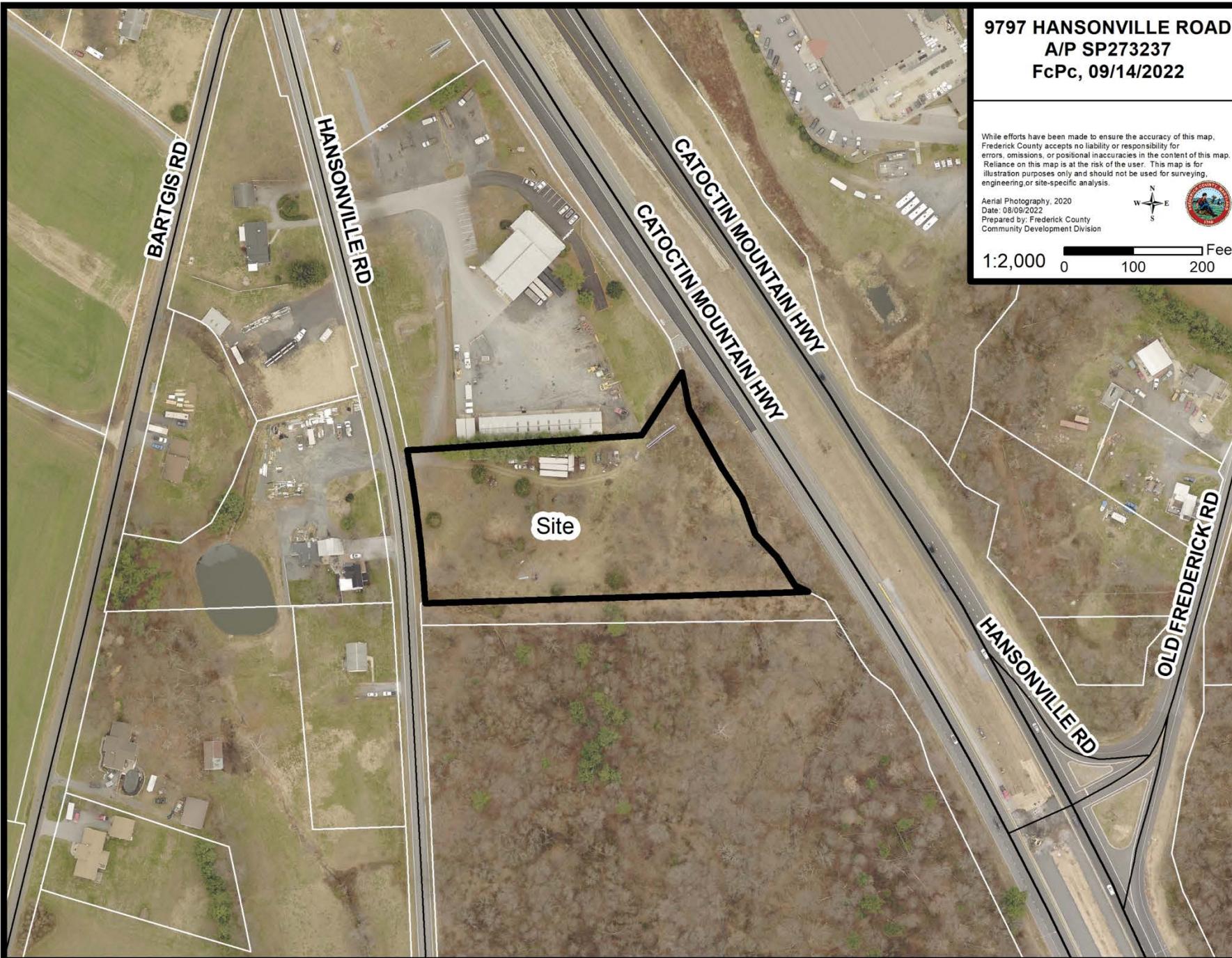
Staff-proposed conditions of approval:

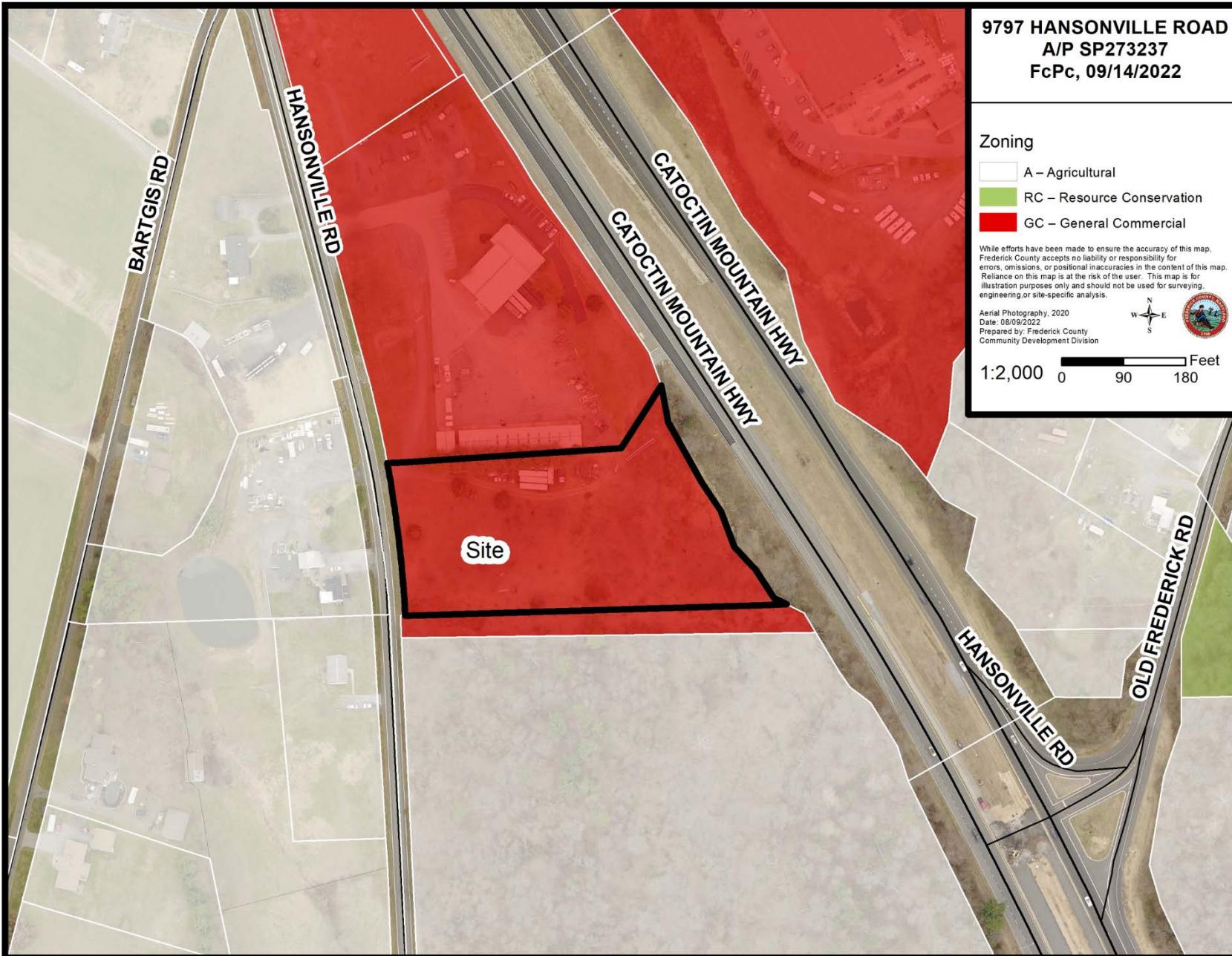
- 1) Address all agency comments as the plan proceeds through to completion.

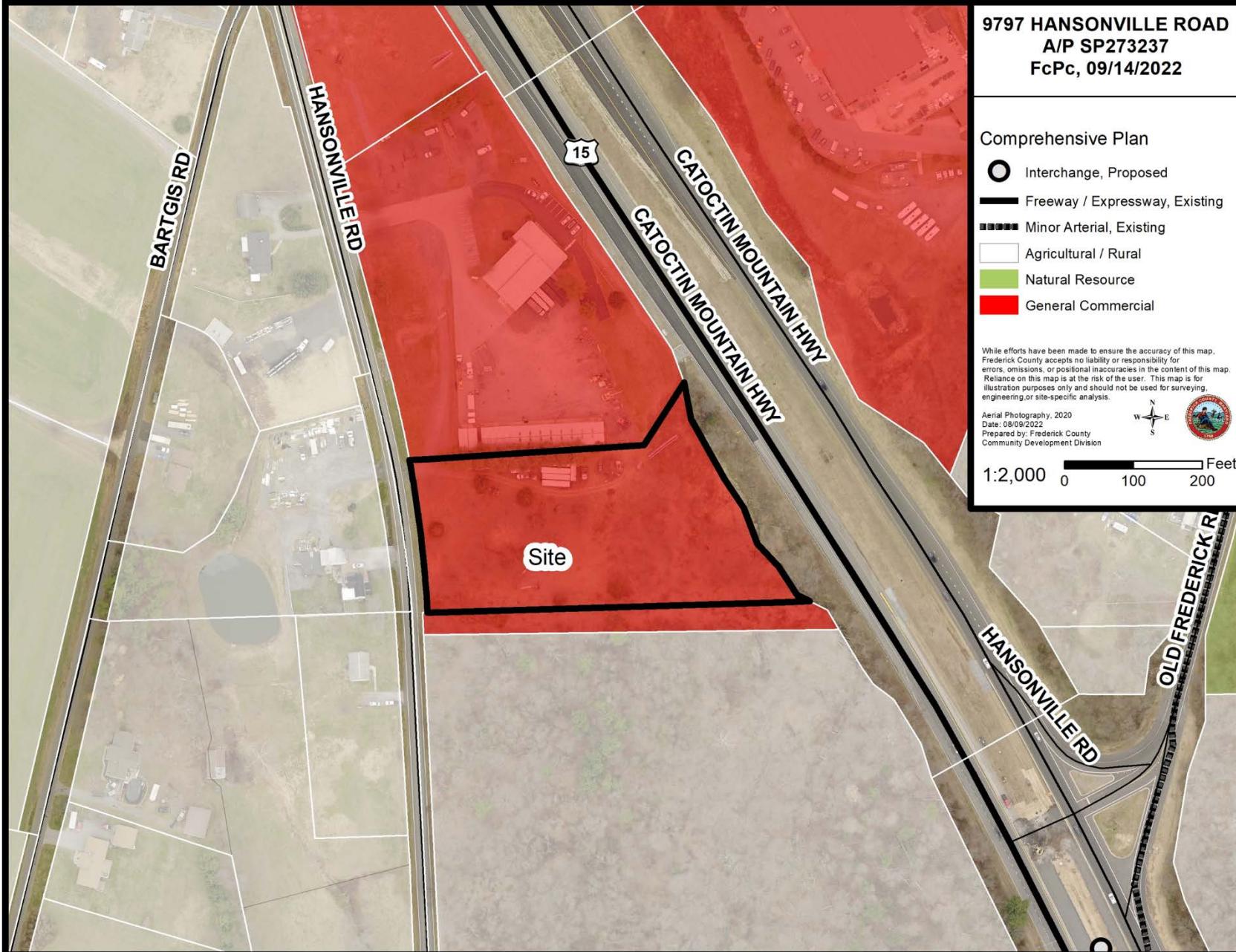
9797 Hansonville Road Lot 2

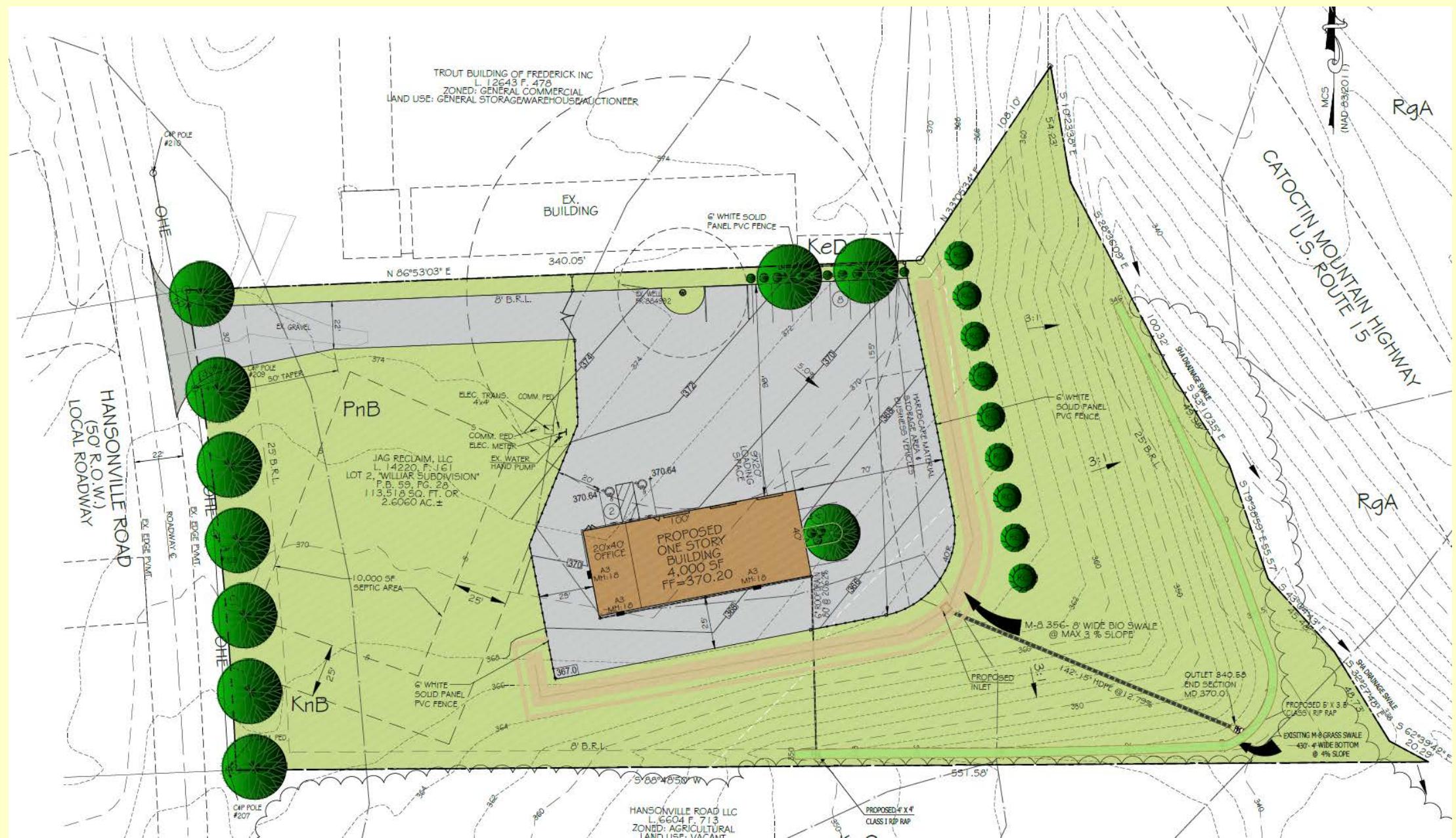
Site Plan

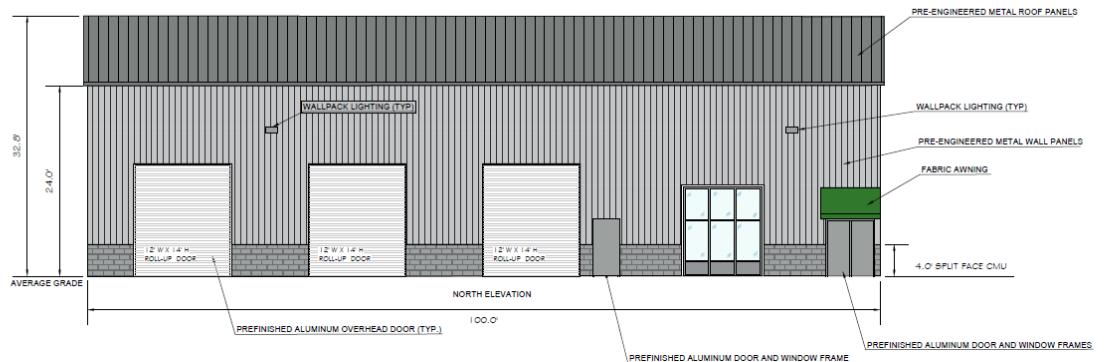
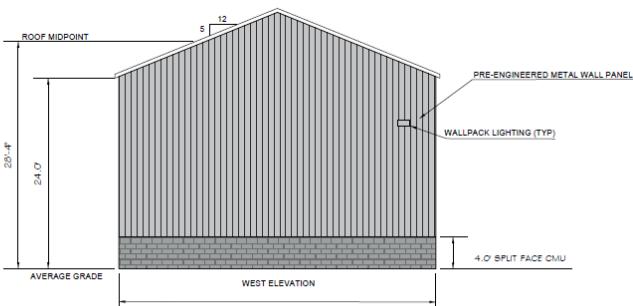
The Applicant is requesting Site Plan approval for the establishment of a landscape contractor use on a 2.60-acre Site.





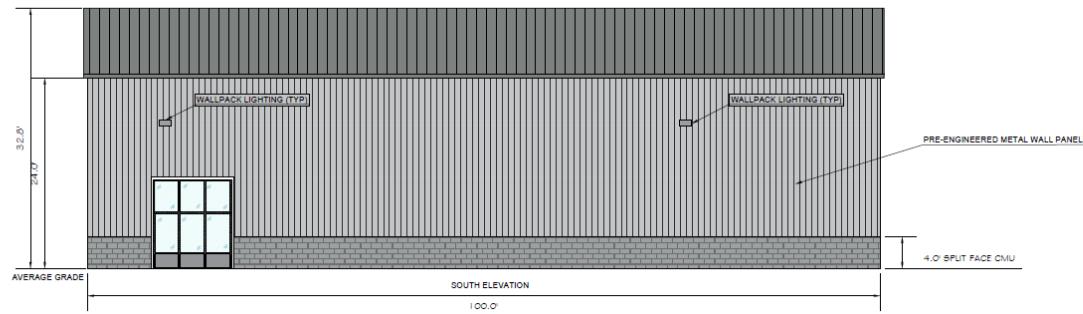






CONCEPT EXTERIOR COLOR SELECTIONS

STEEL ROOF = DARK GRAY
 SIDING = LIGHT GRAY
 DOORS / FRAMING = GRAY
 OVERHEAD DOOR = WHITE
 FABRIC AWNING = DARK GREEN



RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for 9797 Hansonville Road. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through September 14, 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:

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

- 1) To allow for an alternate street tree planting location for the street trees that are required along US 15.

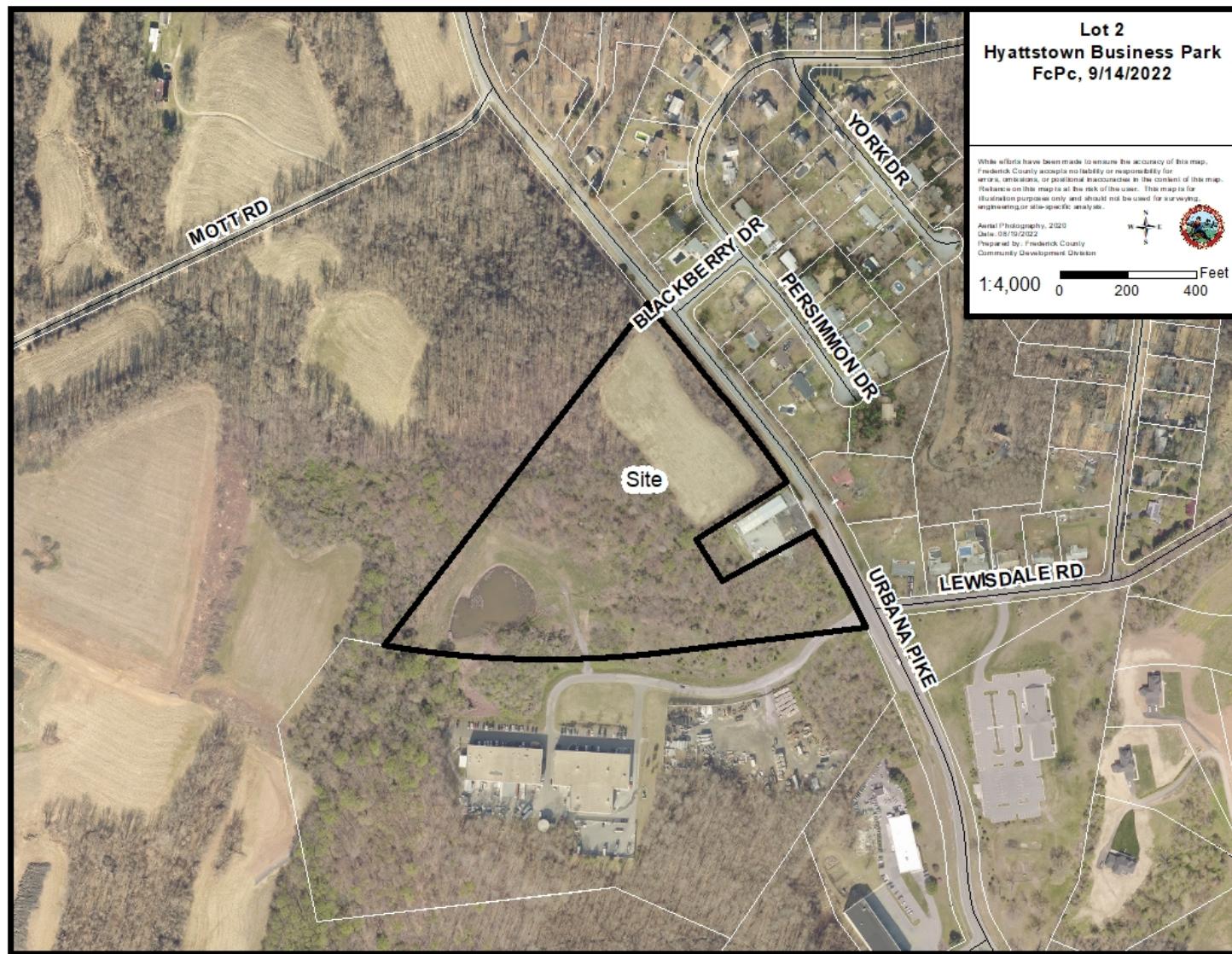
Staff-proposed conditions of approval:

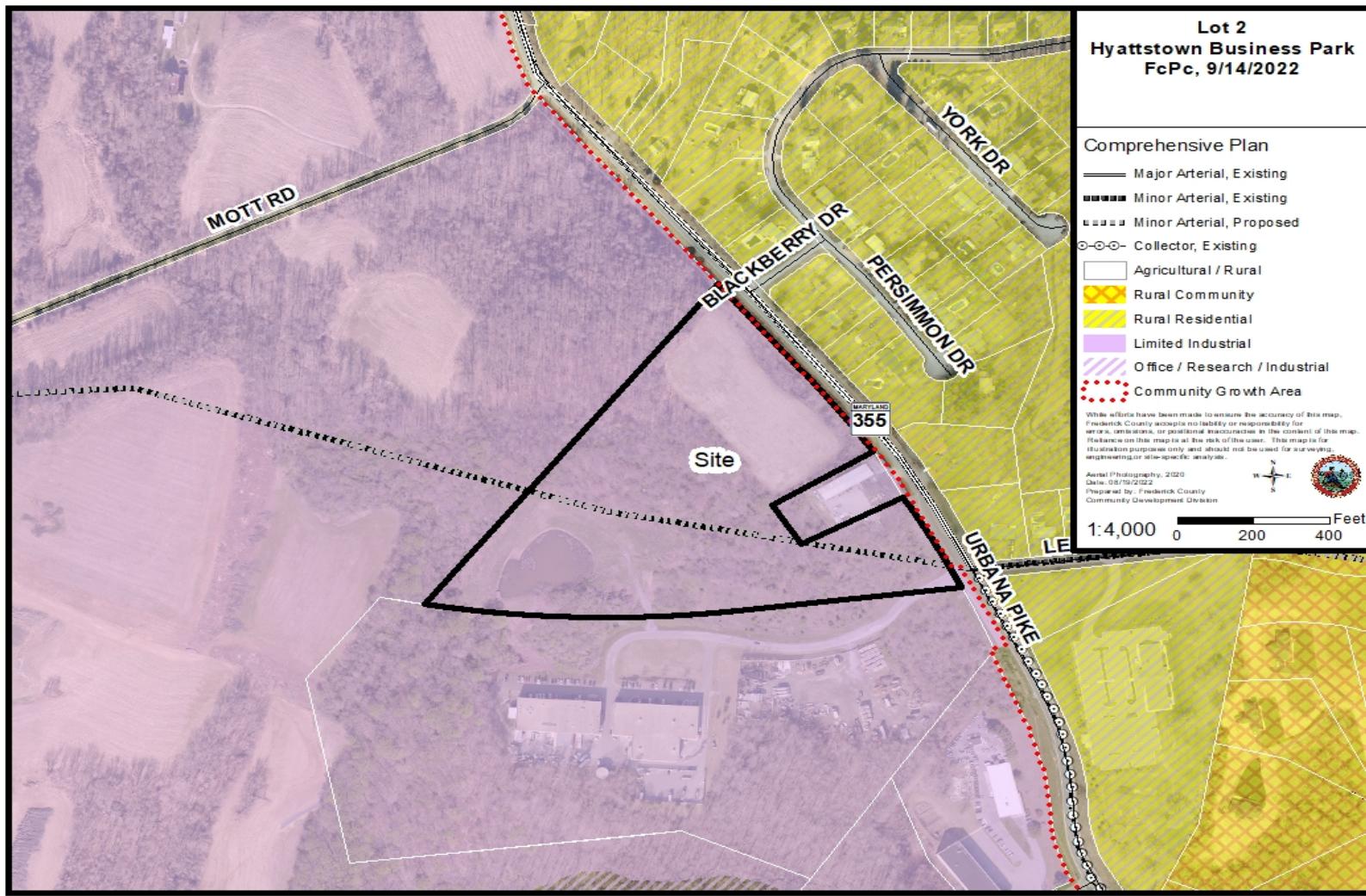
- 1) Address all agency comments as the plan proceeds through to completion.

Hyattstown Business Park Lot 2

Site Plan

The Applicant is requesting site plan approval to construct a 48,000 square foot manufacturing and limited assembly building on a newly created lot of 22.6 acres.





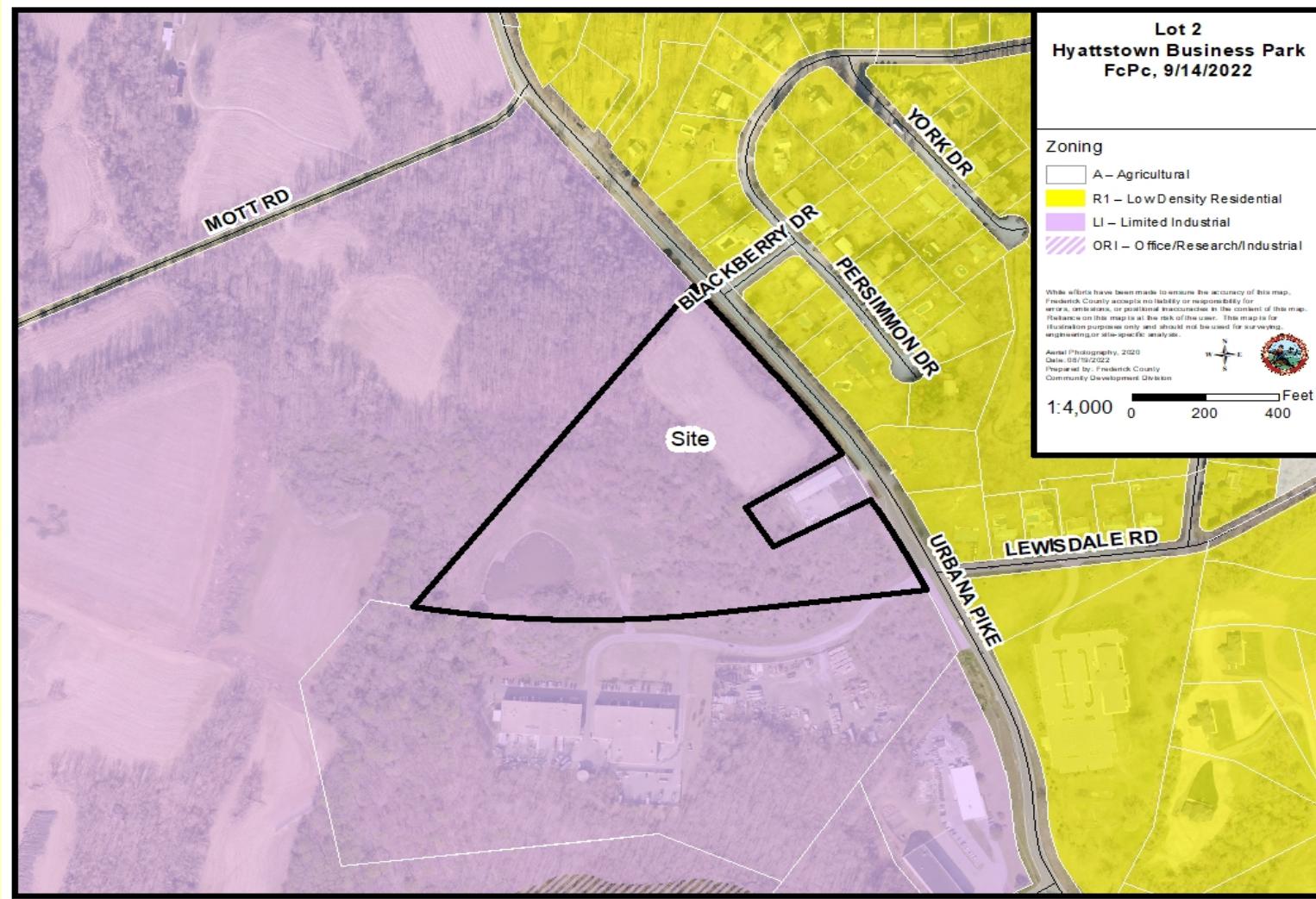


Exhibit 1: Rendered Site Plan



RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through September 14, 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:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The proposed addition plat must be approved and the recordation information must be added to the site plan prior to final site plan approval
3. 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.
4. The CLOMAR notes and revised boundaries must be reflected on the site plan prior to signature.
5. Per Note 12, locate the dumpsters on the site plan.