

Frederick County Planning Commission

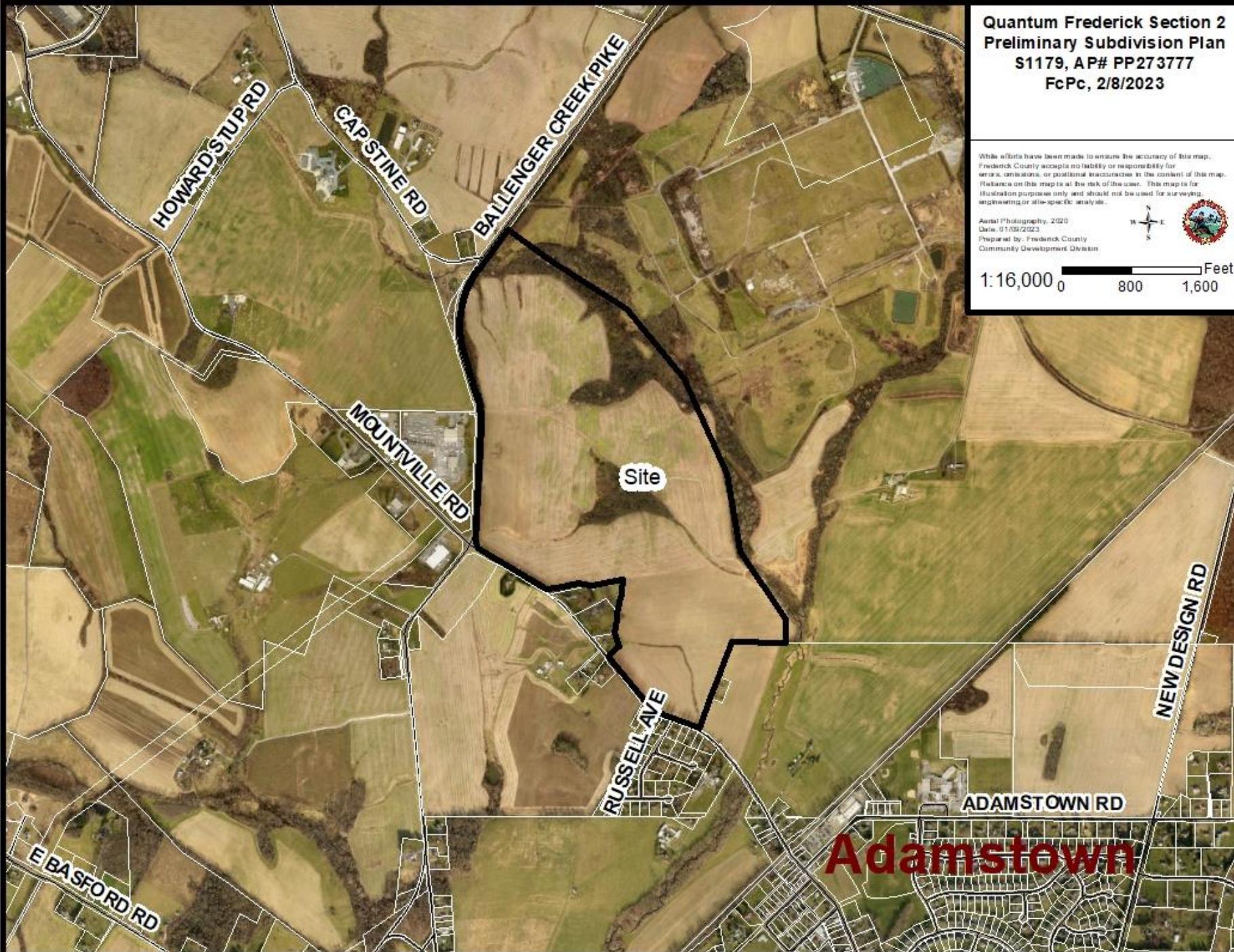


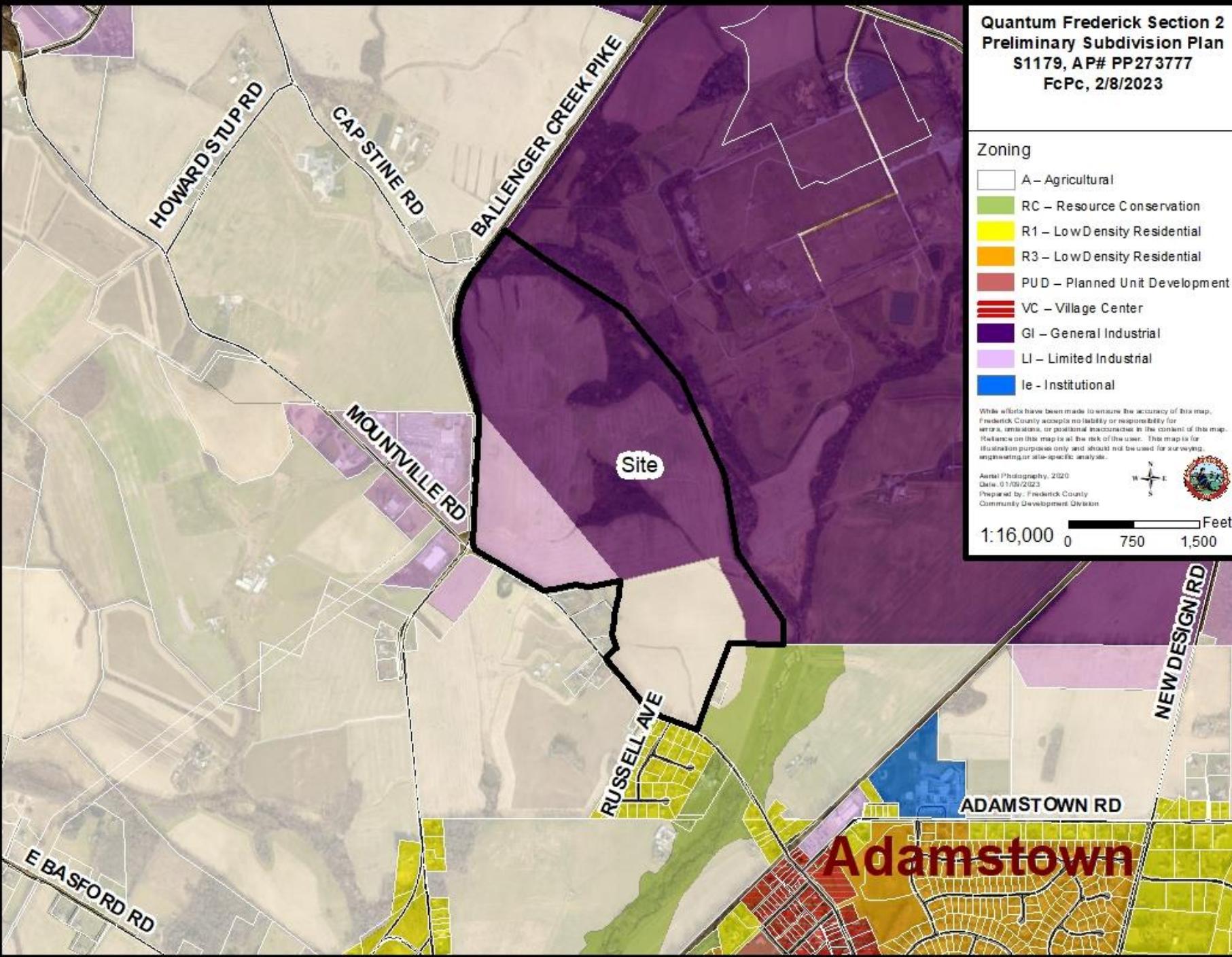
February 8, 2023

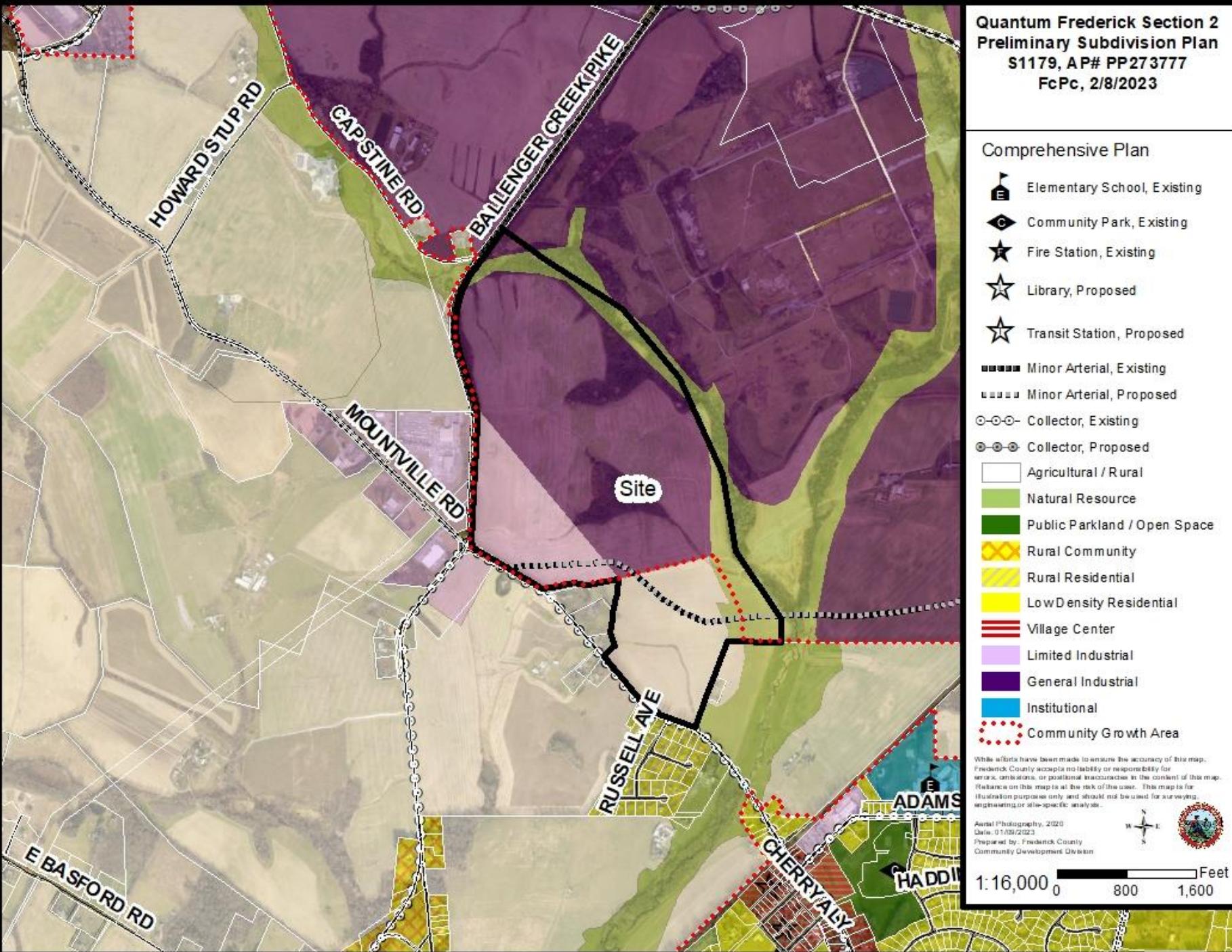
Quantum Frederick Section 2

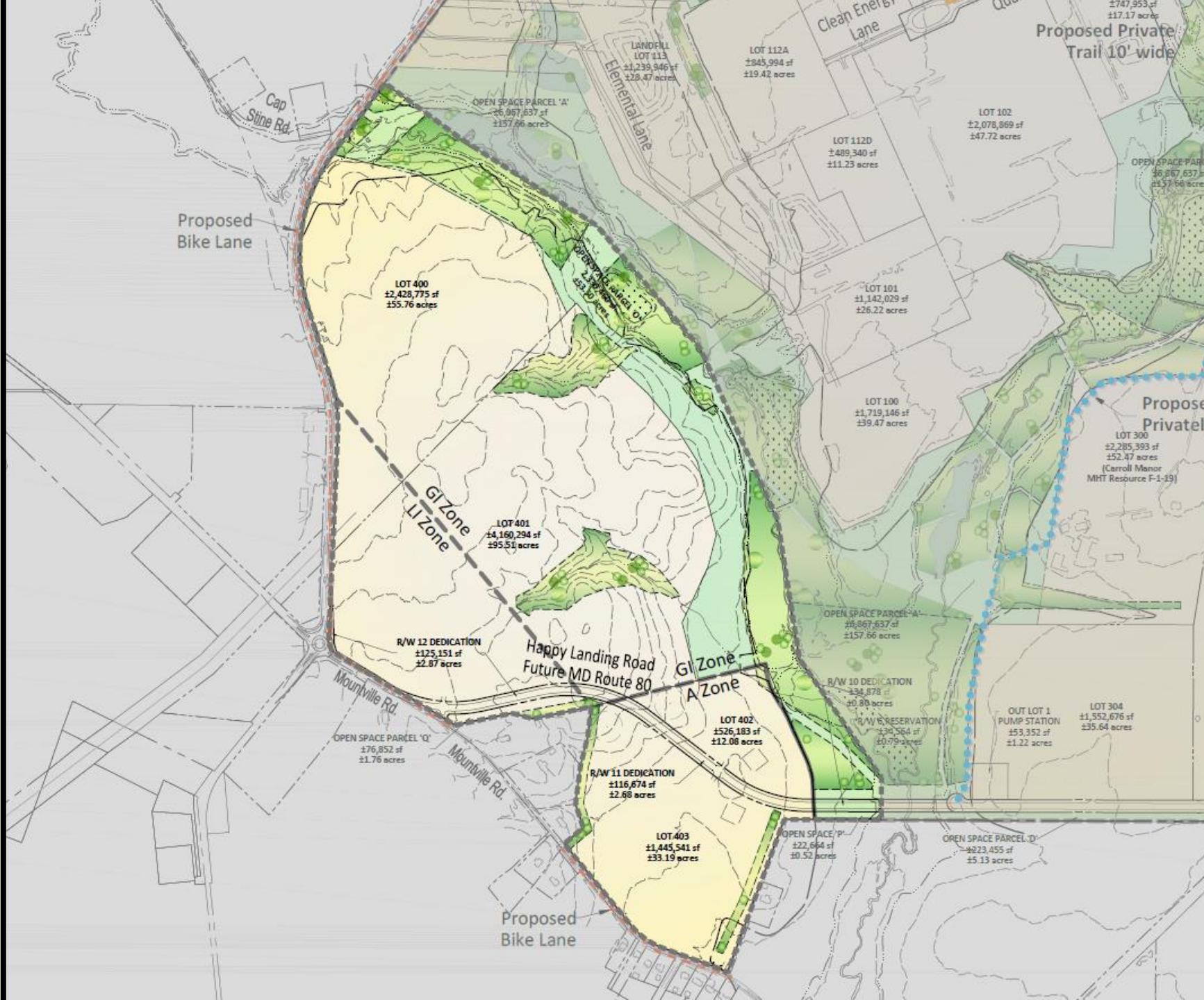
Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 4 lots and 3 open space parcels located on 258.67 acres.













RECOMMENDATION

Staff has no objection to conditional approval of the Quantum Frederick Section 2 Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, the Plan is valid for a period of five (5) years from the date of Planning Commission approval or February 8, 2028. The APFO LOU is valid for a period of 14 years from the original date of Planning Commission approval (December 15, 2021); therefore the APFO approval expires on December 15, 2035.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, subdivision 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. A modification per §1-19-6.400(A)(1) to allow less street trees than required.
2. A modification per § 1-19-6.400(A)(2)(c) for approval of an alternate planting design by the Planning Commission.

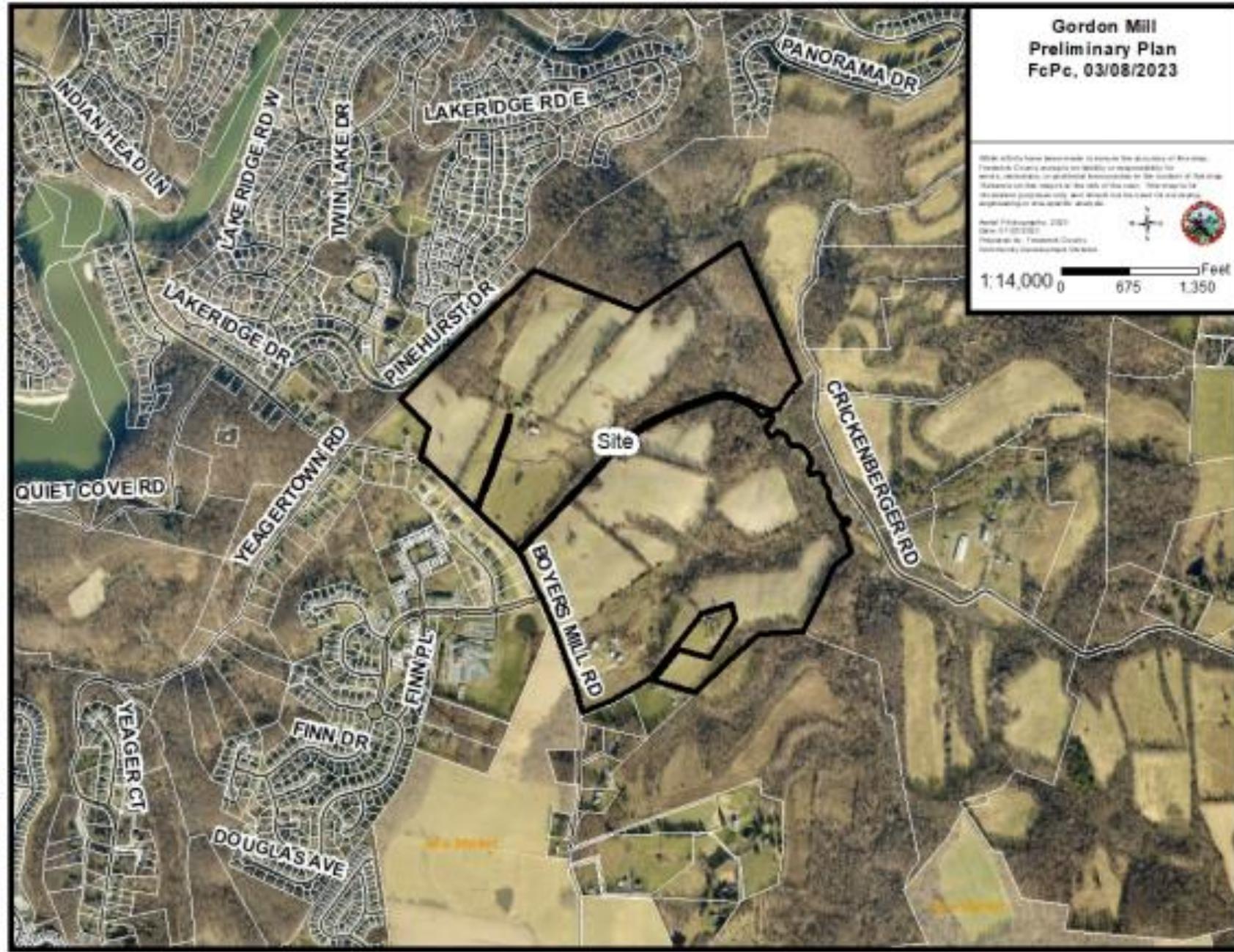
Staff-proposed conditions of approval:

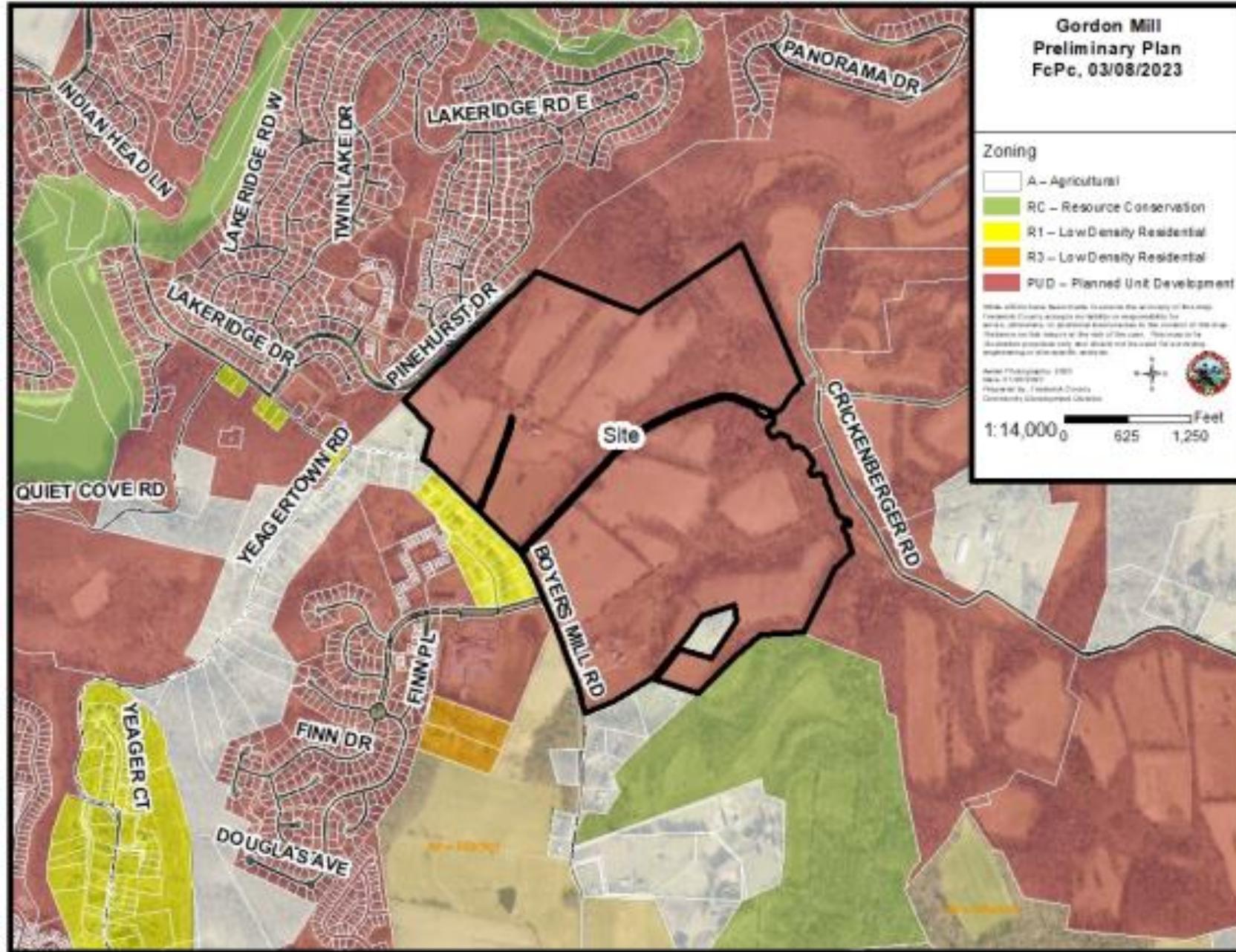
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant must note all modification request and approvals on the preliminary plan.
3. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior to applying for grading permits or building permits, or lot recordation, whichever is applied for first.

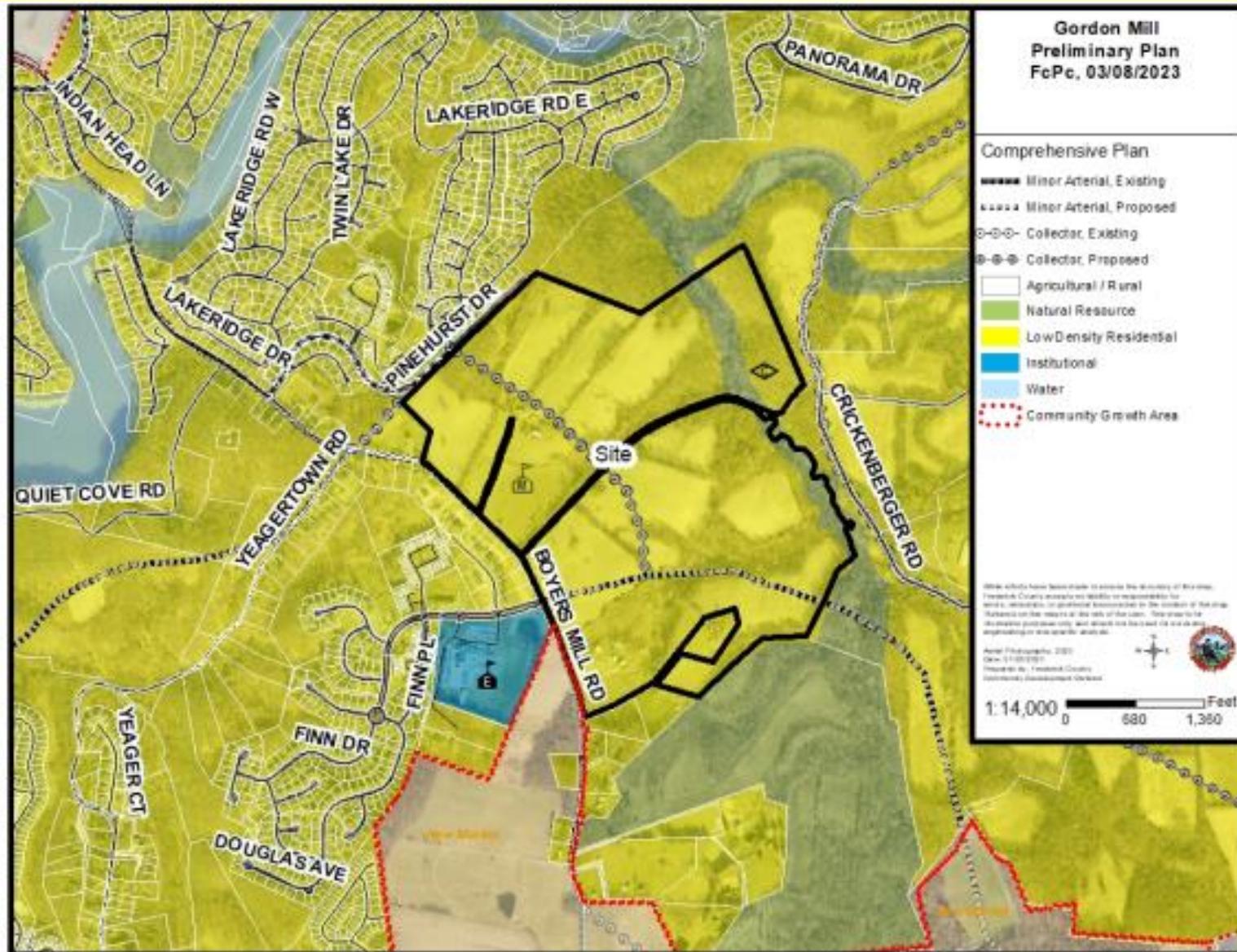
Gordon Mill

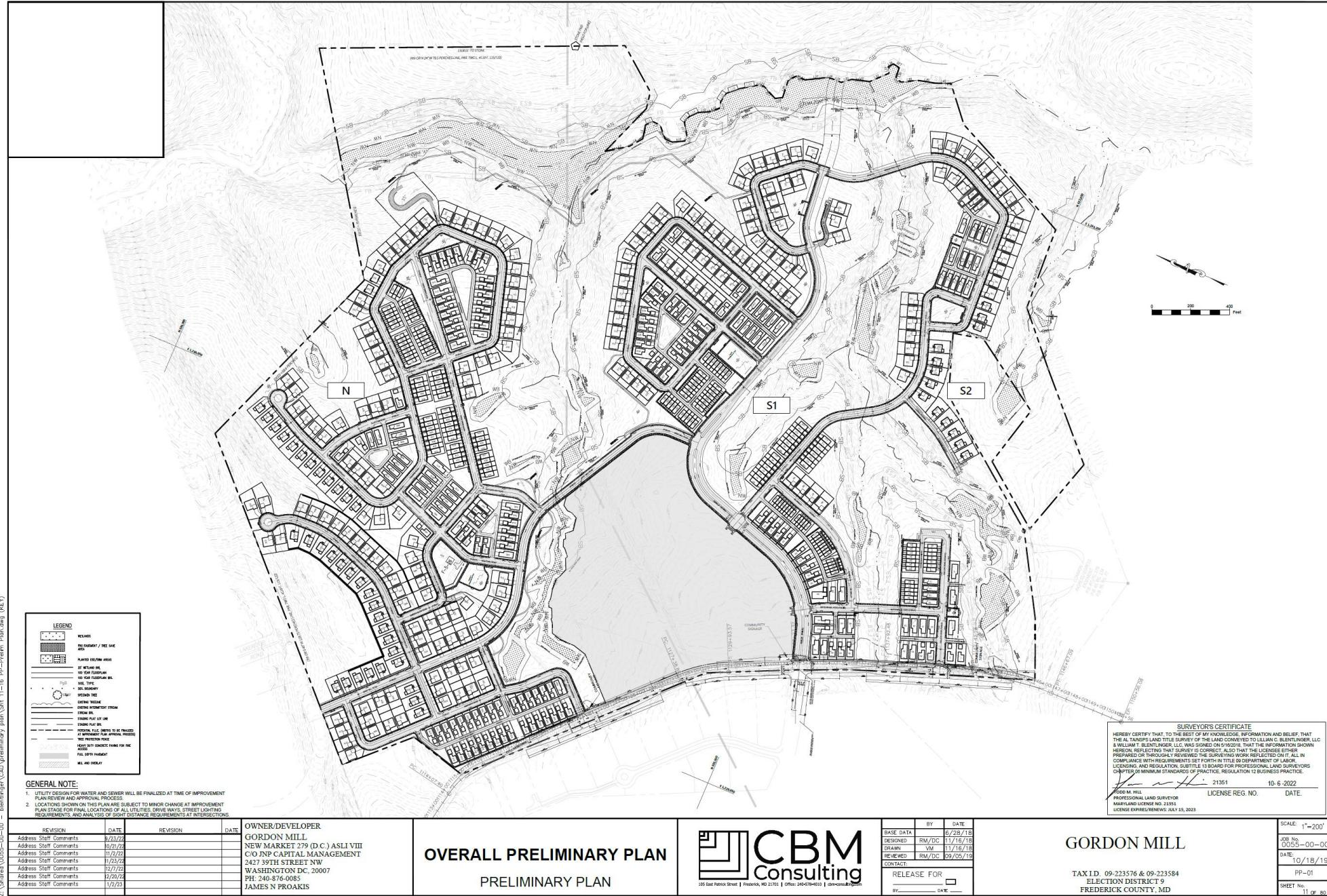
Preliminary Subdivision Plan

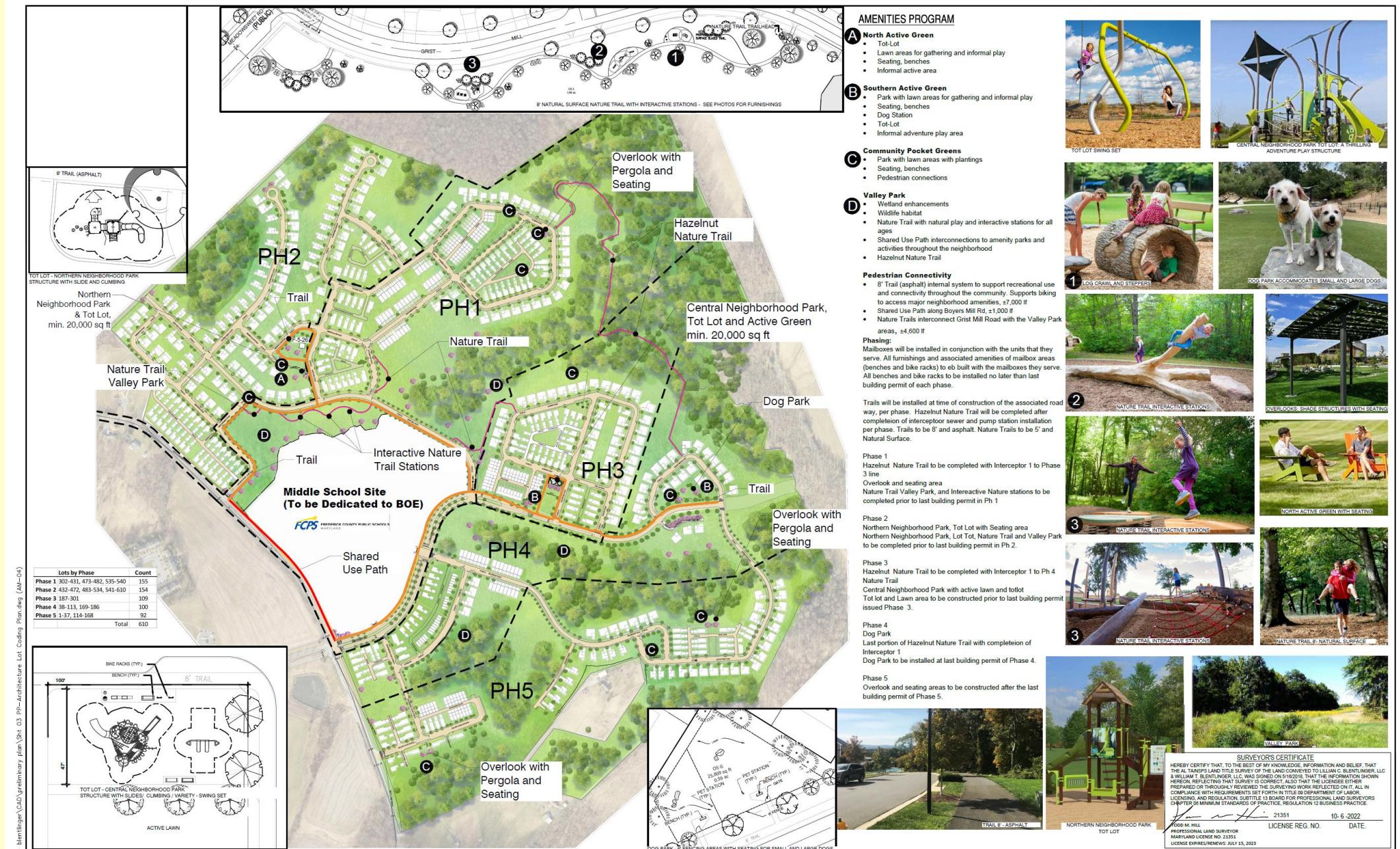
The Applicant is requesting Preliminary Subdivision Plan approval for 435 single family lots and 175 townhouse lots on a +/- 279.2-acre Site.

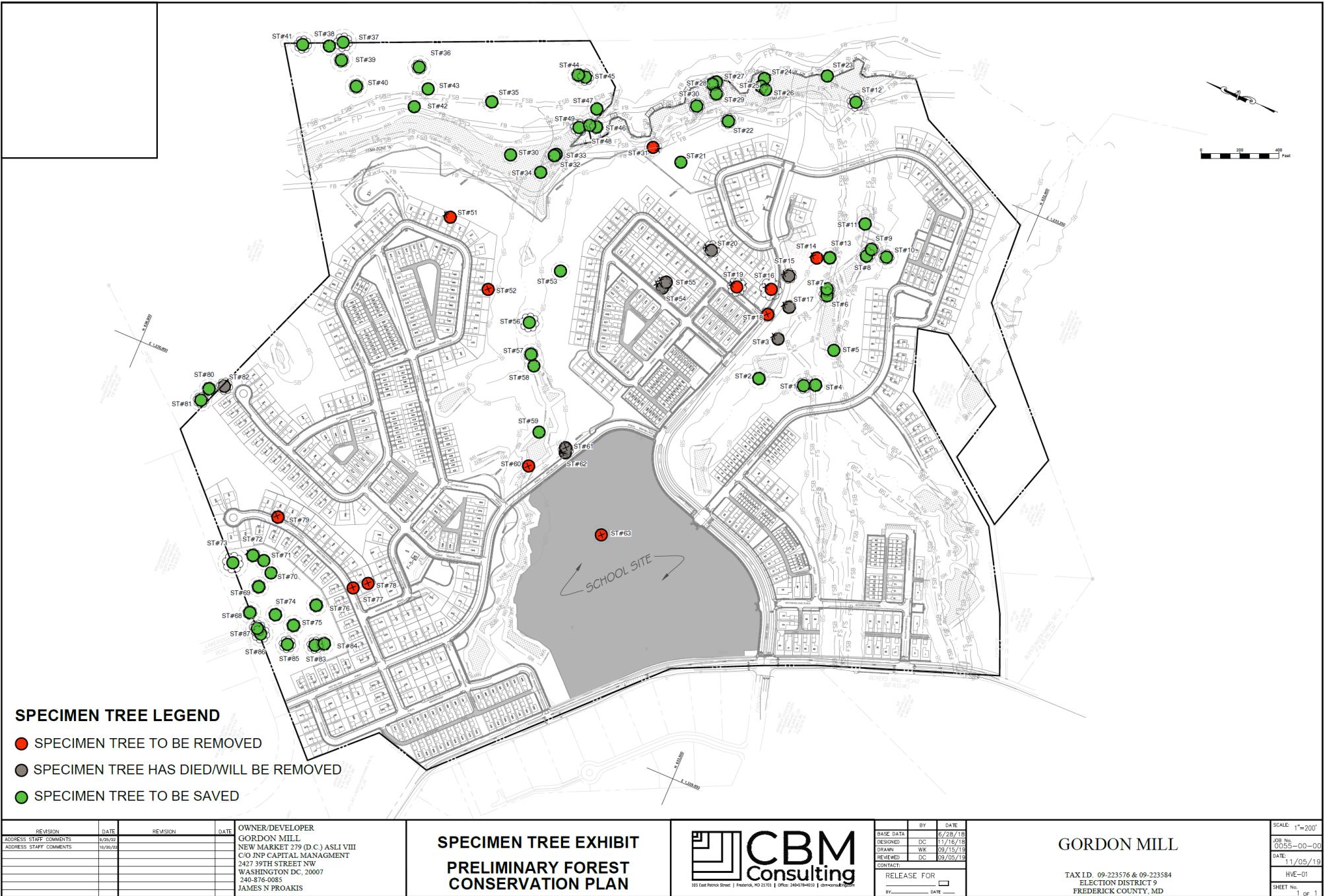












SPECIMEN TREE LEGEND

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE HAS DIED/WILL BE REMOVED
- SPECIMEN TREE TO BE SAVED

REVISION	DATE	REV
ADDRESS STAFF COMMENTS	9/25/12	
ADDRESS STAFF COMMENTS	10/20/12	

	DATE	OWNER/DEVELOPER
		GORDON MILL
		NEW MARKET 279 (D.C.) A
		C/O JNP CAPITAL MANAG
		2427 39TH STREET NW
		WASHINGTON DC, 20007
		240-876-0085
		JAMES N PROAKIS

**SPECIMEN TREE EXHIBIT
PRELIMINARY FOREST
CONSERVATION PLAN**



GORDON MILL

TAX I.D. 09-223576 & 09-223584
ELECTION DISTRICT 9
FREDERICK COUNTY, MD

BASE DATA	BY	DATE
DESIGNED	DC	6/28/18
DRAWN	WK	11/16/18
REVIEWED	DC	09/15/18
CONTACT:		
RELEASE FOR		
BY	DATE	

RECOMMENDATION

Staff has no objection to conditional approval of the Gordon Mill Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, it is valid for five (5) years from the date of Planning Commission approval (valid until February 8, 2028) and the APFO is valid until February 8, 2031 per the Applicant's requested 8 year study and approval period.

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 the parking modification request to allow more parking than required with the Applicant proposing 1,946 parking spaces, 639 more spaces than the required 1,307 parking spaces.
2. Approval of the FRO modification to remove twenty (20) specimen trees.
3. Approval of the driveway entrance spacing reduction for the single family driveways located along Gristmill Road from Amaranth Road to Night Owl Road.

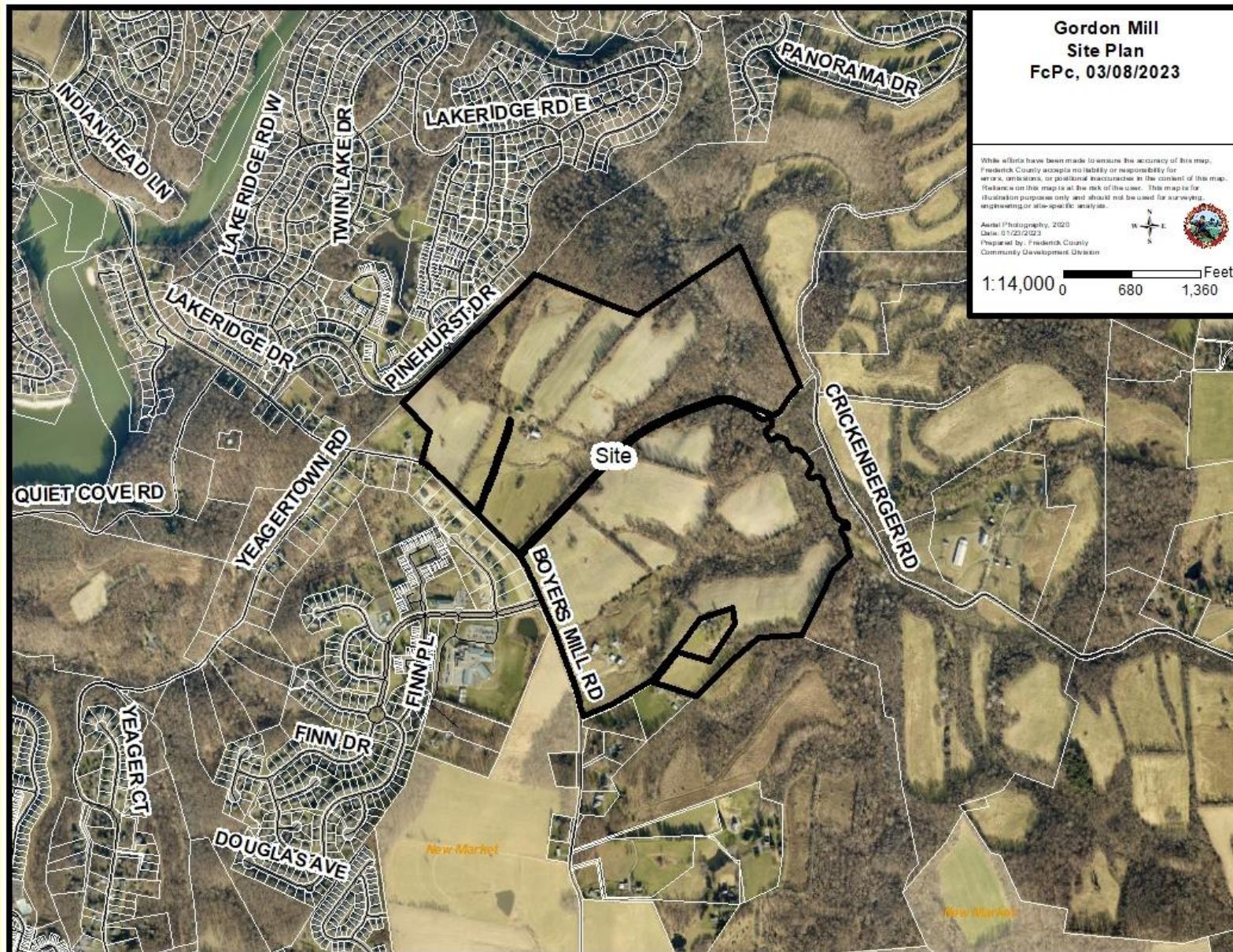
Staff-proposed conditions of approval:

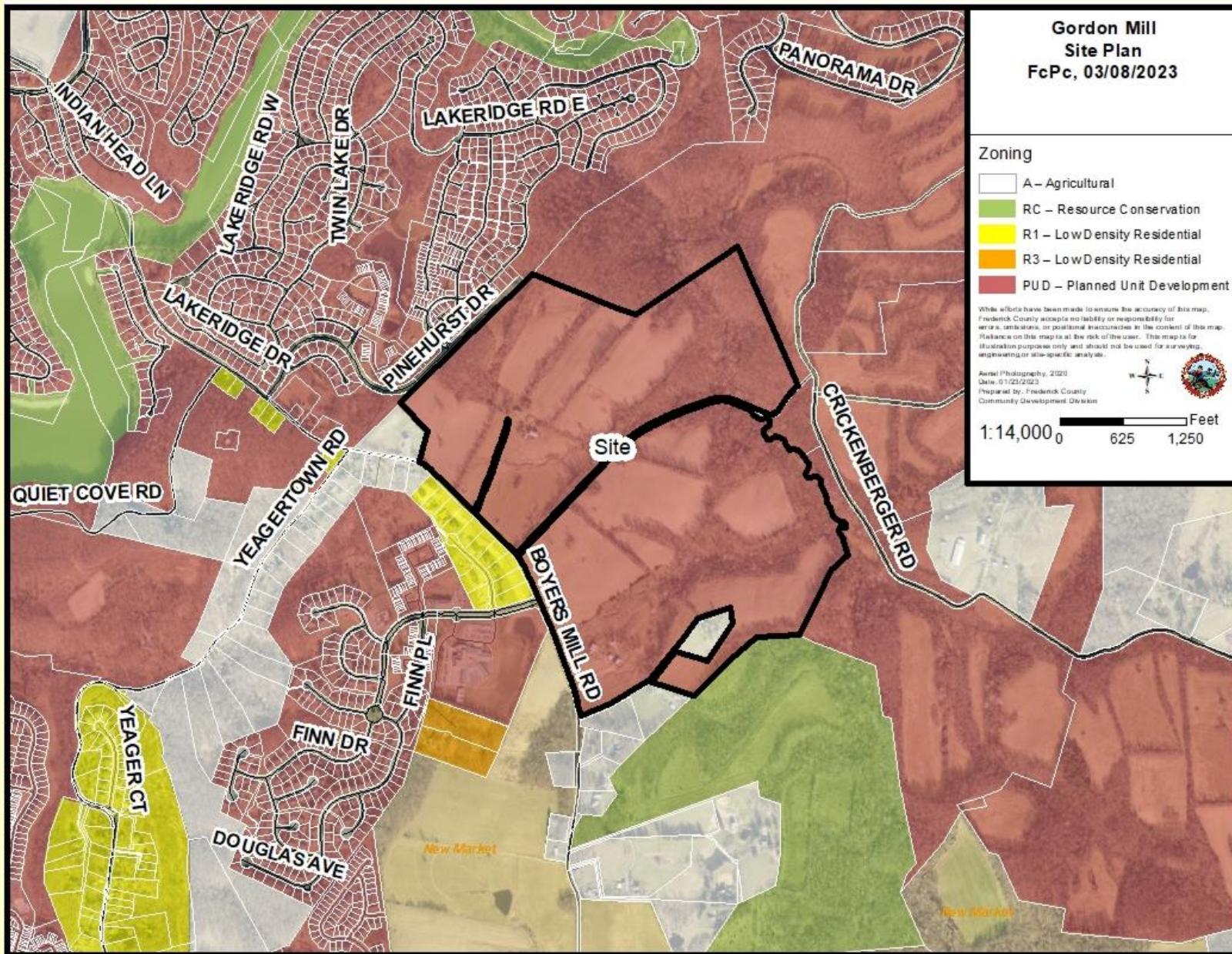
1. Address all agency comments as the plan proceeds through to completion.
2. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. The Applicant will submit a County Register of Historic Places nomination for the Rich Hills (F-5-26) historic house, prepared by a professional Architectural Historian, to the Historic Preservation Commission for consideration.
4. The Applicant shall complete the MPDU agreement with the County prior to the issuance of a building permit or the recordation of a final plat.
5. The Applicant and BOE shall enter into a Memorandum of Understanding ("MOU"), which shall set forth the rights and responsibilities of the parties in connection with development of the school site, prior to final, nonconditional approval of this Preliminary Plan.

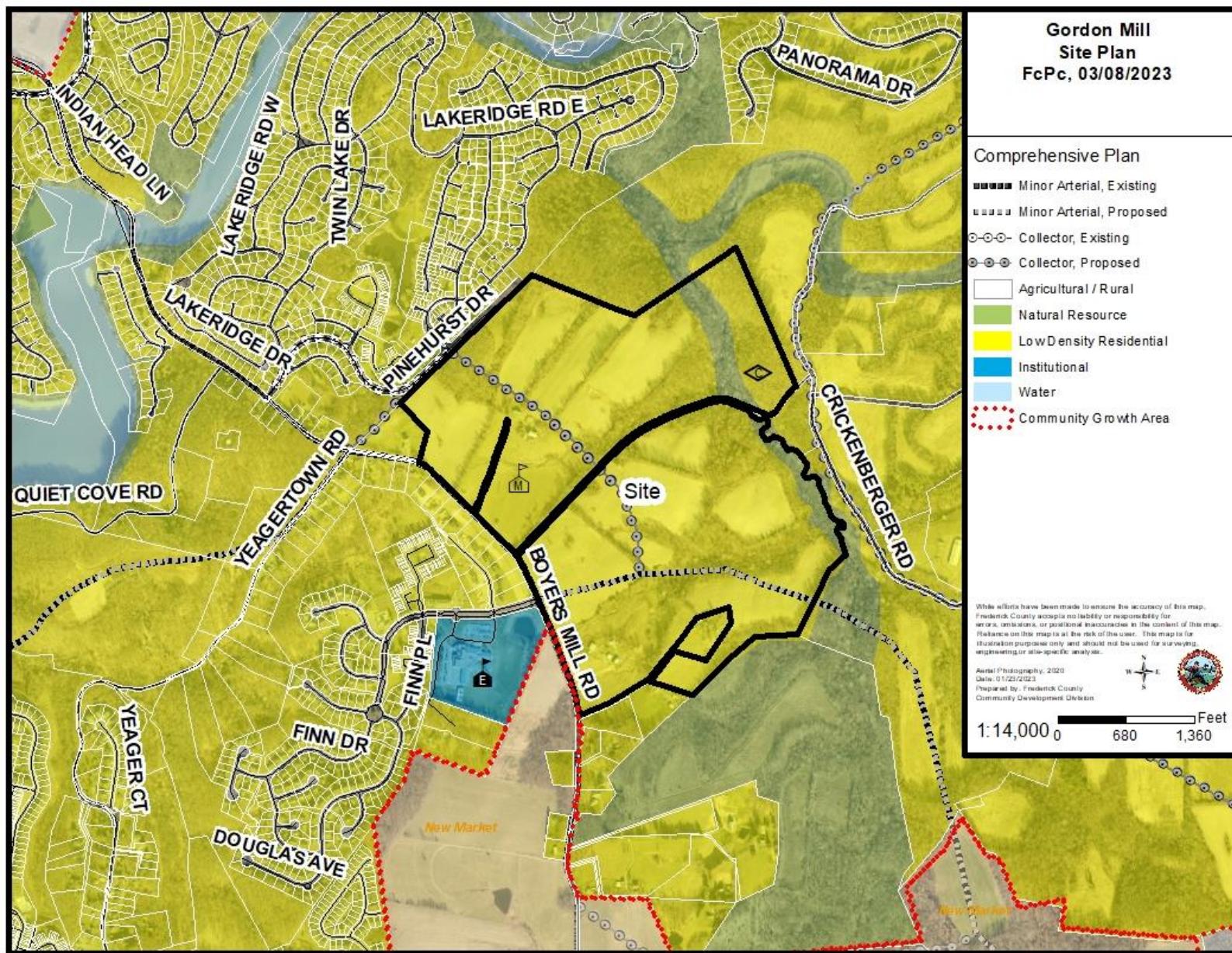
Gordon Mill

Site Plan

The Applicant is requesting Site Plan approval to construct 175 townhomes on a +/- 279.2-acre Site.







REPRESENTATIVE LOCAL ARCHITECTURE TOWNHOMES



ADDITIONAL FENESTRATION
WATERTABLE/ STONE OR BRICK WRAP
FOUNDATION PLANTING



ADDITIONAL FENESTRATION
WATERTABLE/ STONE OR BRICK WRAP
FOUNDATION PLANTING

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Gordon Mill Townhomes. 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 February 8, 2026).

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, Subdivision, APFO, and FRO requirements once the following conditions are met:

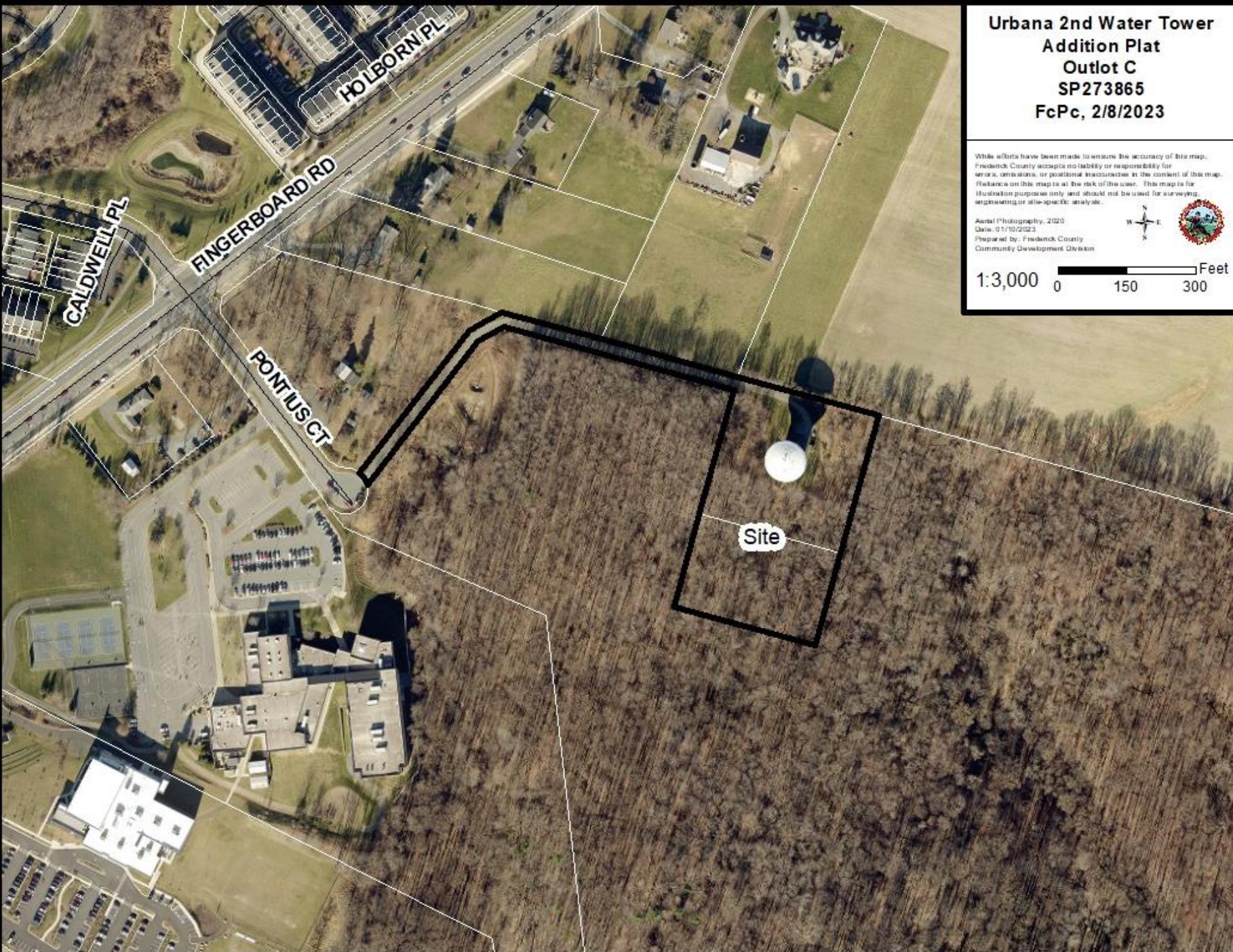
Staff recommends that the following items be added as conditions of approval:

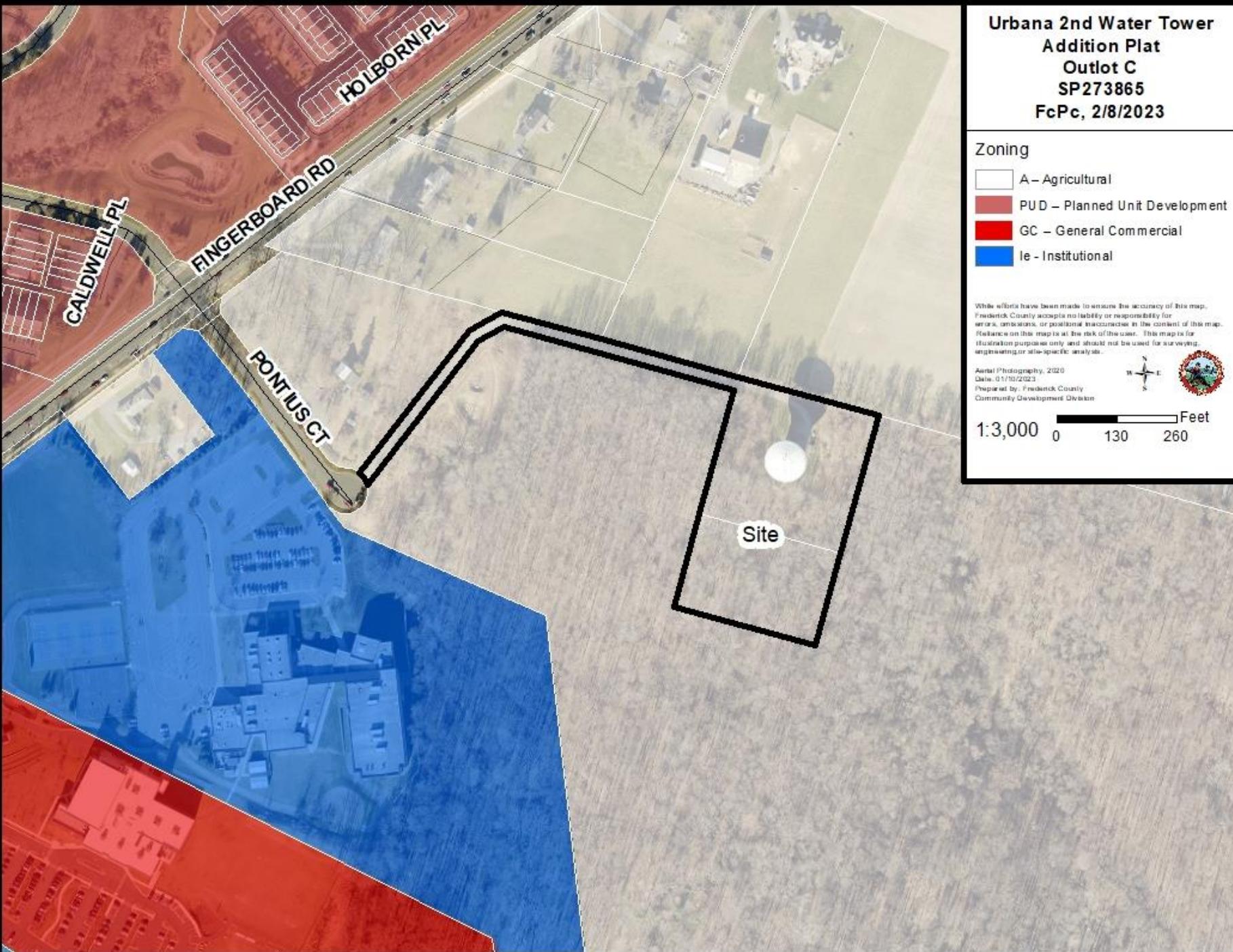
1. Comply with all agency comments.
2. Final approval of this Site Development plan application cannot occur until the associated Preliminary Plan receives final approval.
3. The Applicant shall complete the MPDU agreement with the County prior to the issuance of a building permit or the recordation of a final plat.

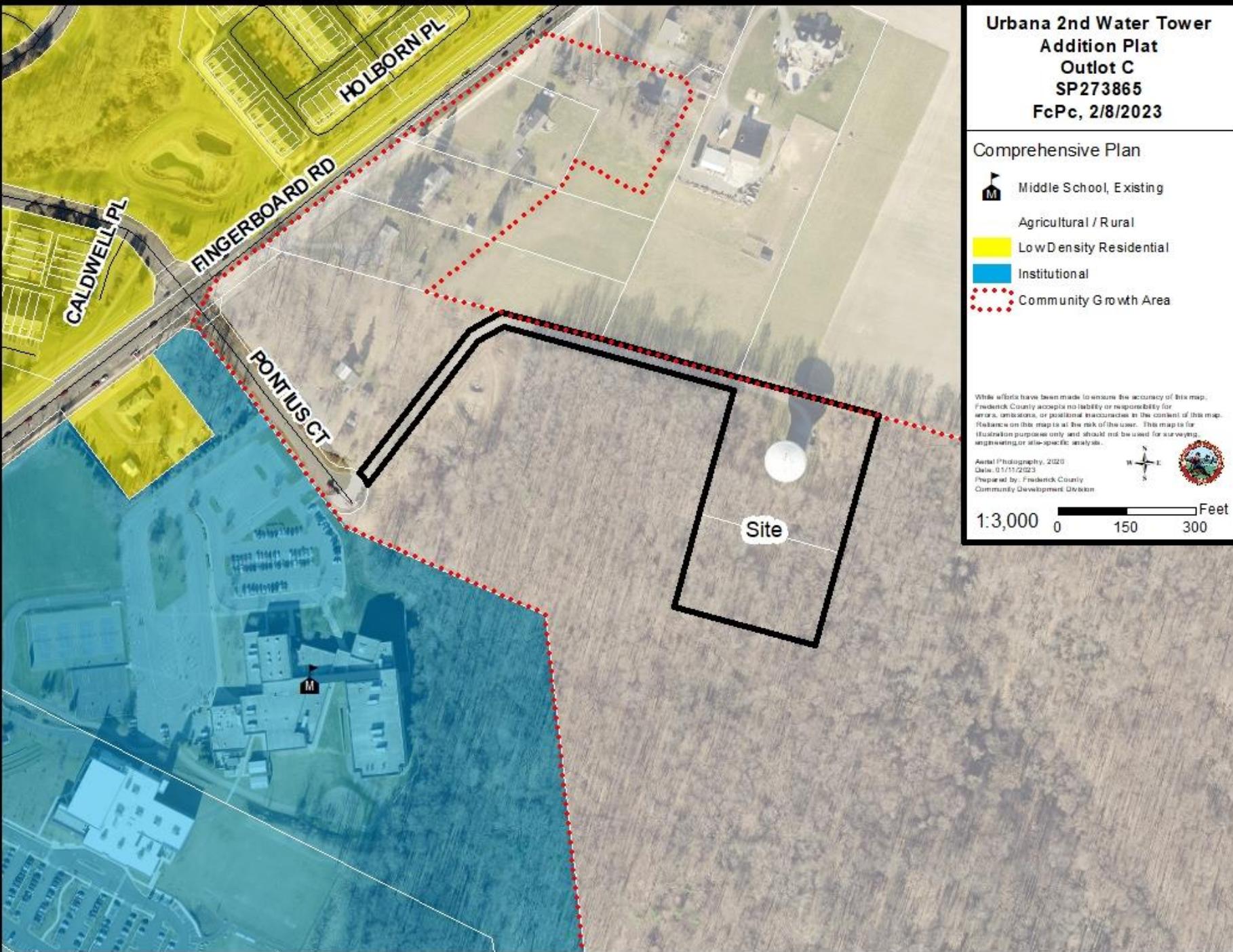
Urbana 2nd Water Tower

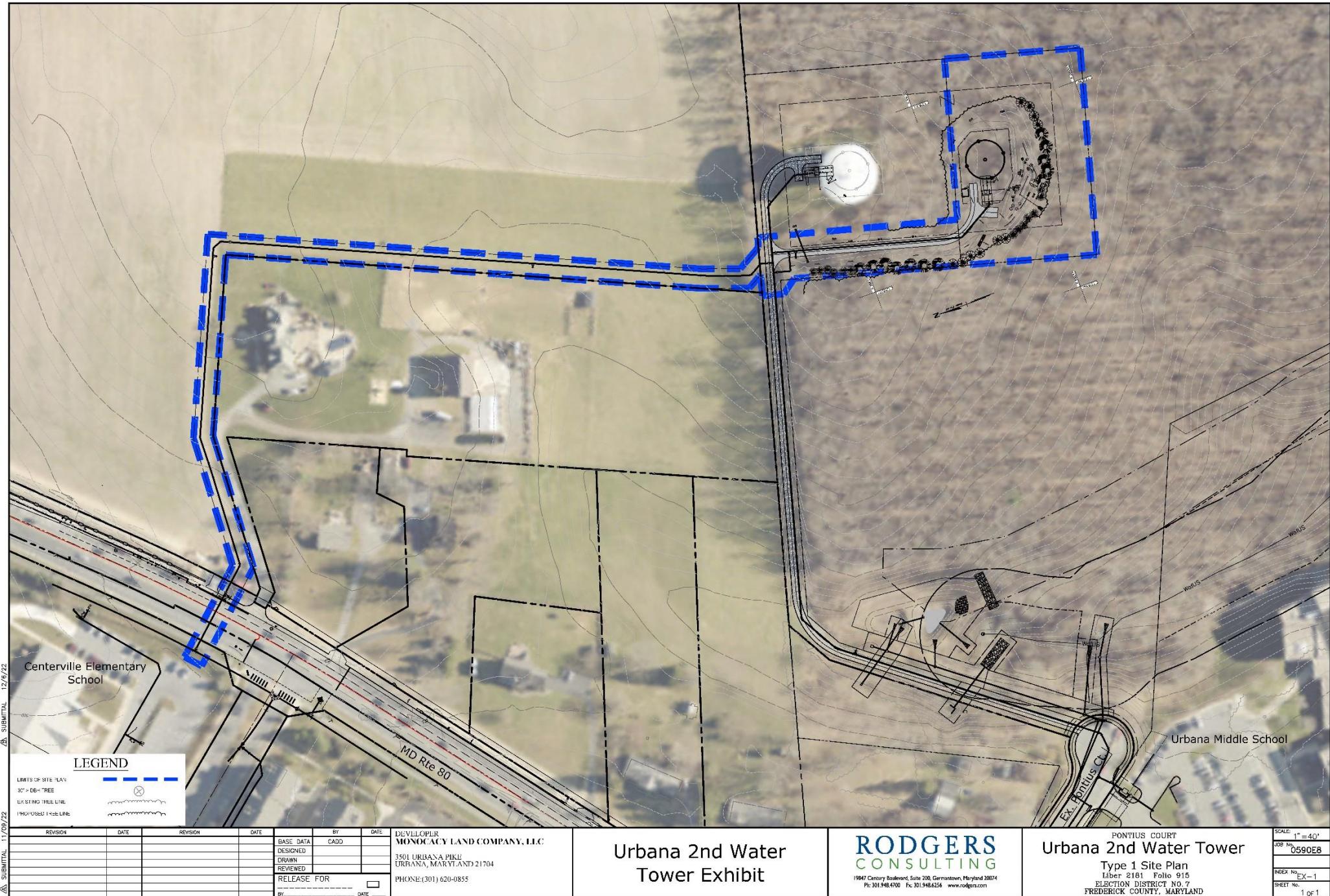
Site Plan

The Applicant is requesting Site Plan approval to construct a water tower on a 3.1-acre Site.









Urbana 2nd Water Tower Exhibit

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

PONTIUS COURT
Urbana 2nd Water Tower

SUBMITTAL 11/7/99	REVISION	DATE	REVISION	DATE	BY	DATE
				BASE DATA	CADD	
				DESIGNED		
				DRAWN		
				REVIEWED		
RELEASE FOR <input type="checkbox"/>						
BY <input type="text"/> DATE <input type="text"/>						
DEVELOPER MONOCACY LAND COMPANY, LLC						
3501 URBANA PIKE URBANA, MARYLAND 21704						
PHONE: (301) 620-0855						

SCALE:	1" = 40'
JOB No.	0590E8
INDEX No.	EX-1
SHEET No.	1 OF 1

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for the Urbana 2nd Water Tower. 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 February 8, 2026).

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:

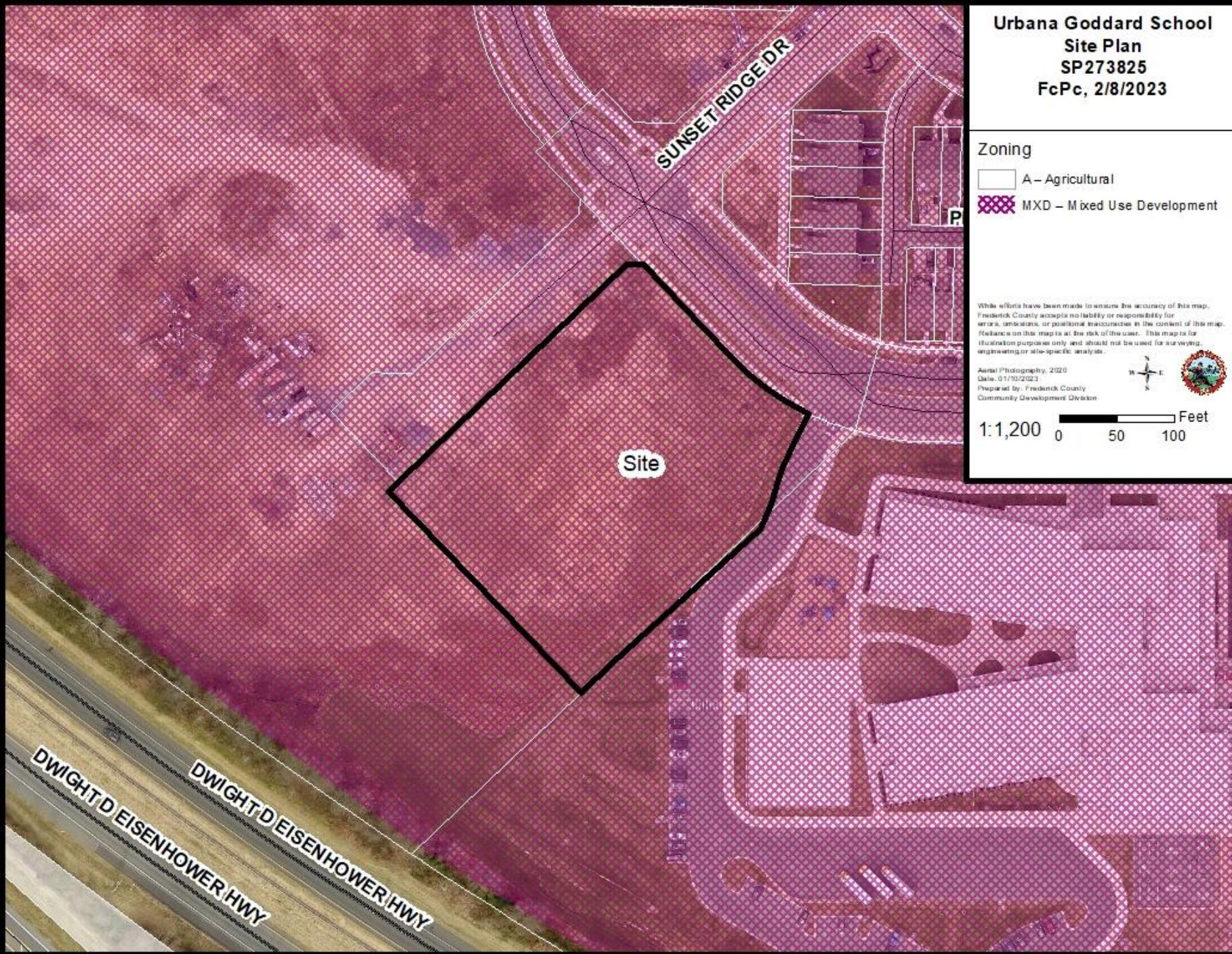
Staff-proposed conditions of approval:

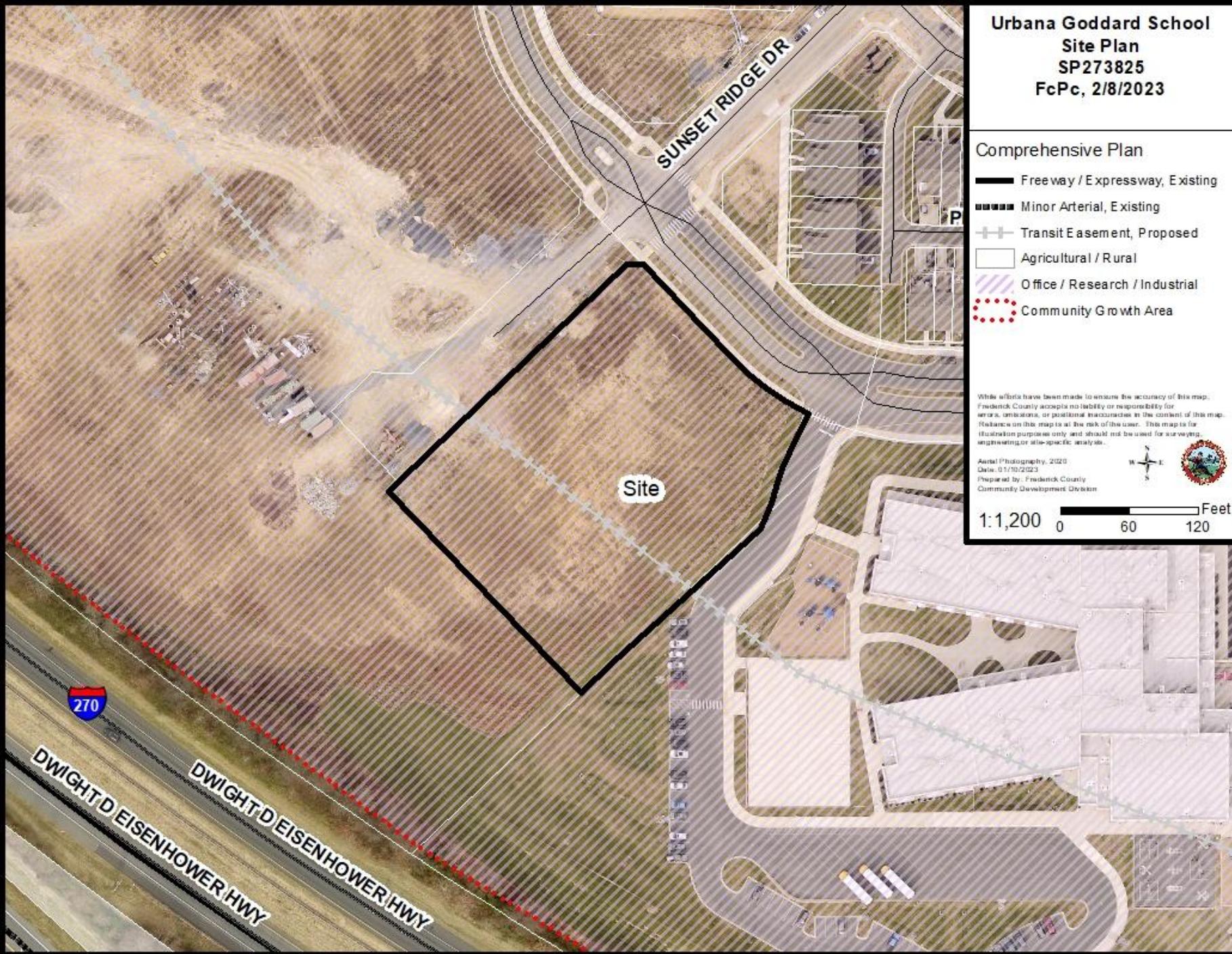
1. Address all agency comments as the plan proceeds through to completion.

Urbana Town Center
The Goddard School
Site Plan

The Applicant is requesting Site Plan approval to construct a 11,065 sf Child Care Center on a 1.68-acre Site.









RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for the Goddard School at Urbana Town 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 February 8, 2026).

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 a Parking Modification Request under §1-19-6.220(A)(2) to allow for 55 parking spaces, or 2 additional spaces than the required 53 spaces.
2. Approval of a Loading Space Modification Request under §1-19-6.210(D) to allow 1 shared small loading space/parking space, or 1 fewer space than the required 2 small loading spaces.
3. Approval of a Street Tree Modification Request under §1-19-6.400(A) to provide an alternative landscape plan to reduce the number of required Street Trees from fifteen (15) trees to nine (9) trees due to conflicts with intersection sight distance, lighting, and utilities. This alternate landscape plan proposes three (3) of these trees to be located along an existing drive aisle to Sugarloaf Elementary instead of along public road frontage.

Staff-proposed conditions of approval:

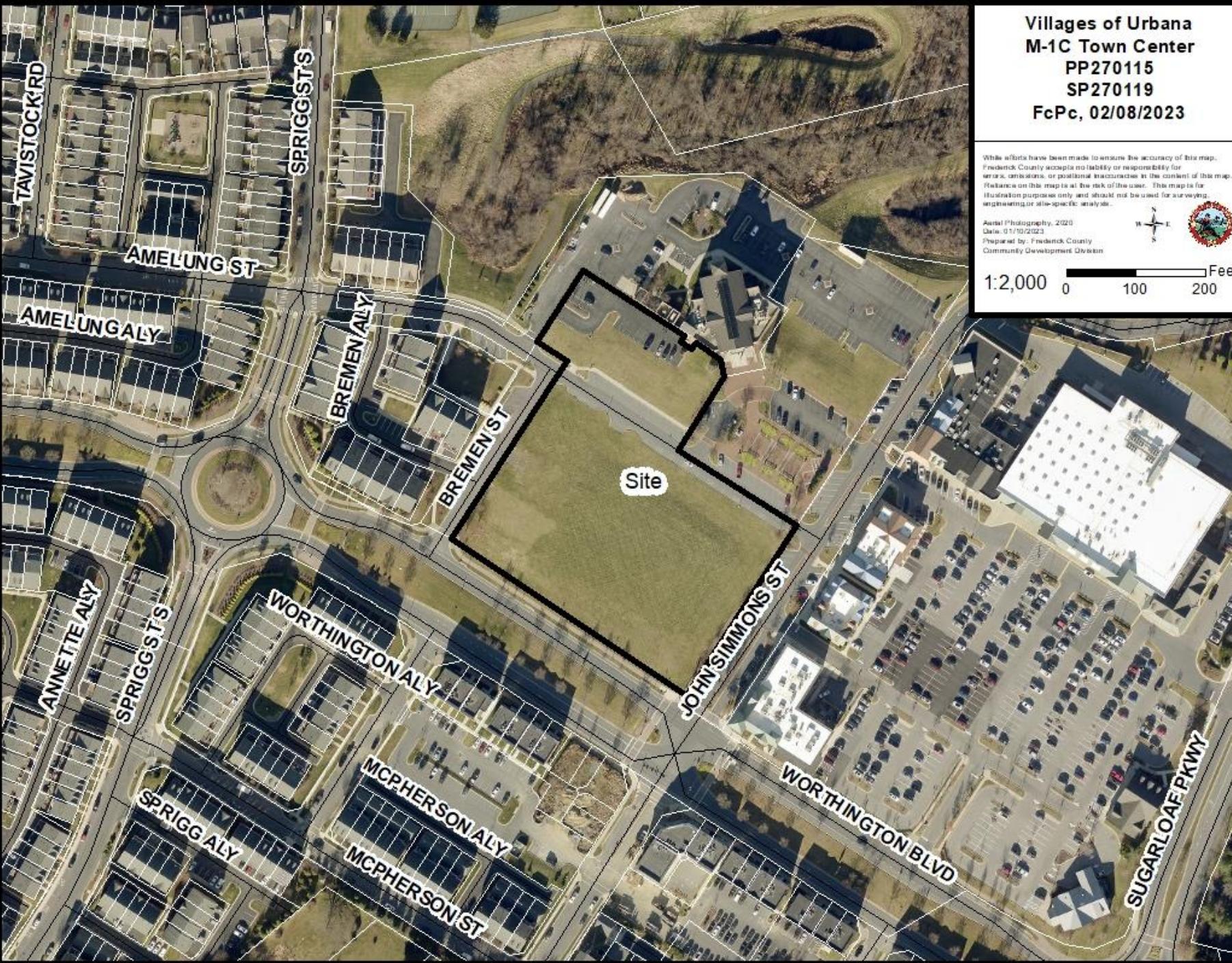
1. Address all agency comments as the plan proceeds through to completion.
2. Signage must be revised to not exceed the maximum signage allowed for this use (32 sf).

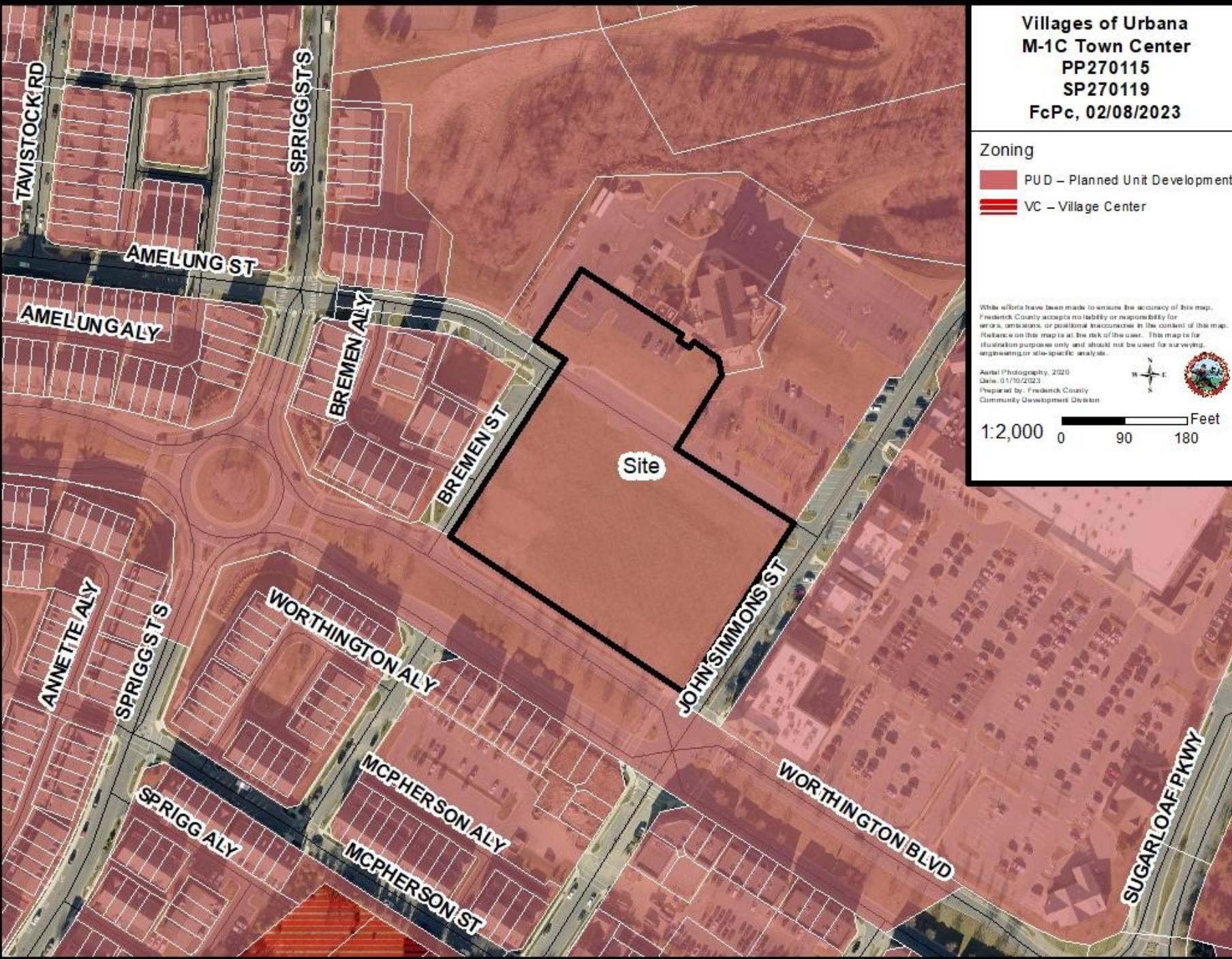
Villages of Urbana – M-1C Town Center

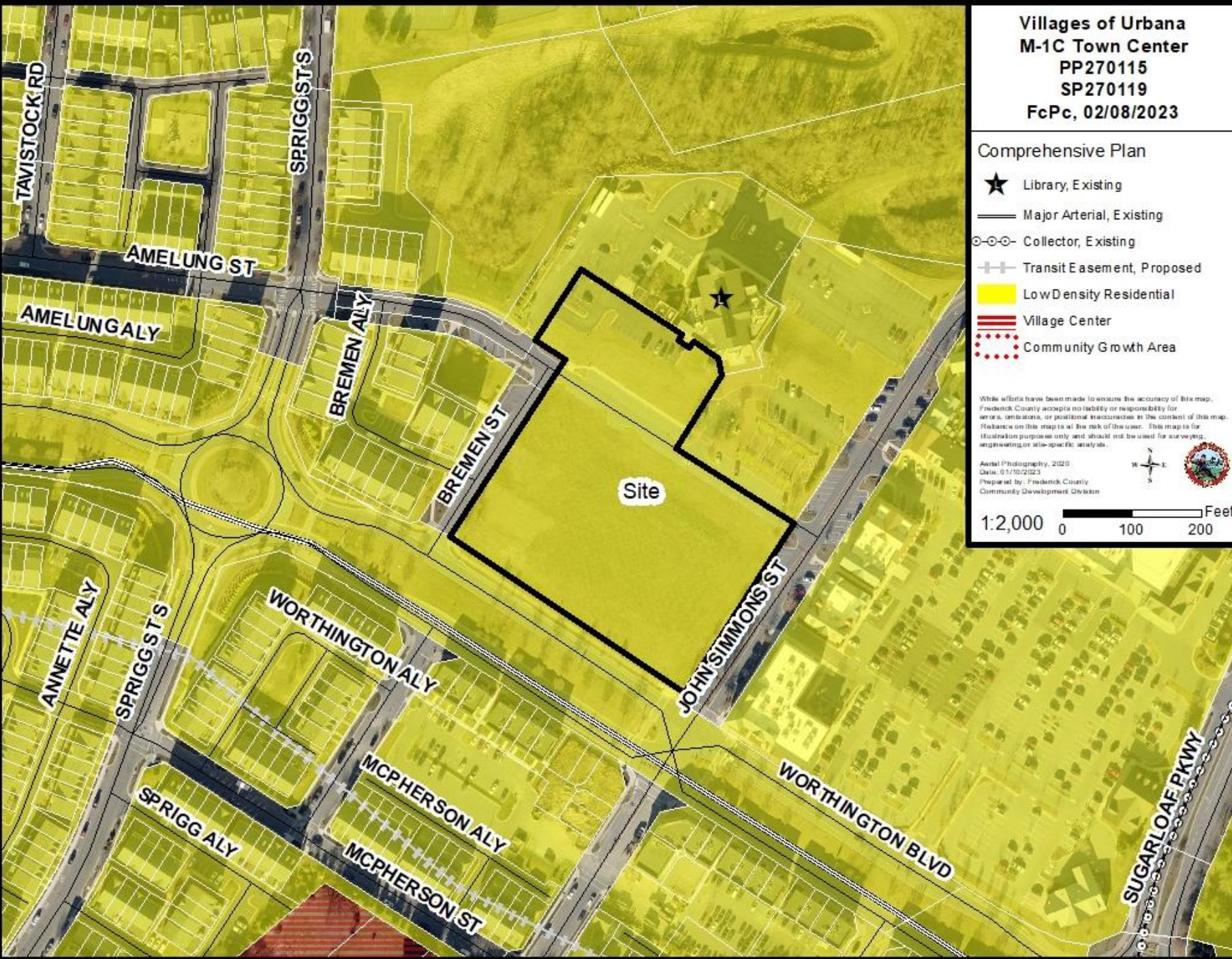
Lots 1830-1872

Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 43 townhouse lots on a 3.3-acre Site.









REVISION	DATE	REVISION	DATE	BY	DATE
BASE DATA					
DESIGNED					
DRAWN					
REVIEWED					
RELEASE FOR					
BY	DATE				

Developer/Owner
Monocacy Land Company, LLC
 c/o Natelli Communities
 506 Main Street, 3rd Floor
 Gaithersburg, MD 20878
 Phone: (301) 670-4020

Rendering Plan

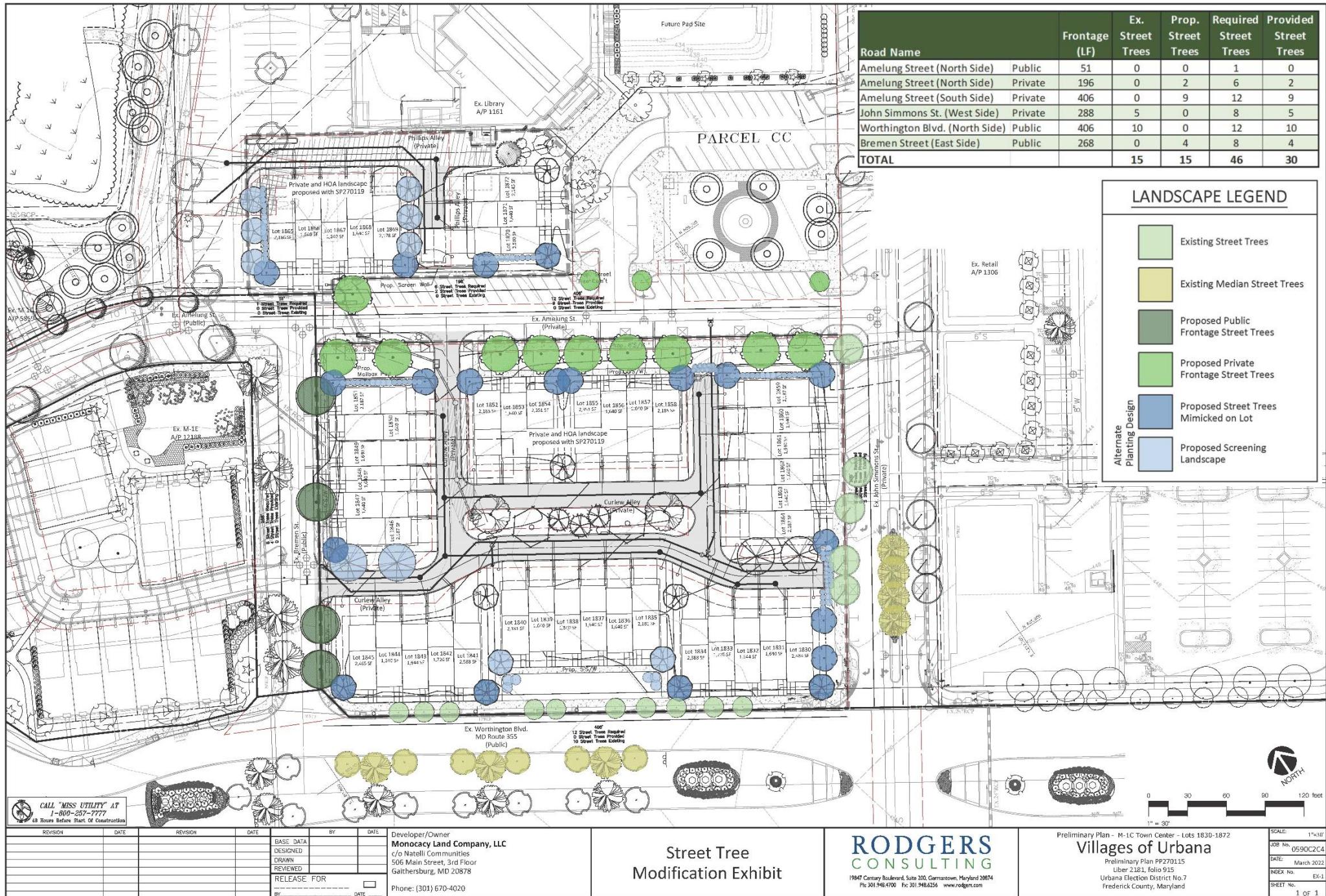
RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Pk 301.948.4700 Fx 301.948.6254 www.rodgers.com

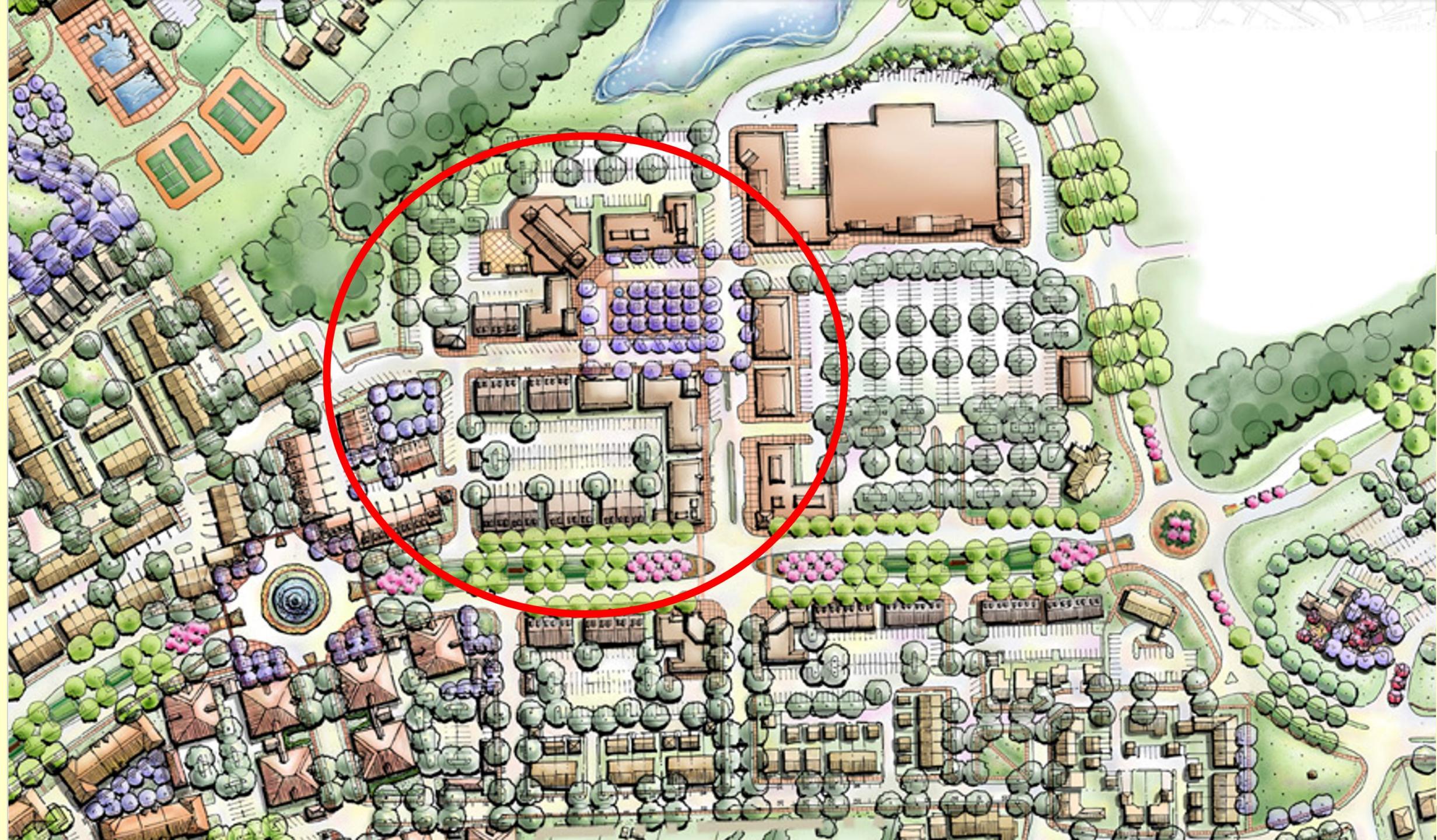
Type 1 Site Plan - Town Center - Lots 1830-1872
Villages of Urbana
 Type 1 Site Plan SP270129
 Uber 2181, folio 915
 Urbana Election District No.7
 Frederick County, Maryland

SCALE: 1"=30'
 JOB No. 0590C24
 DATE: Dec 2022
 INDEX No.
 SHEET No.
 1 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION



APPLICANT EXHIBITS







CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	BY	DATE
		BASE DATA			
		DESIGNED			
		DRAWN			
		REVIEWED			
		RELEASE FOR			
		BY			DATE

Developer/Owner
Monocacy Land Company, LLC
c/o Natelli Communities
506 Main Street, 3rd Floor
Gaithersburg, MD 20878
Phone: (301) 670-4020

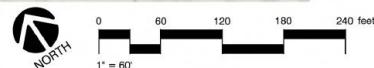
Urbana Town Center
Open Space Network

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

Preliminary Plan - M-1C Town Center - Lots 1830-1872
Villages of Urbana
Preliminary Plan PP270115
Liber 2181, folio 015
Urbana Election District No.7
Frederick County, Maryland

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND
Existing Trails/Sidewalks



SCALE: 1"=60'
JOB No. 0590C2C4
DATE: January 2023
INDEX No. EX-1
SHEET No. 1 of 8



CALL "MISS UTILITY" AT
1-800-237-7777
48 Hours Before Start of Construction

REVISION	DATE	REVISION	DATE	BY	DATE	BASE DATA
DESIGNED						
DRAWN						
REVIEWED						
RELEASE FOR						
BY						

Developer/Owner
Monocacy Land Company, LLC
c/o Natelli Communities
506 Main Street, 3rd Floor
Gaithersburg, MD 20878
Phone: (301) 670-4020

Urbana Town Center
Open Space Network

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

Preliminary Plan - M-1C Town Center - Lots 1830-1872

Villages of Urbana

Preliminary Plan P2270115

Liber 2181, folio 915

Urbana Election District No.7

Frederick County, Maryland

SCALE: 1"=20'
JOB No. 0590C2C4
DATE: January 2023
INDEX No. EX-2
SHEET No. 2 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the 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 February 8, 2031. Therefore, the Preliminary Plan is valid until February 8, 2028.

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:

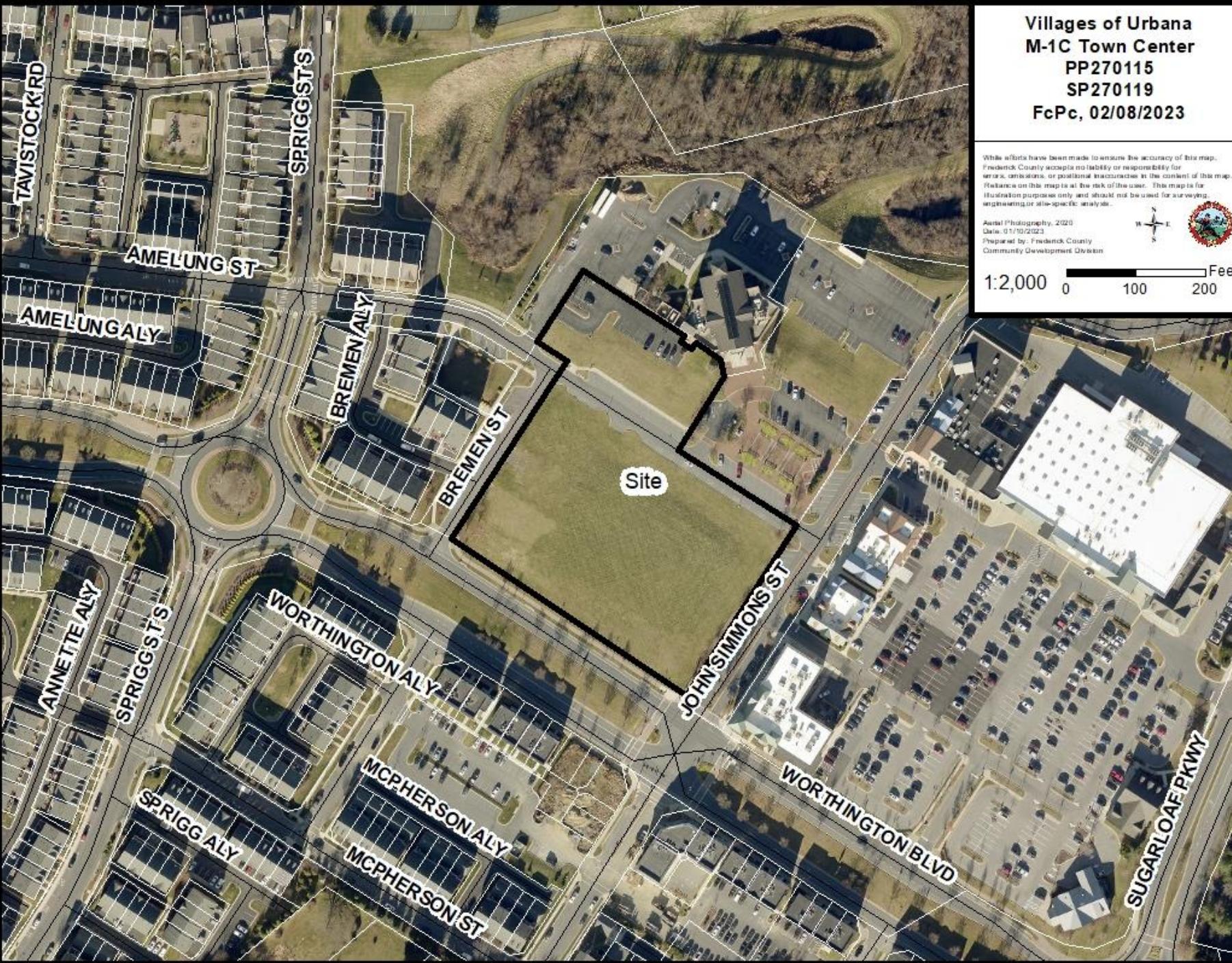
1. Approval of a parking modification request per 1-19-6.220 to allow for an additional 21 spaces to be provided beyond the 108 spaces required by the Zoning Ordinance.
2. Approval of an alternate planting design to allow 16 trees to be located in open space and HOA parcels within the Site.

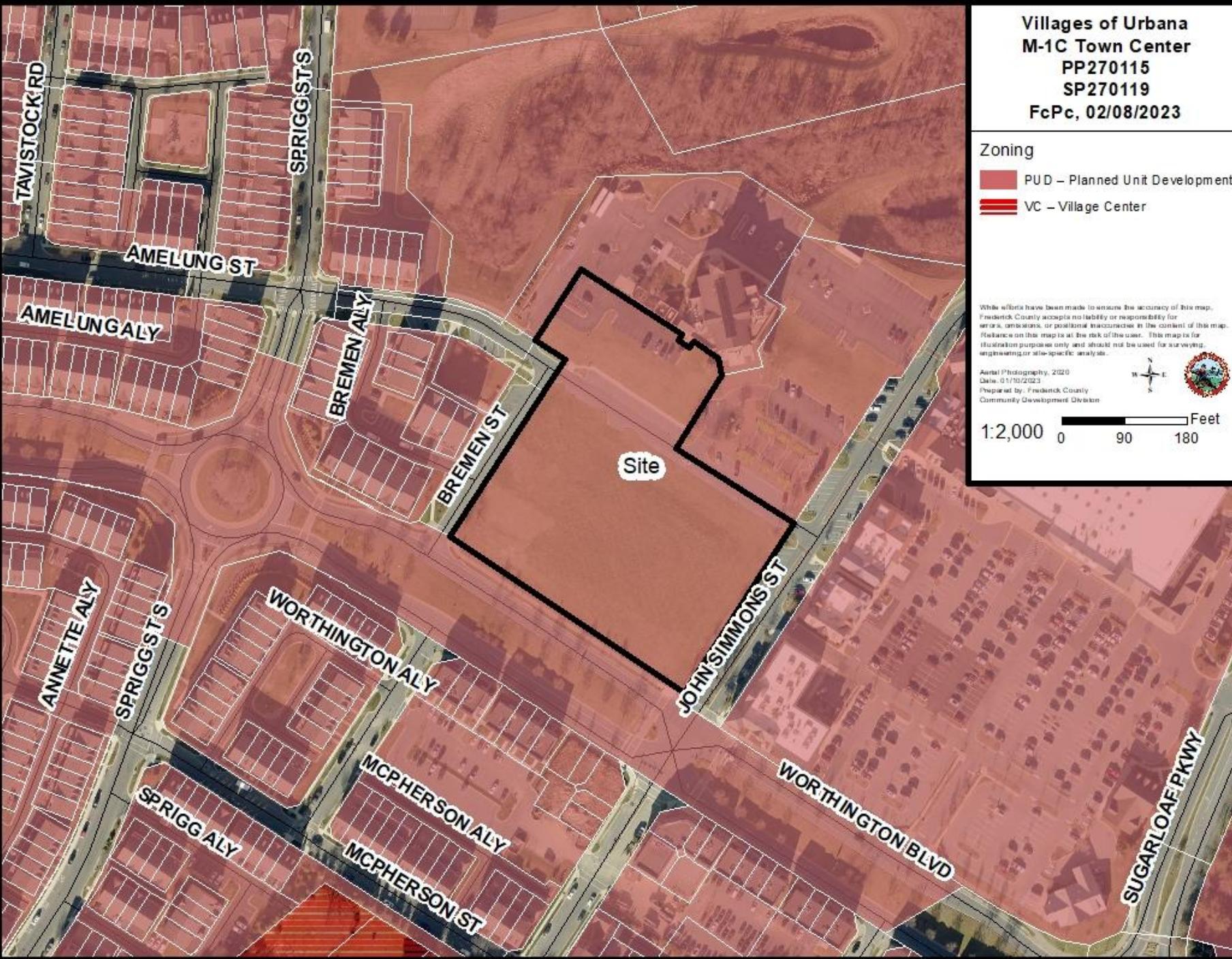
Staff-proposed conditions of approval:

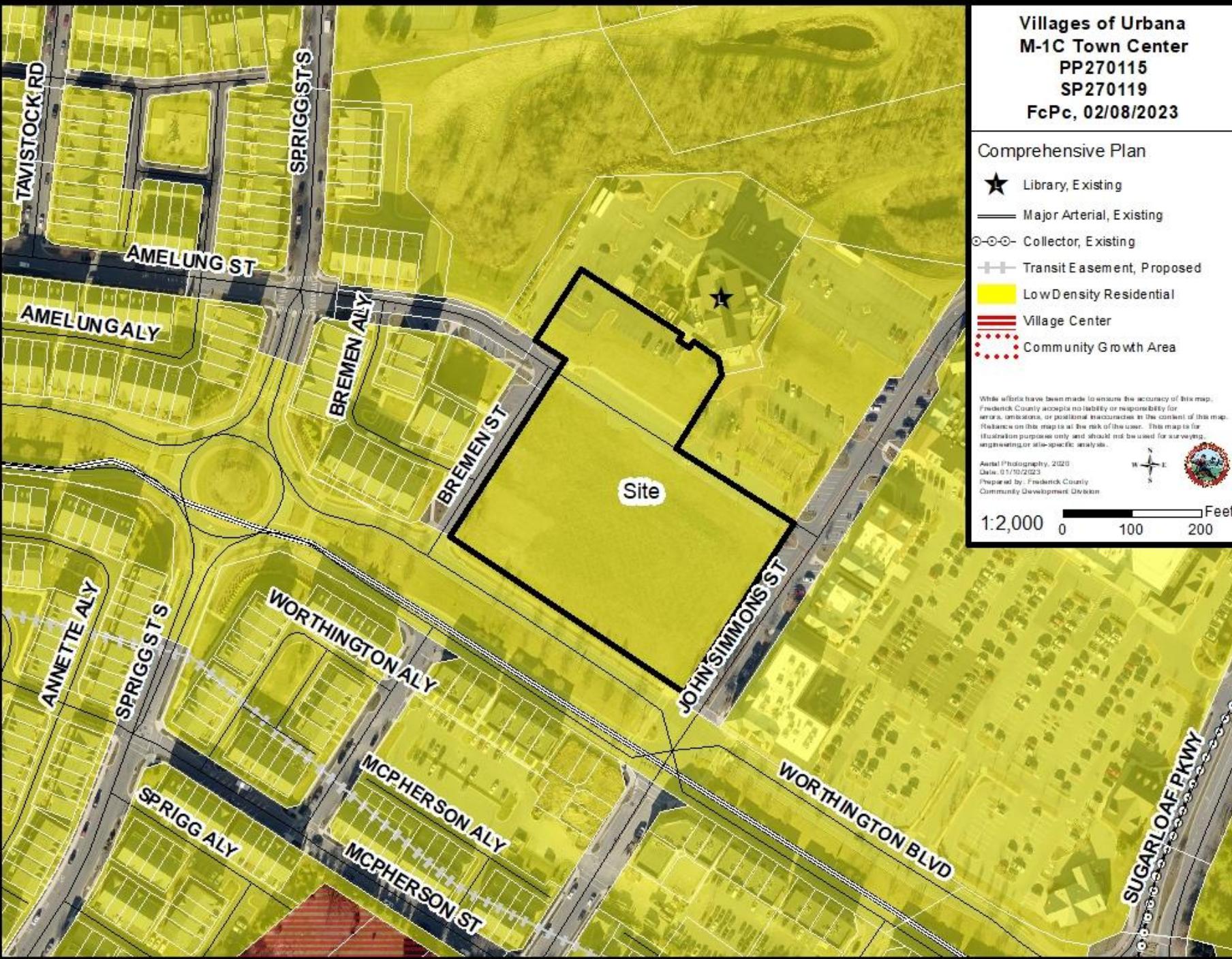
1. Address all agency comments as the plan proceeds through to completion.

Villages of Urbana – M-1C Town Center
Lots 1830-1872
Site Plan

The Applicant is requesting Site Plan approval to construct
43 townhouses on a 3.3-acre Site.









REVISION	DATE	REVISION	DATE	BY	DATE
BASE DATA					
DESIGNED					
DRAWN					
REVIEWED					
RELEASE FOR					
BY	DATE				

Developer/Owner
Monocacy Land Company, LLC
 c/o Natelli Communities
 506 Main Street, 3rd Floor
 Gaithersburg, MD 20878
 Phone: (301) 670-4020

Rendering Plan

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Pk 301.948.4700 Fx 301.948.6254 www.rodgers.com

Type 1 Site Plan - Town Center - Lots 1830-1872
Villages of Urbana
 Type 1 Site Plan SP270129
 Uber 2181, folio 915
 Urbana Election District No.7
 Frederick County, Maryland

SCALE: 1"=30'
 JOB No. 0590C24
 DATE: Dec 2022
 INDEX No.
 SHEET No.
 1 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan. If the Planning Commission conditionally approves the Plan, it is valid for the lesser of three (3) years from the date of Planning Commission approval or the period of APFO approval. The Letter of Understanding (LOU) is valid until February 8, 2031. Therefore, the Site Plan is valid until February 8, 2026.

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:

Staff-proposed conditions of approval:

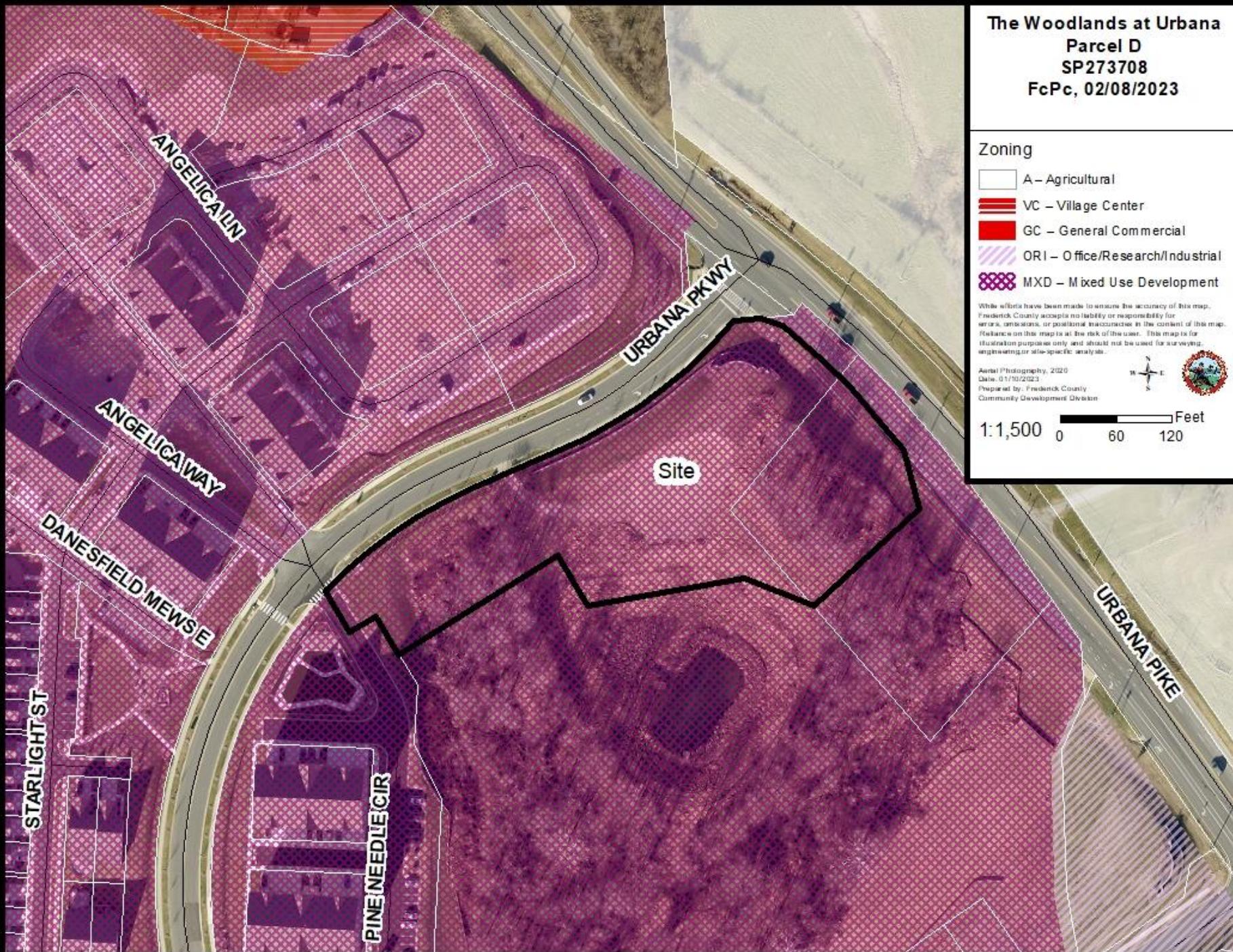
1. Address all agency comments as the plan proceeds through to completion.

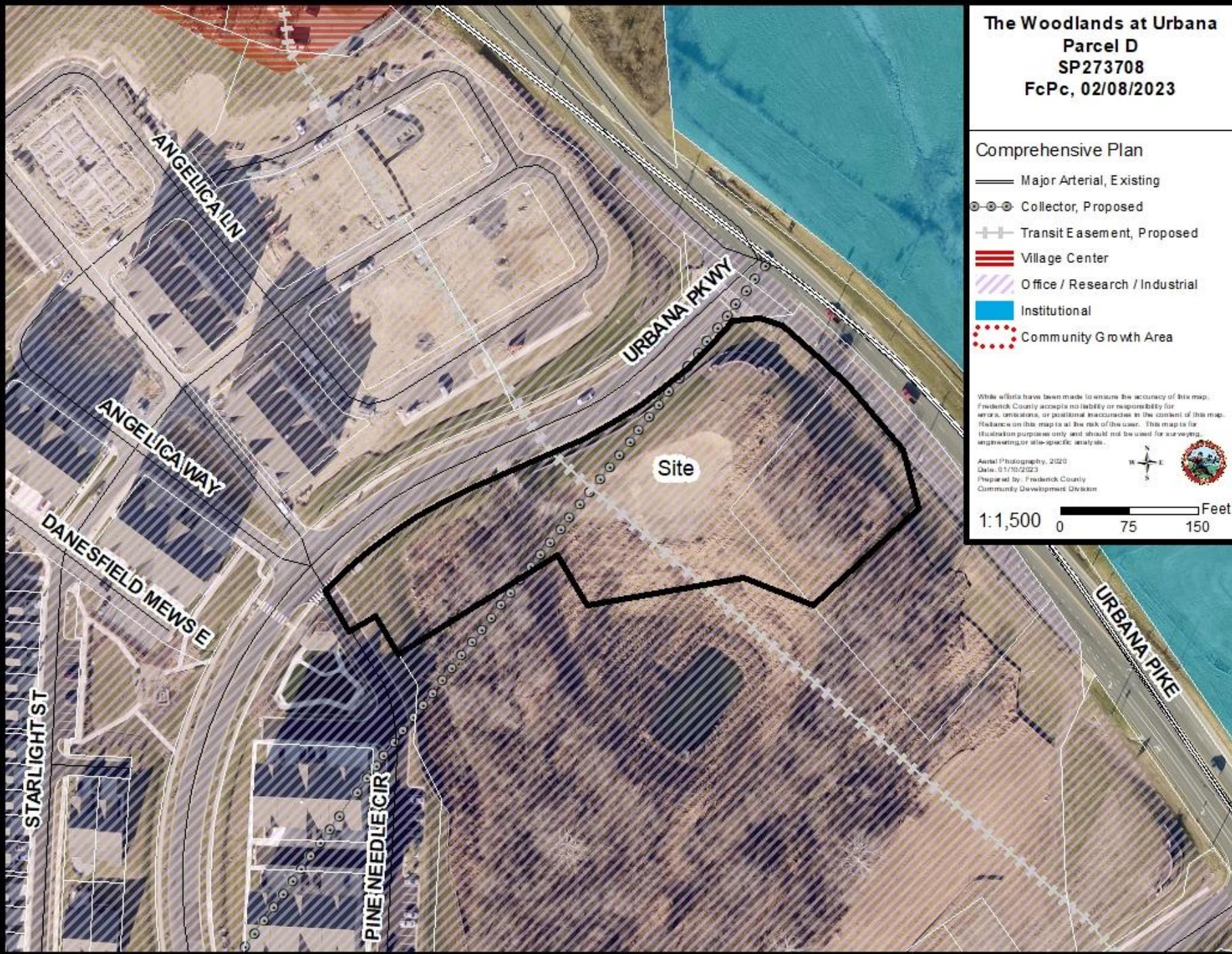
Woodlands at Urbana – Parcel D

Site Plan

The Applicant is requesting Site Plan approval to construct a 5-story condo building on a 2.03-acre Site









CALL "MISS UTILITY" AT
1-800-257-7777
72 Hours Before Start Of Construction

REVISION	DATE	REVISOR	DATE	BY	DATE
				CADD	
				DESIGNED	
				DRAWN	
				REVIEWED	
				RELEASE FOR	
				BY	DATE

Owner/Developer:
Urbana Active Adult, LLC
c/o Natelli Communities
506 Main Street
3rd Floor
Gaithersburg, MD 20878
(301) 670-4020

Woodlands at Urbana
Rendering

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6156 www.rodgers.com

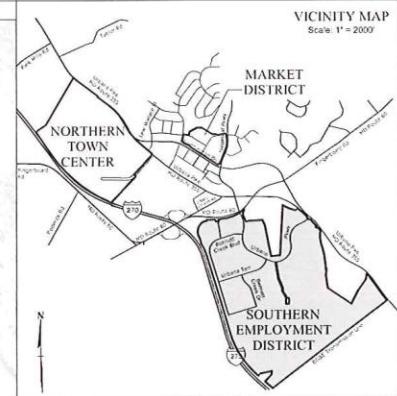
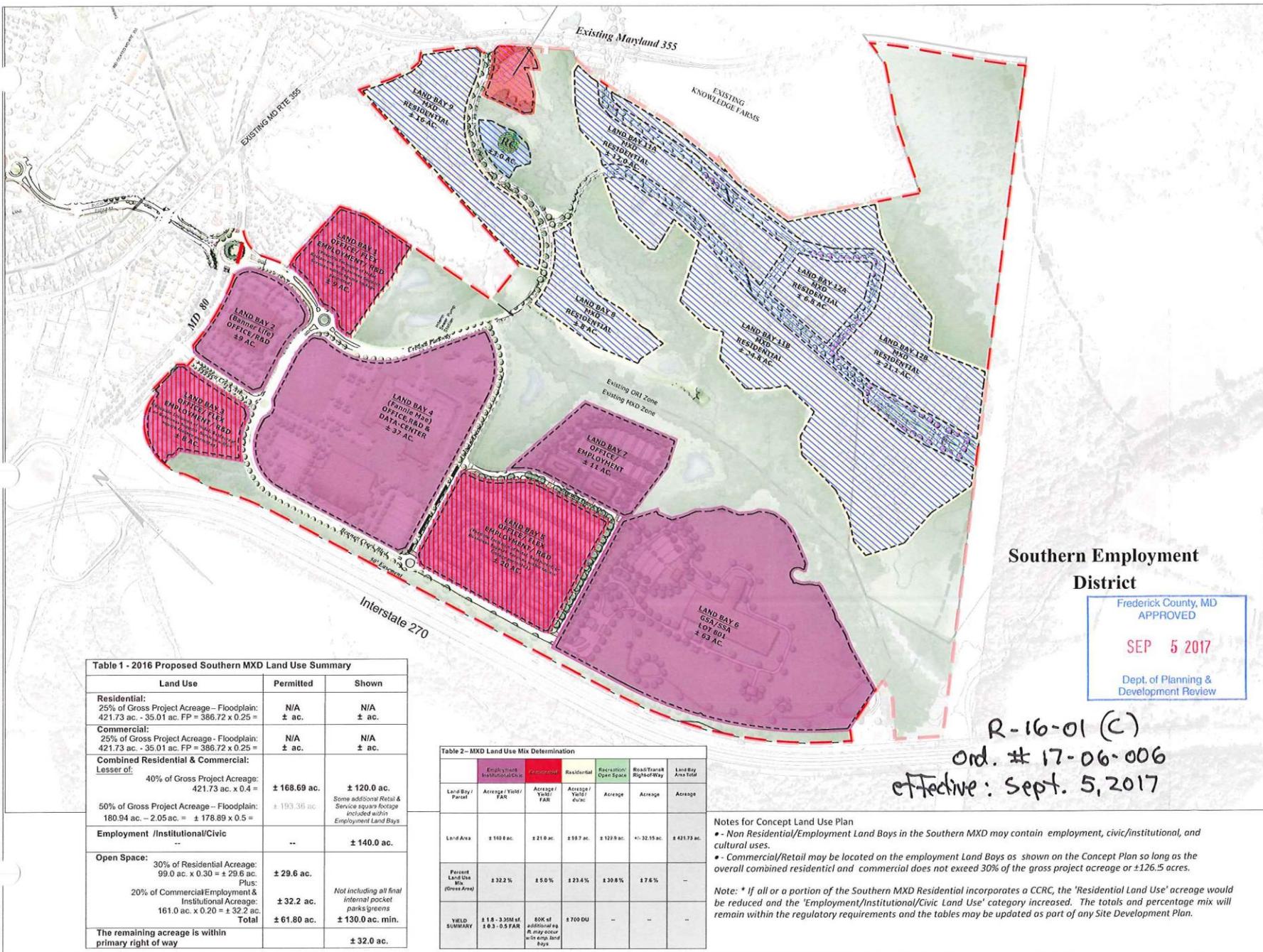
Site Plan - Parcel D
The Woodlands at Urbana
5P273708

Liber 12648 at folio 95
ELECTION DISTRICT NO. 7
FREDERICK COUNTY, MARYLAND

NORTH

SCALE: 1"=30'
JOB No. 0590G14
DATE: October 2022
BLOCK No. EX-1
SHEET No. 1 OF 1

APPLICANT EXHIBITS



EMPLOYMENT (Office/R&D/Flex)
COMMERCIAL (Retail)
RESIDENTIAL
INSTITUTIONAL
RECREATION CENTER
OPEN SPACE
MXD ZONING BOUNDARY
PUD ZONING BOUNDARY

'Concept Land Use Plan' Alternate Land Use Plan

Phase 1 Amendment

Southern MXD

Frederick County, Maryland

June 2017

GRAPHIC SCALE
500' 0' 250' 500' 1,000' 2,000'
1 INCH = 500 FT

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301.948.4700 Fx: 301.948.6255 www.rodgers.com

Exhibit H2





CALL "MISS UTILITY" AT
1-800-257-7777
72 Hours Before Start of Construction

REVISION	DATE	REVISION	DATE	BY	DATE
BASE DATA	CADD				
DESIGNED					
DRAWN					
REVIEWED					
RELEASE FOR					
BY	DATE				

Owner/Developer:
Urbana Active Adult, LLC
c/o Natelli Communities
506 Main Street
3rd Floor
Gaithersburg, MD 20878
(301) 670-4020

RODGERS
CONSULTING

1981 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

Site Plan - Parcel D
The Woodlands at Urbana
SP273708

Liber 12648 at folio 95
ELECTION DISTRICT NO. 7
FREDERICK COUNTY, MARYLAND

SCALE 1"=40'
JOB No. 0590G14
DATE: January 2023
INDEX No. EXH-1
SHEET No. 1 OF 1

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for the Woodlands at Urbana – Parcel D. 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 February 8, 2026).

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 Combined Preliminary/Final/Addition Plat must be recorded prior to Site Plan approval.