

Frederick County Planning Commission



October 12, 2022

Harvest Hills, Section 2

Combined Preliminary Final Plat

Applicant is requesting approval to subdivide 3 lots
and a remainder from a 59 acre parcel.

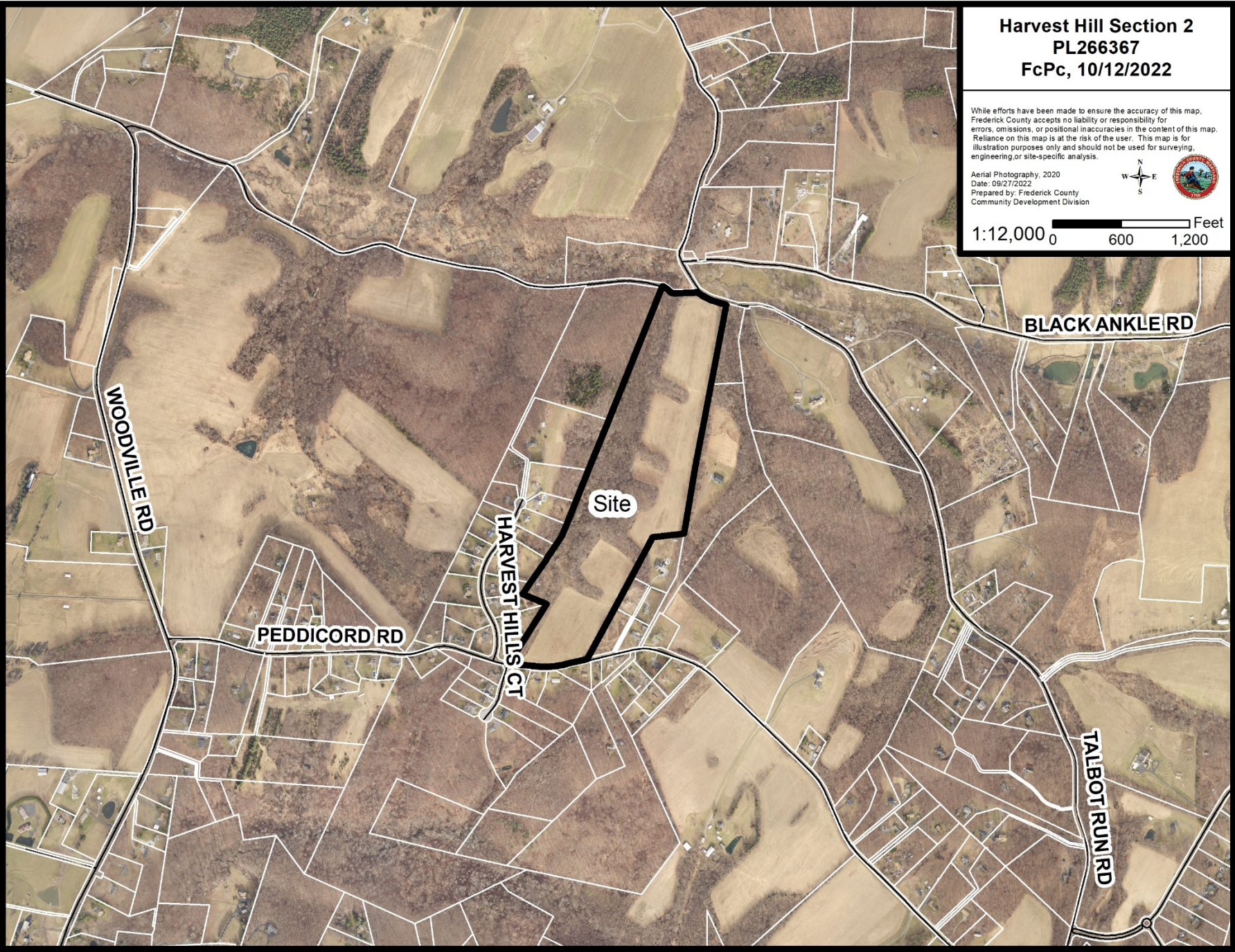
Harvest Hill Section 2
PL266367
FcPc, 10/12/2022

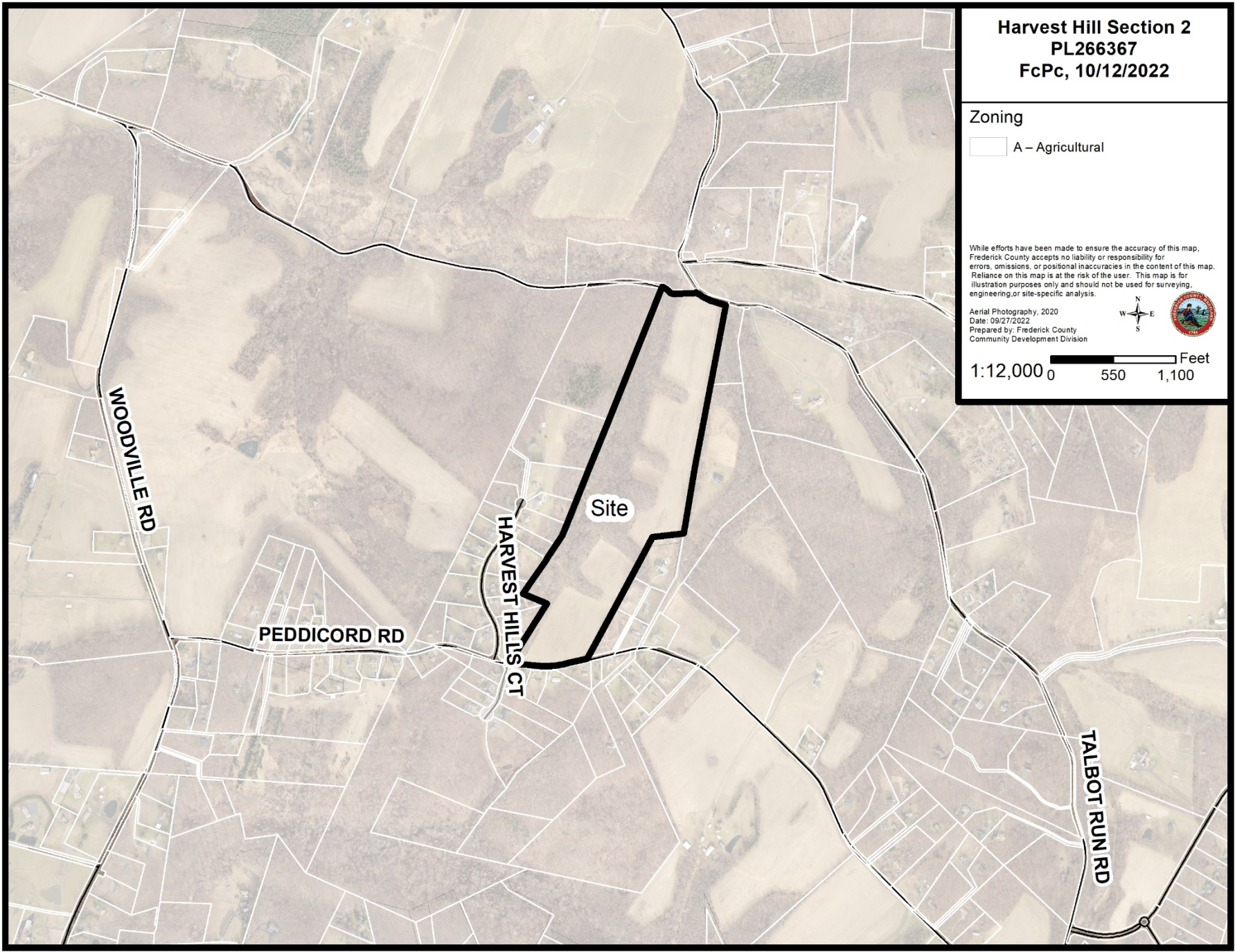
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2020
Date: 09/27/2022
Prepared by: Frederick County
Community Development Division




1:12,000 0 600 1,200 Feet





Harvest Hill Section 2
PL266367
FcPc, 10/12/2022

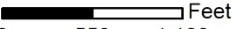
Zoning

 A – Agricultural

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.





Aerial Photography, 2020
Date: 09/27/2022
Prepared by: Frederick County
Community Development Division



1:12,000  Feet
0 550 1,100

Harvest Hill Section 2
PL266367
FcPc, 10/12/2022

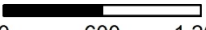
Comprehensive Plan

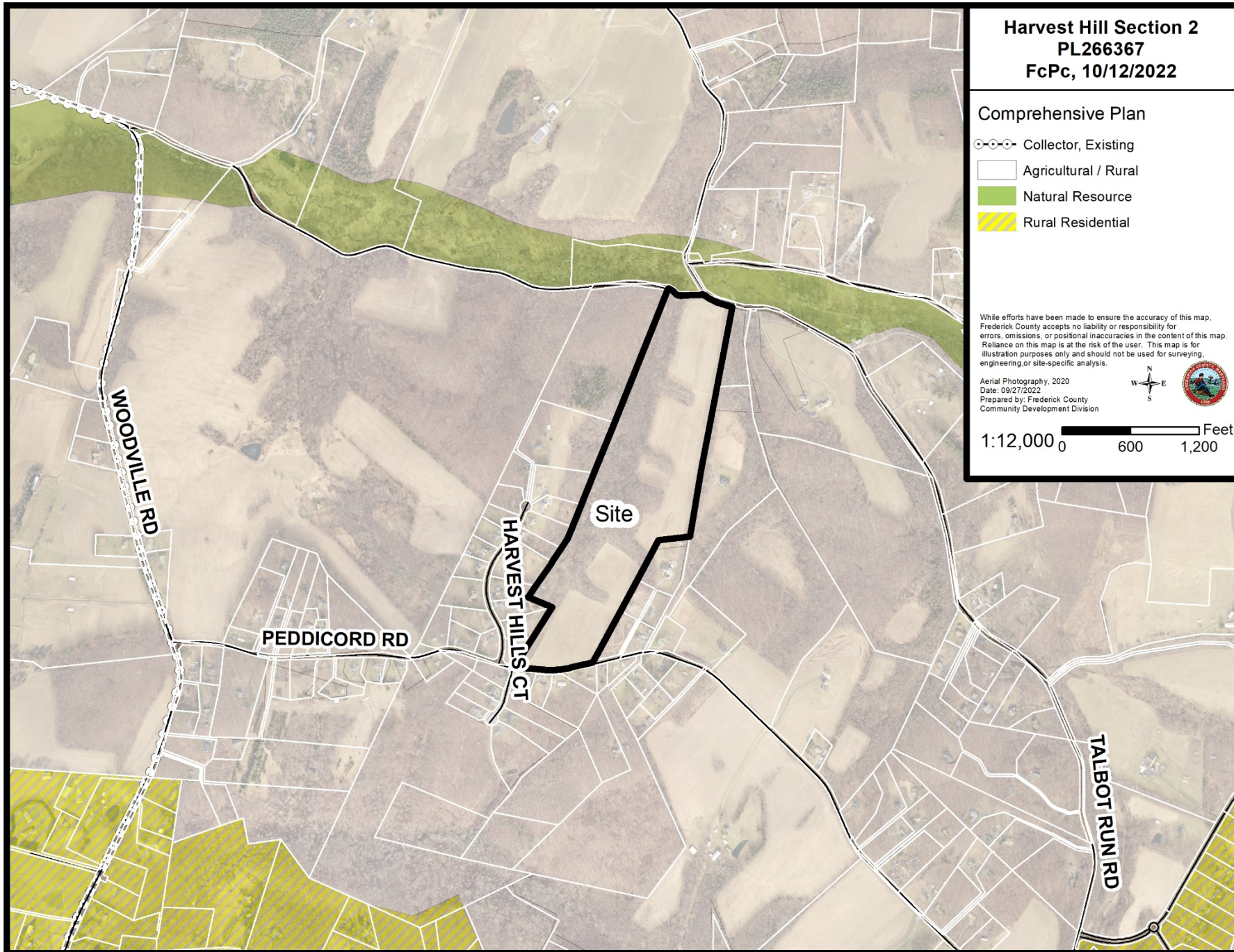
-  Collector, Existing
-  Agricultural / Rural
-  Natural Resource
-  Rural Residential

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/27/2022
Prepared by: Frederick County
Community Development Division



1:12,000  Feet
0 600 1,200



N 01°29'30" E	35.46'	15663	649688.3511	1267282.1801
N 56°54'19" W	35.40'	15704	649713.0364	1267000.0101
S 89°58'19" W	72.36'			
S 34°02'42" W	63.27'			
S 34°02'42" W	174.76'			

COORDINATES ARE BASED ON NAD 83/2011
TOPOGRAPHY WAS TAKEN FROM COPYRIGHTED GIS DATA FROM FREDERICK COUNTY AND MAY NOT BE
REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM FREDERICK COUNTY, FIELD
OFFICE AND SUPPLEMENTED BY VANMAR ASSOCIATES IN DECEMBER, 2020. CONTOUR INTERVAL IS
VERTICAL DATUM IS NAVD83.



OWNER	
MICHAEL S. MASON c/o DAVE WILKINSON 5300 WESTVIEW DRIVE FREDERICK, MARYLAND 21703 (301) 748-5670	
OTAL AREA-LOT 2	517,062 s.f. or 11.8701 Ac.±
REA OF PANHANDLE	13,986 s.f. or 0.3211 Ac.±
ET AREA-LOT 2	503,076 s.f. or 11.5490 Ac.±
OTAL AREA-LOT 3	688,444 s.f. or 15.8045 Ac.±
REA OF PANHANDLE	30,902 s.f. or 0.7094 Ac.±
ET AREA-LOT 3	657,542 s.f. or 15.0951 Ac.±

OTAL AREA OF LOTS: 1,471,282 s.f. or 33.7760 Ac.±
OTAL AREA OF PEDDICORD RD. DEDICATION: 13,925 s.f. or 0.3197 Ac.±

OTAL AREA OF SUBDIVISION: 1,485,207 s.f. or 34.0957 Ac.±
TOTAL NUMBER OF LOTS: 3

NOTE:
LOTS 1, 2, & 3 SEPTIC AREA CAN SUPPORT A HOUSE OF NO
MORE THAN THREE (3) BEDROOMS.

NOTE:
TREATMENT UNITS AND PUMP CHAMBERS FOR SEPTIC SYSTEMS MUST BE 10' AWAY
FROM THE WELL AND PLACED OUTSIDE OF THE SEPTIC AREA.

FILE #:	S-750
AP #:	PL-206367
RECORDED:	
P.B.	P.G.

REMAINDER NOTE:
THIS PARCEL IS NOT A LEGALLY ESTABLISHED LOT UNDER COMAR 26.04.0 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH A TIME AS EITHER THE PARCEL CAN BE SERVED BY A COMMUNITY SEWAGE
SYSTEM OR THE PROPOSAL IS SUBMITTED, PLAT REFINED, DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND COUNTY CODES, REGULATIONS AND LAWS, AND THE PARCEL MAY NOT BE SERVED BY
NON-COMMERCIAL MEANS OF ON-SITE SEWAGE DISPOSAL.

RECOMMENDATION

Staff has no objection to conditional approval of the Combined Preliminary/Final Plat. The Combined Preliminary/Final Plat approval is valid for three (3) years from the date of FcPc approval. Therefore, the Plat approval expires on October 12, 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 requests from the Applicant:

1. Planning Commission approval of the requested panhandle modification per Section 1-16-219(C)(2) to create panhandle lots in a major subdivision.

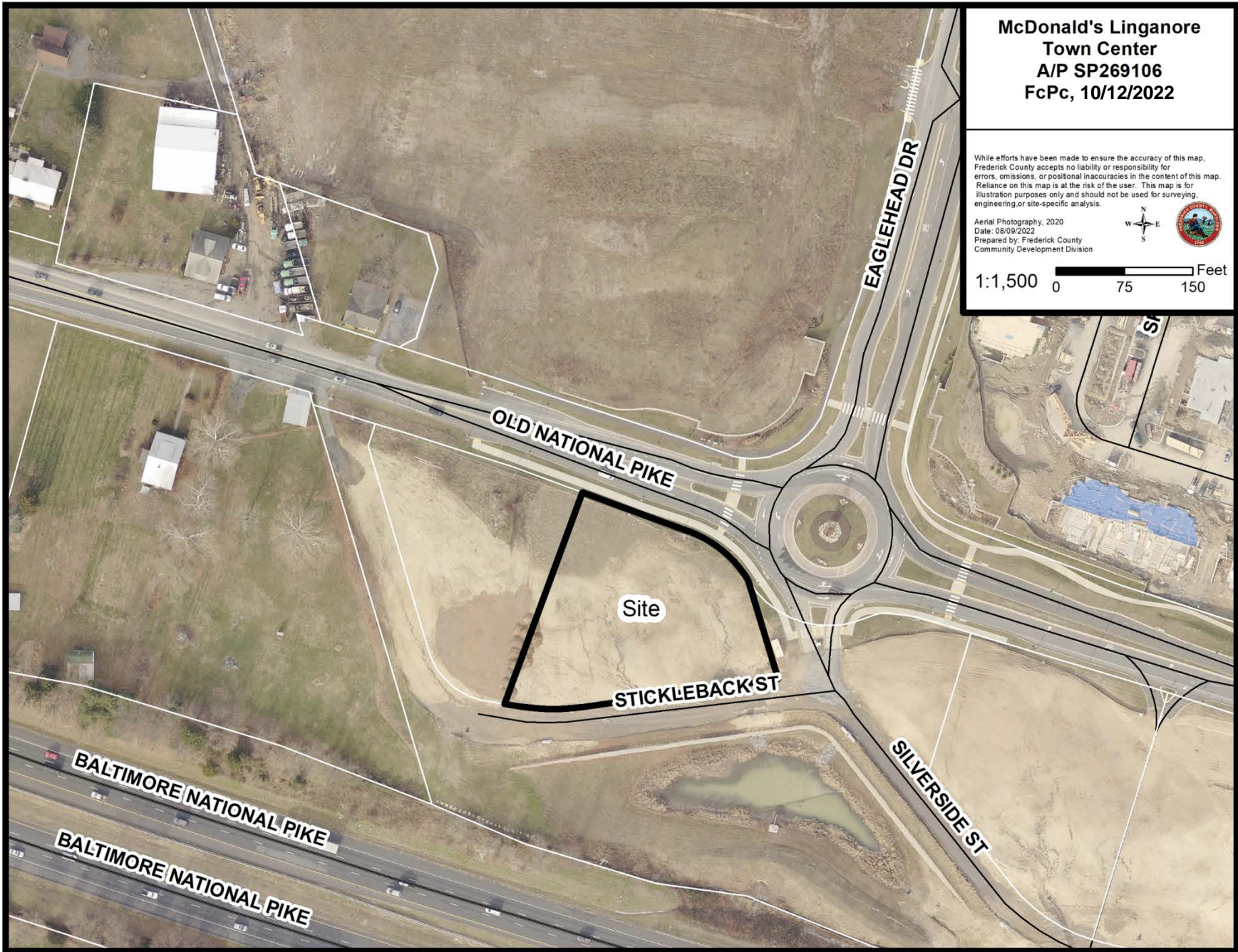
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to lot recordation, prior to applying for grading or building permits, and prior to any earth disturbance or tree clearing activities.
3. The common driveway must be constructed, and the existing driveway entrance removed prior to lot recordation.

McDonalds

Site Plan

The Applicant is requesting Site Plan approval to construct a
4,073 sq ft restaurant on a 1.05-acre Site.



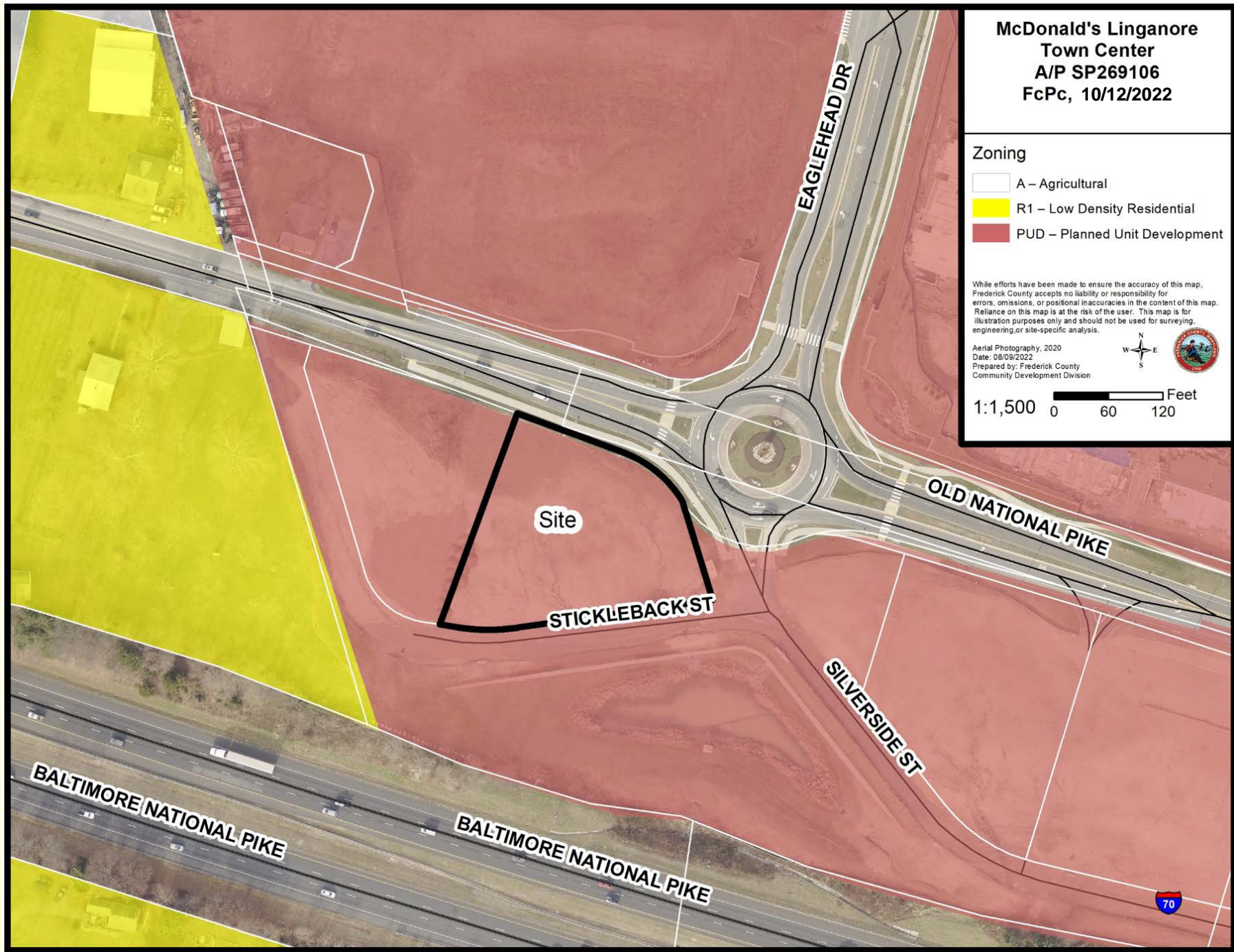
**McDonald's Linganore
Town Center
A/P SP269106
FcPc, 10/12/2022**

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

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



1:1,500 0 75 150 Feet



**McDonald's Linganore
Town Center
A/P SP269106
FcPc, 10/12/2022**

Zoning

- A – Agricultural
- R1 – Low Density Residential
- PUD – Planned Unit Development

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

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



1:1,500 0120 Feet

**McDonald's Linganore
Town Center
A/P SP269106
FcPc, 10/12/2022**

Comprehensive Plan

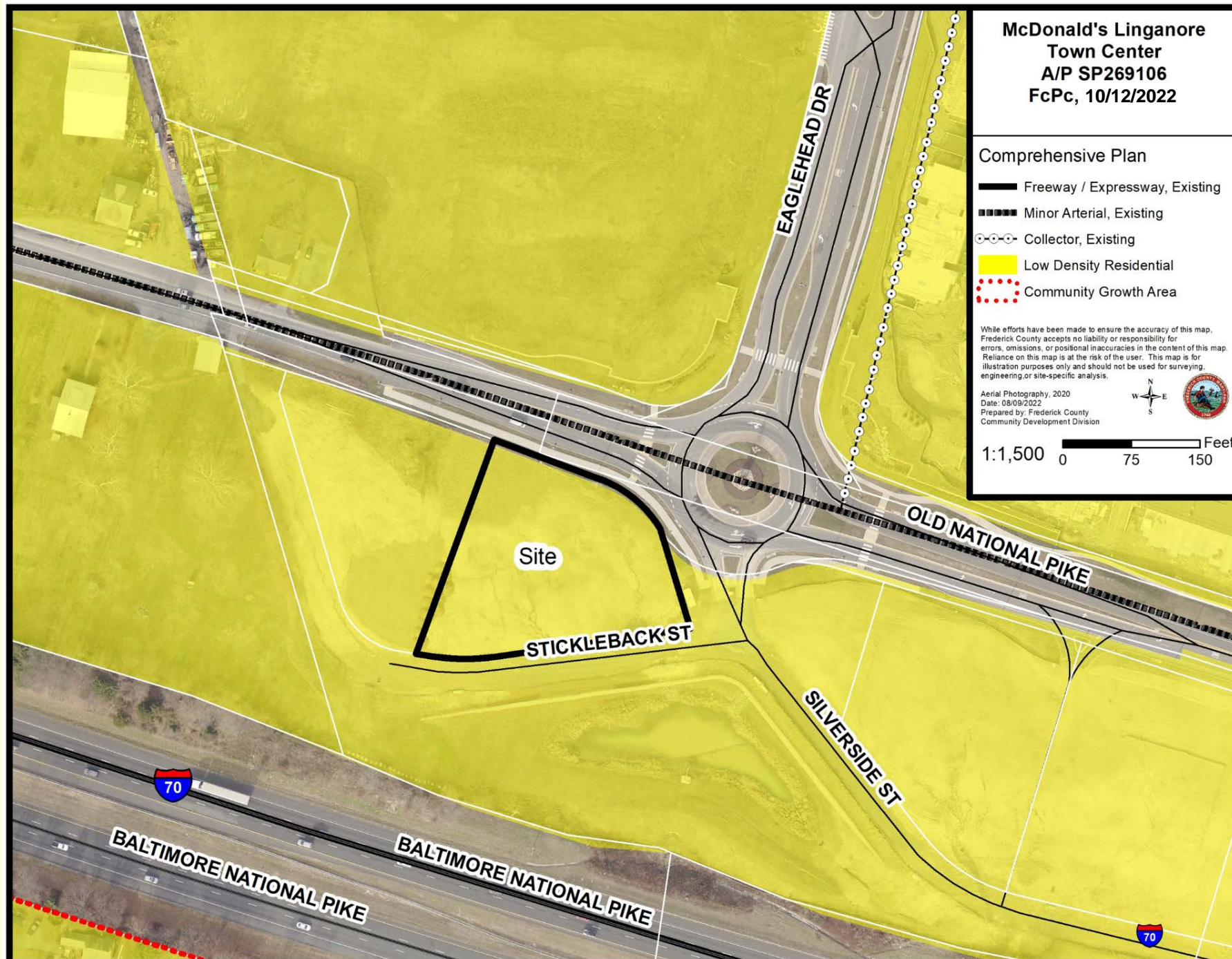
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Collector, Existing
-  Low Density Residential
-  Community Growth Area

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

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



1:1,500  Feet
0 75 150

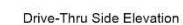




SCHEME: DESERT

Materials Legend:

-  Floor (Concrete/Paver)
inspired much by desert marble
Silestone Dark
-  Feature wall:
GFS, GFS-100 - GFS 1000 "Red Sea"
-  Brickwork - natural stone
Agioce Natural Paver by Agioce
SRL, TGGG
-  Accent wall - stone "natural wall"
-  Gold trim/curtain
-  Customized ceiling (metal)
-  Ceiling (metal) - aluminum
-  Bronze Metal (coping)
-  Metal (coping)
-  Customized stone
MEDUSA'S PAVE Stone



Proposed McDonald's Restaurant
Rendered Elevations
019-1443 - Old National Pike, New Market, MD

AECOM
July 14, 2022

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for McDonald's Restaurant. 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 October 12, 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 to allow for lighting values to exceed 0.5 foot-candles at, or beyond, the property boundaries.
2. Approval of the modification of the 14-foot maximum height for light poles in a PUD Zoning district to allow 18-foot tall pole mounted lights.
3. Approval of the modification to allow for a proposed 29 parking spaces, eight (8) more than the required 21 parking spaces.

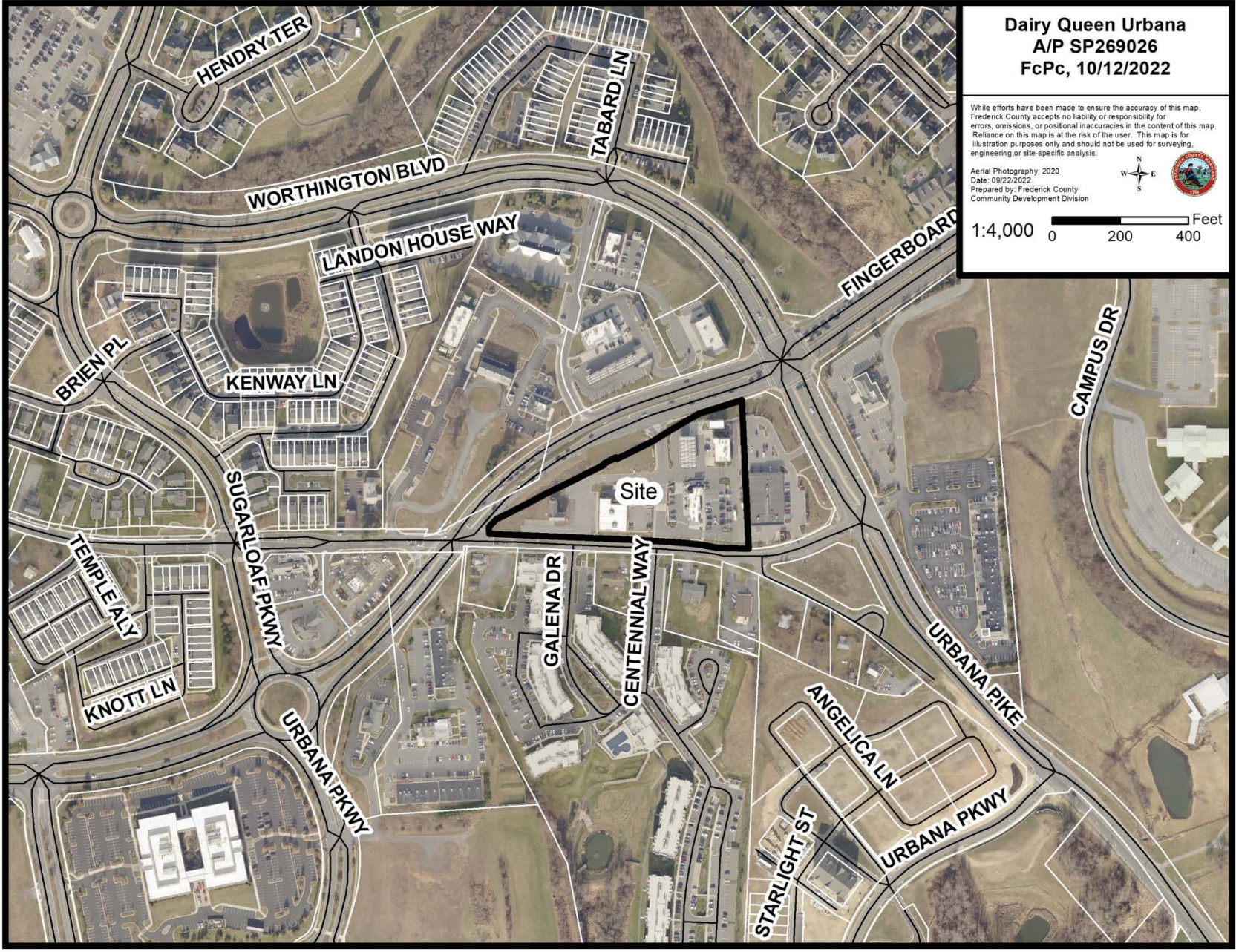
Staff-proposed conditions of approval:

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

Dairy Queen

Site Plan

The Applicant is requesting Site Plan approval to construct a 2,208 sq ft restaurant on 0.82 acres of an overall 4.15-acre Site.



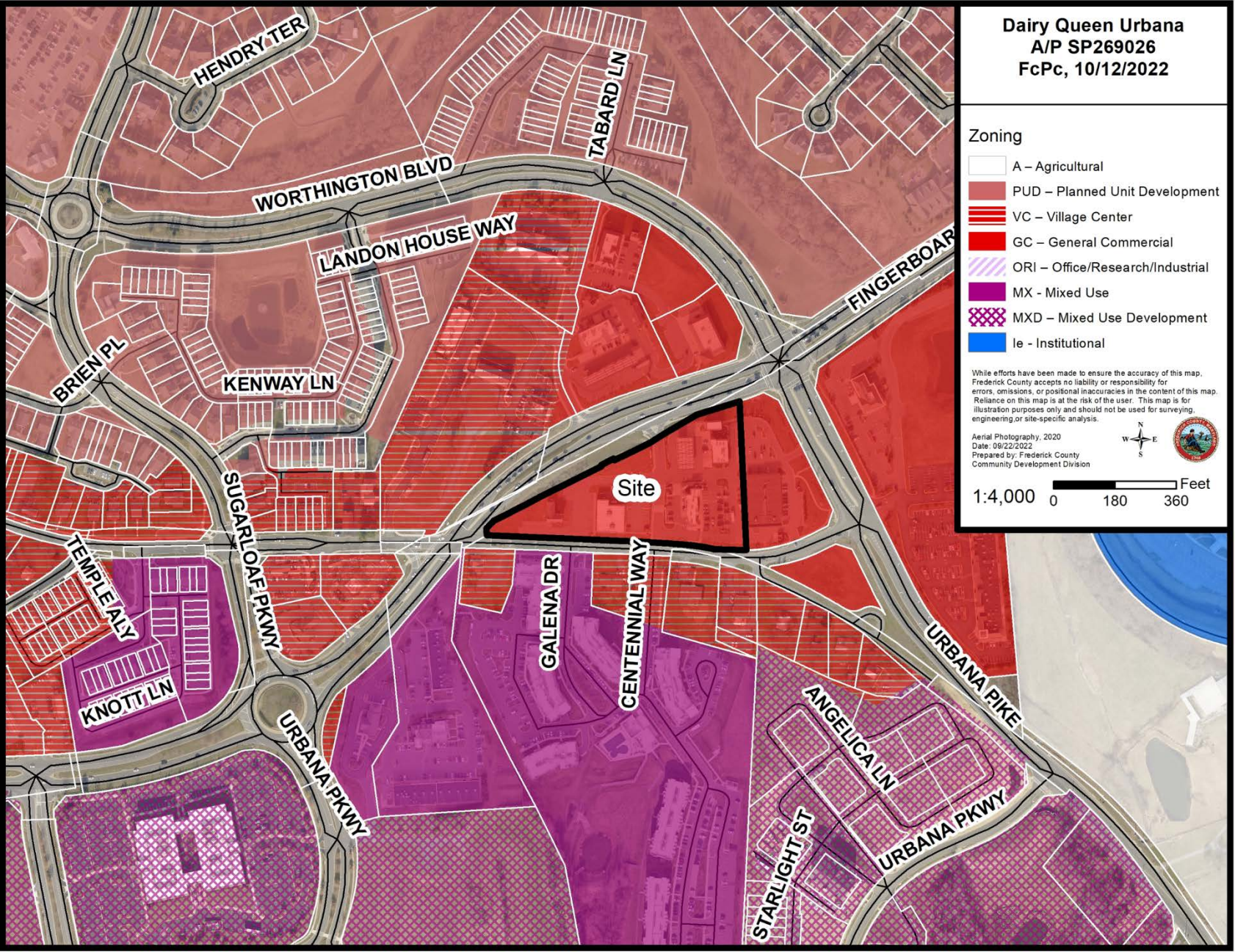
Dairy Queen Urbana
A/P SP269026
FcPc, 10/12/2022

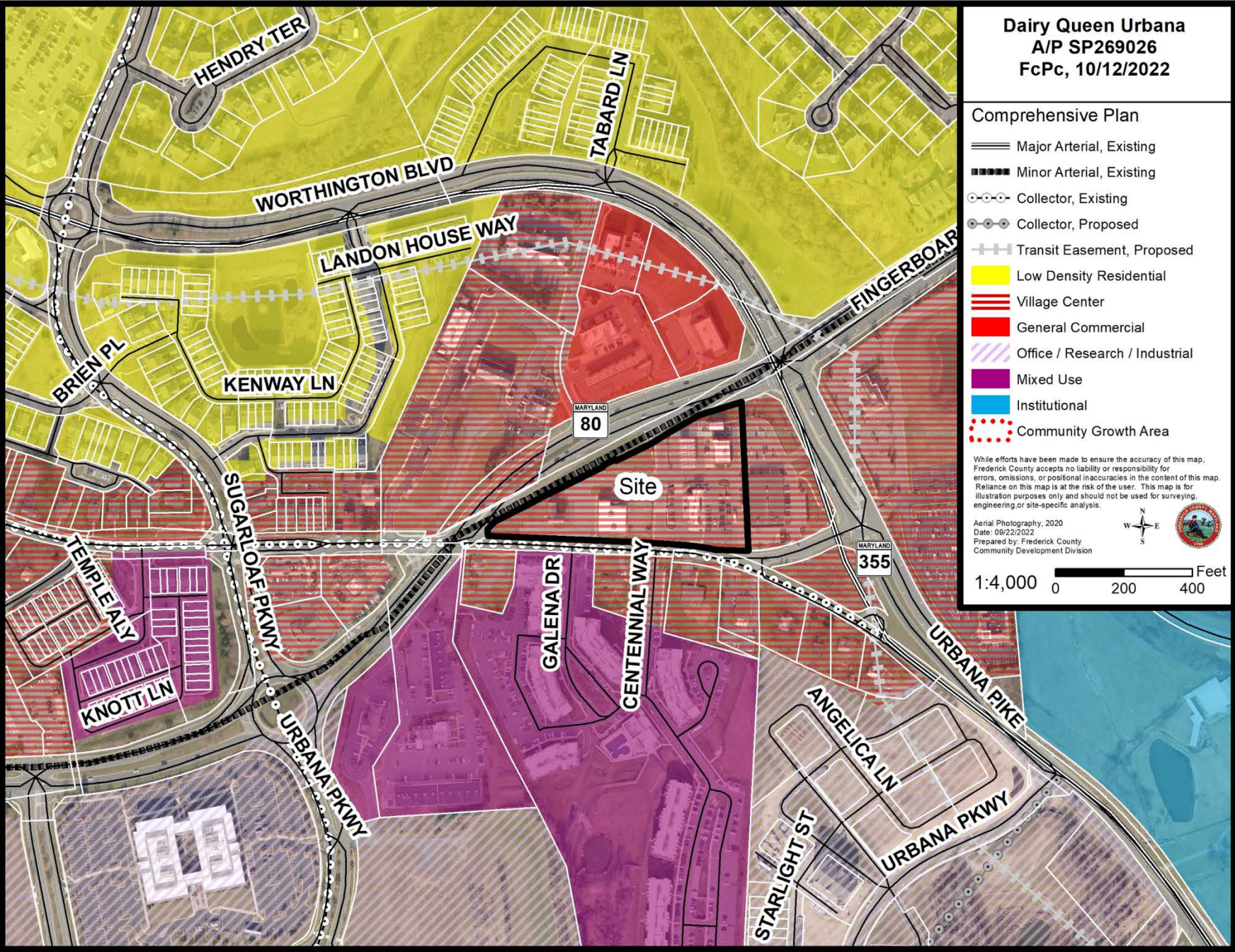
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/22/2022
Prepared by: Frederick County
Community Development Division



1:4,000 0 200 400 Feet





THIS DEVELOPMENT MET THE REQUIREMENTS OF APPQ AT PRELIMINARY PLAN APPROVAL AND WAS SUBJECT TO THE MITIGATIONS ESTABLISHED BY A LETTER OF UNDERSTANDING (#13802) AND TWO AMENDMENTS. THIS APPLICATION REPLACES PREVIOUSLY APPROVED 5,300 SQUARE FOOT DRIVE-THRU BANK WITH A 2,208 SQUARE FOOT FAST FOOD RESTAURANT RESULTING IN A REVISED TRIP GENERATION, PREVIOUS VALID APPROVALS ESTABLISHED A TRIP GENERATION OF 336 AM AND 369 PM PEAK HOUR TRIPS AND THIS APPLICATION WILL REVISE THE TRIP GENERATION TO 375 AM AND 362 PM PEAK HOUR TRIPS. A THIRD AMENDMENT WILL BE REQUIRED AS PART OF THIS APPROVAL.

FRO WAS MITIGATED ON 4/14/2014 BY TRANSFER OF 0.62
ACRES OF NEW FOREST BANKING CREDITS UNDER A/P #13457

SITE WAS THE PREVIOUS CRACKED CLAW RESTAURANT
AND PREVIOUSLY THE PETER PAN RESTAURANT

THE PROJECT PROPOSES A DAIRY QUEEN FAST FOOD RESTAURANT WITH SERVICE HOURS OF 11 AM TO 11 PM. EXISTING BUILDING TO BE DEMOLISHED AND THIS PLAN PROPOSES A NEW BUILDING AND IMPROVEMENTS.

[illegible]

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION, INCLUDING ANY UTILITY AND STORM DRAIN CONFLICTS.

CONTRACTOR RESPONSIBLE SHALL CONTACT MISS UTILITY AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. (1-800-257-7777)

SIGNAGE CALCULATION
PER 1-19-0.320, GC ZONE
SIGN SQ. FT. ALLOWED $\cdot 10 \times \sqrt{F}$
 $F = 60' \quad 10 \times \sqrt{60} = 77 \text{ SQ. FT.}$
 $H_{\text{max}} = 25 \text{ FT.}$
SEE SIGN DETAIL SHEET 3 OF 3

NO NEW LIGHTING
PROPOSED WITH THIS PLAN

URBANA LOT 1, LLC
4909 CORDELL AVENUE, 2nd FLOOR
BETHESDA, MARYLAND 20814

1. THERE IS NO 100 YEAR FLOODPLAIN WITHIN THE SITE PER THE SEPTEMBER 19, 2007 FEMA MAP PANEL 24021C0055D.
2. THERE ARE NO WETLANDS ON SITE PER FIELD OBSERVATION

Drugs

DAIRY QUEEN
URBANA VILLAGE CENTER

SITE PLAN

6/22	REVISED PLANS PER COUNTY COMMENTS
8/22	REVISED PLANS PER COUNTY COMMENTS

DATE: AUG. 2021	
DES. WJH	DWN. RND

SCALE: 1" = 20'

PROJECT/FILE NO. _____

SHEET NO. _____

CDD - Dev. Review

[illegible]

File No. : SP 93-03

A / B # : 269036

Due Date:

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Dairy Queen – Urbana Village Center. 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 October 12, 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 the parking setback to allow for a 6.5' parking setback instead of the required 12.5' parking setback.

Staff-proposed conditions of approval:

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

Mayne Townhomes

Site Plan

The Applicant is requesting Site Plan approval to construct 45 Townhomes and a tot lot on a 62.38-acre Site.

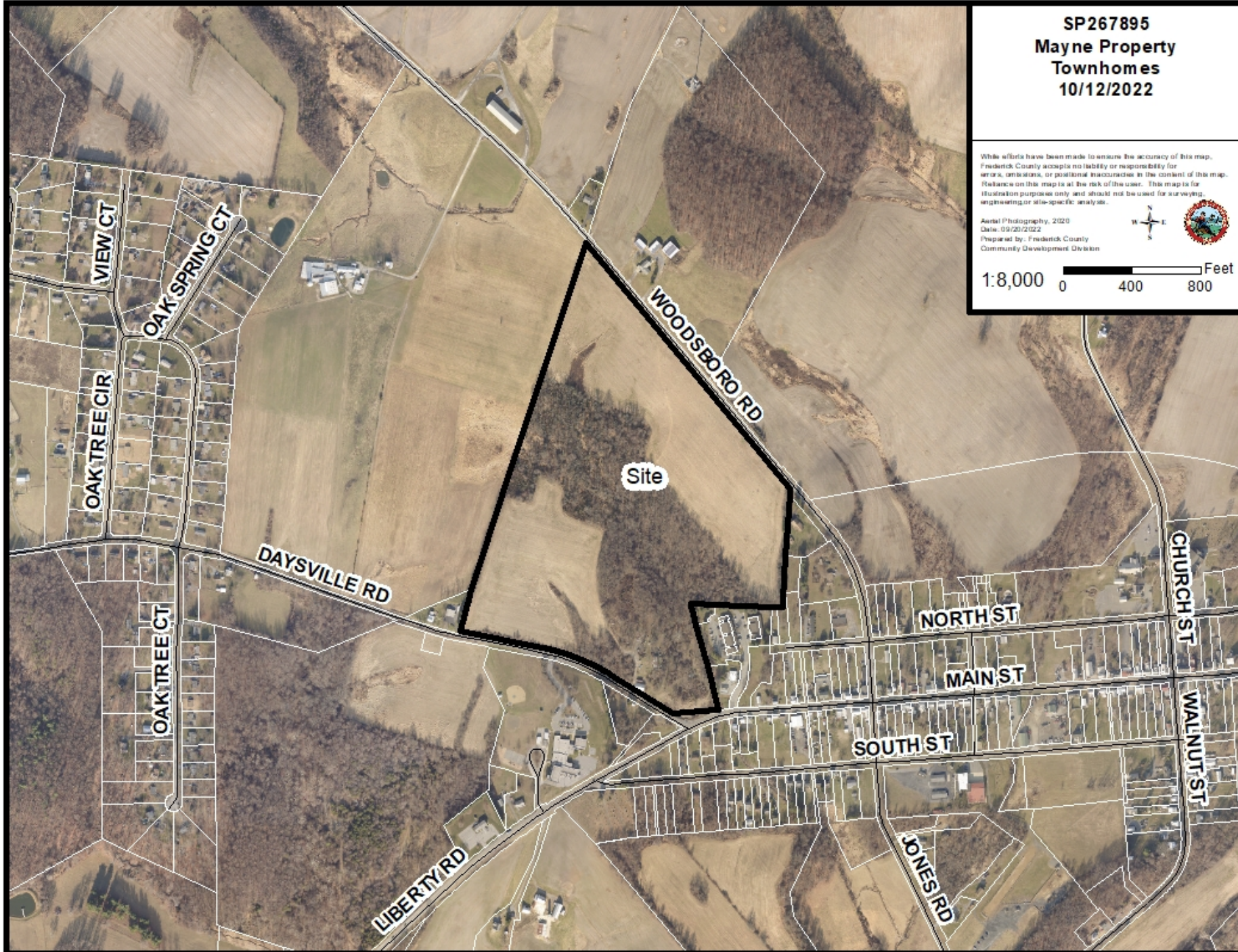
SP267895
Mayne Property
Townhomes
10/12/2022

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division












1:8,000 0 400 800 Feet



SP267895
Mayne Property
Townhomes
10/12/2022

Zoning

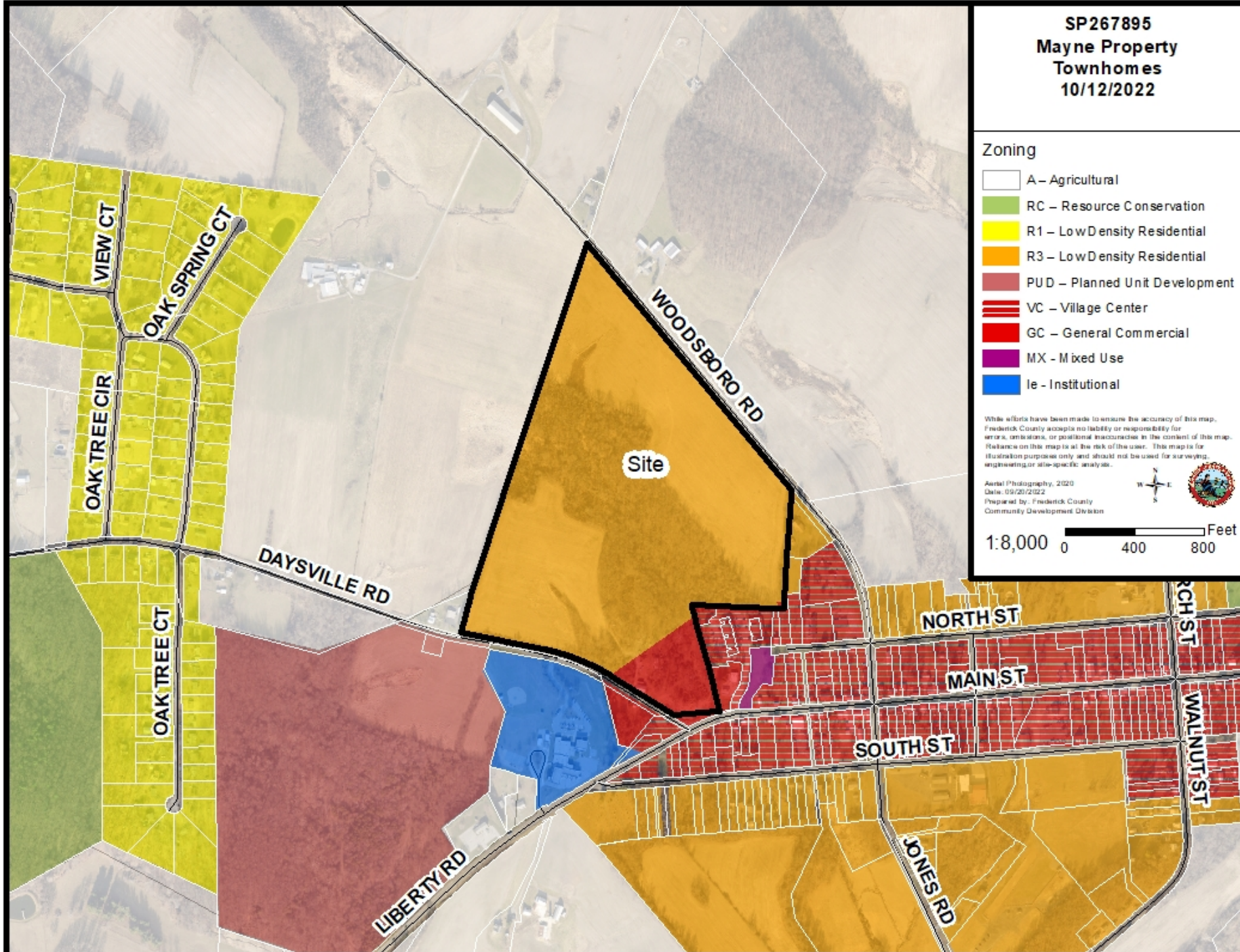
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  R3 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center
-  GC – General Commercial
-  MX – Mixed Use
-  Ie – Institutional

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division






1:8,000 0 400 800 Feet



SP267895
Mayne Property
Townhomes
10/12/2022

Comprehensive Plan

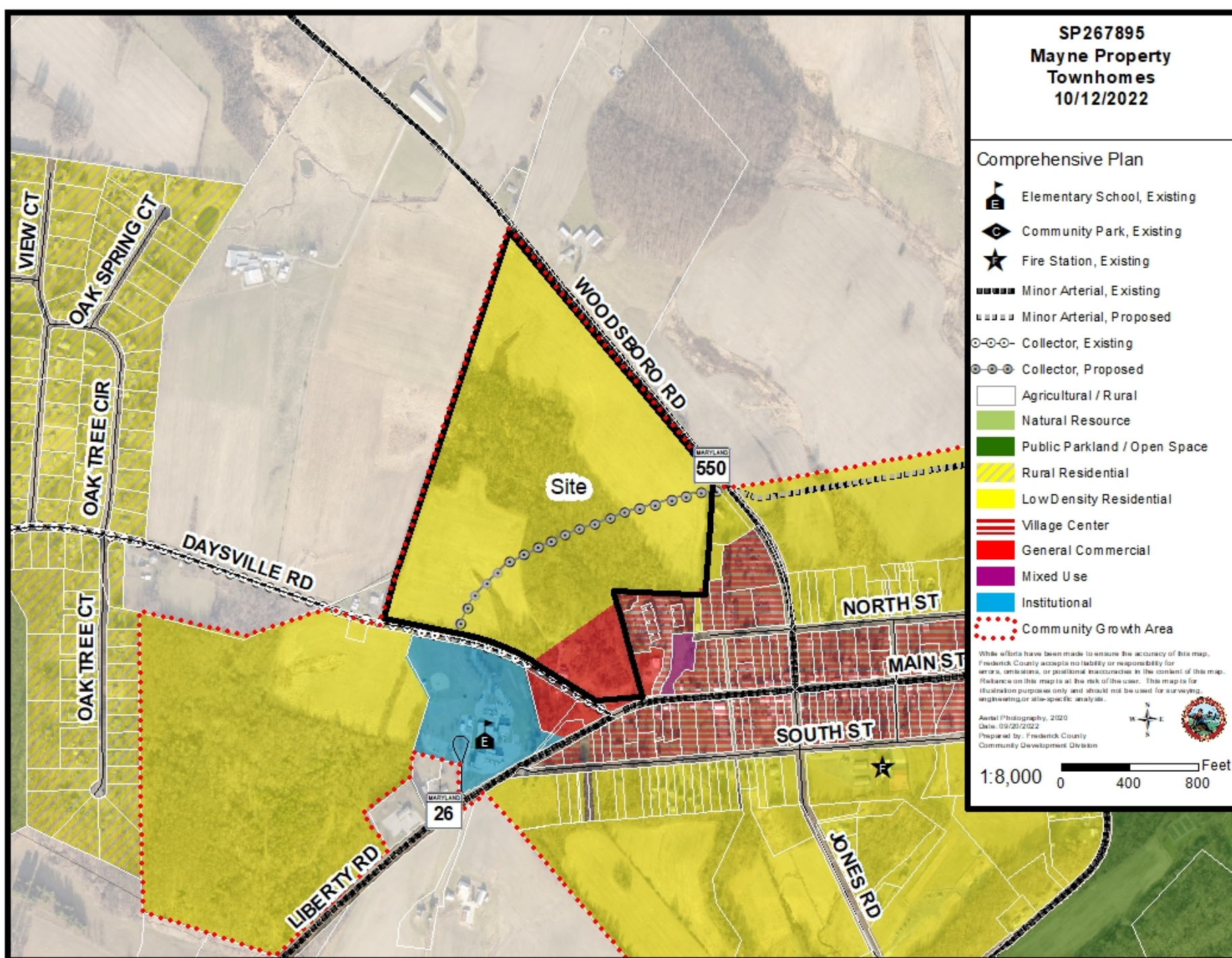
-  Elementary School, Existing
-  Community Park, Existing
-  Fire Station, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Existing
-  Collector, Proposed
-  Agricultural / Rural
-  Natural Resource
-  Public Parkland / Open Space
-  Rural Residential
-  Low Density Residential
-  Village Center
-  General Commercial
-  Mixed Use
-  Institutional
-  Community Growth Area

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet



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 conditions are met:

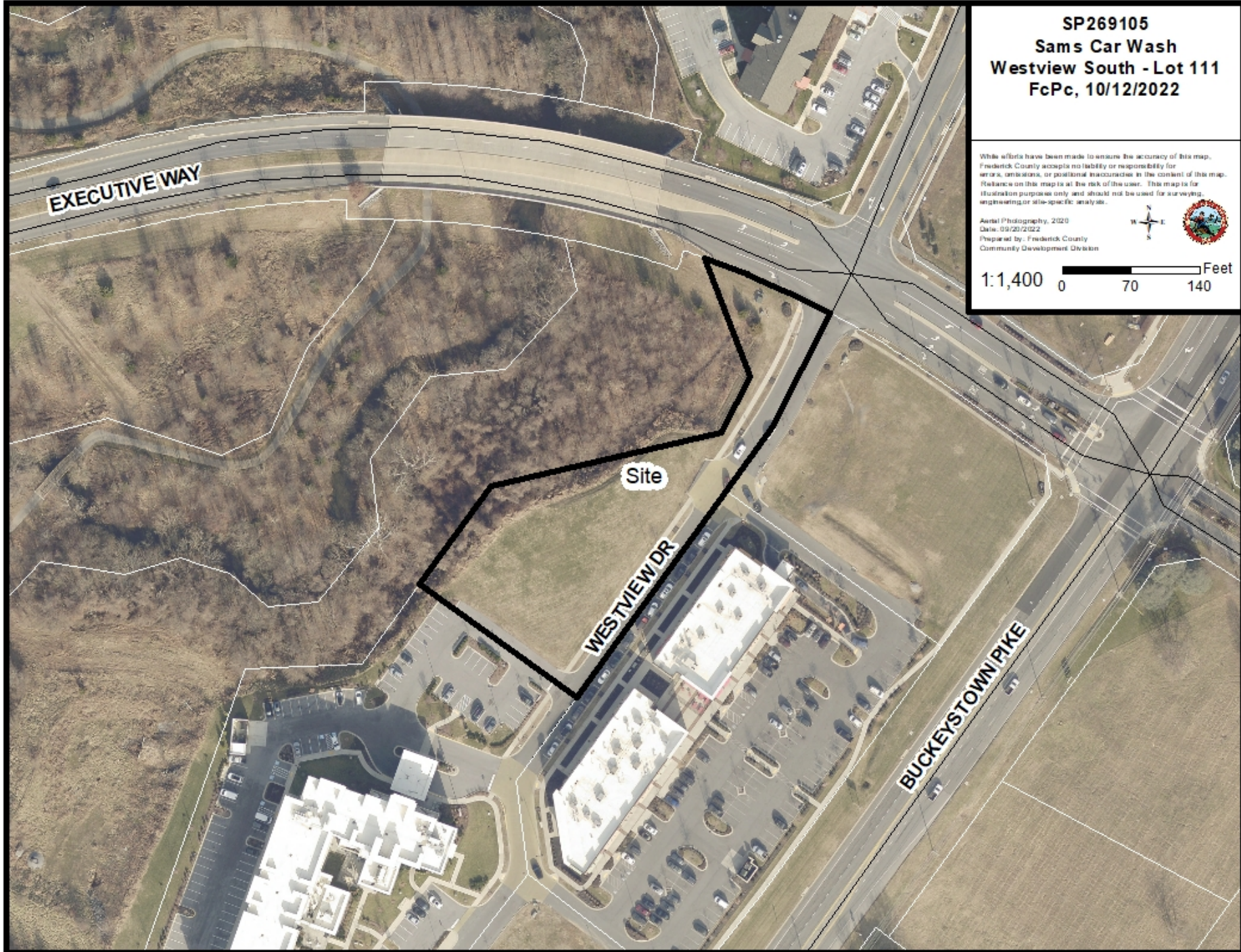
Staff recommends that the following items be added as conditions of approval:

1. Comply with all agency comments.
2. FRO mitigation must be provided prior to lot recordation or prior to applying for permits (whichever is applied for first).

Westview South - Lot 111

Site Plan

The Applicant is requesting Site Plan approval to construct a 4,400 SF car wash, on a 1.32-acre Site.



SP269105
Sams Car Wash
Westview South - Lot 111
FcPc, 10/12/2022

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division



SP269105
Sams Car Wash
Westview South - Lot 111
FcPc, 10/12/2022

Zoning

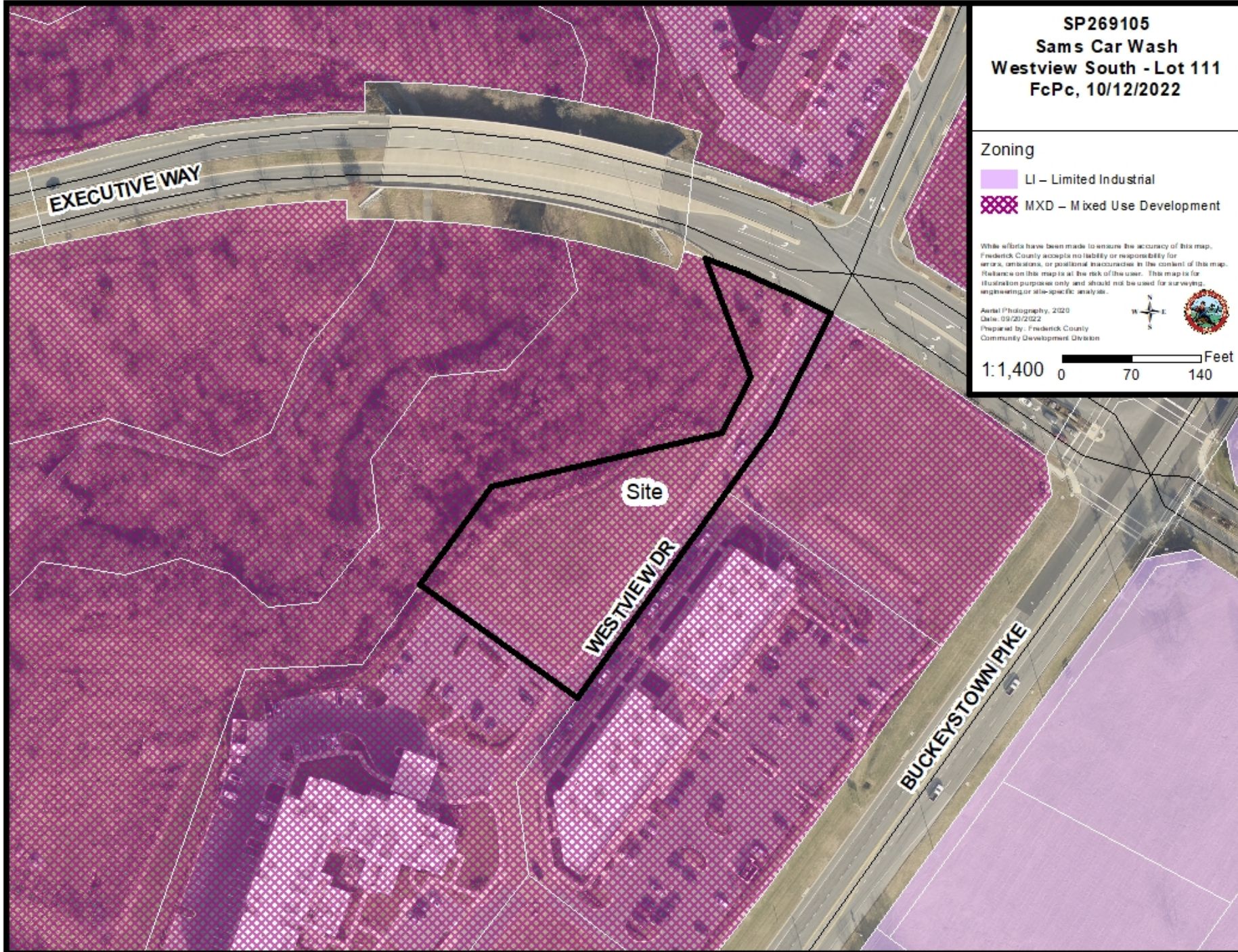
- LI – Limited Industrial
MXD – Mixed Use Development

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division



1:1,400 0 70 140 Feet



SP269105
Sams Car Wash
Westview South - Lot 111
FcPc, 10/12/2022

Comprehensive Plan

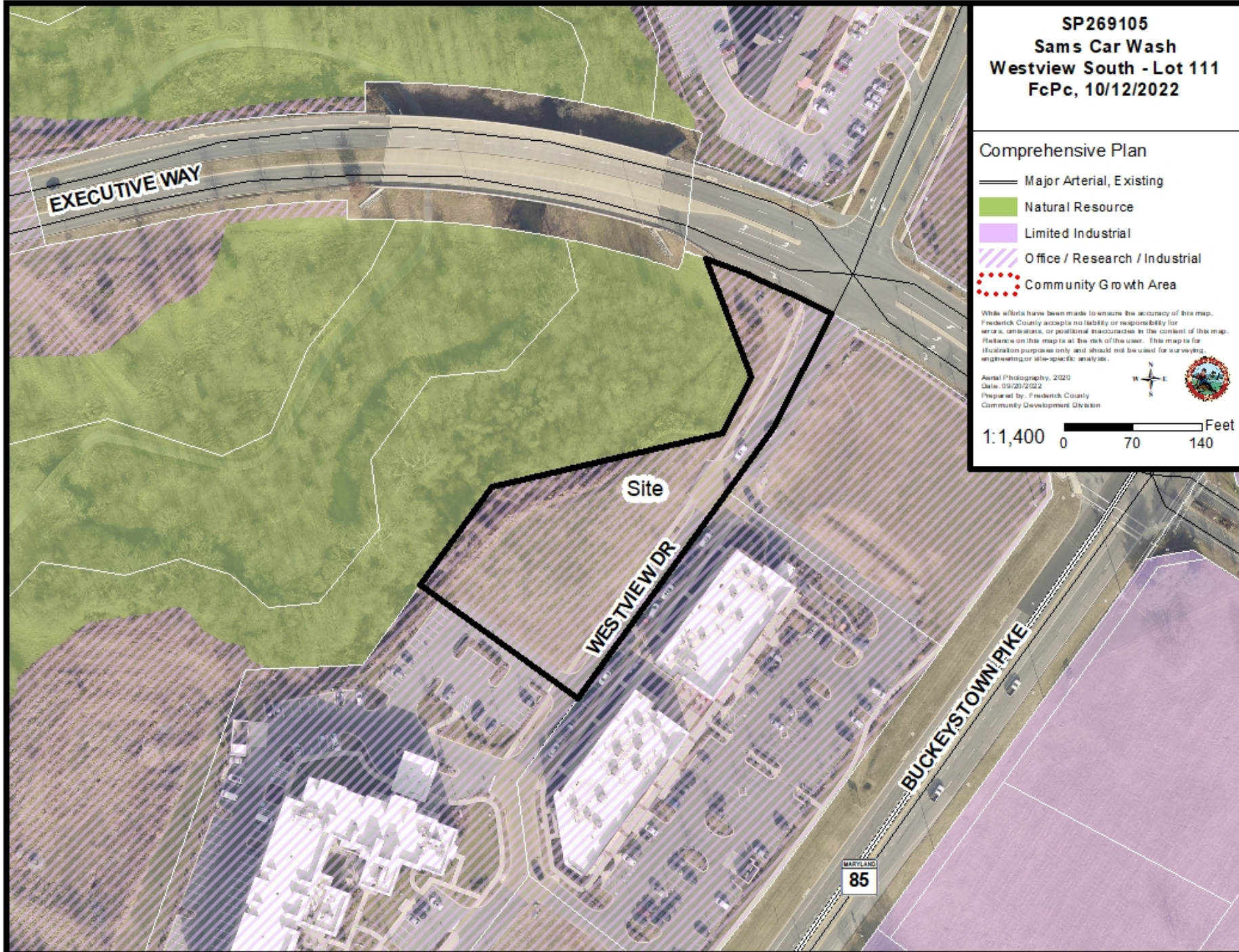
- Major Arterial, Existing
- Natural Resource
- Limited Industrial
- Office / Research / Industrial
- Community Growth Area

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division



1:1,400 0 70 140 Feet



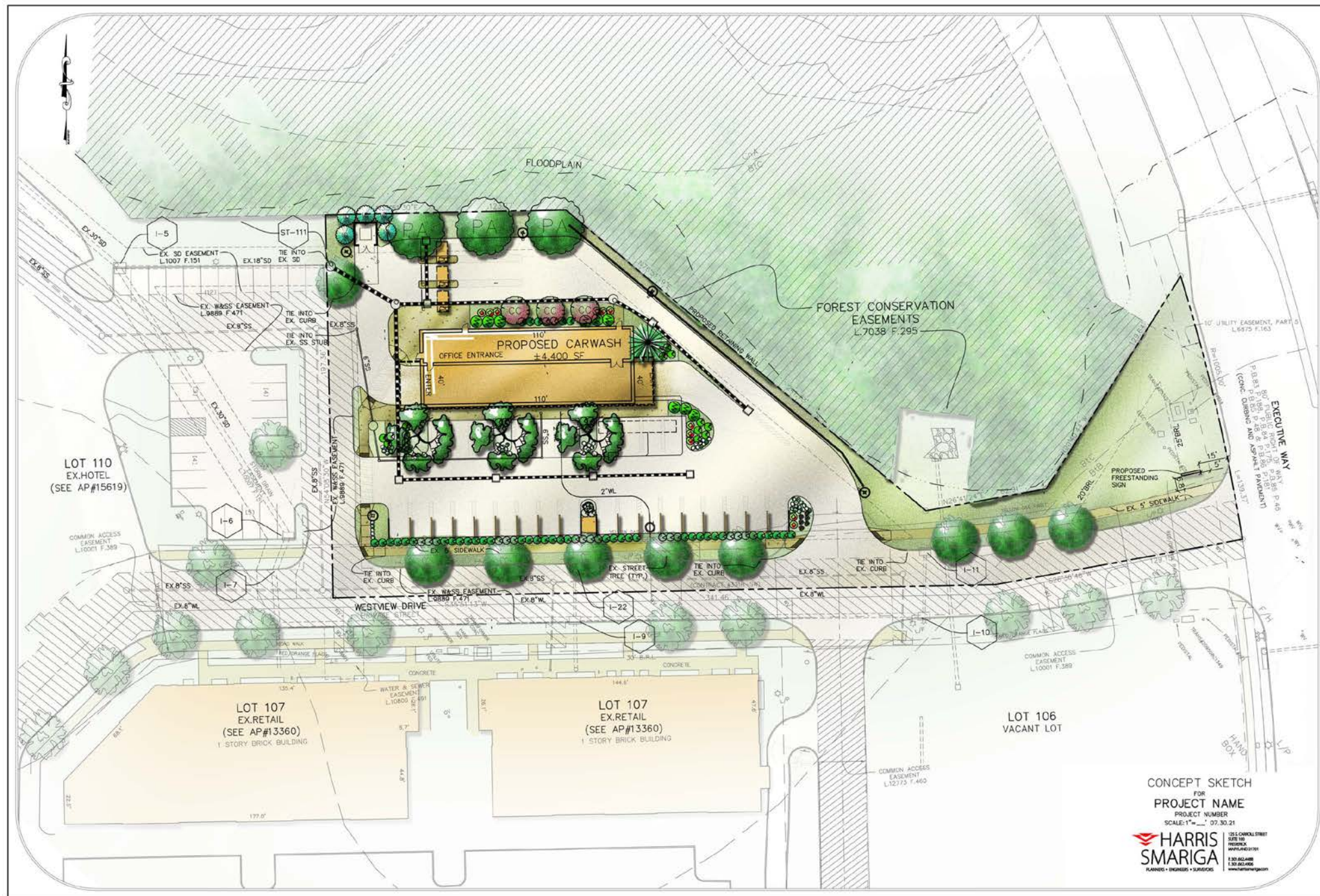




IMAGE ABOVE IS REPRESENTATIVE OF DESIGN INTENT ONLY AND DOES NOT REFLECT FINAL MATERIAL SELECTION. FINAL MATERIAL SELECTION SHALL OCCUR AT A LATER DATE.

3 3D RENDERING - NE VIEW
A3.00 1/2" = 1'-0"



IMAGE ABOVE IS REPRESENTATIVE OF DESIGN INTENT ONLY AND DOES NOT REFLECT FINAL MATERIAL SELECTION. FINAL MATERIAL SELECTION SHALL OCCUR AT A LATER DATE.

4 3D RENDERING - SW VIEW
A3.00 1/2" = 1'-0"



IMAGE ABOVE IS REPRESENTATIVE OF DESIGN INTENT ONLY AND DOES NOT REFLECT FINAL MATERIAL SELECTION. FINAL MATERIAL SELECTION SHALL OCCUR AT A LATER DATE.

5 3D RENDERING - PRIMARY FACADE
A3.00 1/2" = 1'-0"



IMAGE ABOVE IS REPRESENTATIVE OF DESIGN INTENT ONLY AND DOES NOT REFLECT FINAL MATERIAL SELECTION. FINAL MATERIAL SELECTION SHALL OCCUR AT A LATER DATE.

6 3D RENDERING - NW VIEW
A3.00 1/2" = 1'-0"

ZGF
ZIMMER GUNDEL FRASCA ARCHITECTS LLP

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK
VANCOUVER BC
600 14th Street NW
Suite 500
Washington, DC 20005
T 202 350 3096
www.zgf.com

Revisions

SAM'S CAR
WASH

NOT FOR CONSTRUCTION

Drawing Title
EXTERIOR
RENDERINGS

Date: 08.21.22
Job No: D08026
Drawn By: GML
Checked By: GML
Drawing No:

A3.00

SCALE: 1"=50' BY: J.W. CHECKED BY: J.W. DATE: 08/24/2022 SHEET: 4 OF: 5 PROJECT: ZGS	ARCHITECTURAL RENDERINGS AND SIGN DETAILS SAM'S CAR WASH 11111 WASHINGTON, DC FREDERICK COUNTY, MARYLAND	REVISIONS 08/25/22 REV. 001 PROVIDE PARAPHASE 08/25/22 REV. 002 PROVIDE COMMENTS 08/25/22 REV. 003 PROVIDE COMMENTS 08/25/22 REV. 004 PROVIDE COMMENTS 08/25/22 REV. 005 PROVIDE COMMENTS	HARRIS SMARIGA ARCHITECTS - INTERIORS 11111 WASHINGTON, DC FREDERICK COUNTY, MARYLAND T 202 350 3096 www.harris-smariga.com	11111 WASHINGTON, DC FREDERICK COUNTY, MARYLAND T 202 350 3096 www.harris-smariga.com

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. A lighting modification to allow some illumination in excess of 0.5-foot candles to cross property lines for the purpose of providing additional safety.
2. A lighting modification to allow a light fixture height of 22 feet, which is greater than the 14' height prescribed in Section 1-19-6.500(B)(1) of the Zoning Ordinance.
3. A modification to allow parking to be located predominately in the front of the proposed building per §1-19-10.500.9(A)(14).
4. A shared parking modification to allow 3 spaces (50%) of the required parking to be located off-Site on adjacent Lot 107 by an existing shared parking and access easement agreement.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the Site Plan.

Arcadia Business Park - Lot 2

Site Plan

The Applicant is requesting Site Plan approval as a Planned Industrial Development to construct two (2) one-story buildings totaling 120,480 sf on a 9.89 acre site.

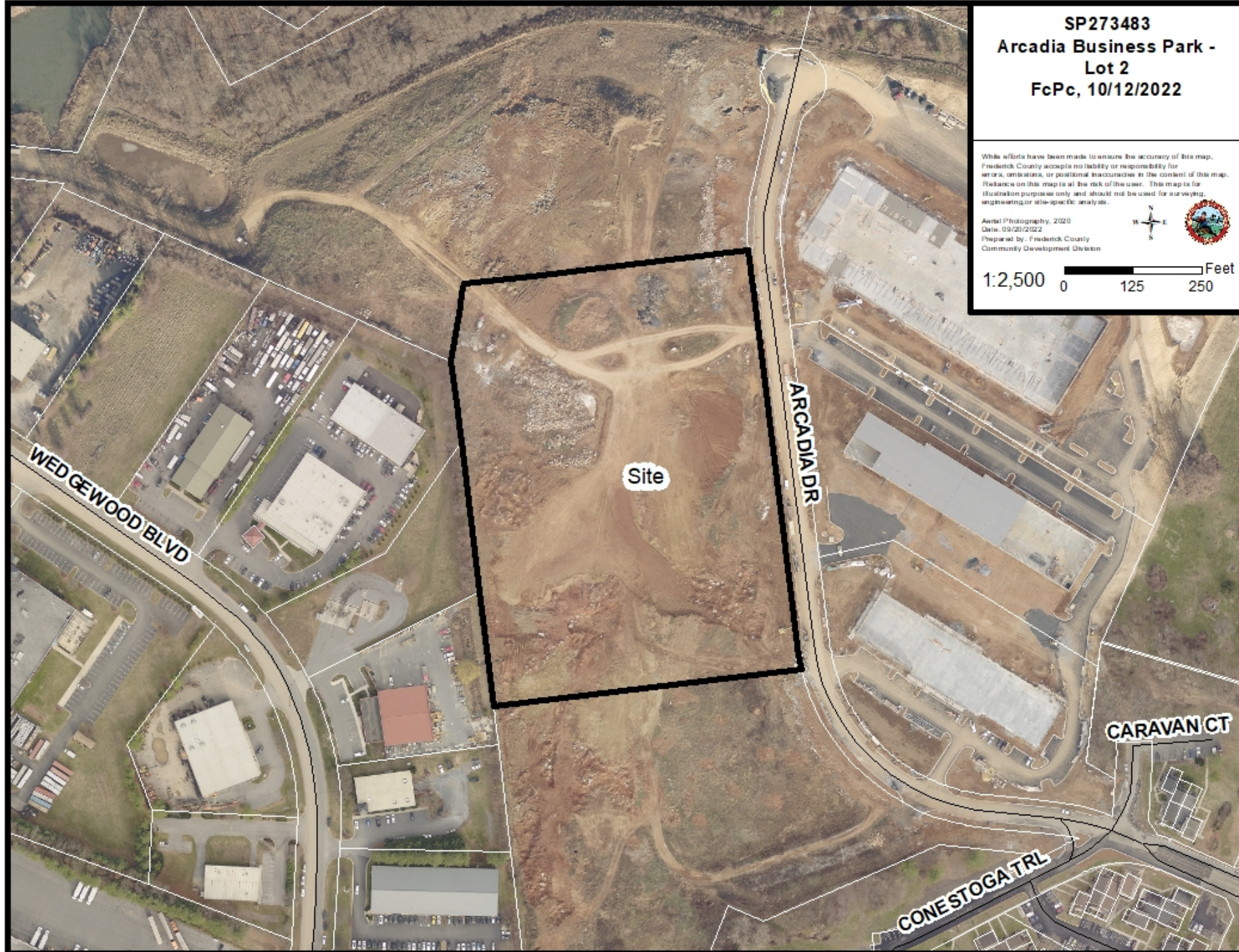
SP273483
Arcadia Business Park -
Lot 2
FcPc, 10/12/2022

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division






1:2,500 0 125 250 Feet



SP273483
Arcadia Business Park -
Lot 2
FcPc, 10/12/2022

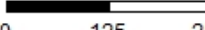
Zoning

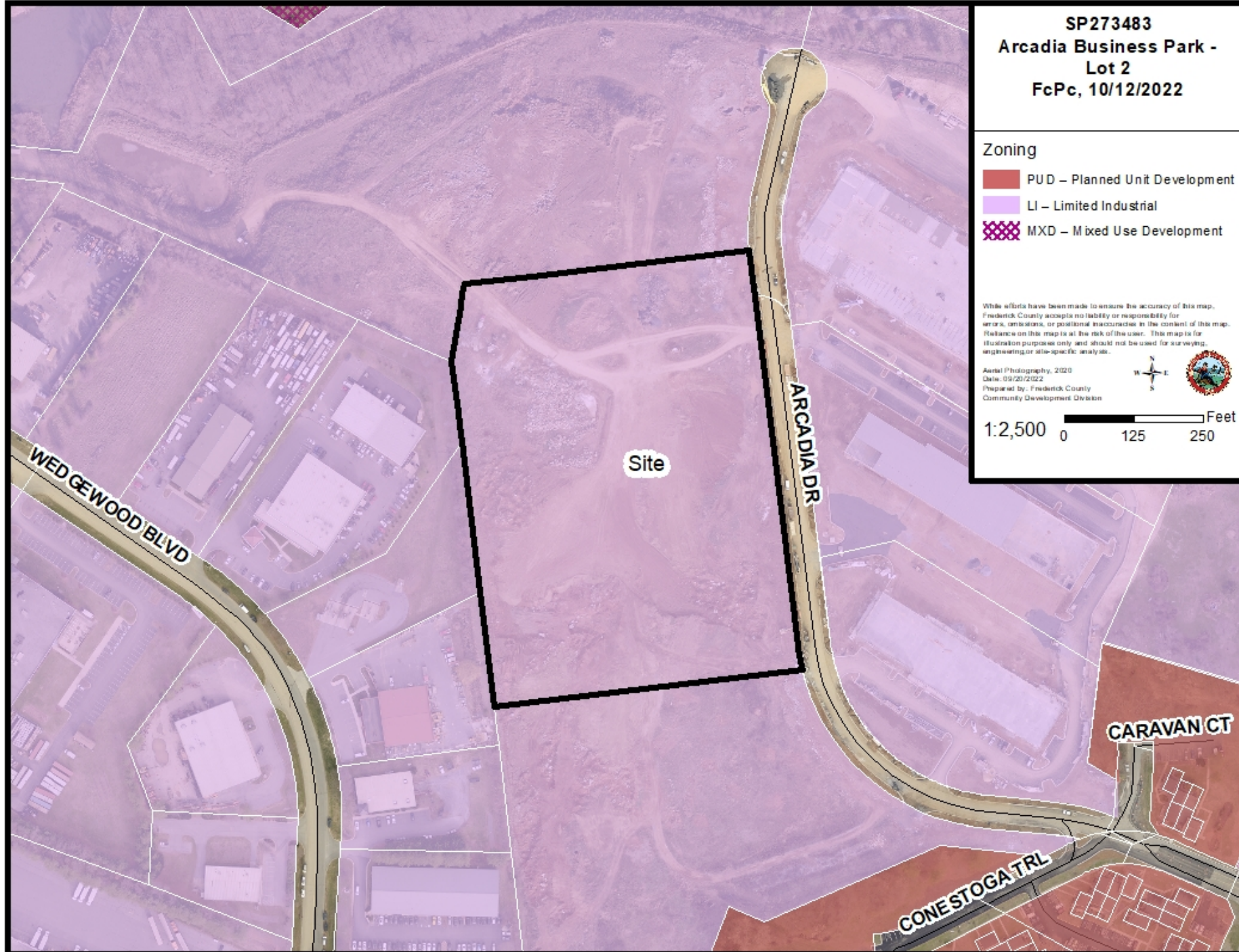
-  PUD – Planned Unit Development
 LI – Limited Industrial
 MXD – Mixed Use Development

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division







1:2,500  Feet
0 125 250



SP273483
Arcadia Business Park
Lot 2
FcPc, 10/12/2022

Comprehensive Plan

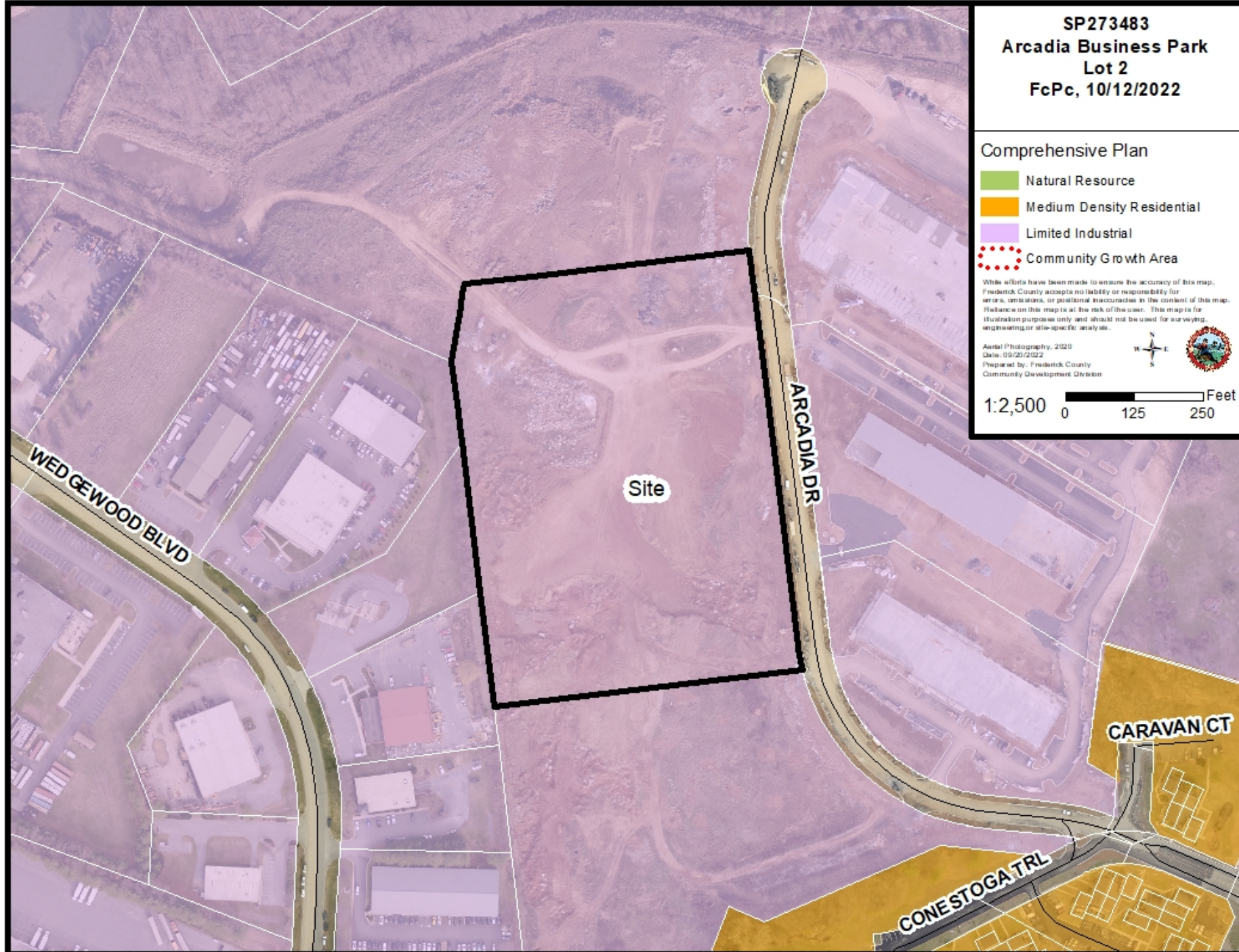
-  Natural Resource
-  Medium Density Residential
-  Limited Industrial
-  Community Growth Area

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division



1:2,500  Feet





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. Should the Planning Commission grant approval of this application, Staff recommends that the following items be added as conditions to the approval:

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

1. A parking space modification under §1-19-6.220(A) to allow for 302 parking spaces, or 12 spaces over the required 290 parking spaces.
2. A lighting modification under §1-19-6.500(G) to allow light spillage exceeding 0.5 foot-candles, up to a maximum of 10 foot-candles, over lot lines interior to the overall Arcadia Business Park Development, including areas of Arcadia Drive.

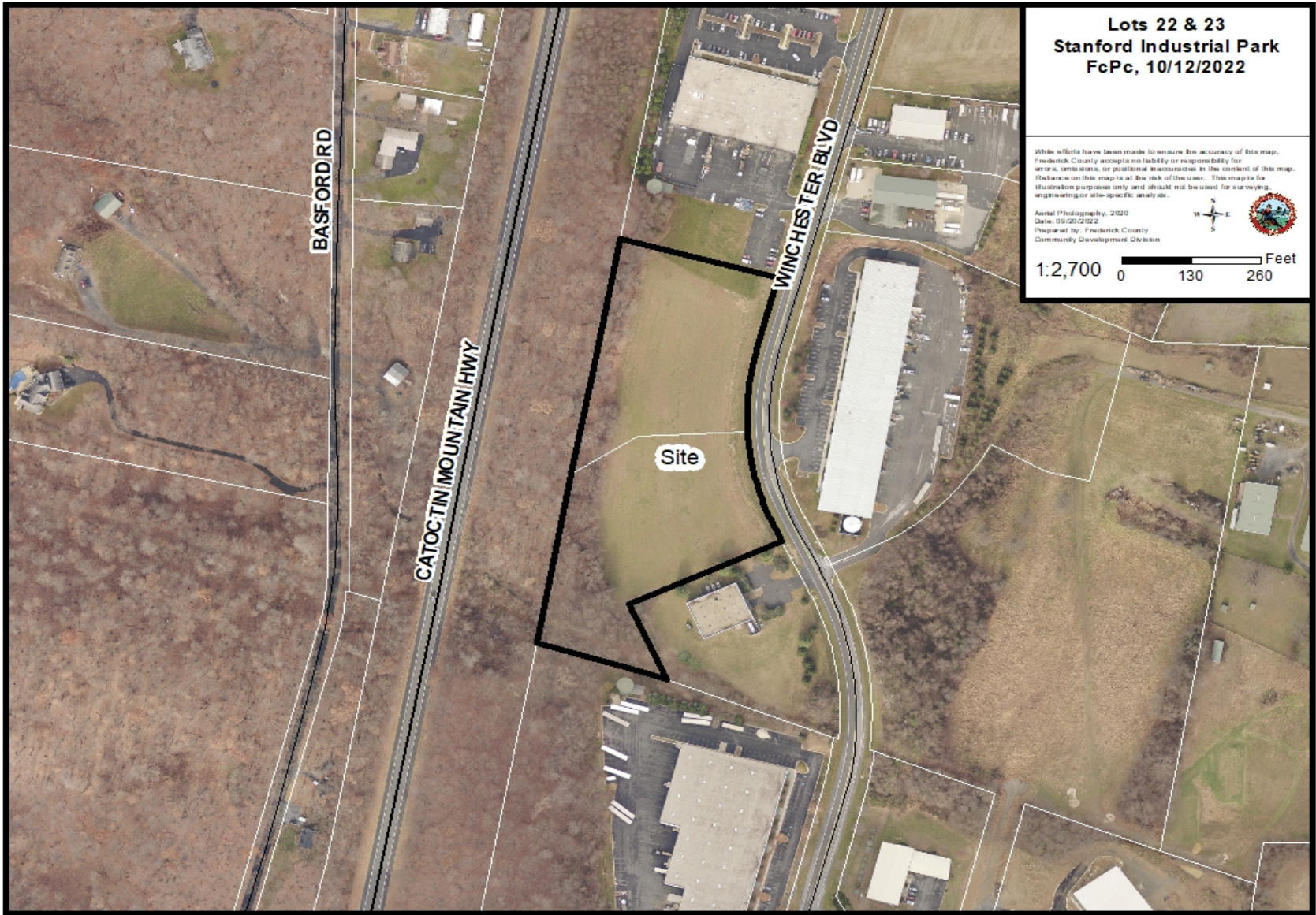
Staff-proposed conditions of approval:

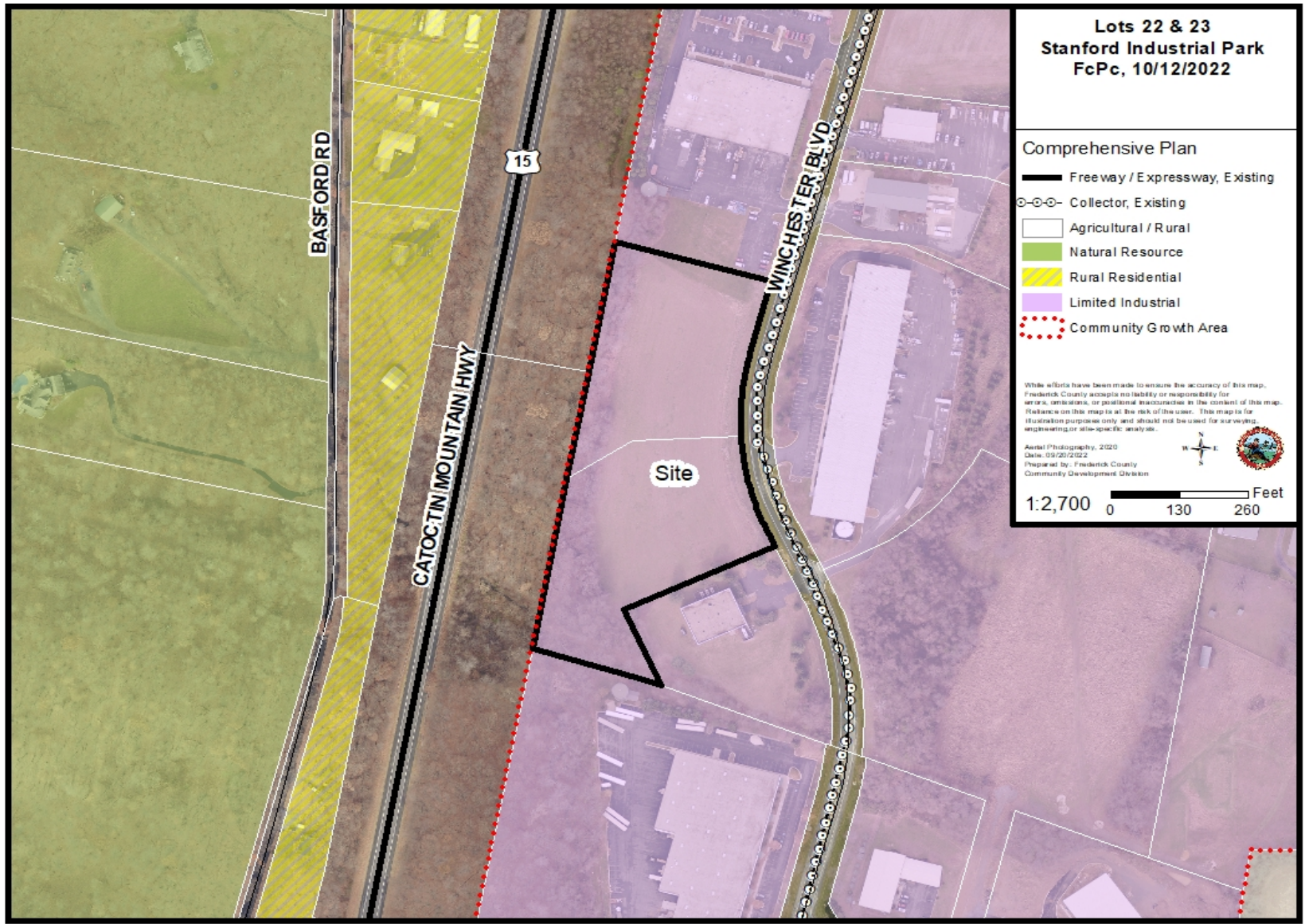
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

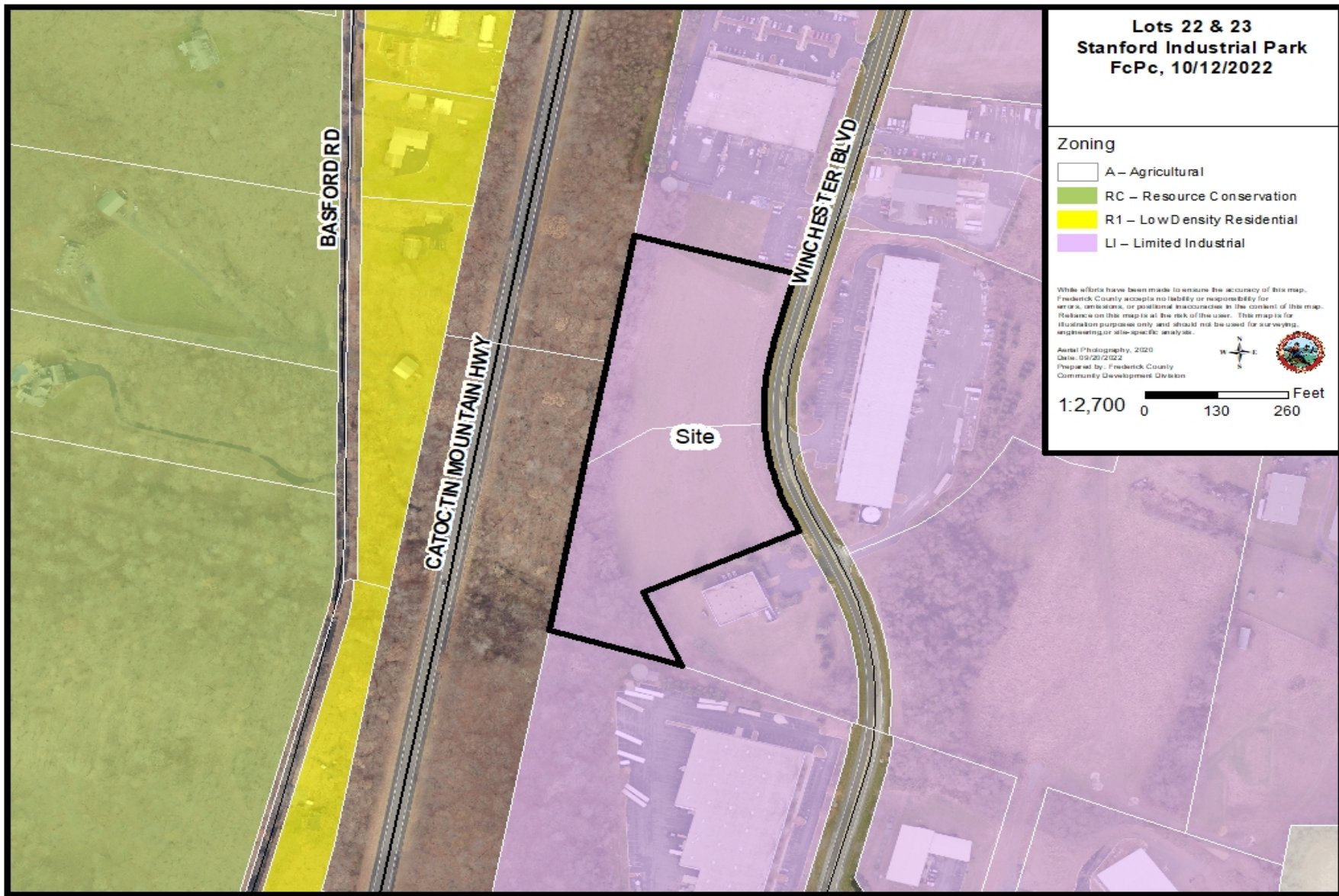
HE Equipment

Site Plan

The Applicant is requesting site plan approval to construct a 10,844 SF contractor's office and storage (equipment rentals) facility on a 5.68 lot in Stanford Industrial Park.









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 October 12, 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 met:

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 site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. Revise the signage note (Note 11) as noted in the staff report and the signage illustration on sheet 3.
4. Revise the bike rack note in Note 3 and add a bike rack to the plan.
5. The Addition Plat must be recorded, and the recordation information must be noted on the site plan.
6. Supplement the inkberry screening with a higher growth evergreen variety.

Wastler Investments, Lot 1-Q

Site Plan

The Applicant is requesting site plan approval to construct a 2,400 SF office attached to a 8,400 SF shop with a free standing 6,000 SF building for equipment storage and outdoor storage areas on a 3.83 acre lot on Ventrice Court.



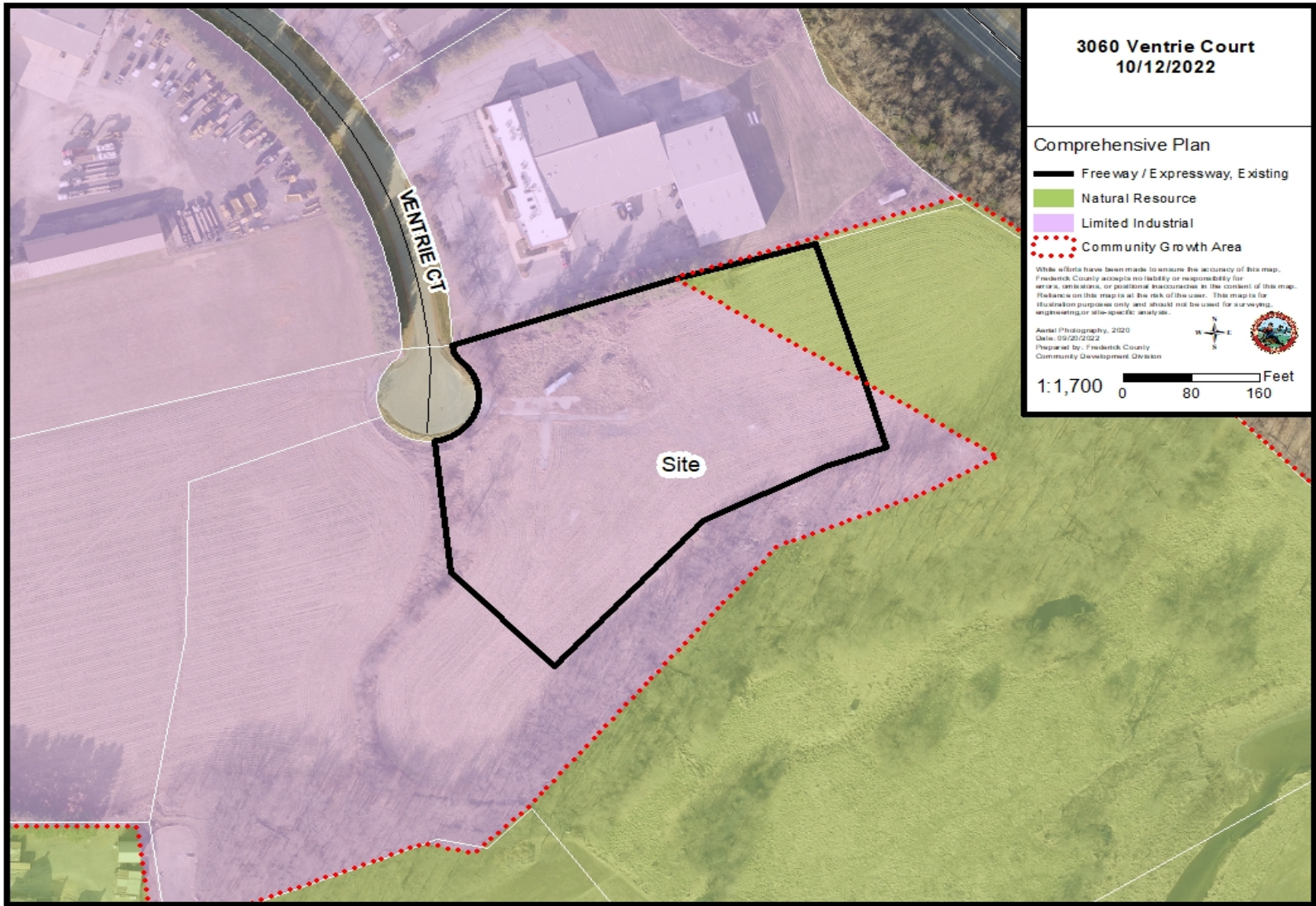
3060 Ventrie Court
10/12/2022

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

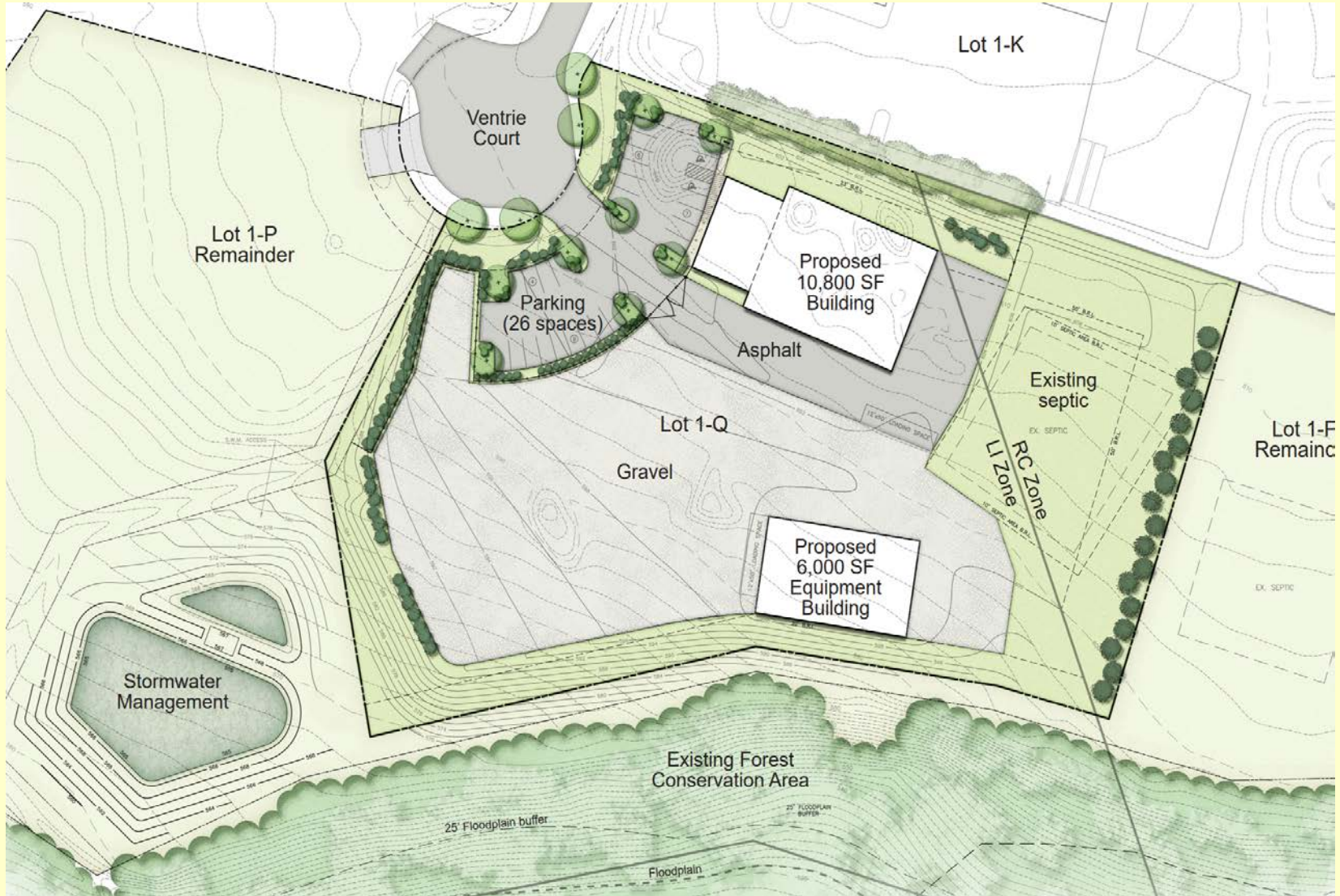
Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division



1:1,700 0 80 160 Feet







RECOMMENDATION

Staff has no objection to conditional approval on 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 October 12, 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 met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The site plan and applicable notes must be revised to reflect only the required number of spaces prior to final site plan approval.
3. Show size, illustrative, and location of signage on the Site Plan.