

# Frederick County Planning Commission



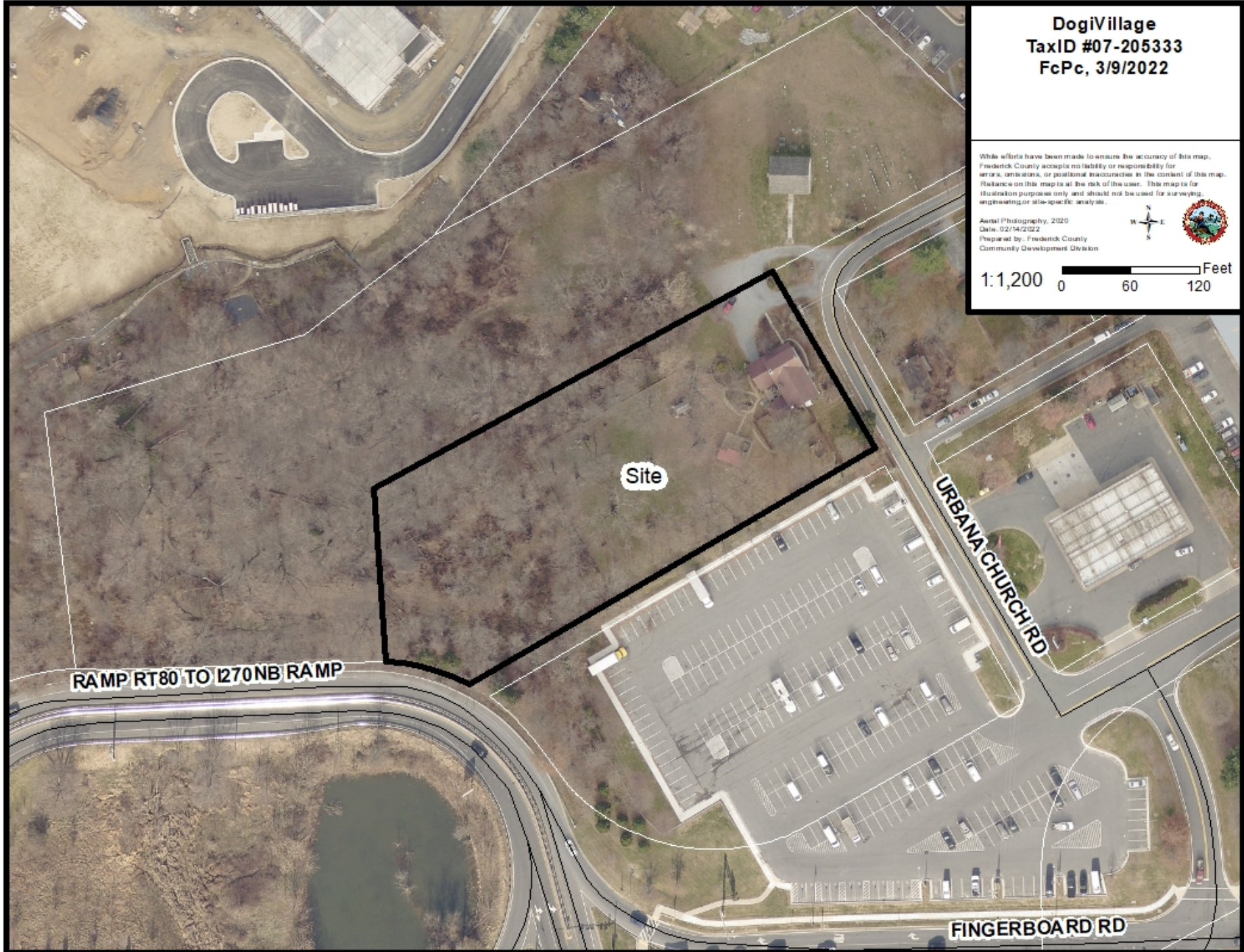
September 14, 2022

# *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.





**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**

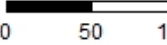
**Zoning**

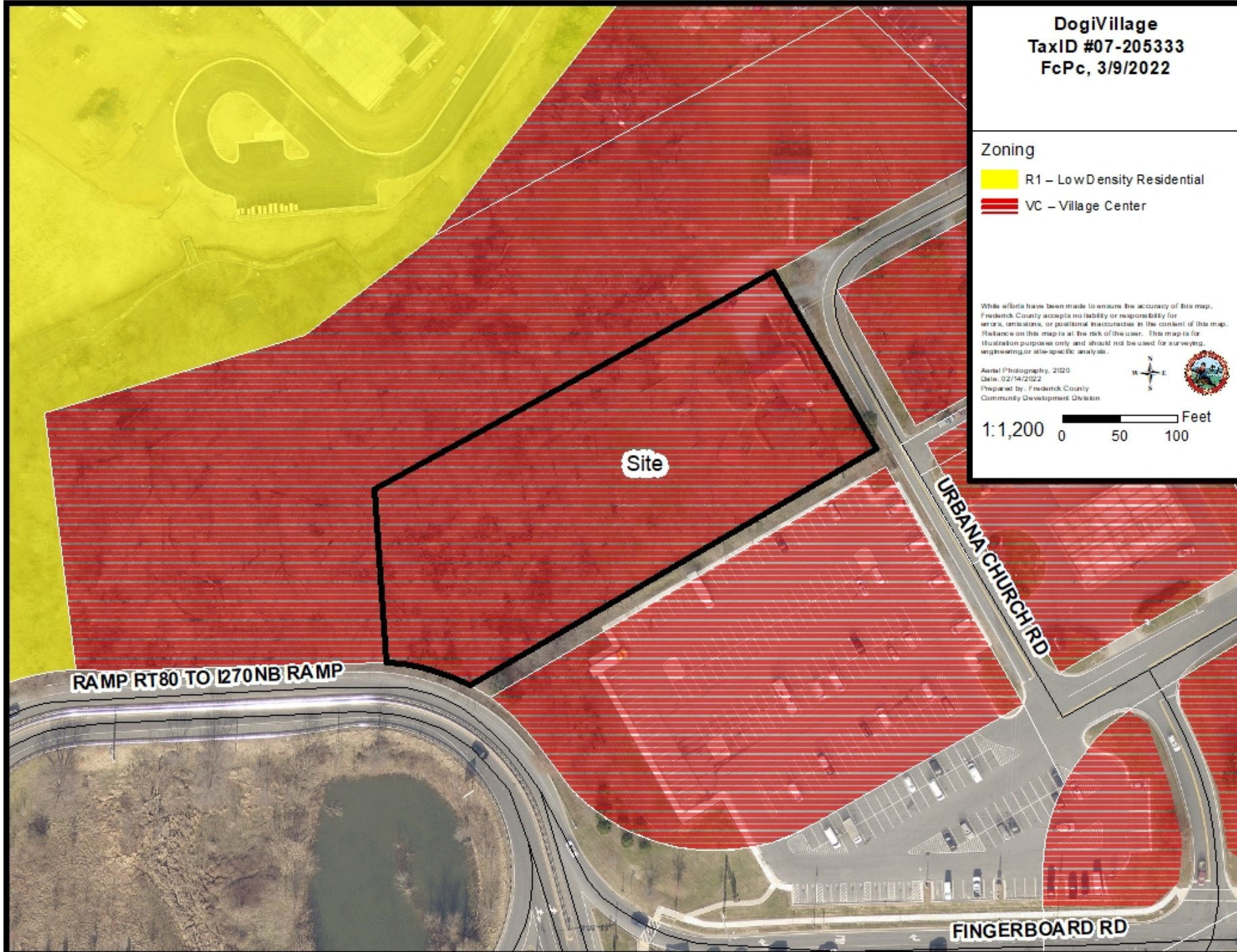
-  R1 – Low Density Residential  
 VC – Village Center

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Community Development Division



1:1,200  Feet  
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Dogt Village  
TaxID #07-205333  
FcPc, 3/9/2022

### Comprehensive Plan

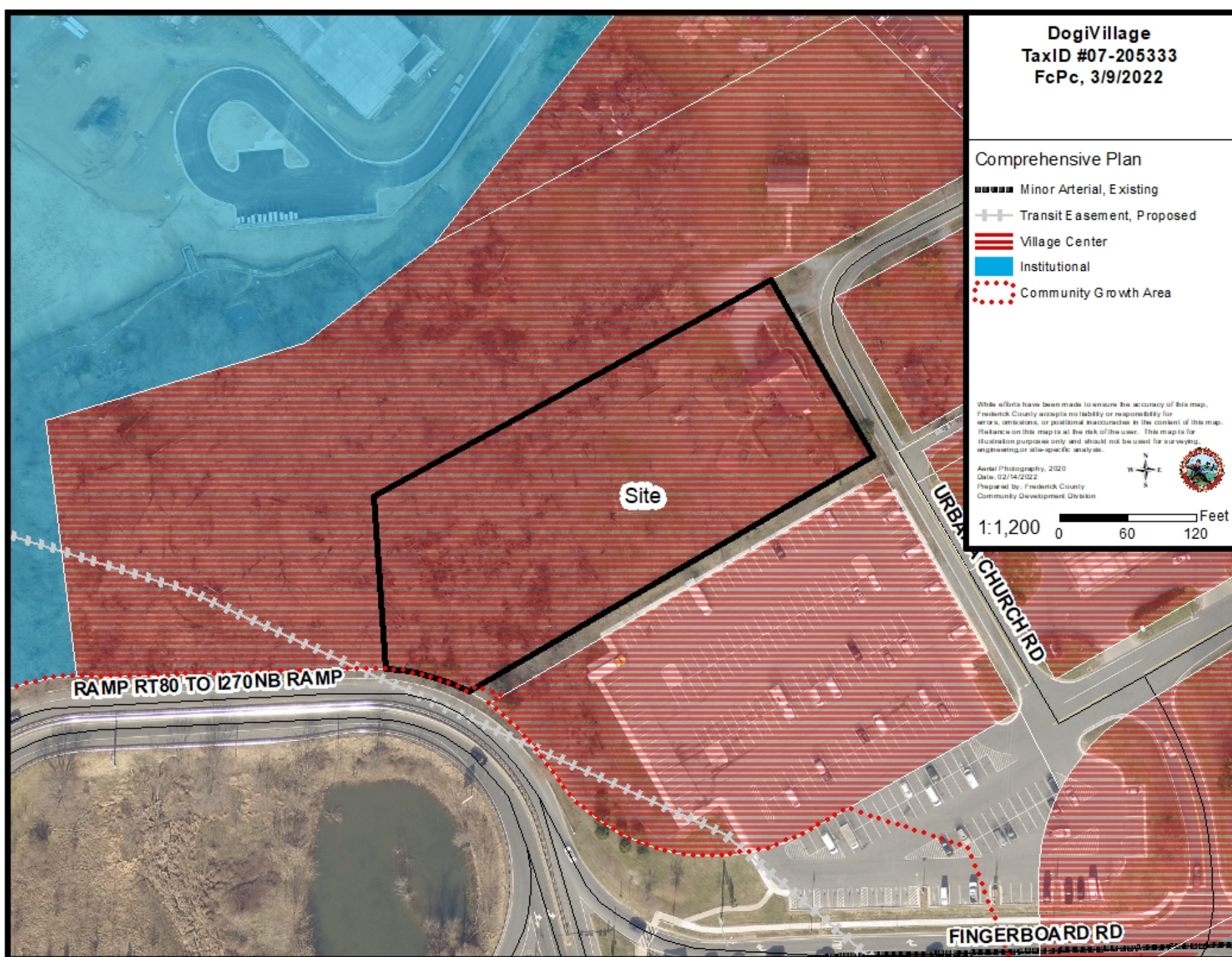
- Minor Arterial, Existing
- Transit Easement, Proposed
- Village Center
- Institutional
- Community Growth Area

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1:1,200 0 60 120 Feet







HARRIS SMARIGA LANDSCAPE ARCHITECTS P.O. BOX 1000 FREDERICK, MD 21701 (301) 691-1000 WWW.HARRISSMARIGA.COM		LANDSCAPE PLAN	
DOGVILLAGE		8991 URBANA CHURCH ROAD URBANA ELECTION DISTRICT No. 7 FREDERICK COUNTY, MD	
SCALE: 1"=20'	CHECKED BY: LNZ	DATE: DEC 2023	SHEET: 2
PROJECT: DOGVILLAGE		2	



# **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.



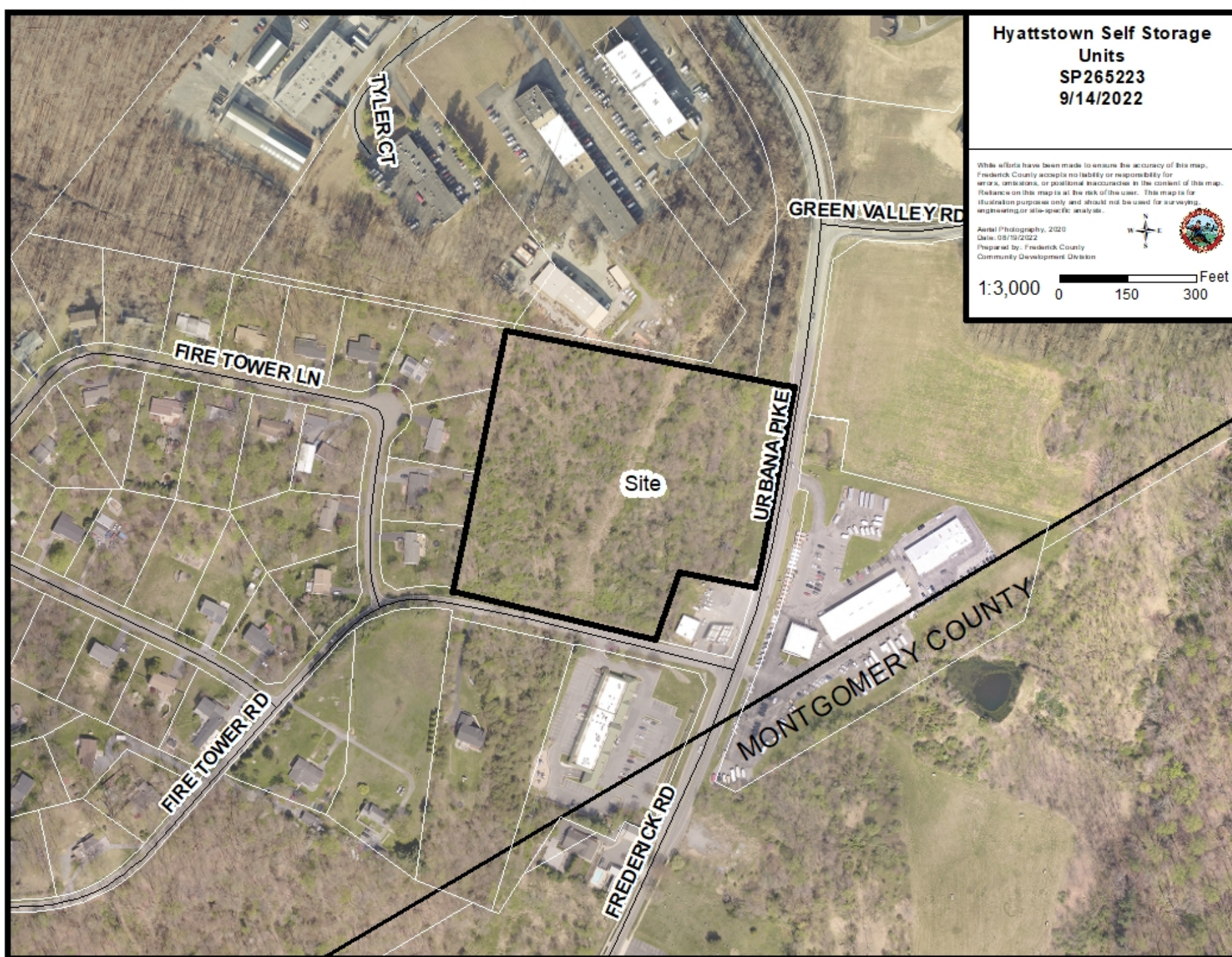
**Hyattstown Self Storage  
Units  
SP265223  
9/14/2022**

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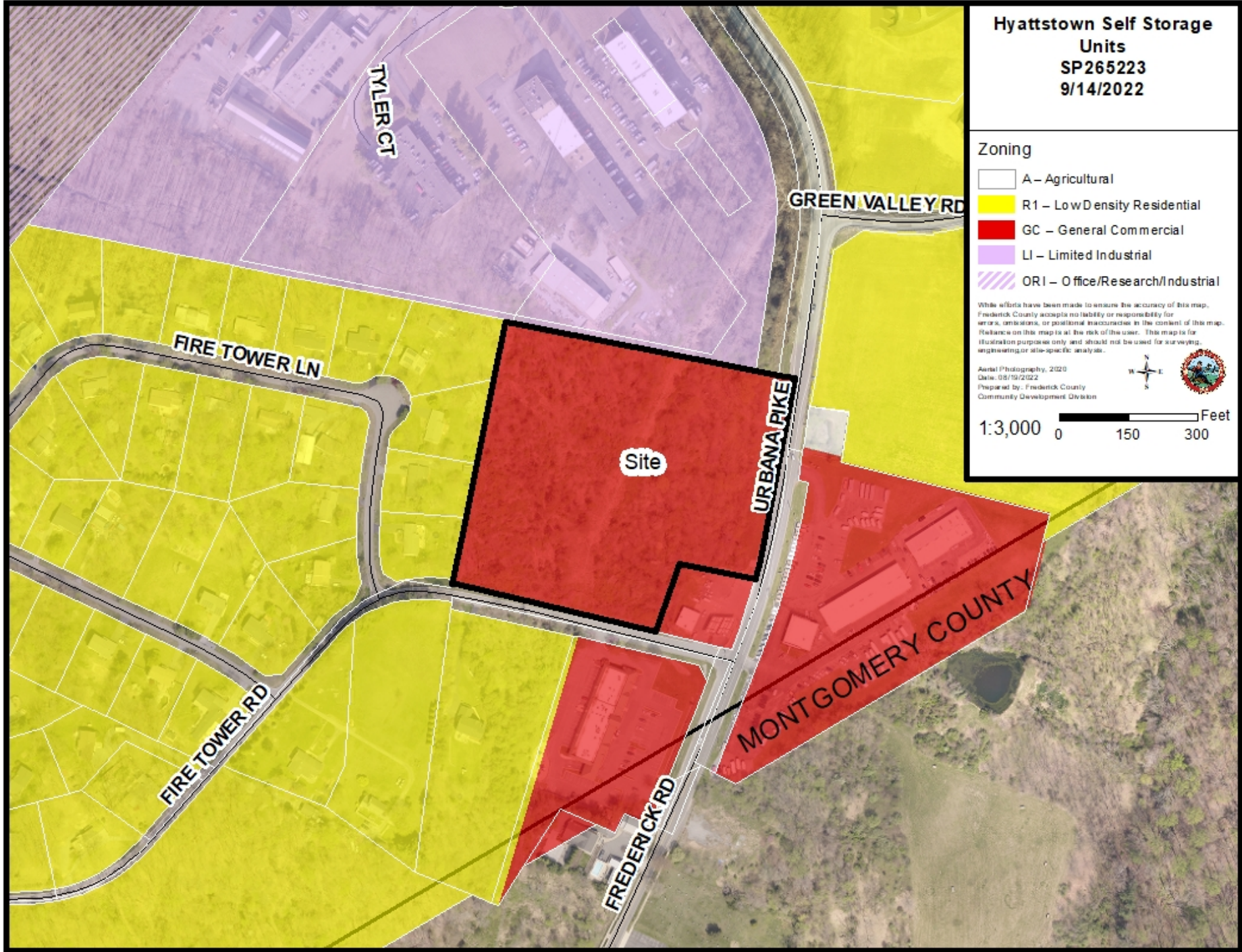
Aerial Photography, 2020  
Date: 08/09/2022  
Prepared by: Frederick County  
Community Development Division



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**Hyattstown Self Storage  
Units  
SP265223  
9/14/2022**

**Zoning**

- A – Agricultural
- R1 – Low Density Residential
- GC – General Commercial
- LI – Limited Industrial
- ORI – Office/Research/Industrial

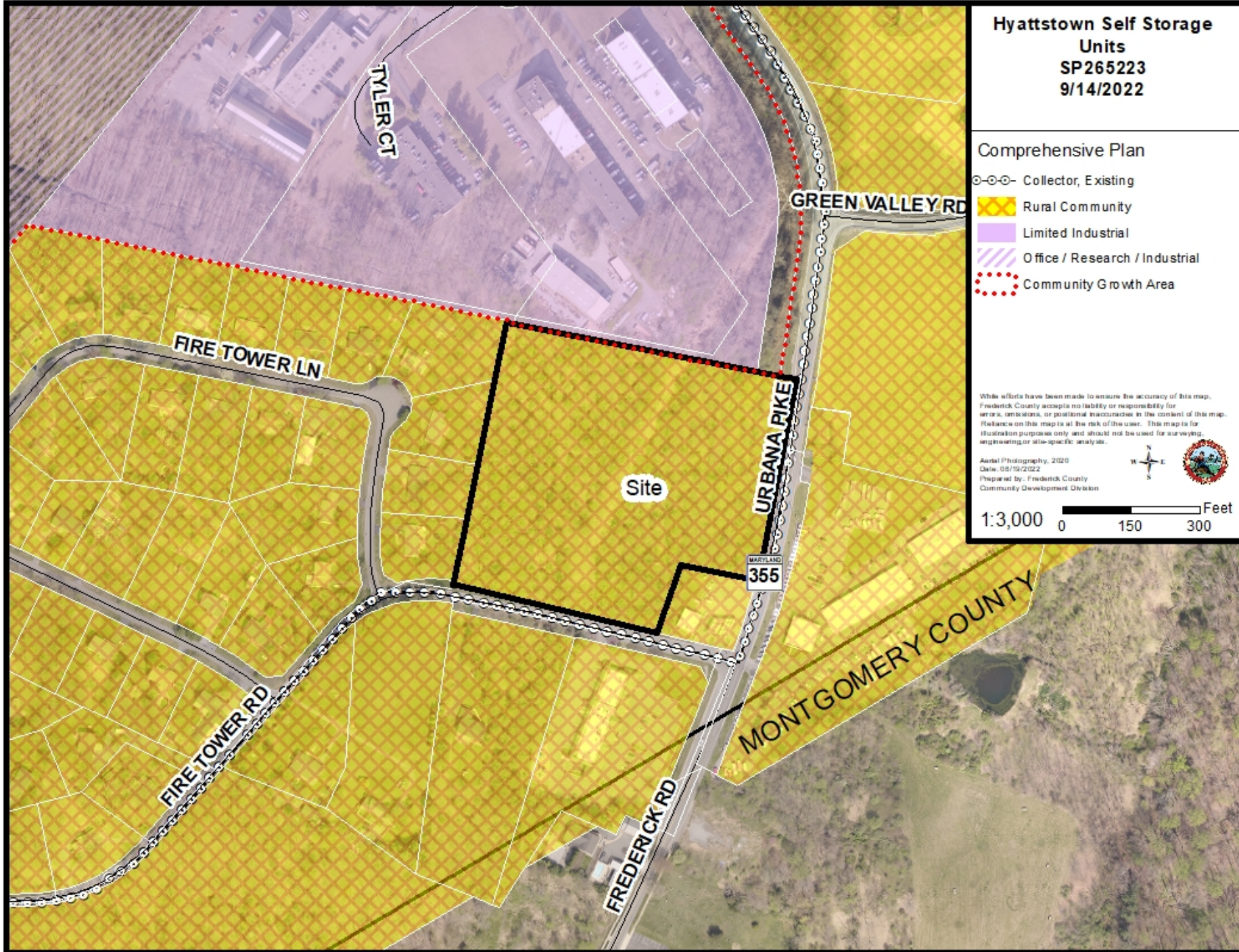
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Aerial Photography, 2020  
Date: 08/19/2022  
Prepared by: Frederick County  
Community Development Division



1:3,000 0 150 300 Feet





**Hyattstown Self Storage  
Units  
SP265223  
9/14/2022**

**Comprehensive Plan**

- Collector, Existing
- Rural Community
- Limited Industrial
- Office / Research / Industrial
- Community Growth Area

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Date: 08/19/2022  
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Community Development Division



1:3,000 0 150 300 Feet





LEGEND	
EX. CONTOUR	
PROP. CONTOUR	— EX. E. W. —
EX. WATER LINE	— E. W. —
PROP. WATER LINE	— E. W. —
EX. SANITARY SEWER	— S. S. —
PROP. SANITARY SEWER	— S. S. —
EX. STORM DRAIN	— S. D. —
PROP. STORM DRAIN	— S. D. —
EX. PAVEMENT (E.O.P.)	— E.O.P. —
PROP. PAVEMENT	— E.O.P. —
EX. PROPERTY LINE	— P.L. —
PROP. PROPERTY LINE	— P.L. —
EX. FENCE	— F. —
PROP. FENCE	— F. —
EX. TREELINE	— T. —
PROP. TREELINE	— T. —
EX. SIDEWALK	— S.W. —
PROP. SIDEWALK	— S.W. —
EX. CONCRETE	— C. —
PROP. CONCRETE	— C. —
U/G GAS LINE	— G. —
UTILITY POLES	— U.P. —
OVERHEAD ELEC. LINES	— O.E.L. —
FIRE HYDRANT	— H. —
CASEWAYS	— C. —
BUILDING RELATIONSHIP LINES (BRL)	— BRL —

<b>Terra Solutions Engineering, LLC</b> Commercial & Residential Land Planning and Engineering 13865 Chantilly Road Frederick, MD 21704 Phone: 301-775-0442 www.terra-solutions-engineering.com		<b>HYATTSTOWN SELF-STORAGE COMPLEX</b>  Situated at No. 1920 Urbana Pike Liber 14426 Folio 472 Election District No. 7 Frederick County, Maryland			
<b>Owner/Developer</b> 13865 Chantilly Road Frederick, MD 21704 Phone: 301-775-0442		<b>SITE PLAN RENDERING</b>			
<b>Scale &amp; Signature</b> PROJECT No.: 280 DATE: AUGUST 2022 SCALE: 1" = 40' SHEET No. 3 of 5				1	8-22-22 REV. PER DDP COMMENTS KES/201
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# **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:**

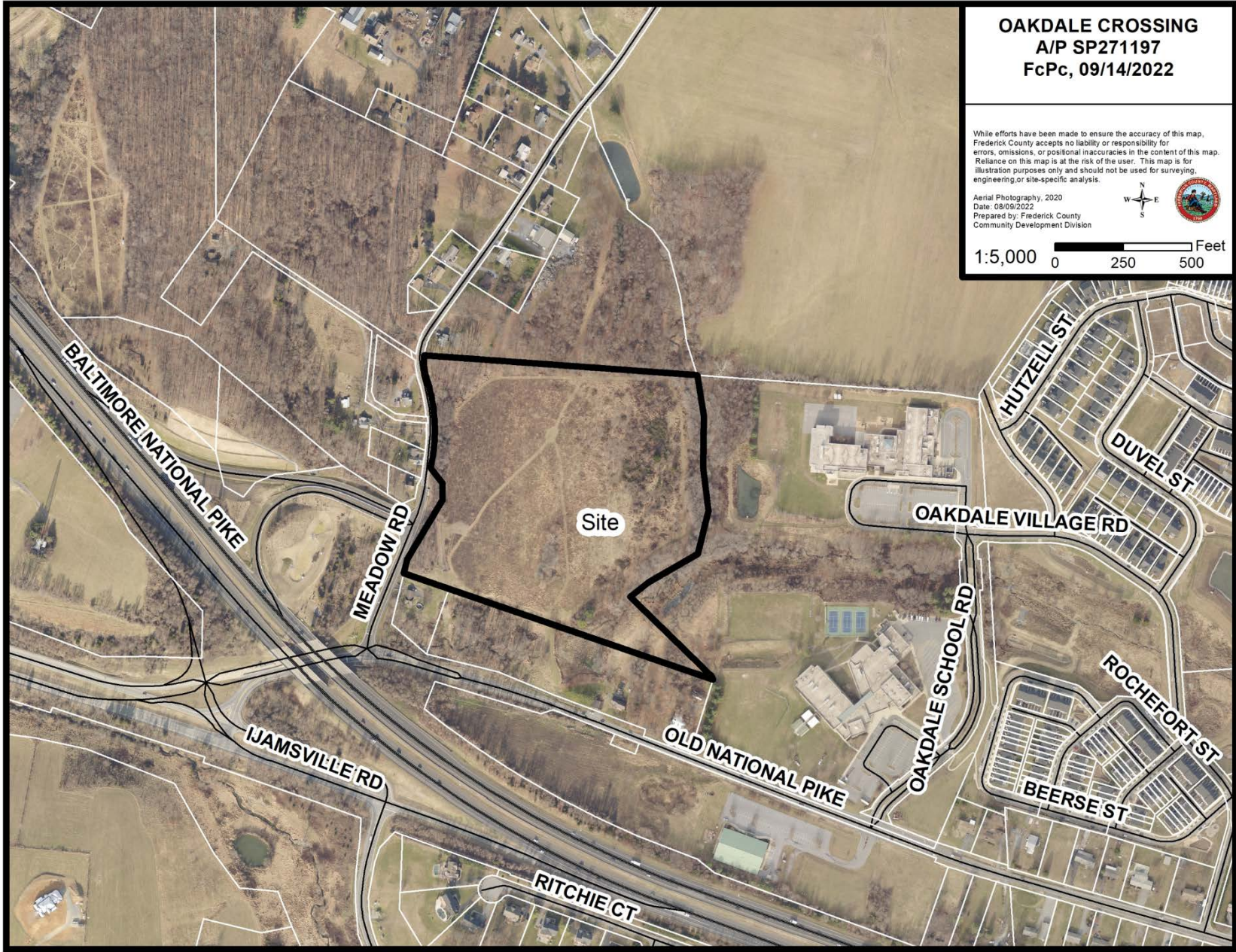
1. Address all agency comments as the plan proceeds through to completion.
2. Staff requests that the Applicant find a native substitute for the Leyland Cypress, to meet the requirement for predominantly native species.
3. The Preliminary/Final FRO plan must be approved prior to Site Plan approval. FRO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



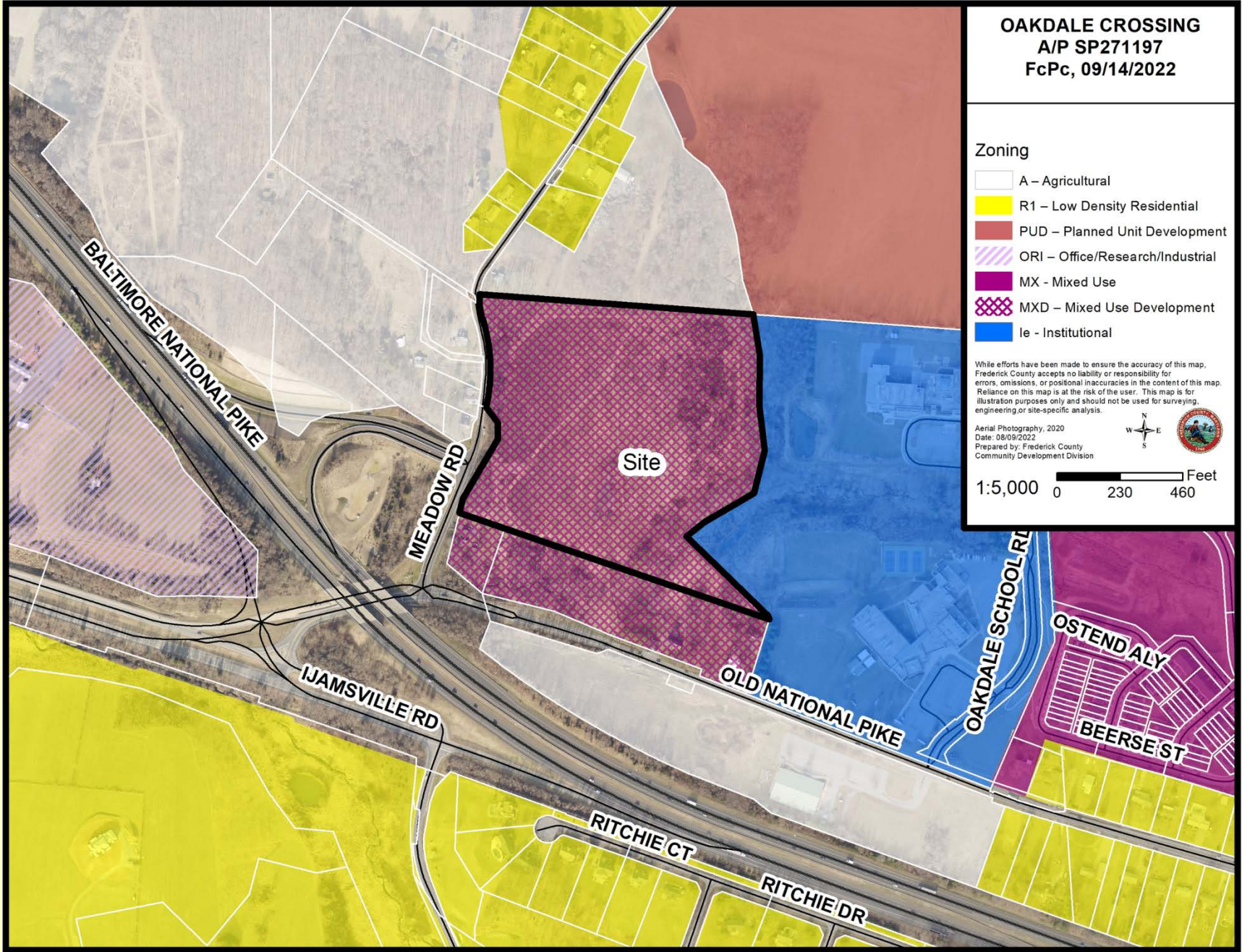
# ***Oakdale Crossing Lot 5***

## *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.









**OAKDALE CROSSING  
A/P SP271197  
FcPc, 09/14/2022**

**Comprehensive Plan**

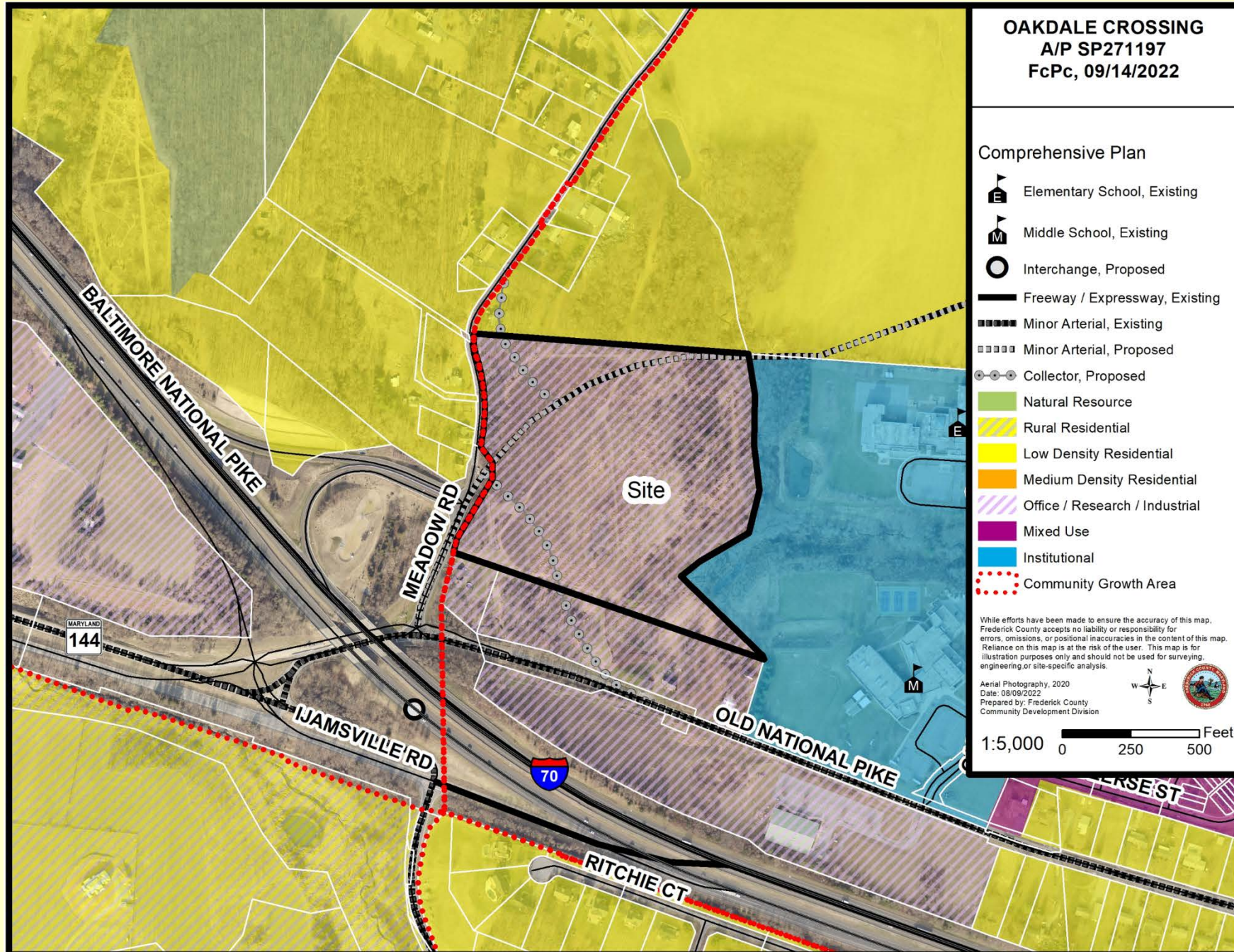
-  Elementary School, Existing
-  Middle School, Existing
-  Interchange, Proposed
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Proposed
-  Natural Resource
-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  Office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

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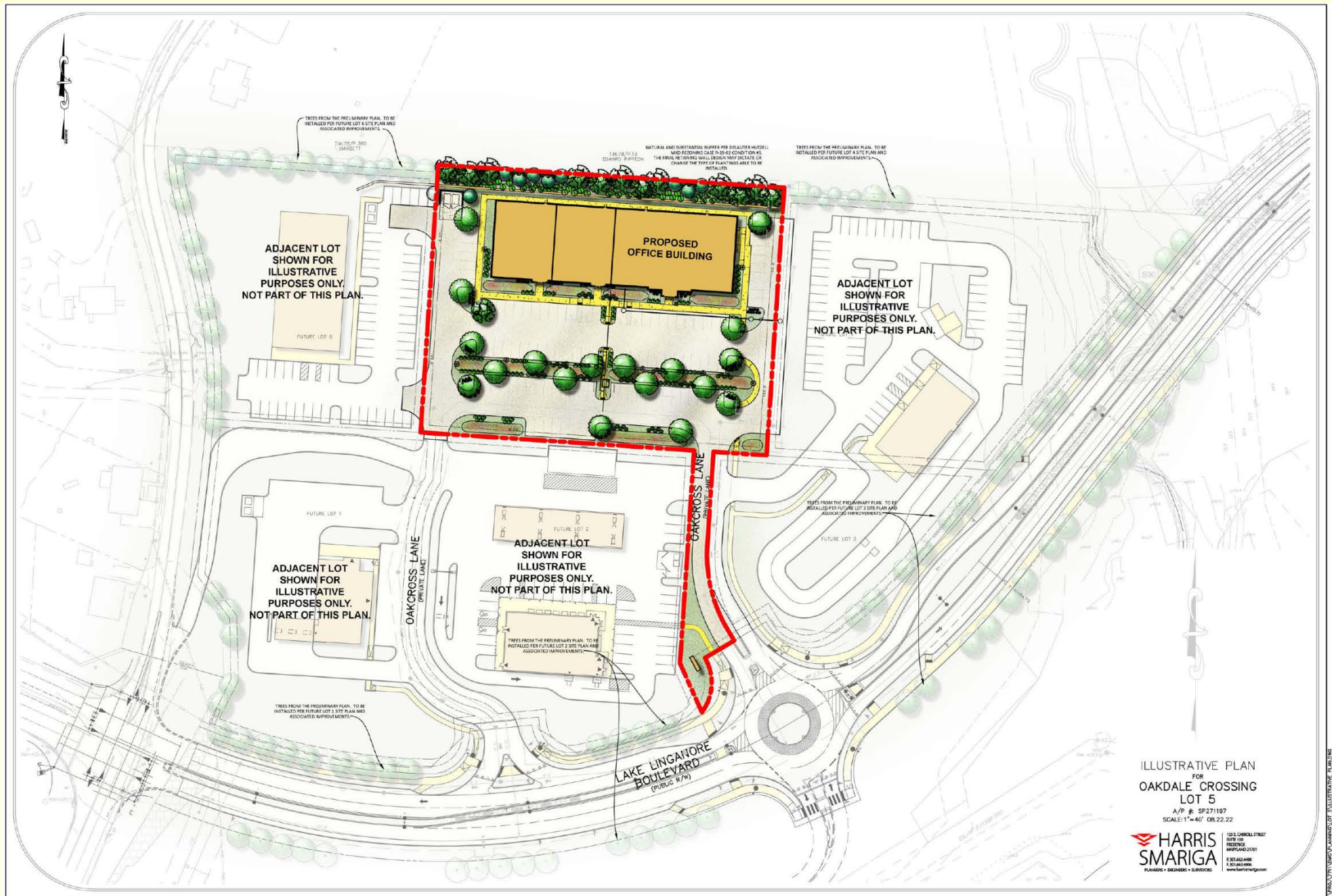
Aerial Photography, 2020  
Date: 08/09/2022  
Prepared by: Frederick County  
Community Development Division



1:5,000  Feet  
0 250 500







ILLUSTRATIVE PLAN  
FOR  
OAKDALE CROSSING  
LOT 5  
A/P #: SP271197  
SCALE: 1" = 40' 08.22.22

**HARRIS  
SMARIGA**  
PLANNERS • DESIGNERS • SURVEYORS

1215 S. CARROLL STREET  
SUITE 100  
FREDERICK  
MARYLAND 21701  
P: 301.665.4488  
F: 301.665.4488  
www.harris-smariga.com

PLAN 0771: OAKDALE CROSSING LOT 5 ILLUSTRATIVE PLANS.DWG





1 NORTH EXTERIOR ELEVATION  
A3.1 NTS



2 EAST EXTERIOR ELEVATION  
A3.1 NTS



3 WEST EXTERIOR ELEVATION  
A3.1 NTS



# **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.

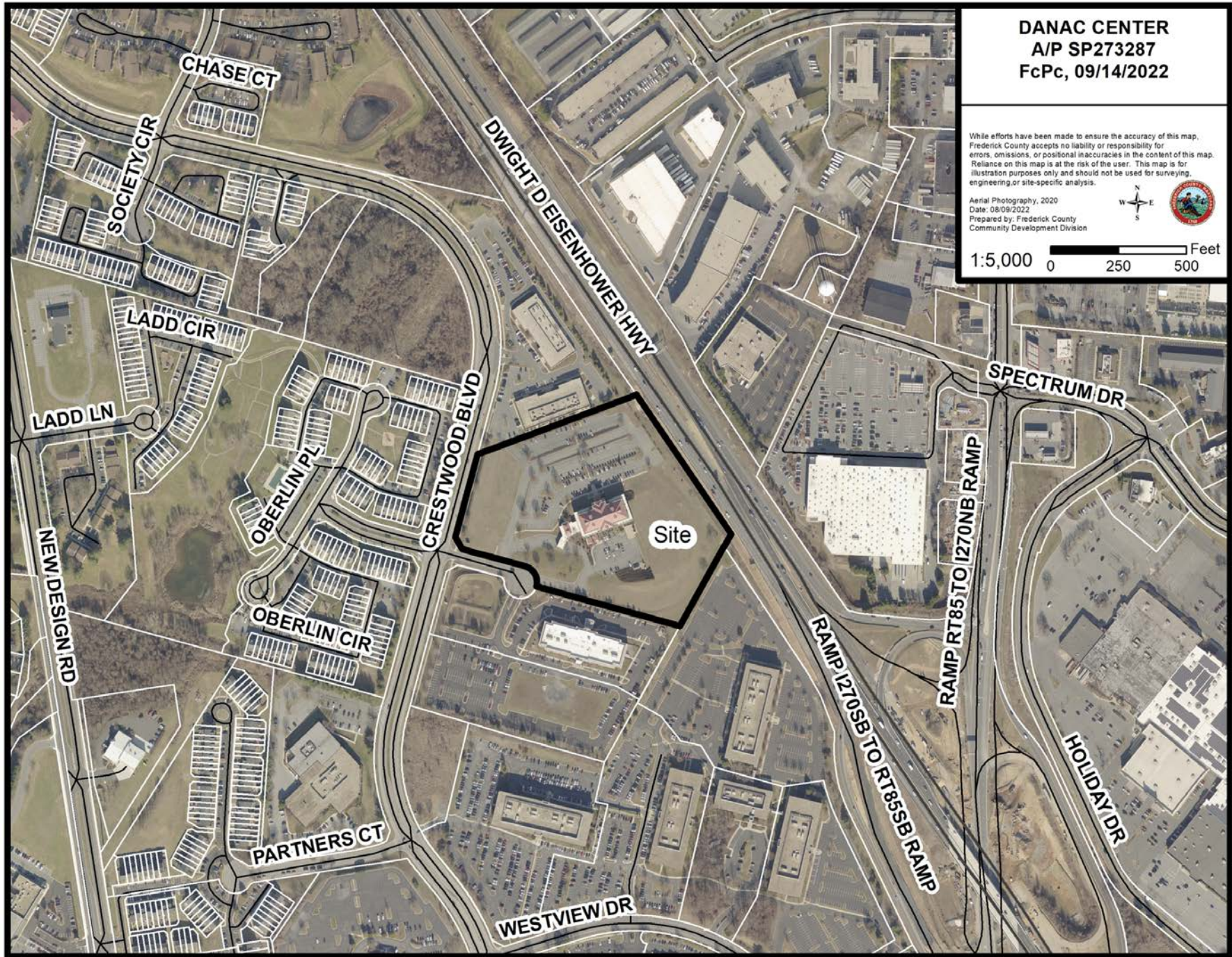


# ***DANAC Center Lot 3***

## *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.





**DANAC CENTER**  
**A/P SP273287**  
**FcPc, 09/14/2022**

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Aerial Photography, 2020  
Date: 08/09/2022  
Prepared by: Frederick County  
Community Development Division



1:5,000 0 250 500 Feet



**LOT 3 DANAC CENTER  
A/P SP273287  
FcPc, 09/14/2022**

**Zoning**

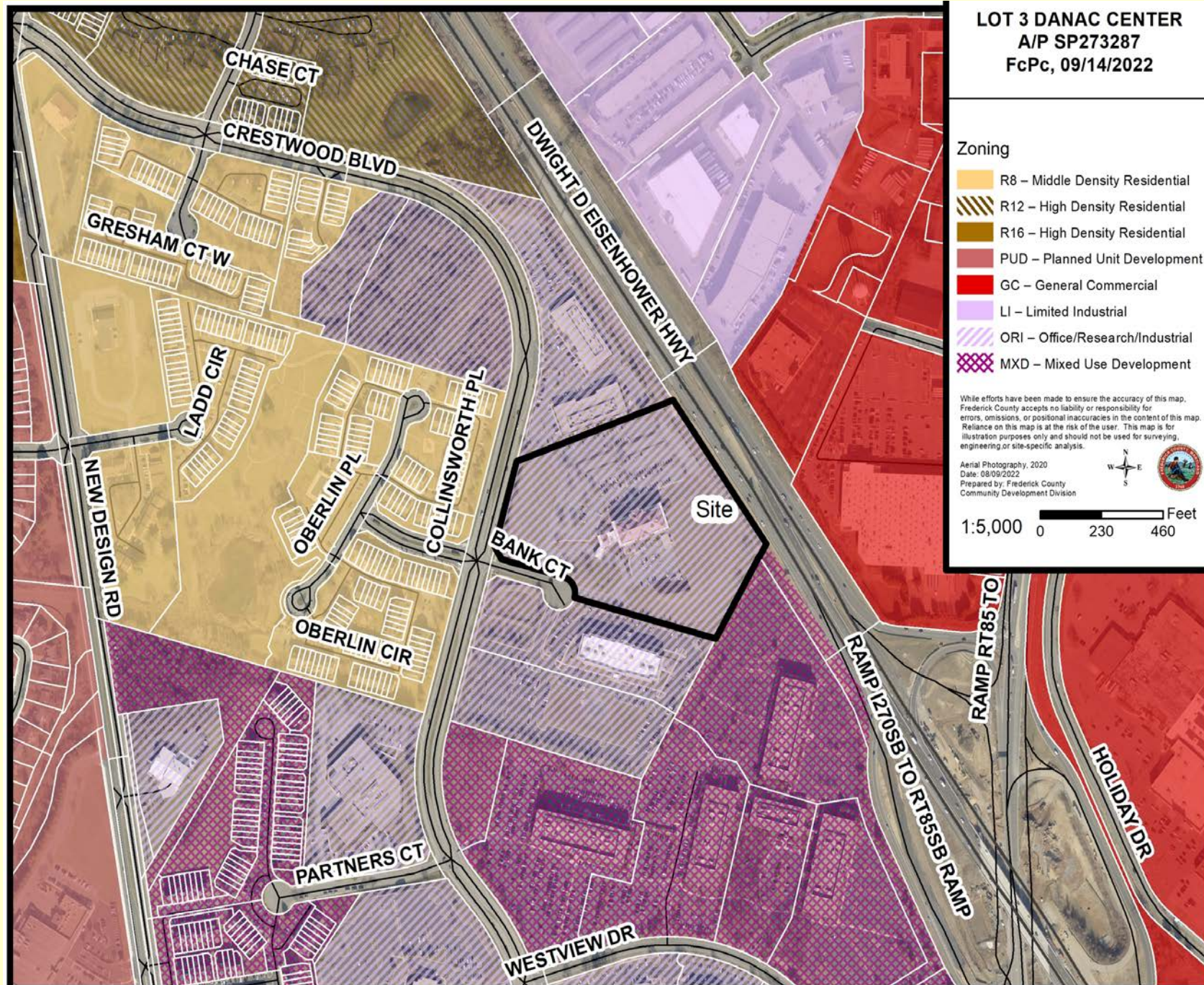
-  R8 – Middle Density Residential
-  R12 – High Density Residential
-  R16 – High Density Residential
-  PUD – Planned Unit Development
-  GC – General Commercial
-  LI – Limited Industrial
-  ORI – Office/Research/Industrial
-  MXD – Mixed Use Development

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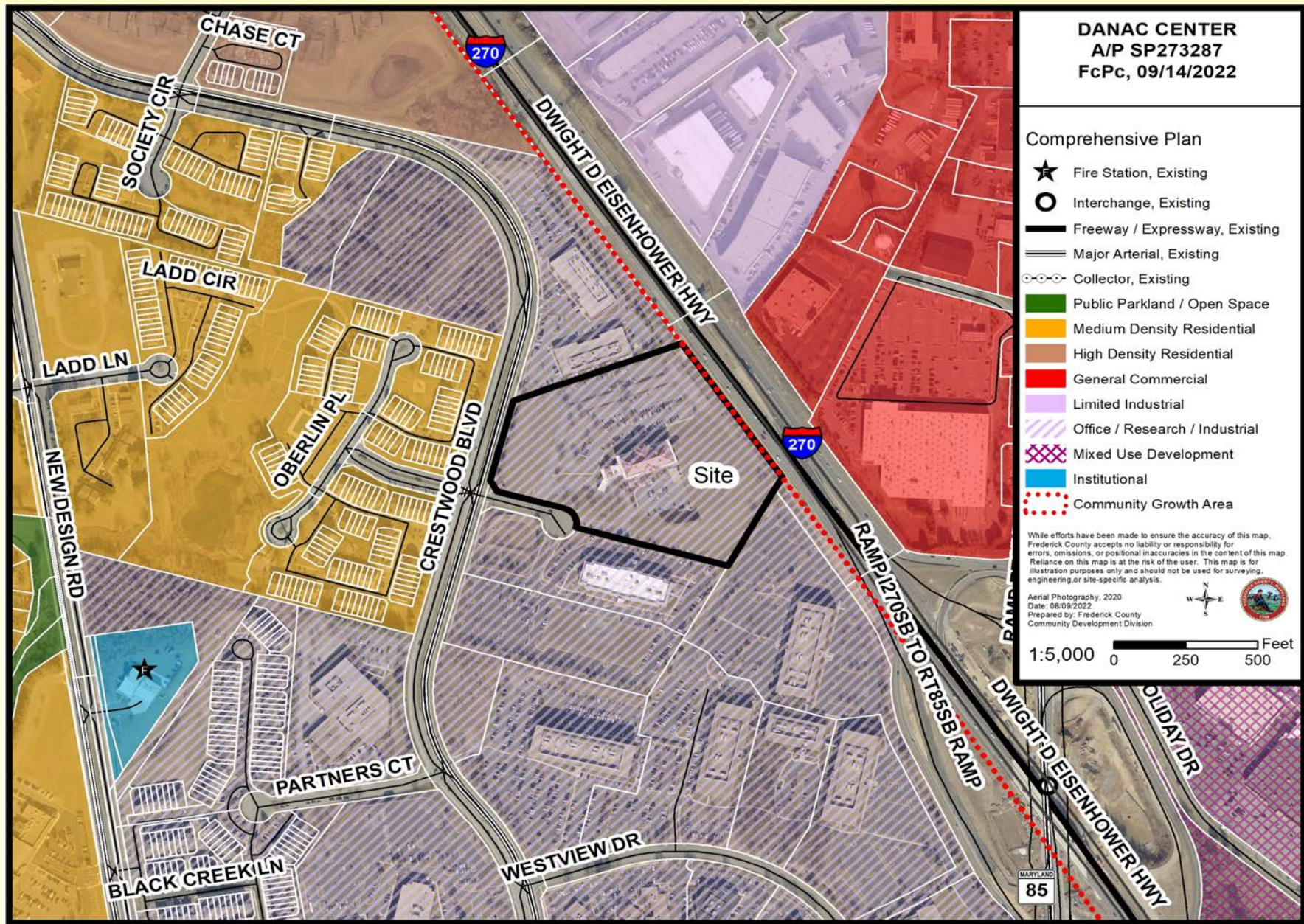
Aerial Photography, 2020  
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Community Development Division



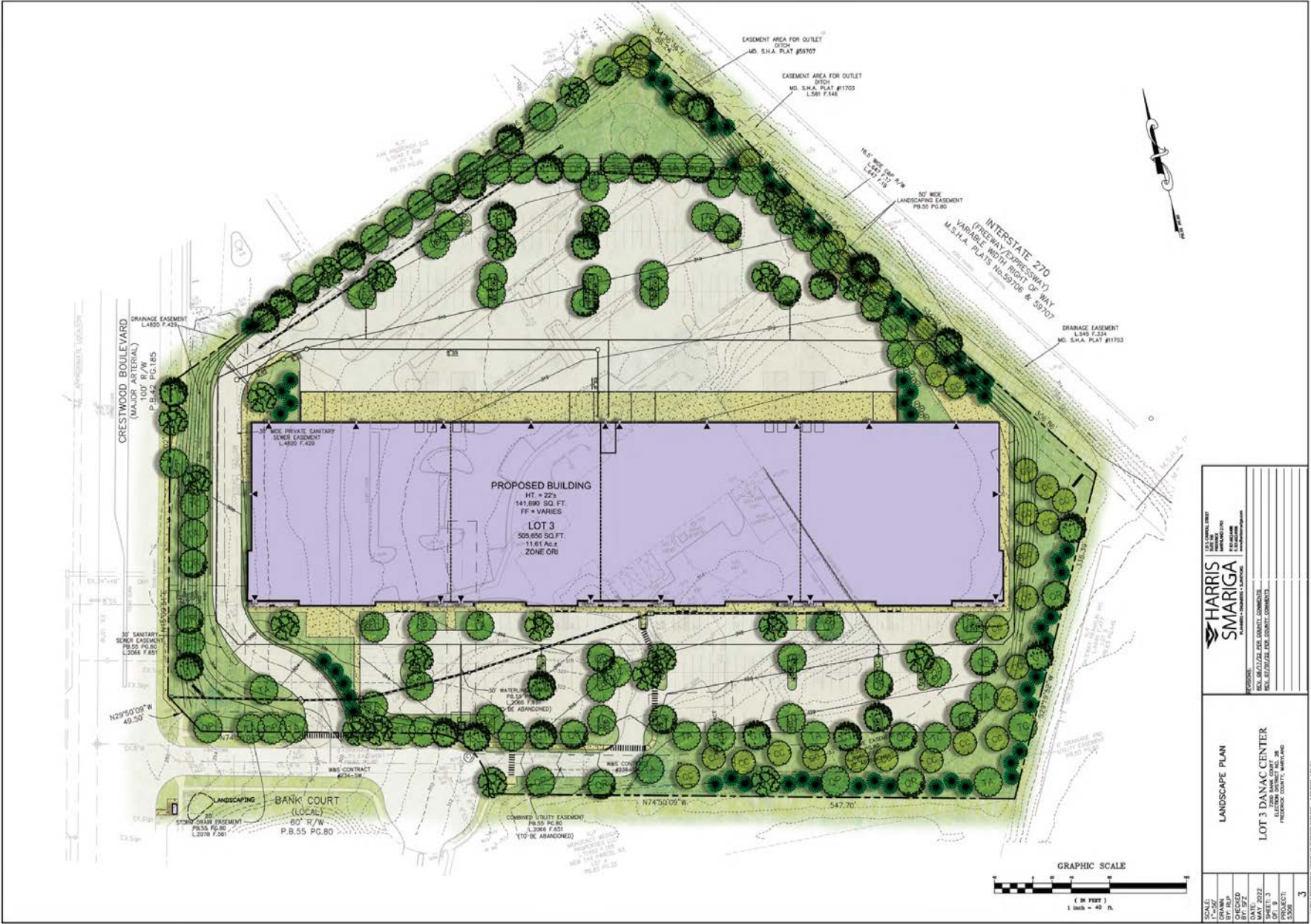
1:5,000  Feet













## 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**

HN/C/SKLLS

13 JUNE 2022

AL

20220520

**powers  
brown  
architect  
interior**



NORTH - EAST CORNER VIEW



\*PRELIMINARY NOT FOR CONSTRUCTION. INTENT: FOR REGULATORY APPROVAL. \*\*BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION. SURVEY NOT PROVIDED. \*\*\*ALL BUILDING AREAS AND APPROXIMATE UTIL BUILDING FOOTPRINT ENTRY DESIGNS ARE FINALIZED.

7200 BANK CT  
a project for  
SCHEER PARTNERS

07/20/2024  
15

SOUTH - WEST CORNER VIEW



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7200 BANK CT  
a project for  
SCHEER PARTNERS

07/20/2024  
16



# **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.

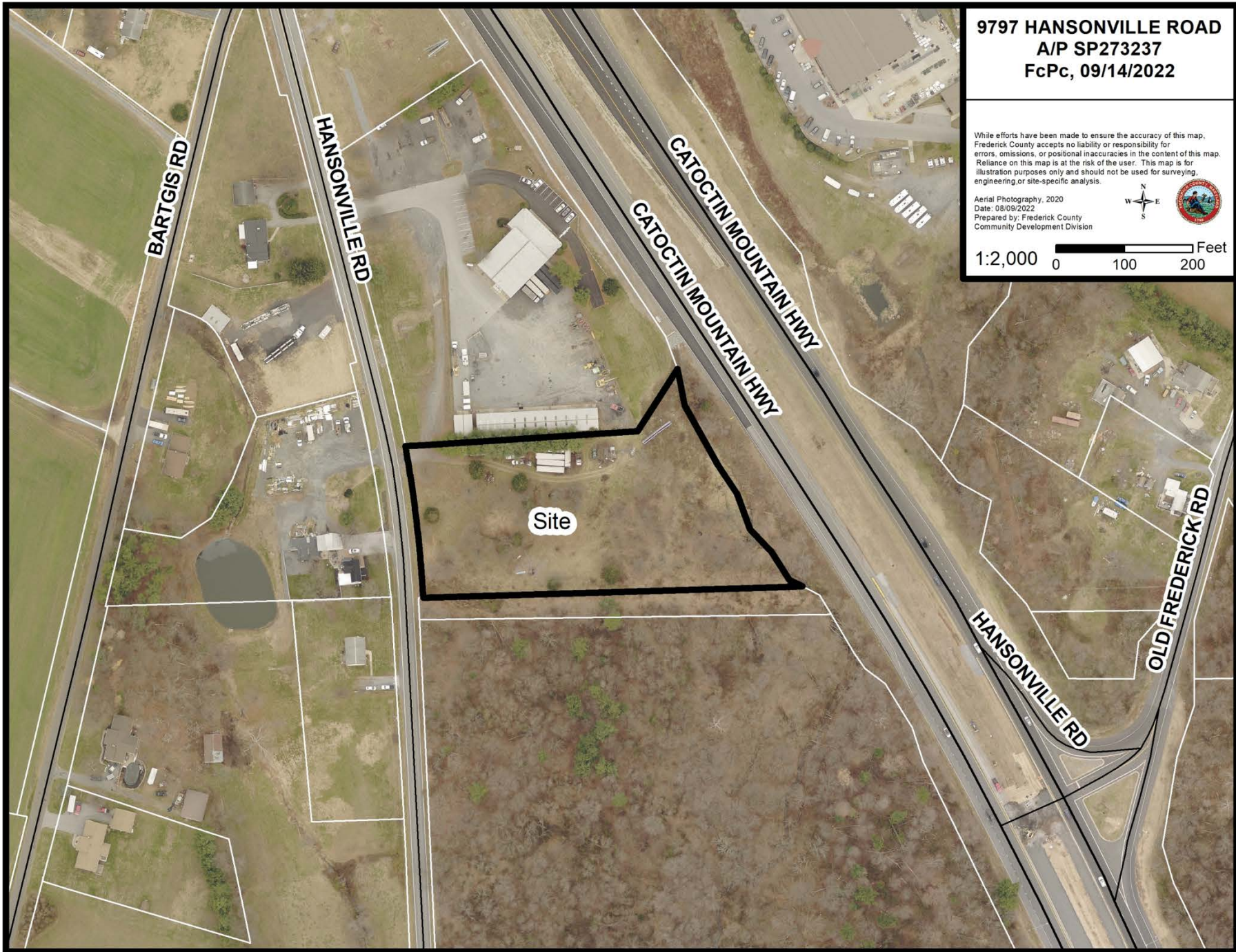


# ***9797 Hansonville Road Lot 2***

## ***Site Plan***

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





9797 HANSONVILLE ROAD  
A/P SP273237  
FcPc, 09/14/2022

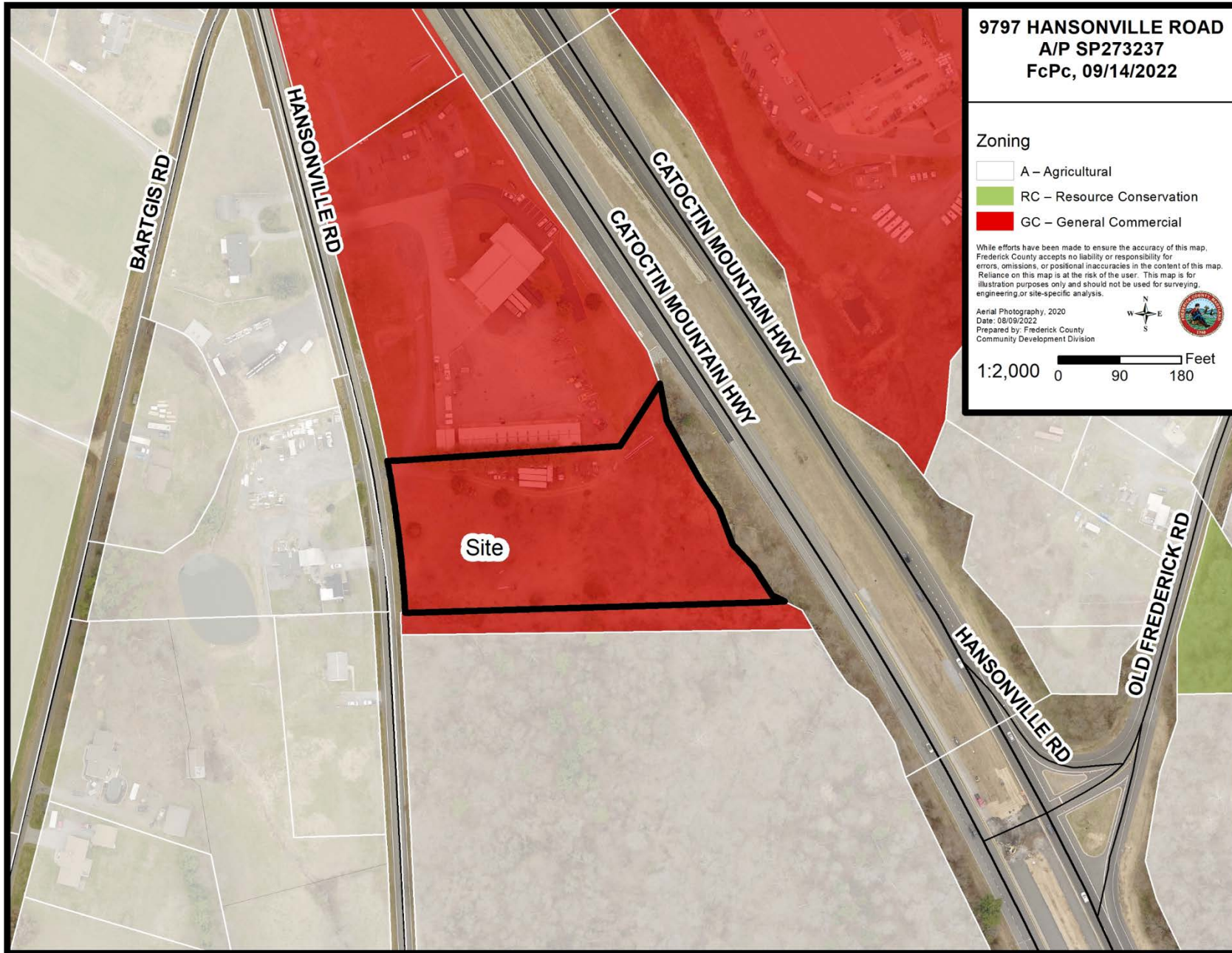
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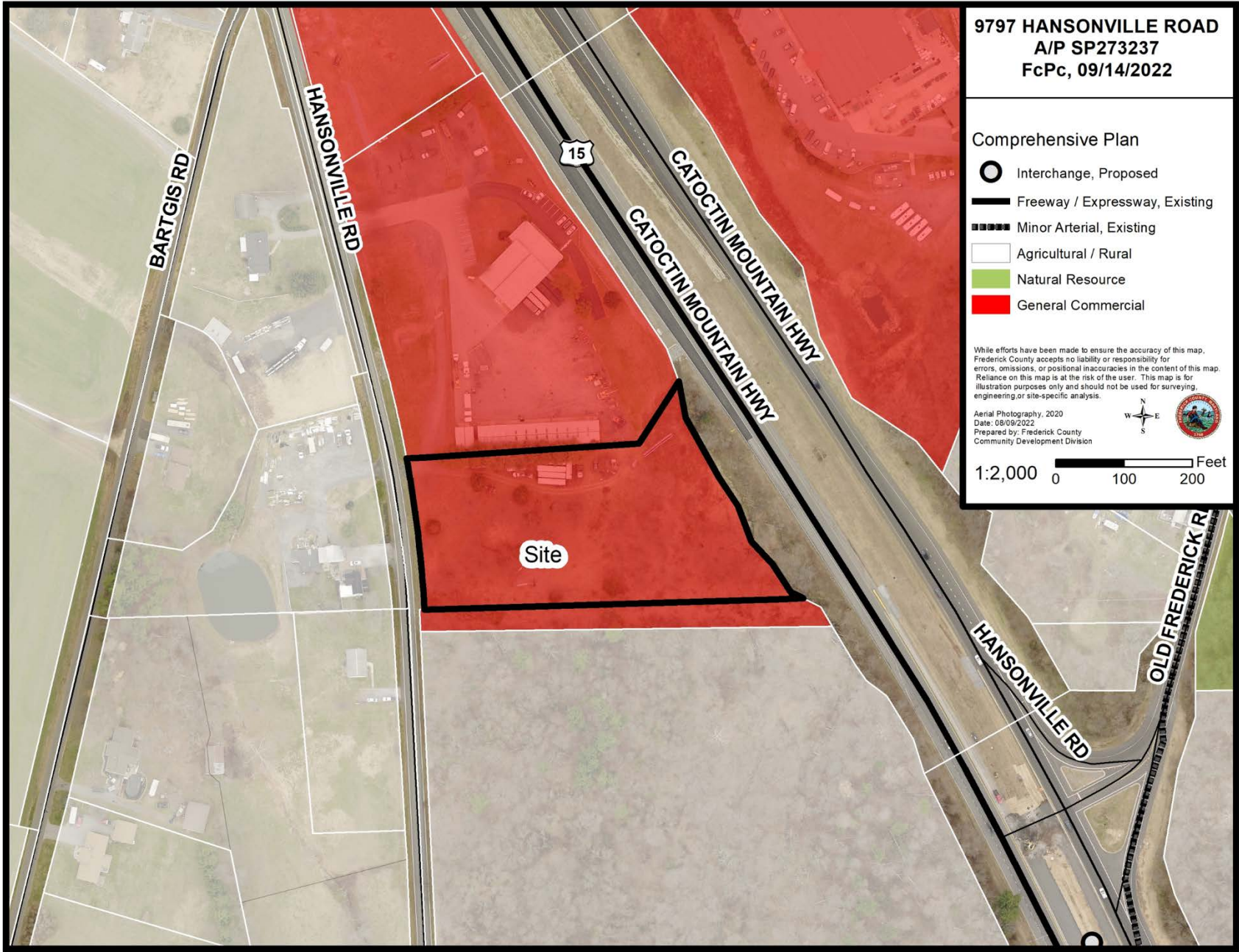


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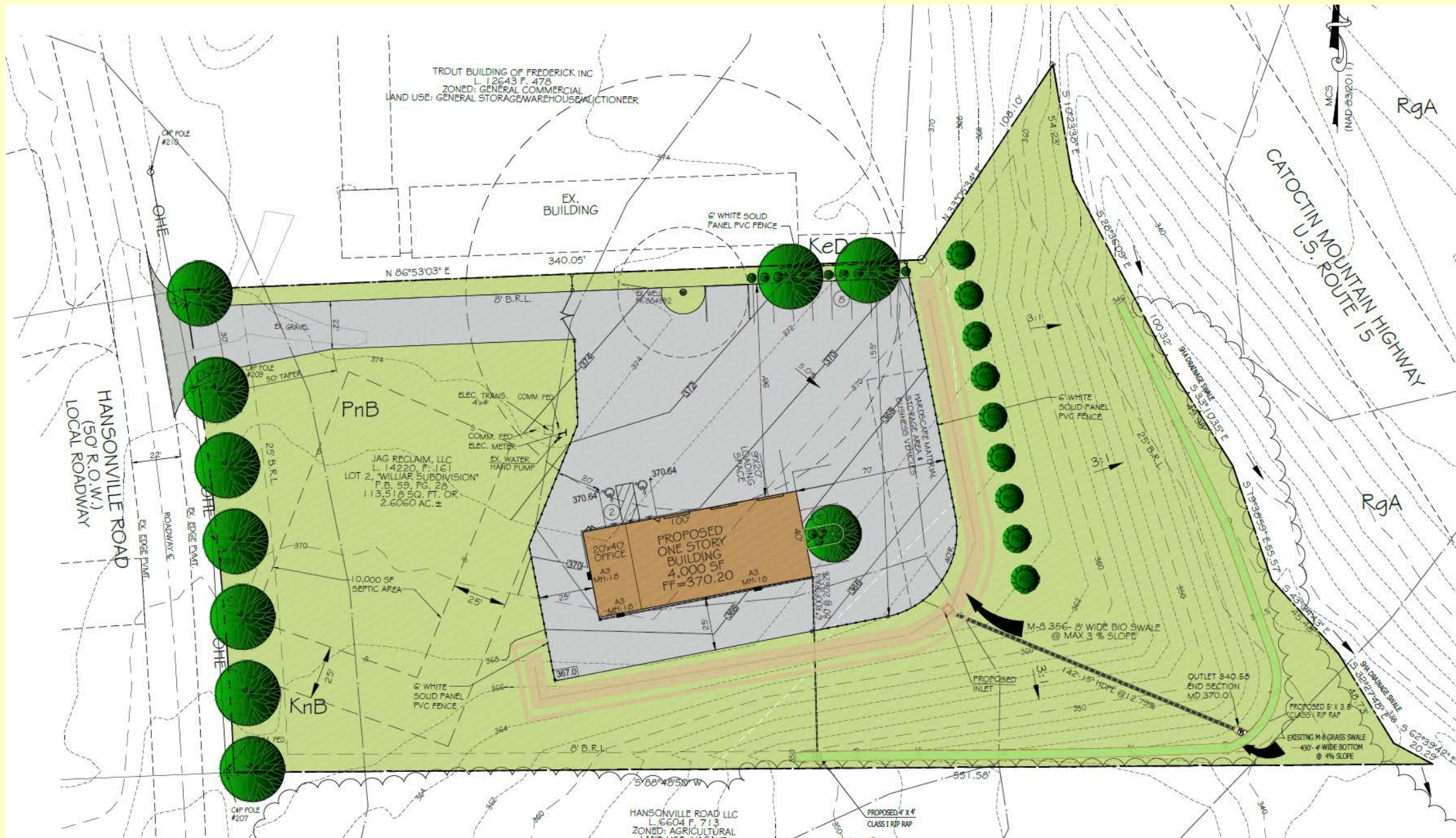




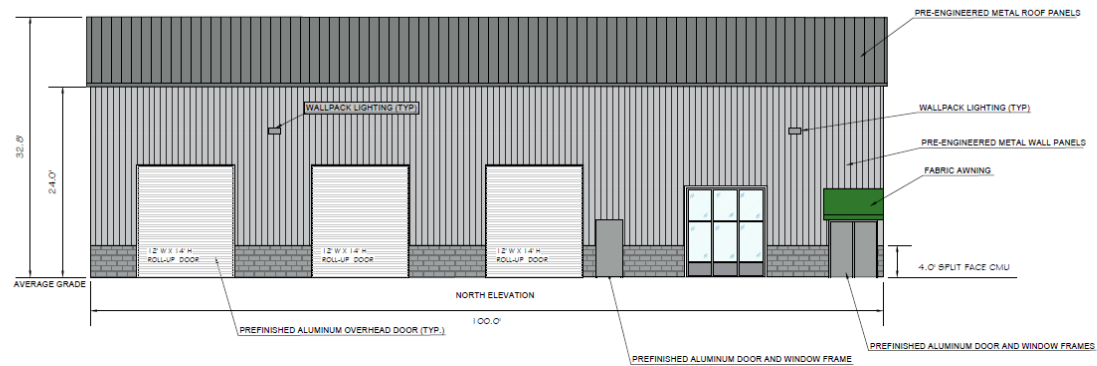
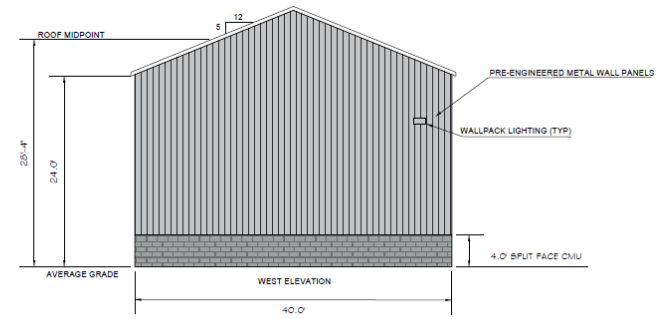






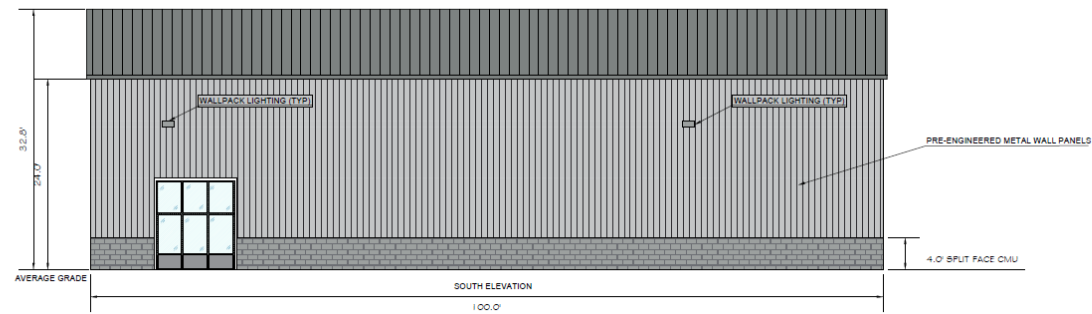






#### CONCEPT EXTERIOR COLOR SELECTIONS

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.

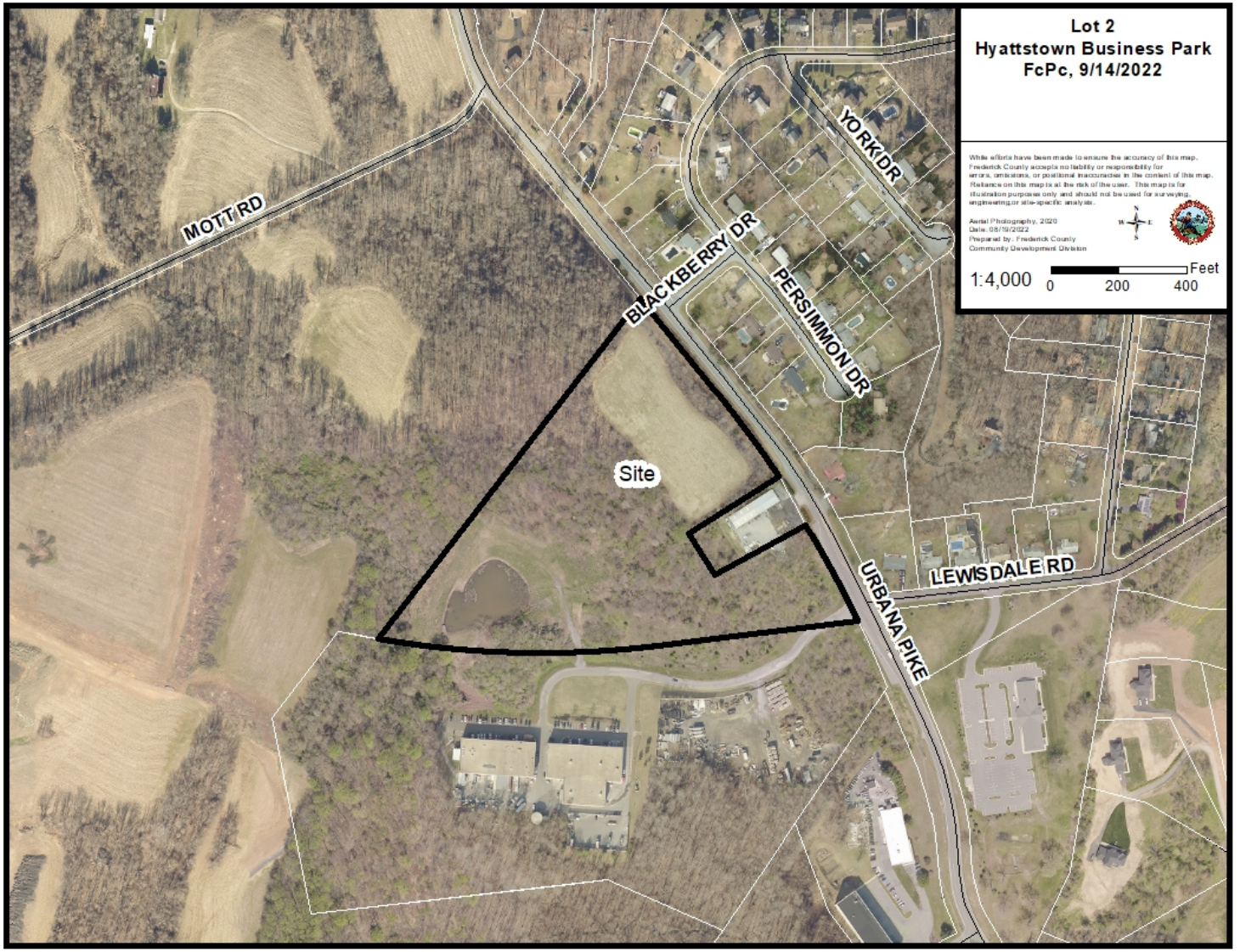


# ***Hyattstown Business Park Lot 2***

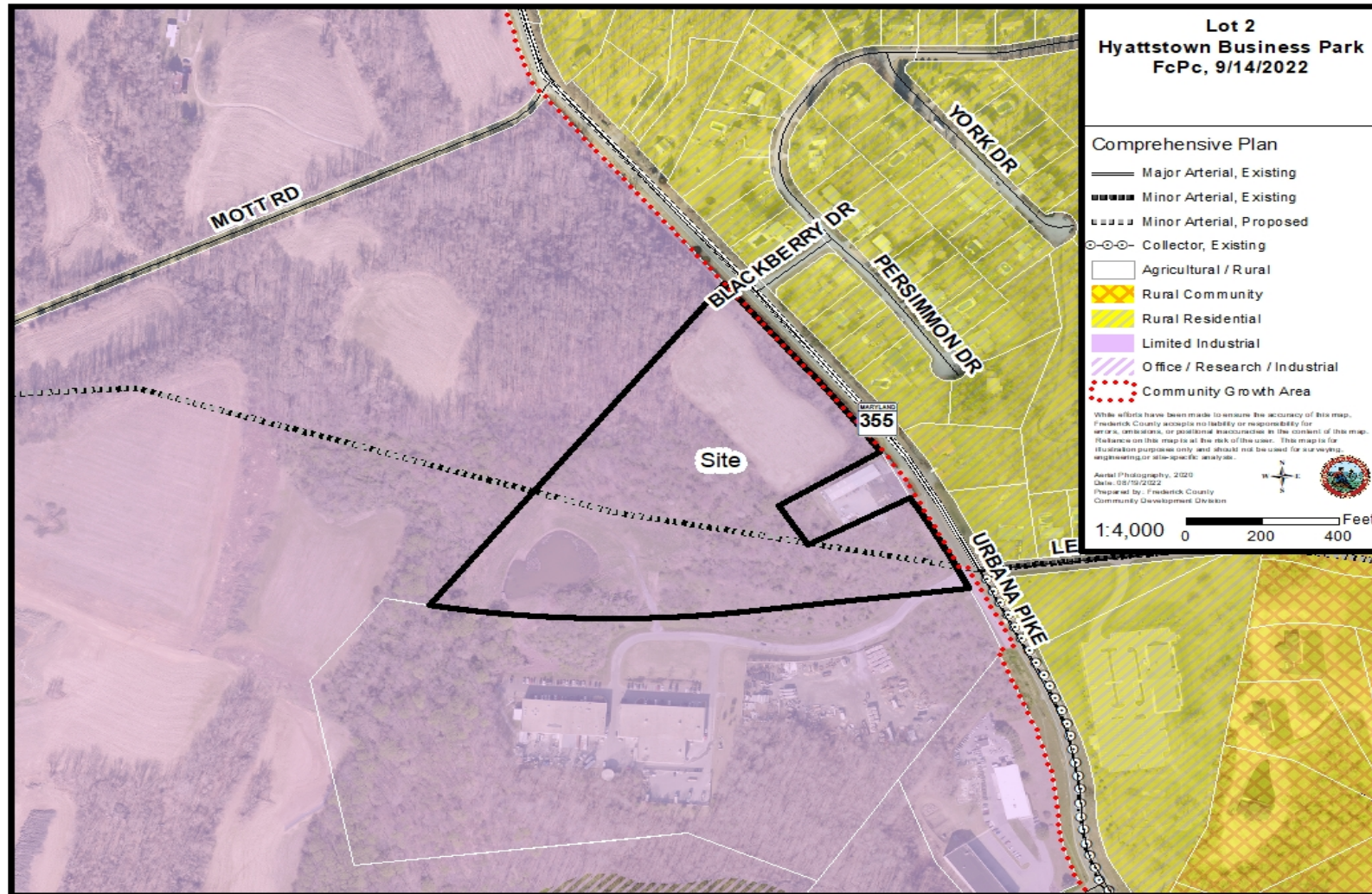
## *Site Plan*

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.

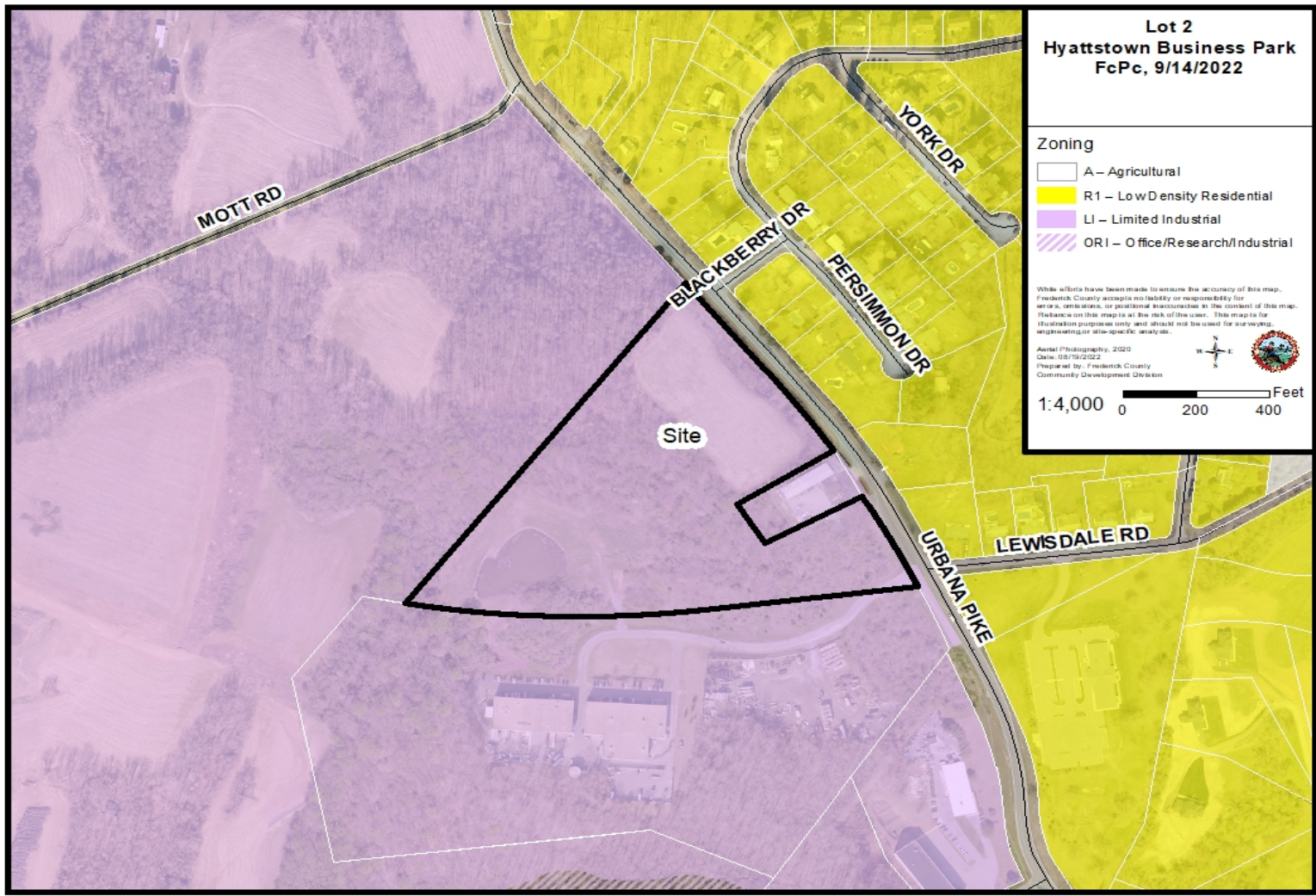














# Exhibit 1: Rendered Site Plan





# **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.