

Frederick County Planning Commission

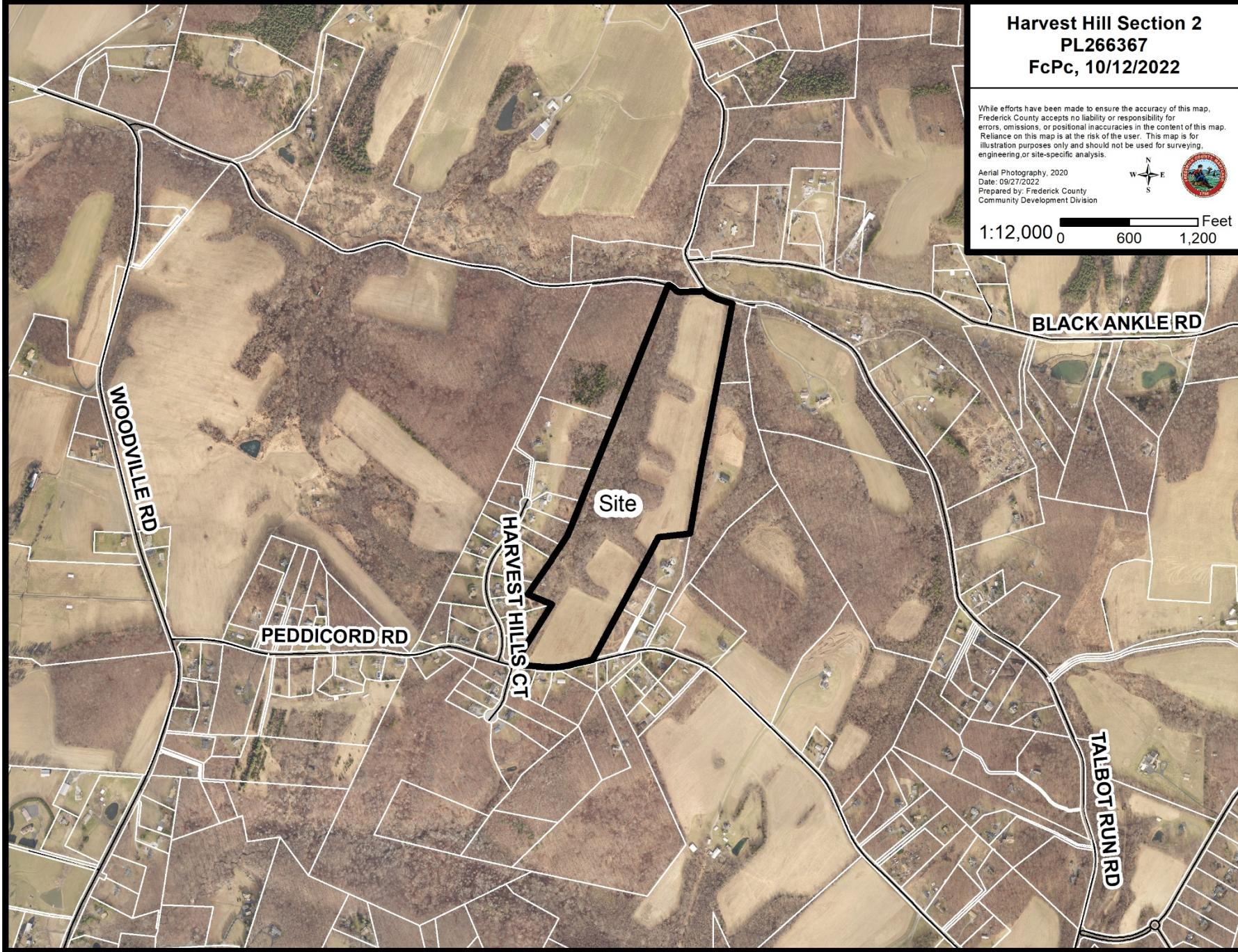


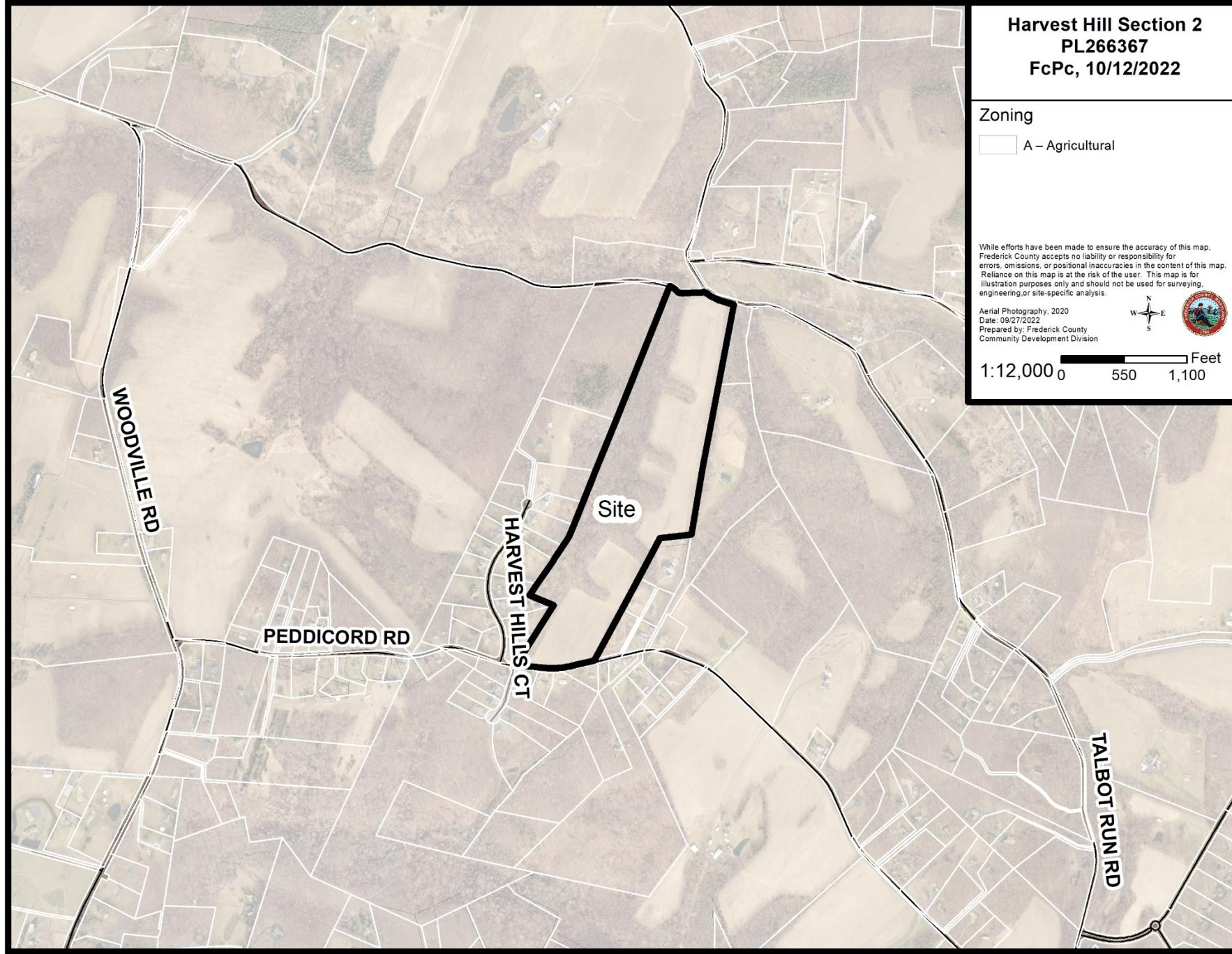
October 12, 2022

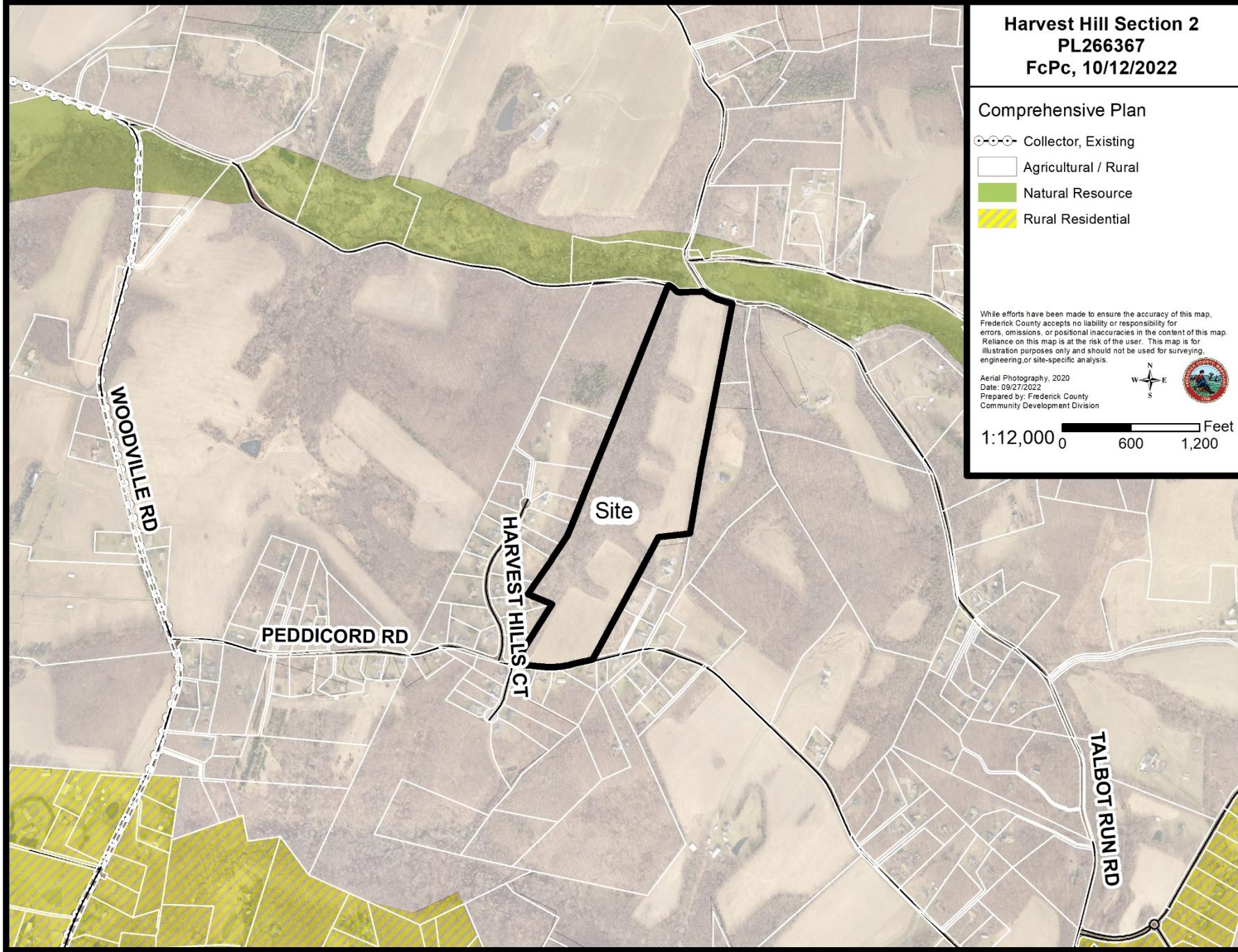
Harvest Hills, Section 2

Combined Preliminary Final Plat

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







I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SURVEY OF THE LANDS OWNED BY MICHAEL J. BROWN, JR. AND THAT IT IS LOCATED IN THE TOWNSHIP OF DUNLAP, IN THE COUNTY OF MARYLAND, AND THAT IT IS LOCATED AS SHOWN ON THE RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 1494A AT PAGE 402, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 11, SECTION 1-101, AND THE MARYLAND SURVEYING AND MAPPING ACT, MARYLAND CODE, 1974, ARE OBSERVED, AND AS EXECUTED OR AMENDED DO NOT AT ANY TIME CONFLICT WITH THE PLAT AND SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 21028, EXPIRATION DATE SEPTEMBER 8, 2003.

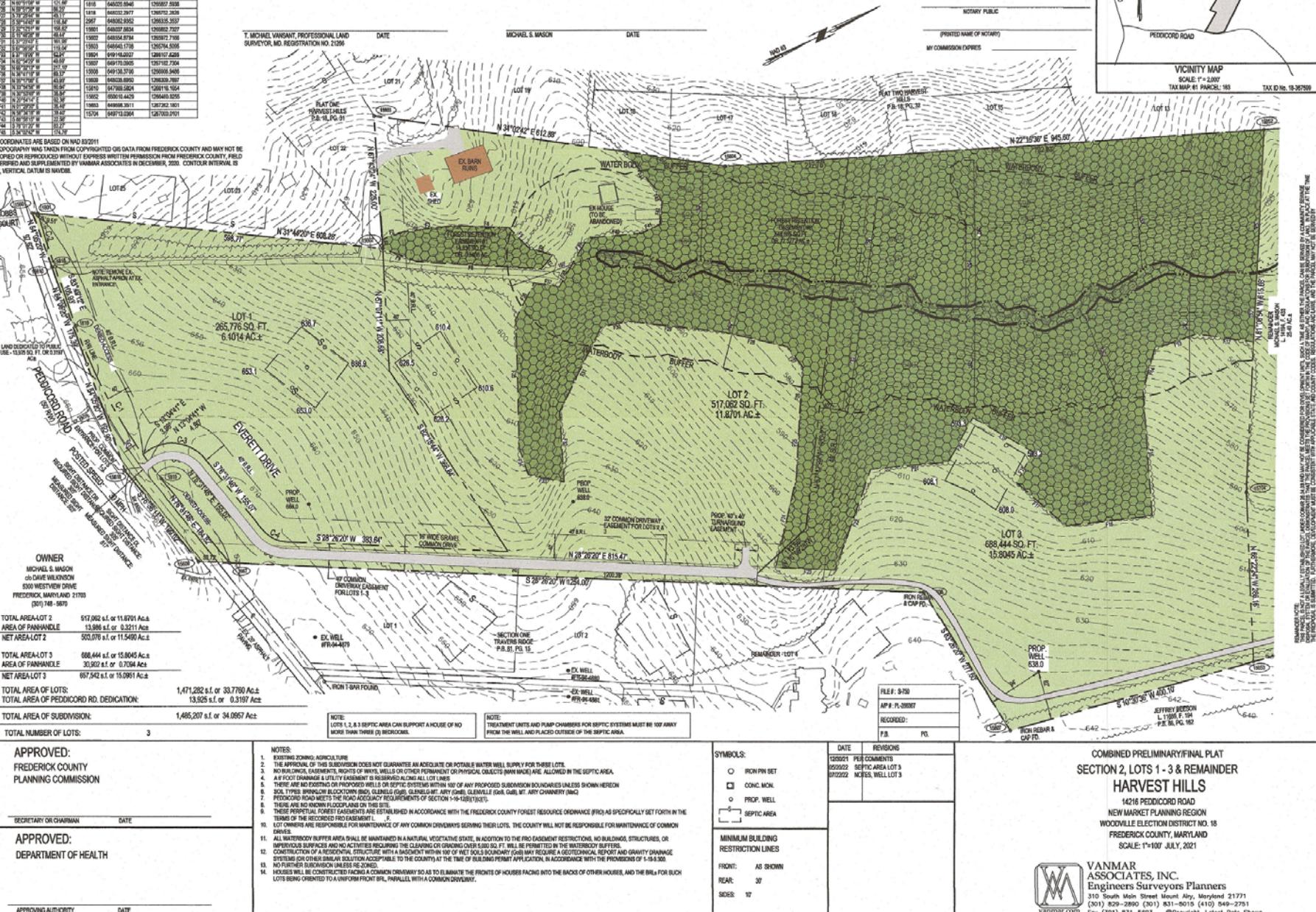
OWNER'S CERTIFICATION AND DEDICATION
B. L. MASON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON,
HEREBY CERTIFY THAT THE PROPERTY IS LOCATED IN THE STATE OF
KANSAS, AND THAT THE PLAT WAS PREPARED IN ACCORDANCE
WITH THE PLAT ACTS, COMMONLY ESTABLISHED THE MINIMUM BUILDING
CONSTRUCTION LINES AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO
USE, UNLESS OTHERWISE NOTED HEREIN.
THE OWNER CERTIFIES THAT NO ACTION OF LAW, LEASER, LENDER, MORTGAGEE,
EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAT
AS HERIN INDICATED, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF
OKLAHOMA, REAL PROPERTY, BOOK 1, SUBTITLE 1, SECTION 4-104, AND THE
KANSAS PLAT ACT, K.S.A. 12-101 THROUGH 12-106, AND AS ENACTED OR
AMENDED SO FAR AS IT MAY CONCERN THE MAGNUS OF THIS PLAT AND BETTING OF
ENTS AND MARSHES HAVE BEEN COMPLIED WITH.

THE OWNERS HAVE SIGNED AND SUBSCRIBED BE

Digitized by srujanika@gmail.com

PRINTED IN U.S.A.

MY COMMISSION EX-



THE JOURNAL OF CLIMATE VOL. 17, NO. 10, OCTOBER 2004

1

COMBINED PRELIMINARY/FINAL PLAT
SECTION 2, LOTS 1 - 3 & REMAINDER
HARVEST HILLS

14216 PEDDICKORD ROAD
NEW MARKET PLANNING REGION
WOODVILLE ELECTION DISTRICT NO. 18
FREDERICK COUNTY, MARYLAND
SCALE: 1:200 JULY, 2021

**VANMAR
ASSOCIATES, INC.**
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-8015 (410) 549-2781
Cir. 1983. \$3.00. ©Copyright, Latest Date, Change

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.

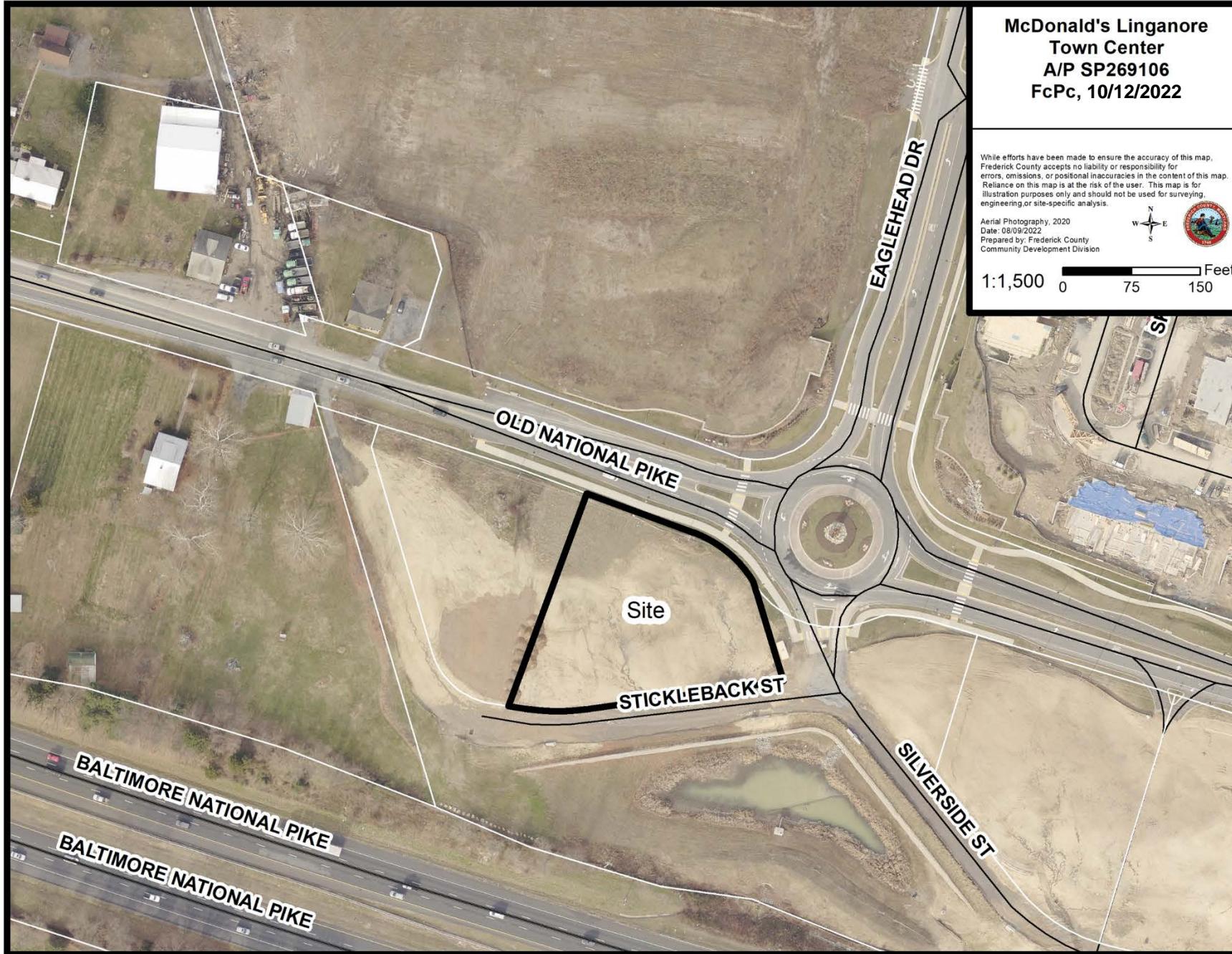
Staff-proposed conditions of approval:

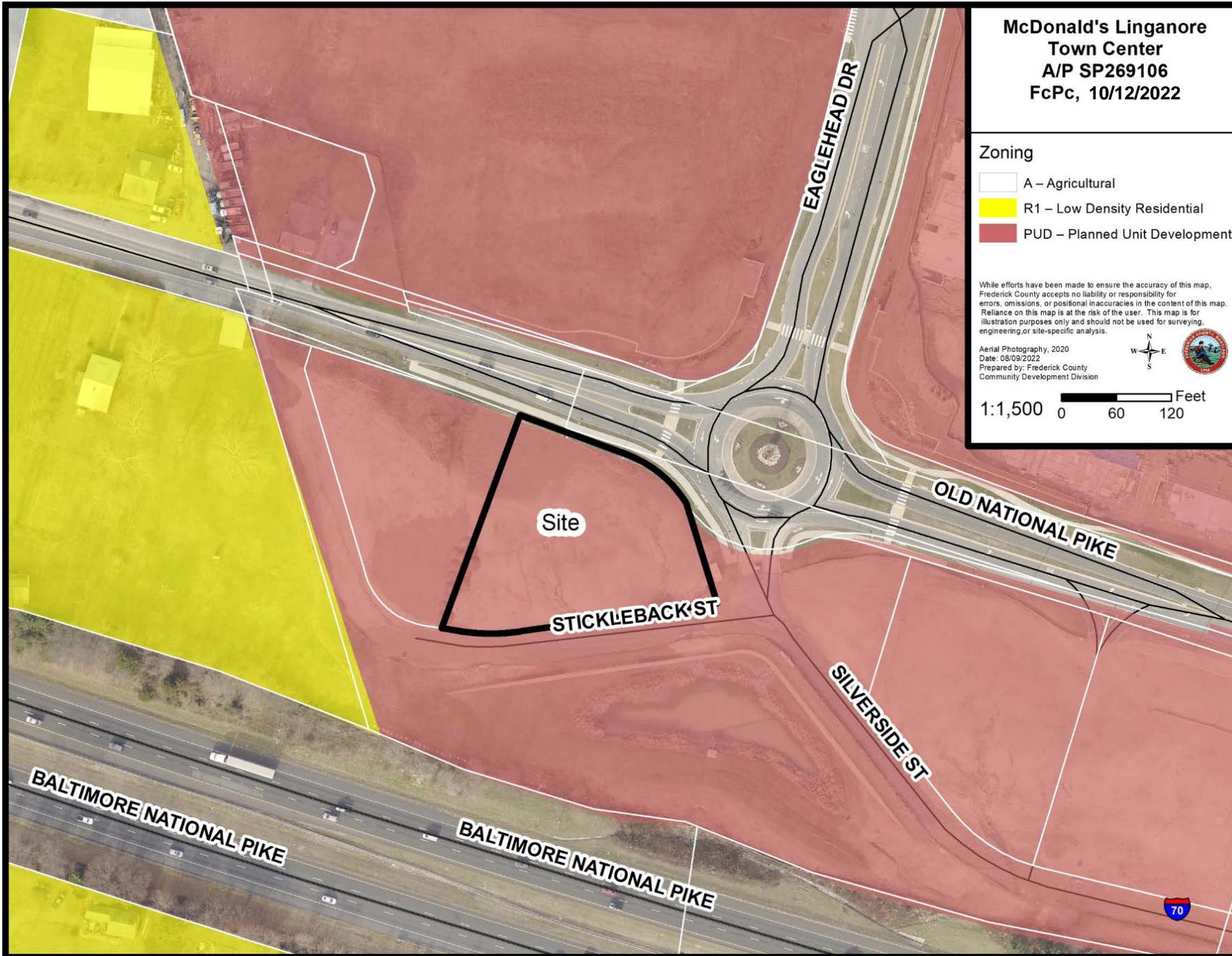
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to lot recordation, prior to applying for grading or building permits, and prior to any earth disturbance or tree clearing activities.
3. The common driveway must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

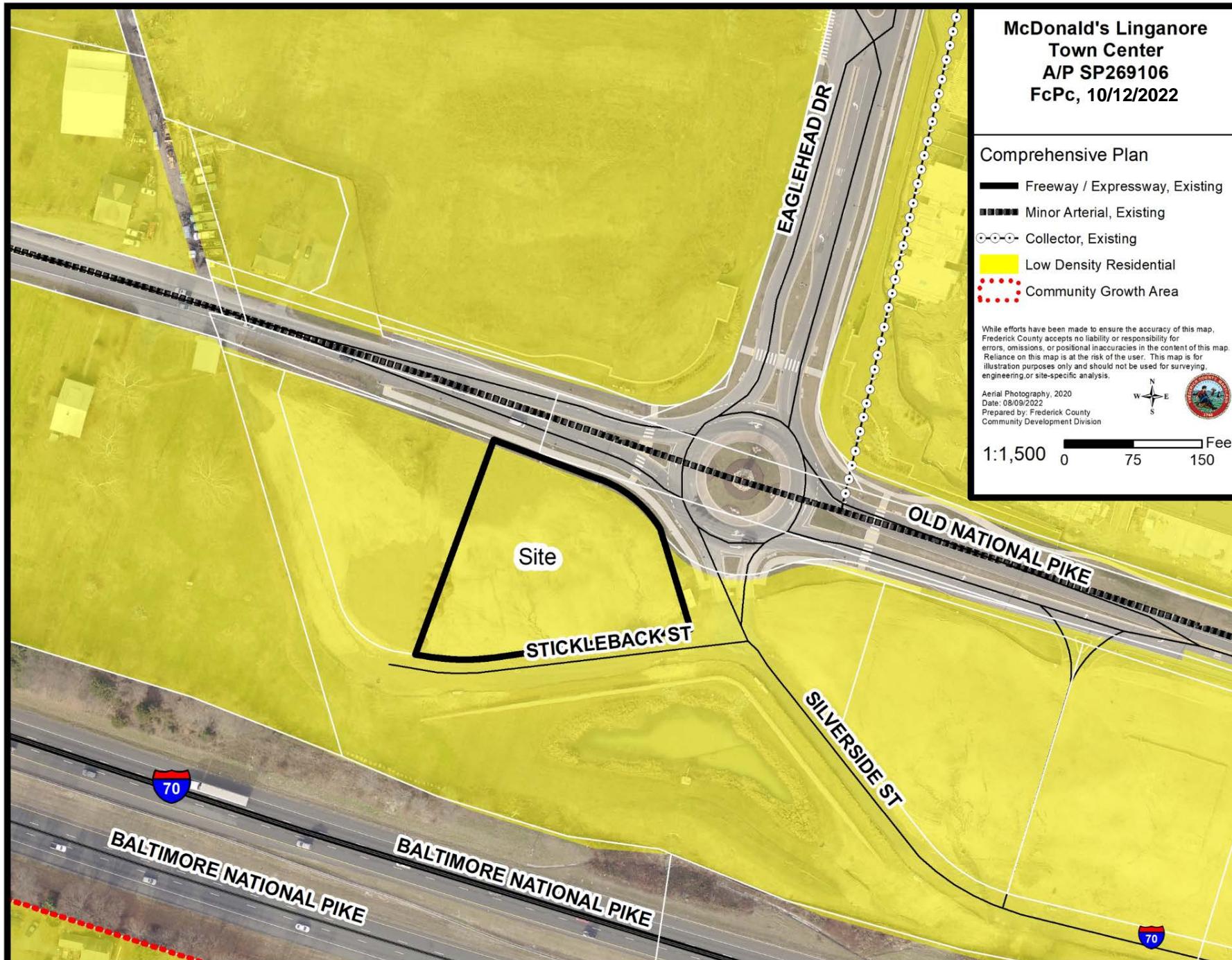
McDonalds

Site Plan

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









Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



AECOM

Drive-Thru Side Elevation

Proposed McDonald's Restaurant Rendered Elevations



Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

Proposed McDonald's Restaurant

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:

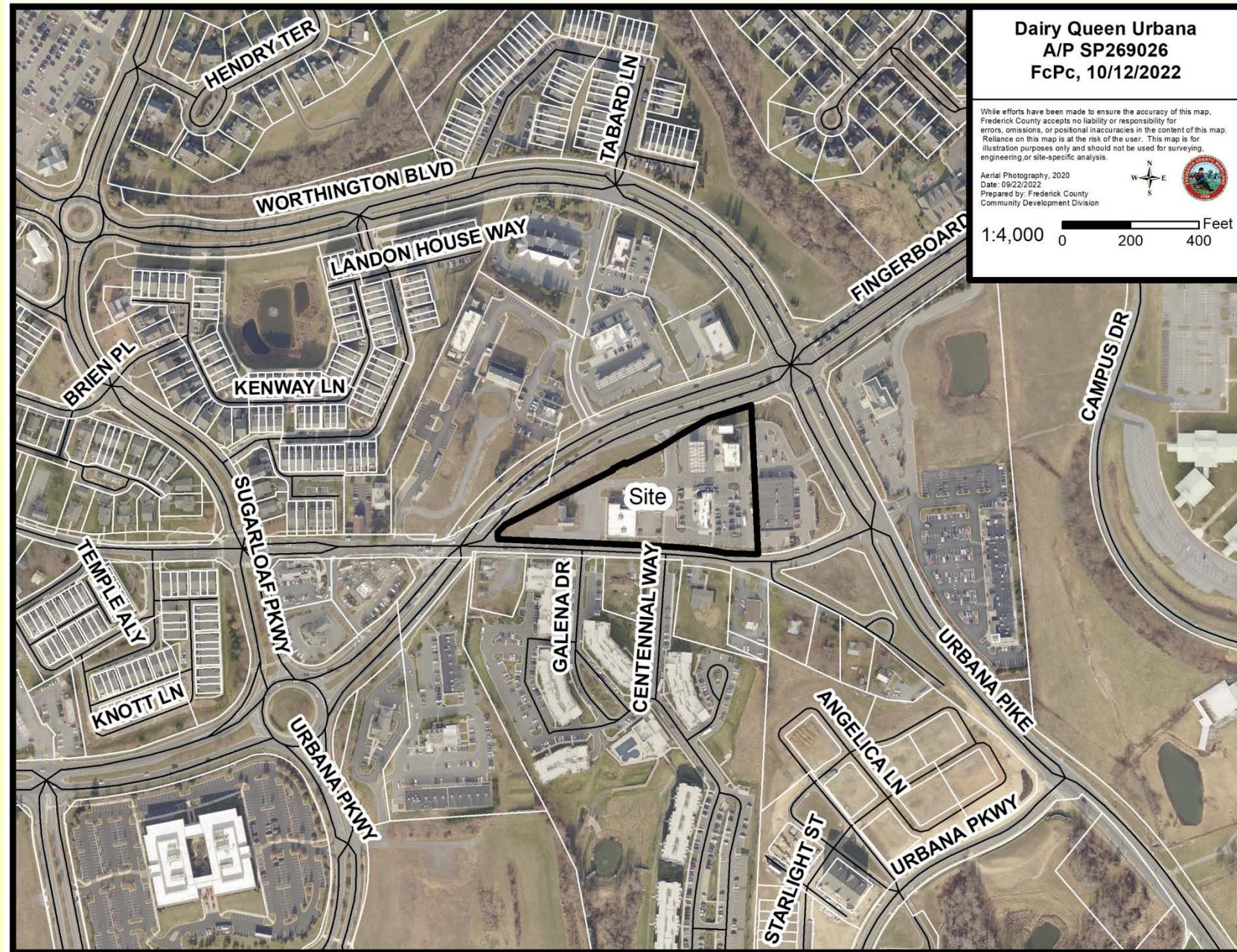
1. Approval of the modification for light spillover to allow for lighting values to exceed 0.5 foot-candles at, or beyond, the property boundaries.
2. Approval of the modification of the 14-foot maximum height for light poles in a PUD Zoning district to allow 18-foot tall pole mounted lights.
3. Approval of the modification to allow for a proposed 29 parking spaces, eight (8) more than the required 21 parking spaces.

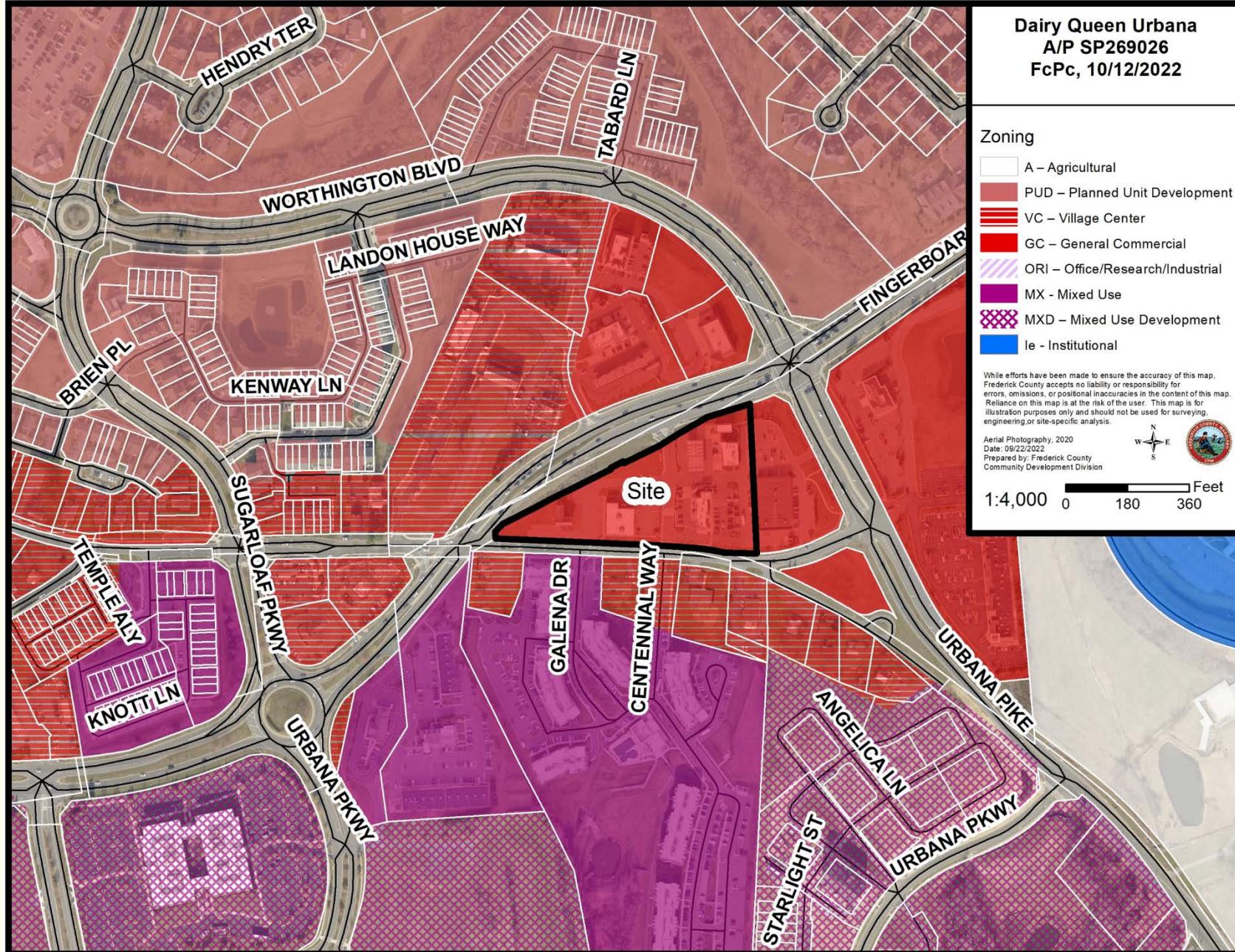
Staff-proposed conditions of approval:

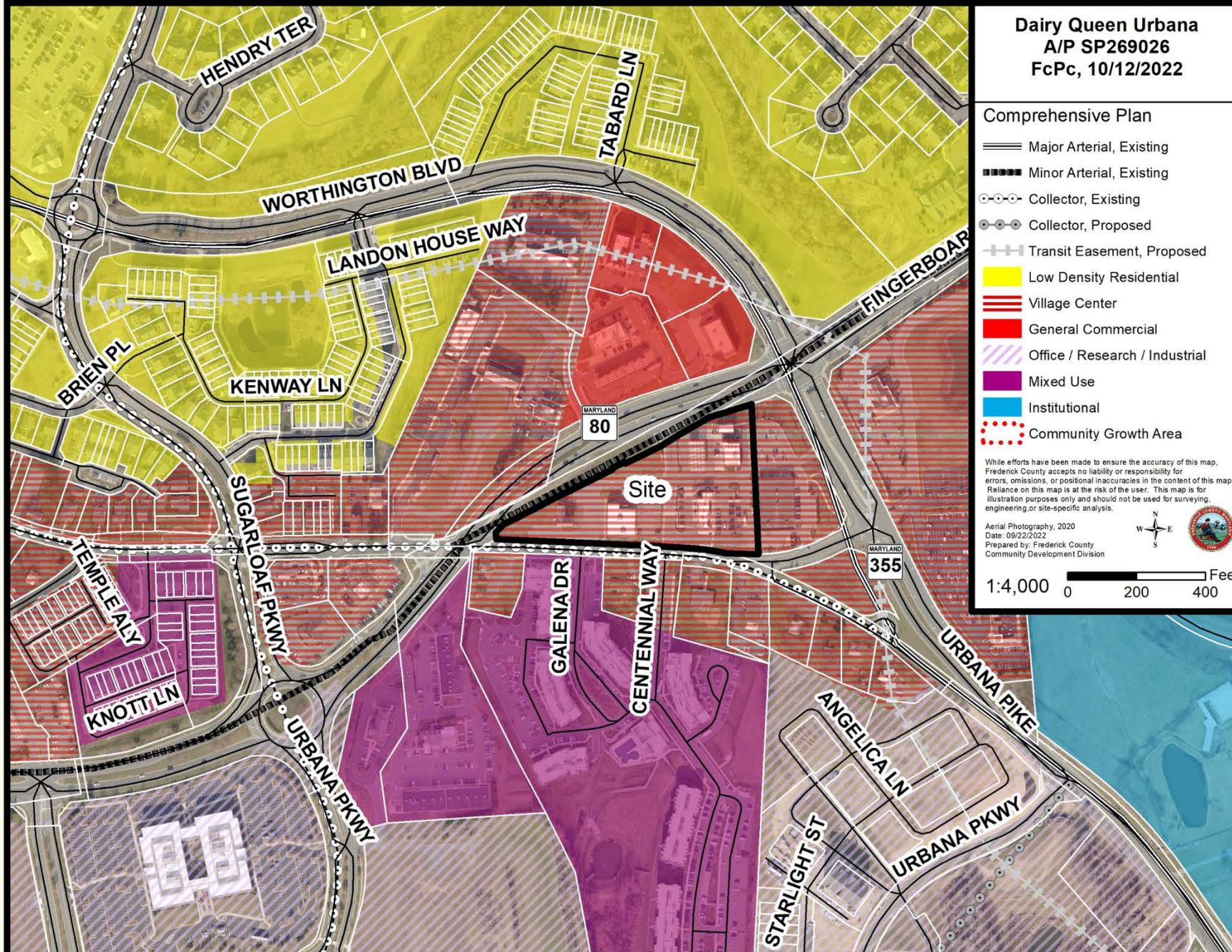
1. Address all agency comments as the plan proceeds through to completion.

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.







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.

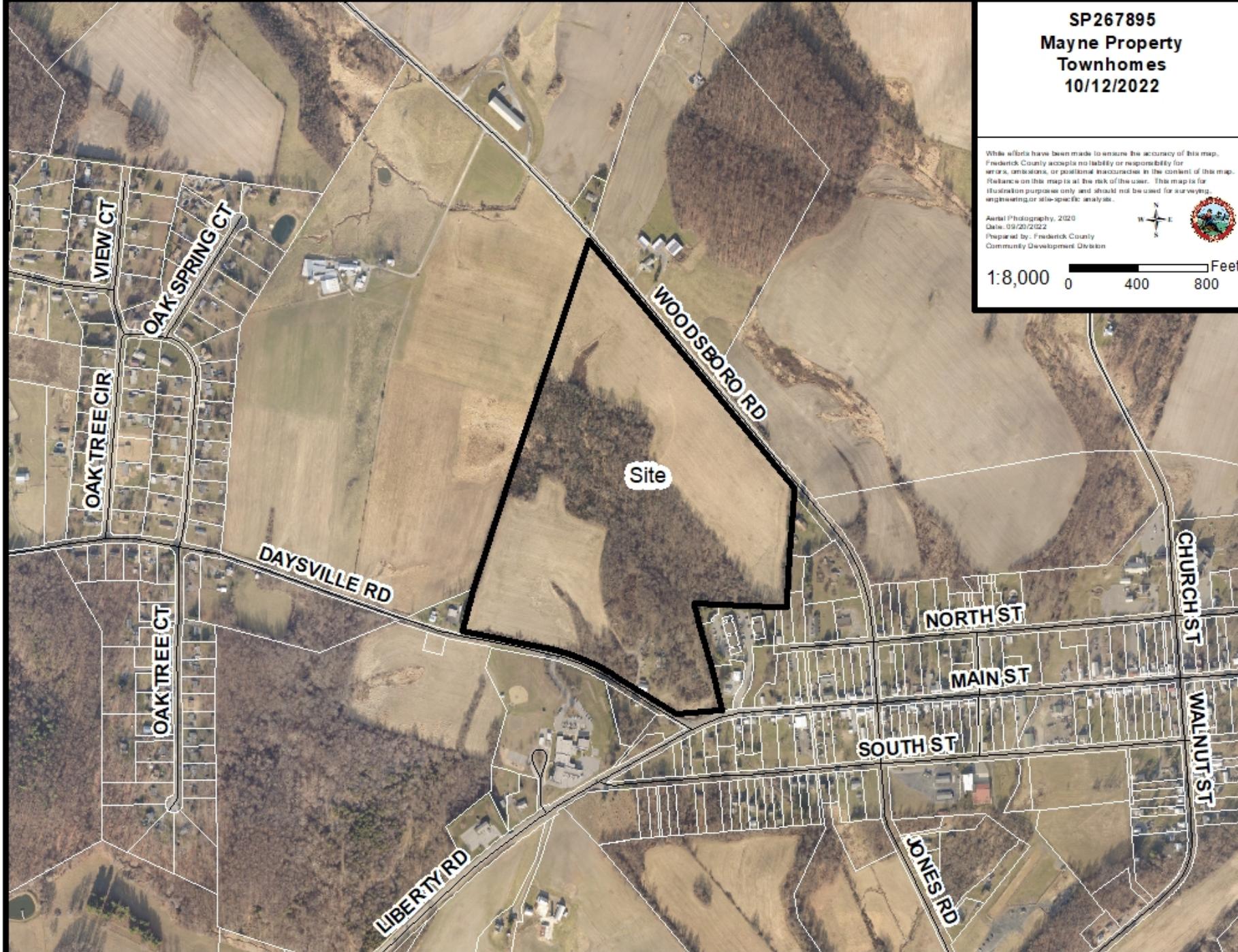
SP267895
Mayne Property
Townhomes
10/12/2022

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracy 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

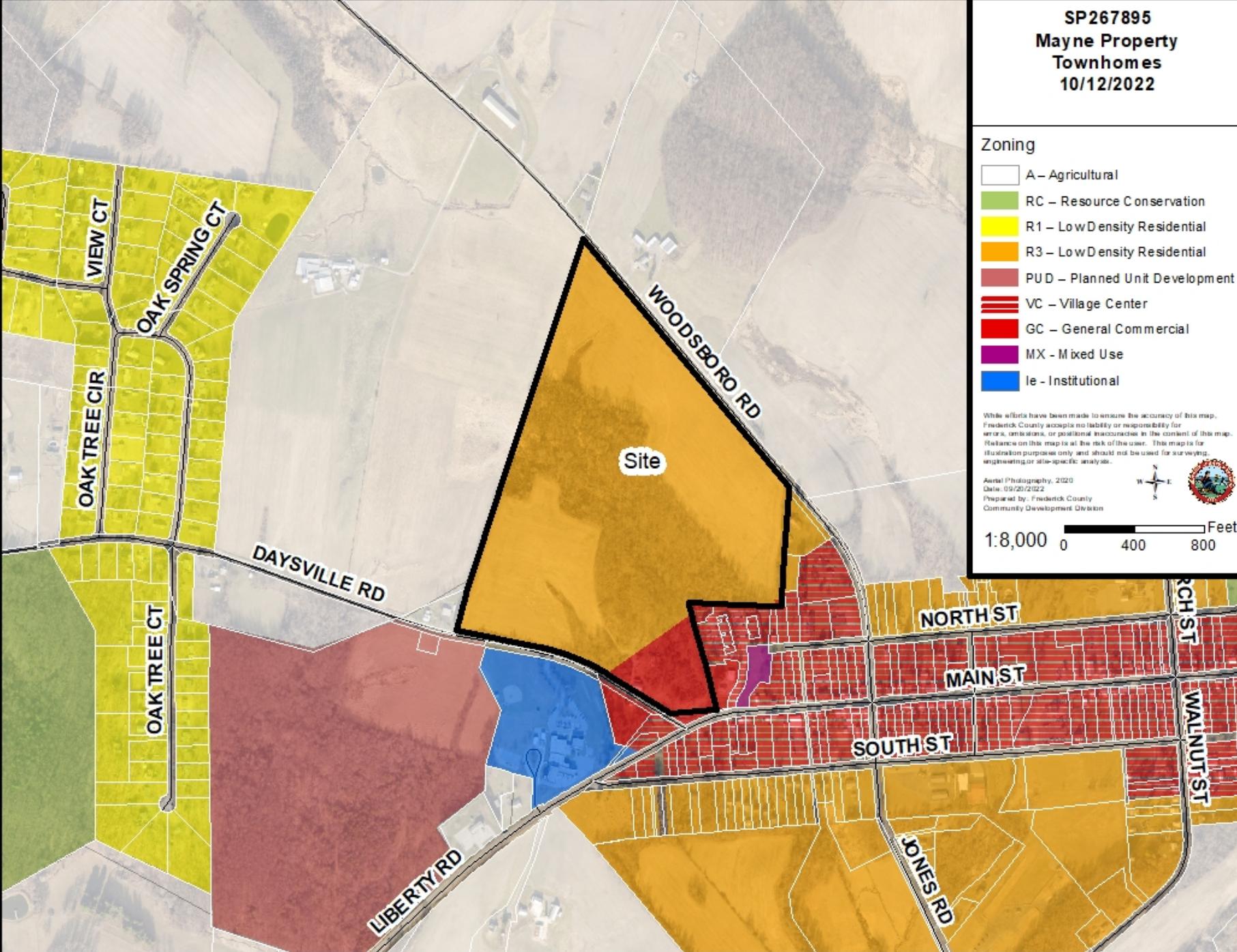
- A - Agricultural
- RC - Resource Conservation
- R1 - Low Density Residential
- R3 - Low Density Residential
- PUD - Planned Unit Development
- VC - Village Center
- GC - General Commercial
- MX - Mixed Use
- Ie - Institutional

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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

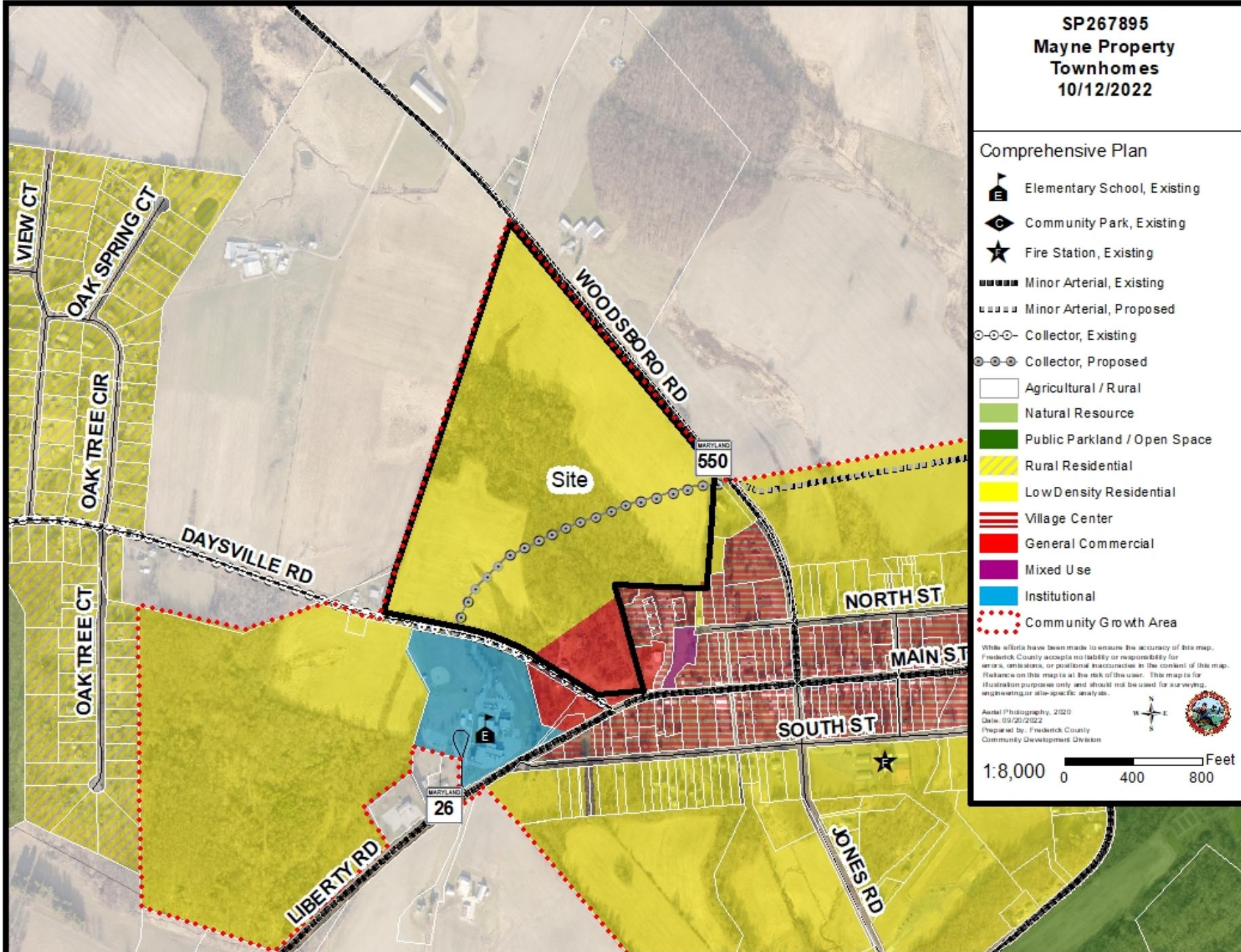
-  Elementary School, Existing
-  Community Park, Existing
-  Fire Station, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Existing
-  Collector, Proposed
-  Agricultural / Rural
-  Natural Resource
-  Public Parkland / Open Space
-  Rural Residential
-  Low Density Residential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

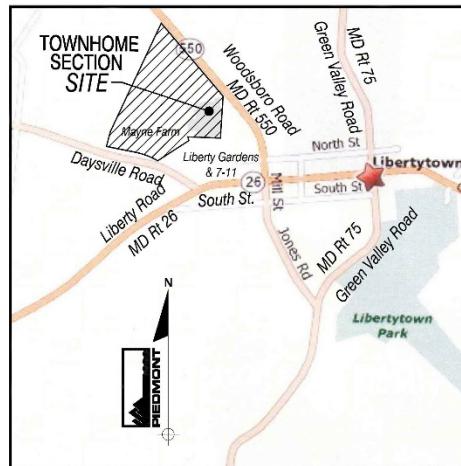
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Aerial Photography, 2020
Date: 09/20/2022
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet





VICINITY MAP

SCALE: 1" = 2,000'
TAX MAP 60, PARCELS 51 (08-221014) and 64 (08-221006)
TAX I.D. # 200084083

LANDSCAPE EXHIBIT

FOR
**MAYNE TOWNHOME
SECTION**
LANDS OF RSB HOLDINGS, LLC
LIBERTY ROAD FO 10/23
SITUATED ON JAMESVILLE ROAD,
SHODOR PKC (MARY AND ROUTE 550) AND LIBERTY ROAD
(MARYLAND ROUTE 26)
LIBERTY ELECTION DISTRICT NO. 8
FREDERICK COUNTY, MARYLAND

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:

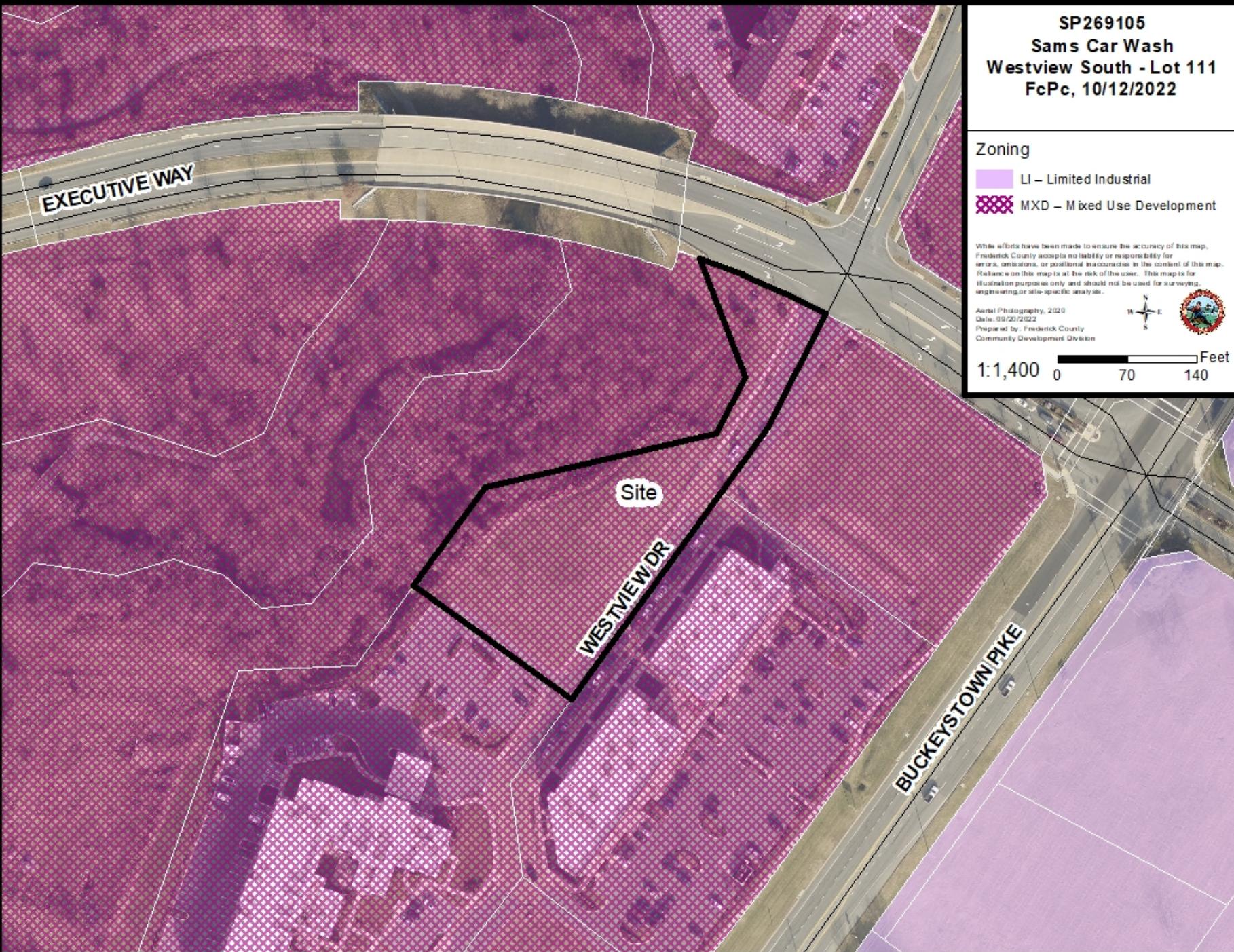
1. Comply with all agency comments.
2. FRO mitigation must be provided prior to lot recordation or prior to applying for permits (whichever is applied for first).

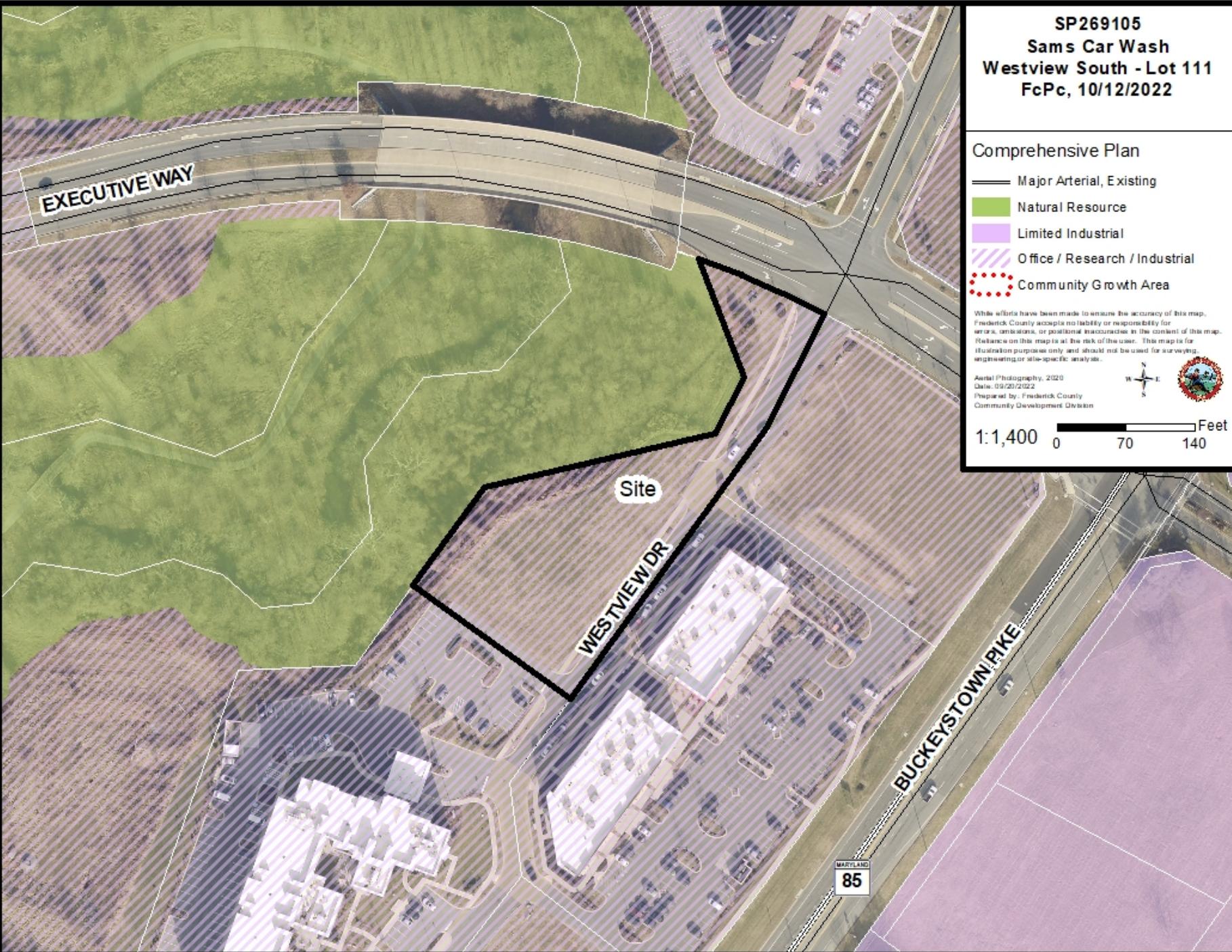
Westview South - Lot 111

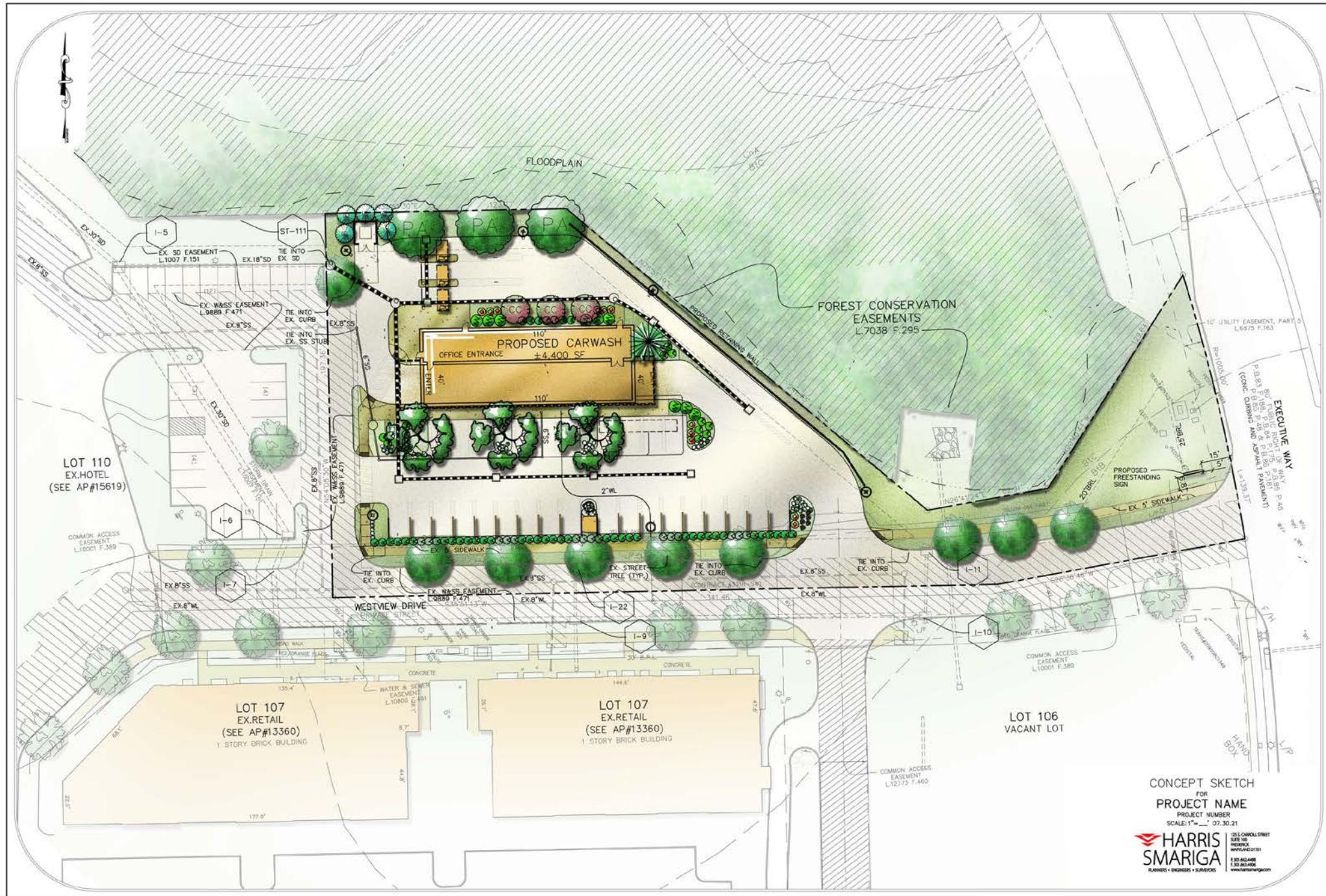
Site Plan

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









ZGF

ZIMMER GUNNIS FRASCA ARCHITECTS LLP

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK
VANCOUVER BC

600 14th Street NW
Suite 1000
Washington, DC 20005
T 202 390 3096
www.zgf.com

Newsletters



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

3D RENDERING - NE VIEW



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

3D RENDERING - SW VIEW



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

3D RENDERING - PRIMARY FACADE



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

3D RENDERING - NW VIEW

SAM'S CAR WASH

NOT FOR CONSTRUCTION

Drawing Title:
EXTERIOR
RENDERINGS

HARRIS SMARGA	
HANDS-ON DIRECTED + LEANERS	
DESIGN	125 CONCORD STREET INDUSTRIAL PARK INDIANAPOLIS T 317.260.0000 www.harris-smarga.com
CONSTRUCTION	125 CONCORD STREET INDUSTRIAL PARK INDIANAPOLIS T 317.260.0000 www.harris-smarga.com
MANUFACTURE	125 CONCORD STREET INDUSTRIAL PARK INDIANAPOLIS T 317.260.0000 www.harris-smarga.com

DATE:	09.21.22
Job No:	D28026
Drawn By:	GM
Checked By:	GM
Drawing No:	
SCALE:	1/2" = 1'-0"
BY:	GM
CHECKED:	
DATE:	09.21.22
125 CONCORD STREET, INDUSTRIAL PARK, INDIANAPOLIS, IN 46226	
PROJECT:	7281
4	

A3.00

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.

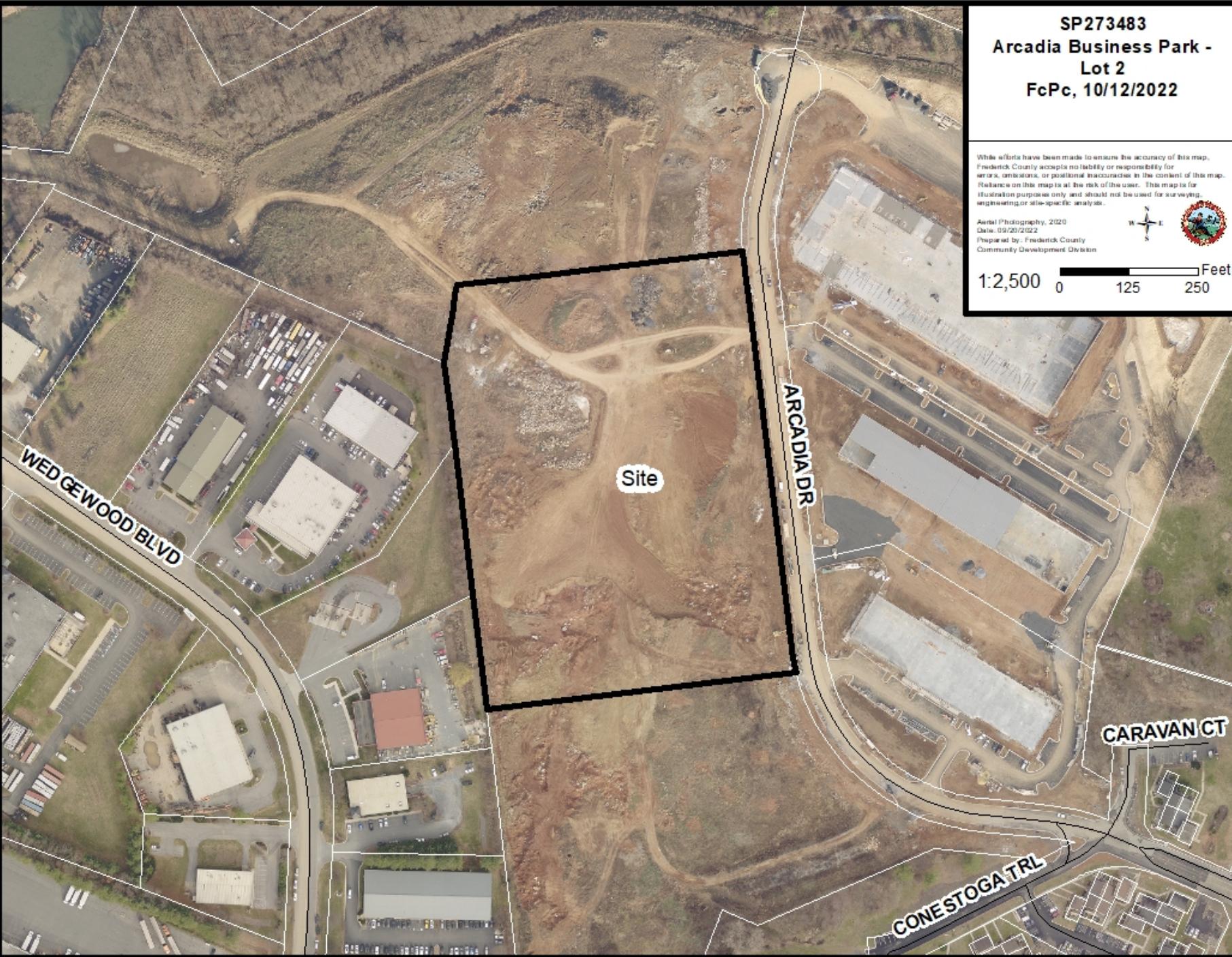
Staff-proposed conditions of approval:

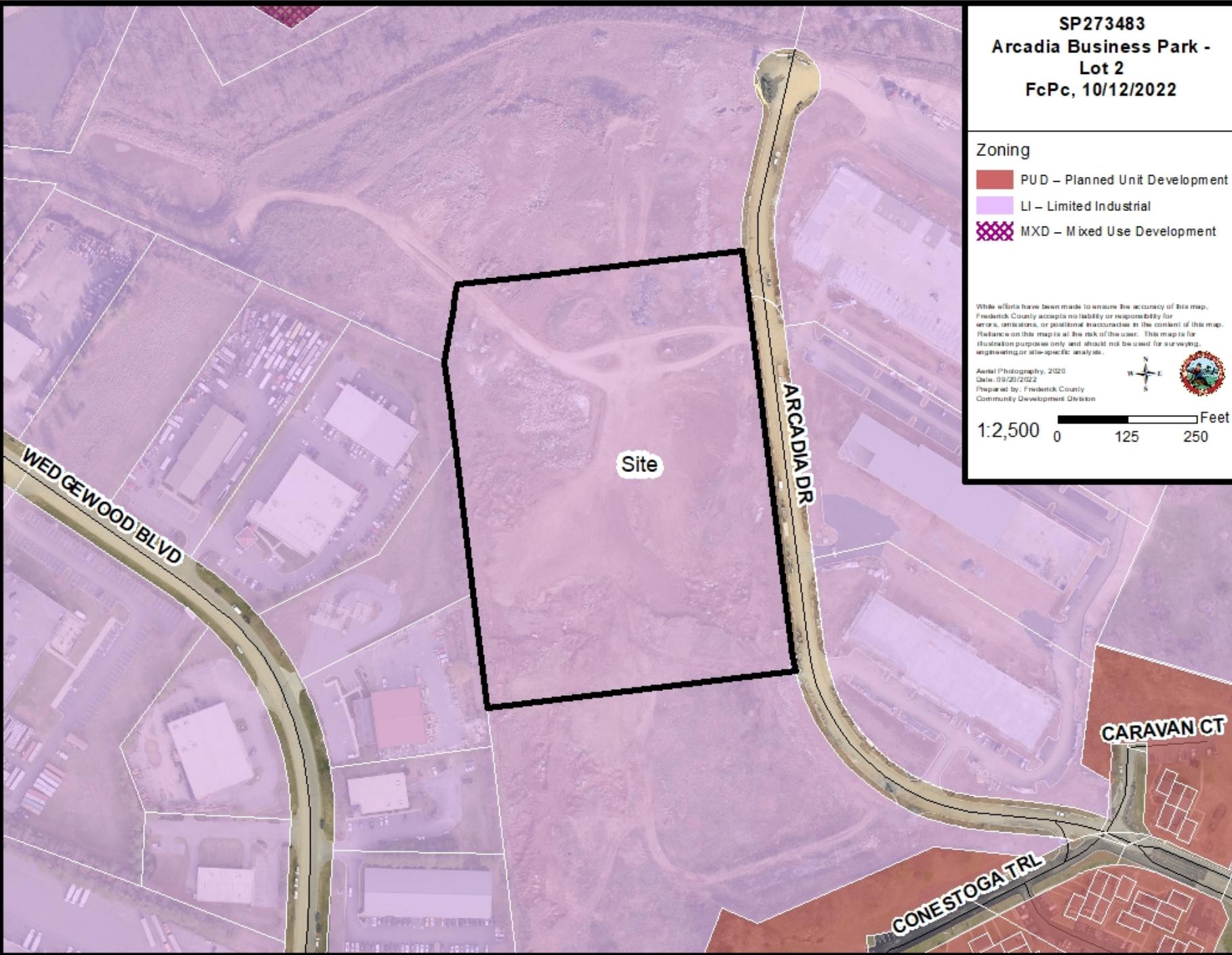
1. The Applicant shall comply with all Staff and agency comments through the completion of the Site Plan.

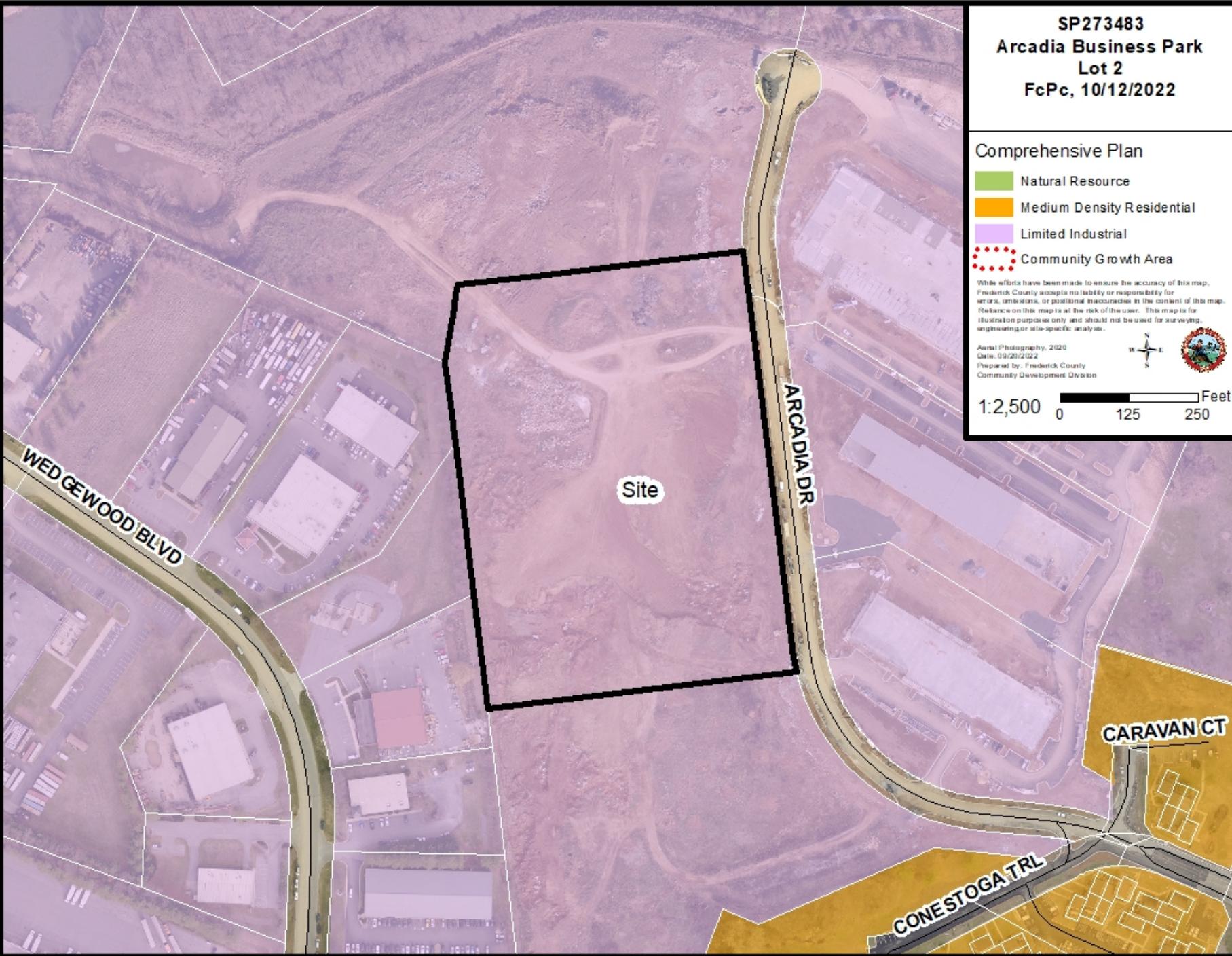
Arcadia Business Park - Lot 2

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.









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.

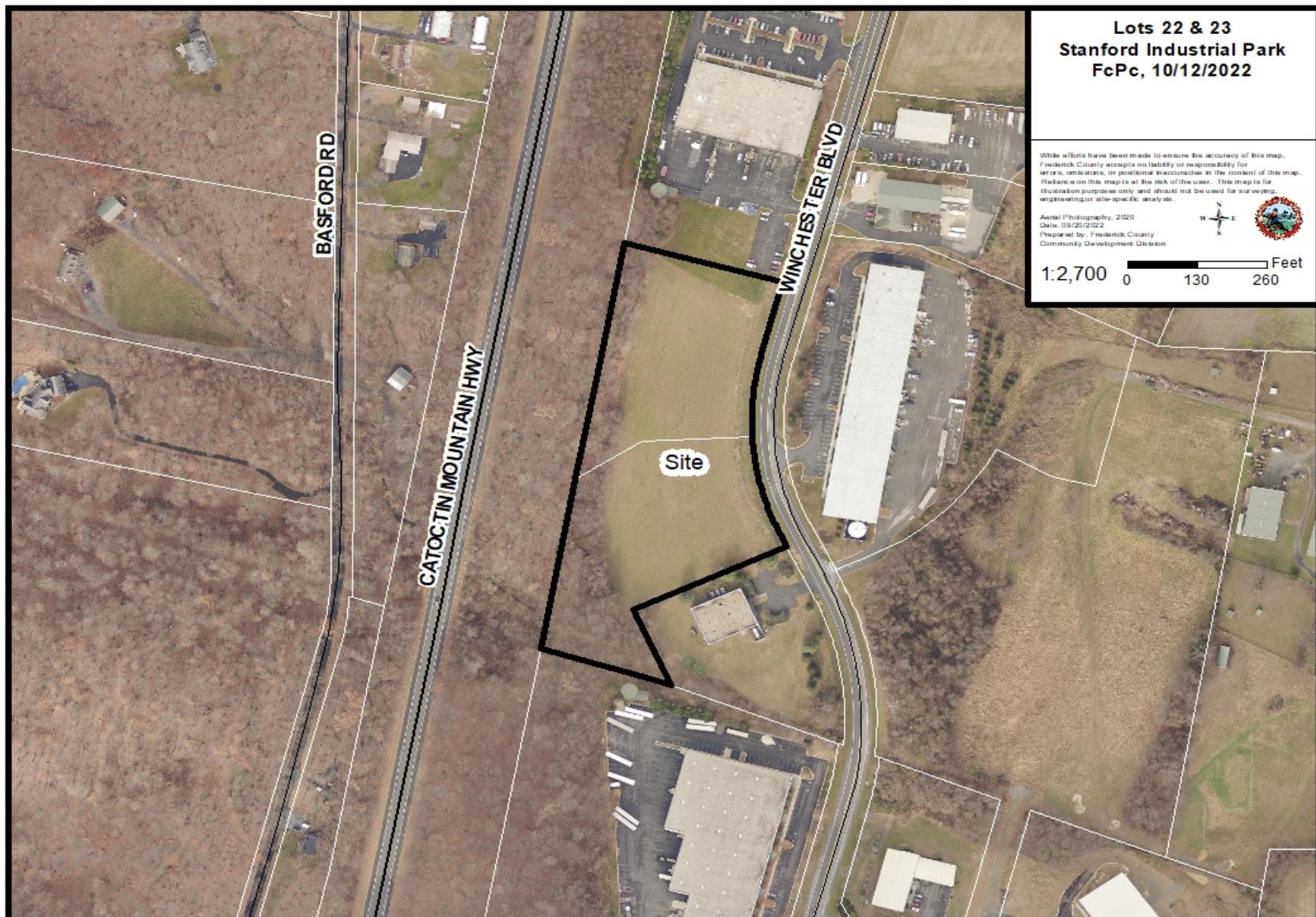
Staff-proposed conditions of approval:

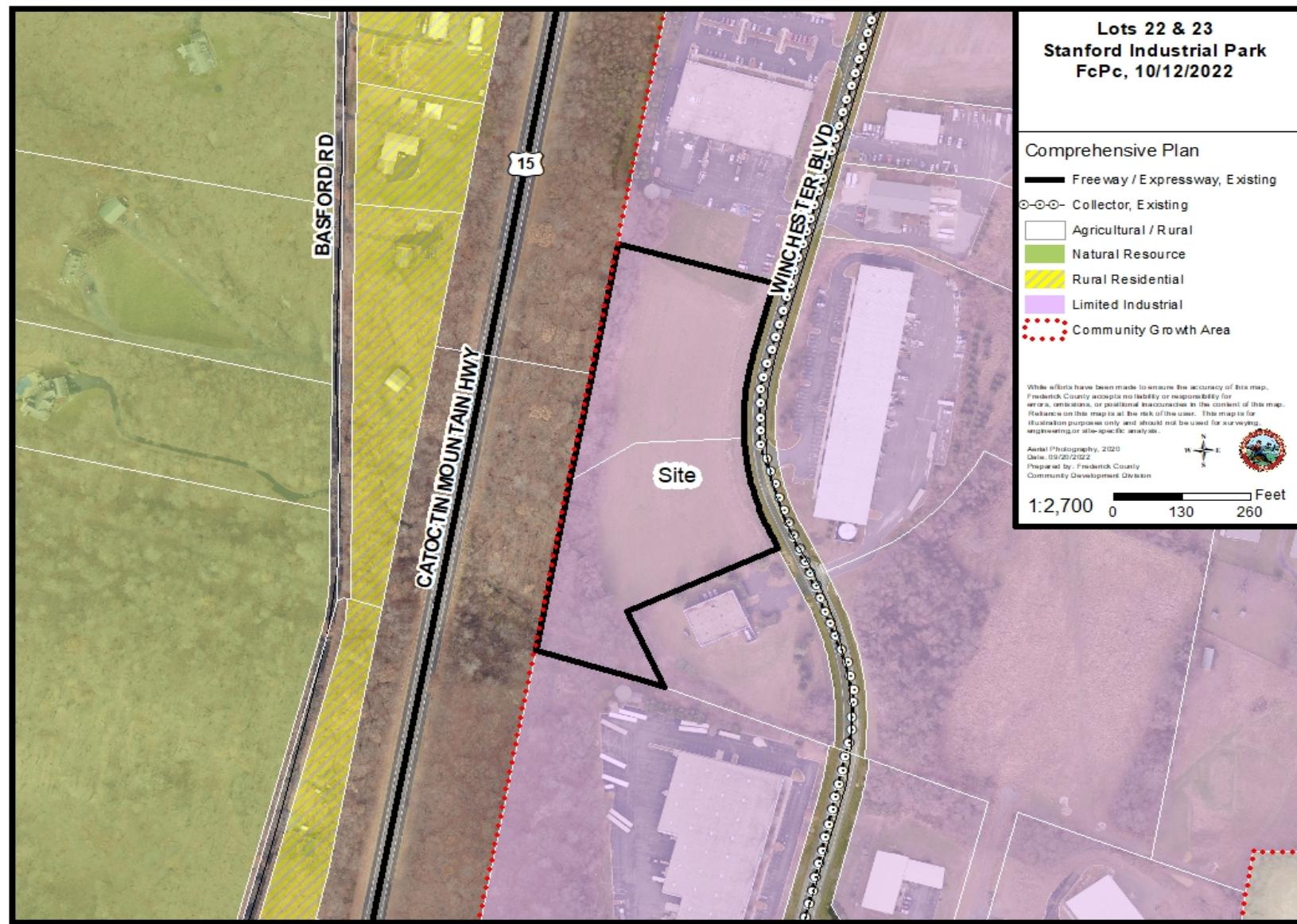
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

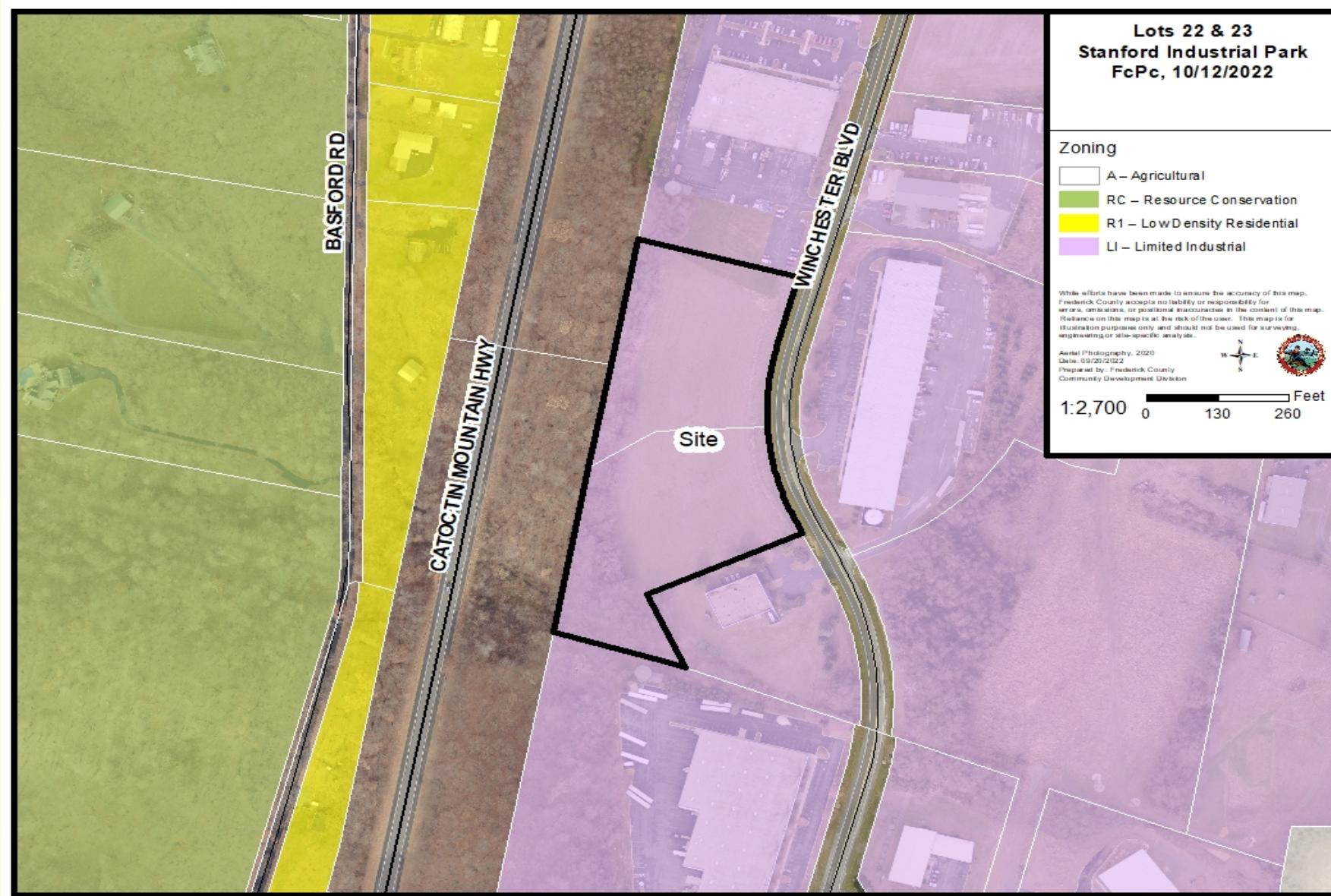
HE Equipment

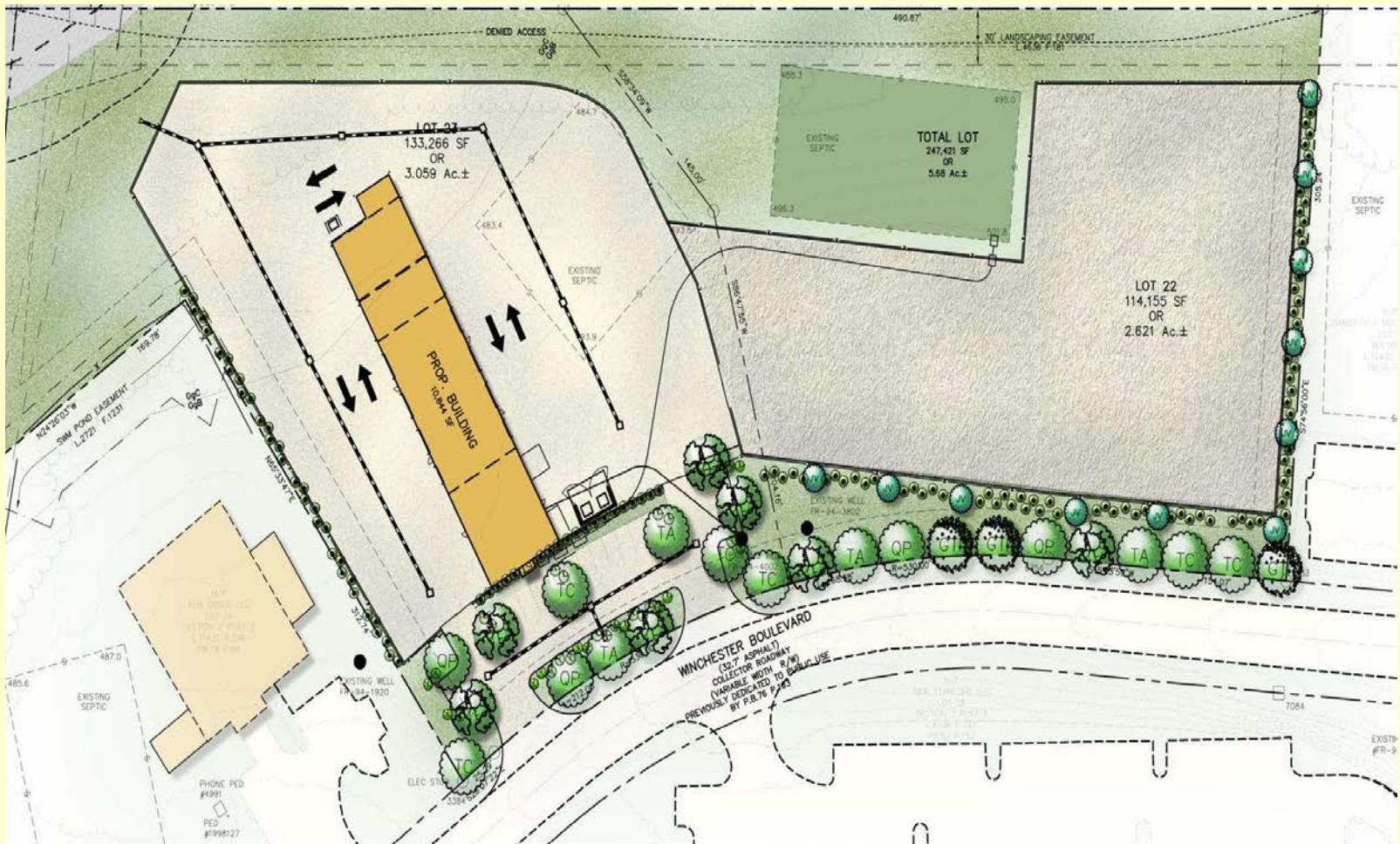
Site Plan

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:

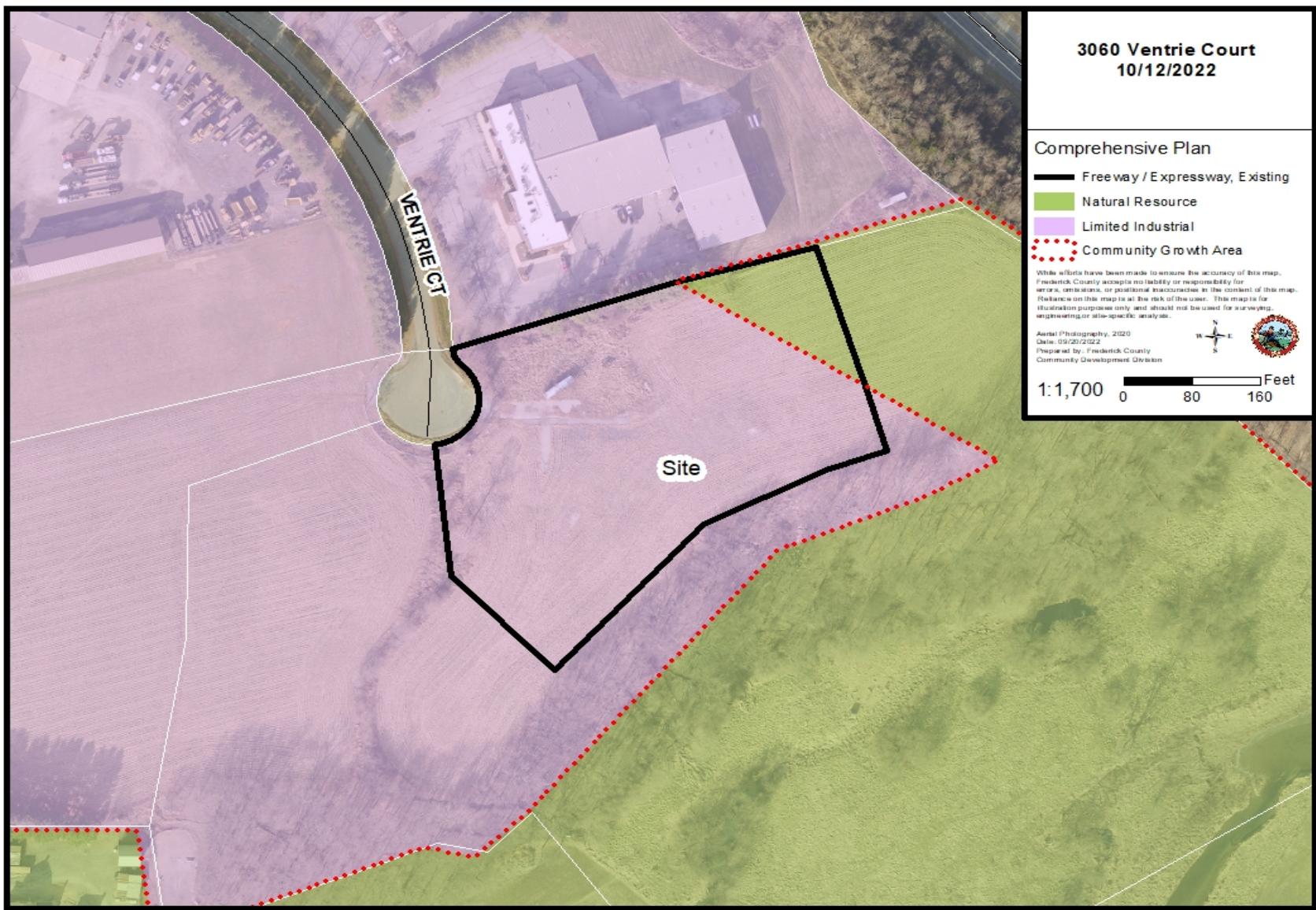
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. Revise the 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.

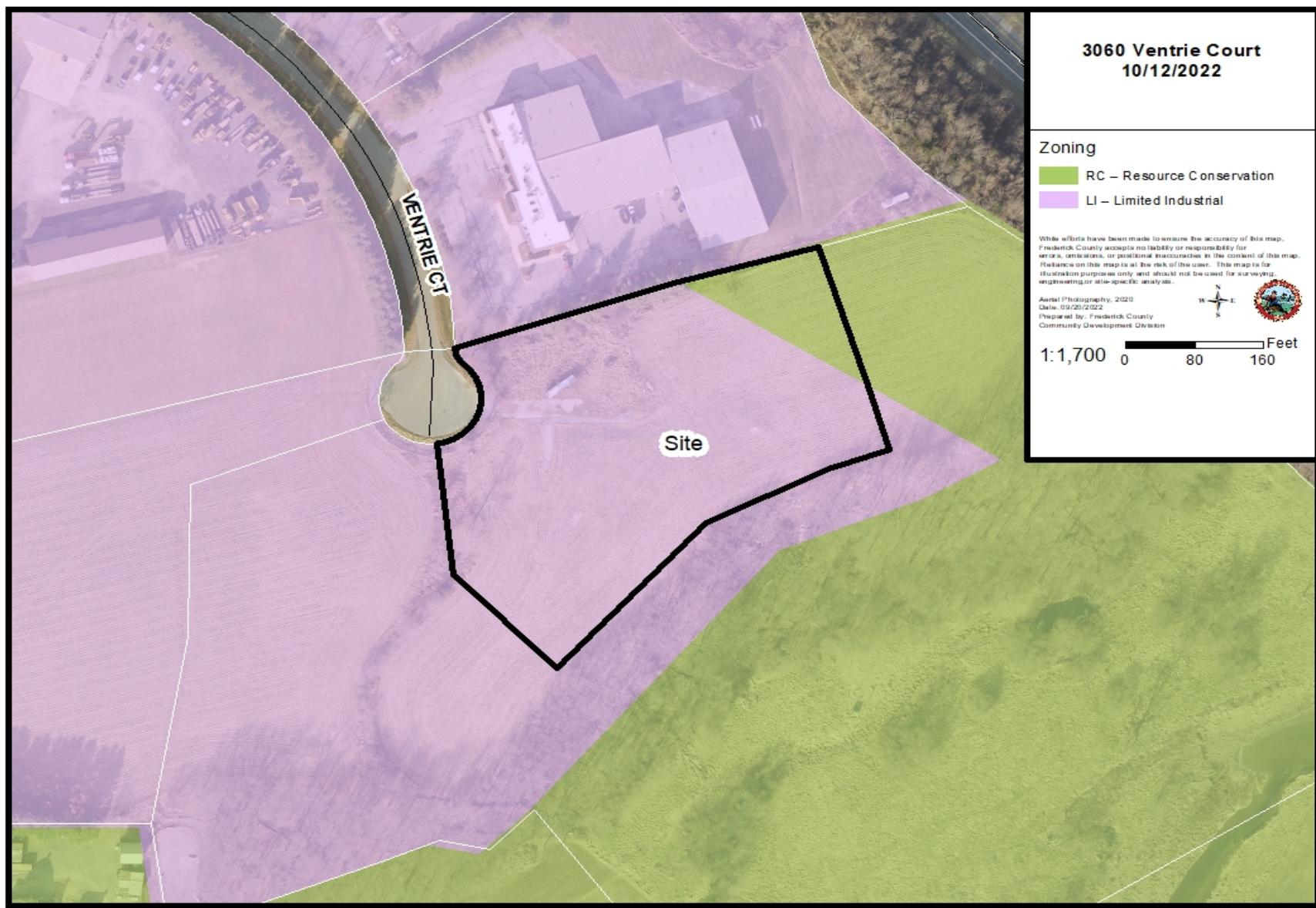
Wastler Investments, Lot 1-Q

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 Ventrie Court.









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.