

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.

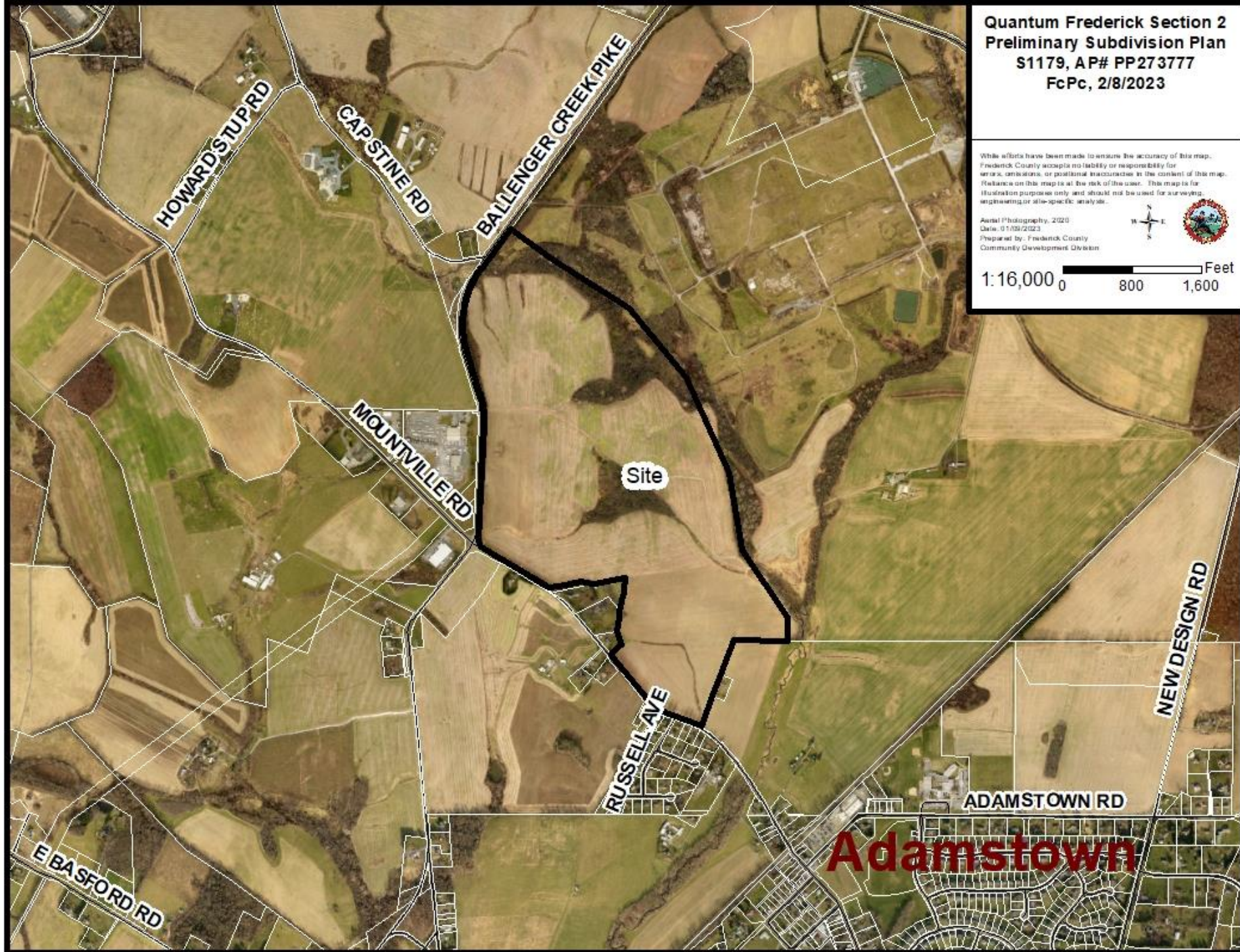
**Quantum Frederick Section 2
Preliminary Subdivision Plan
S1179, AP# PP273777
FcPc, 2/8/2023**

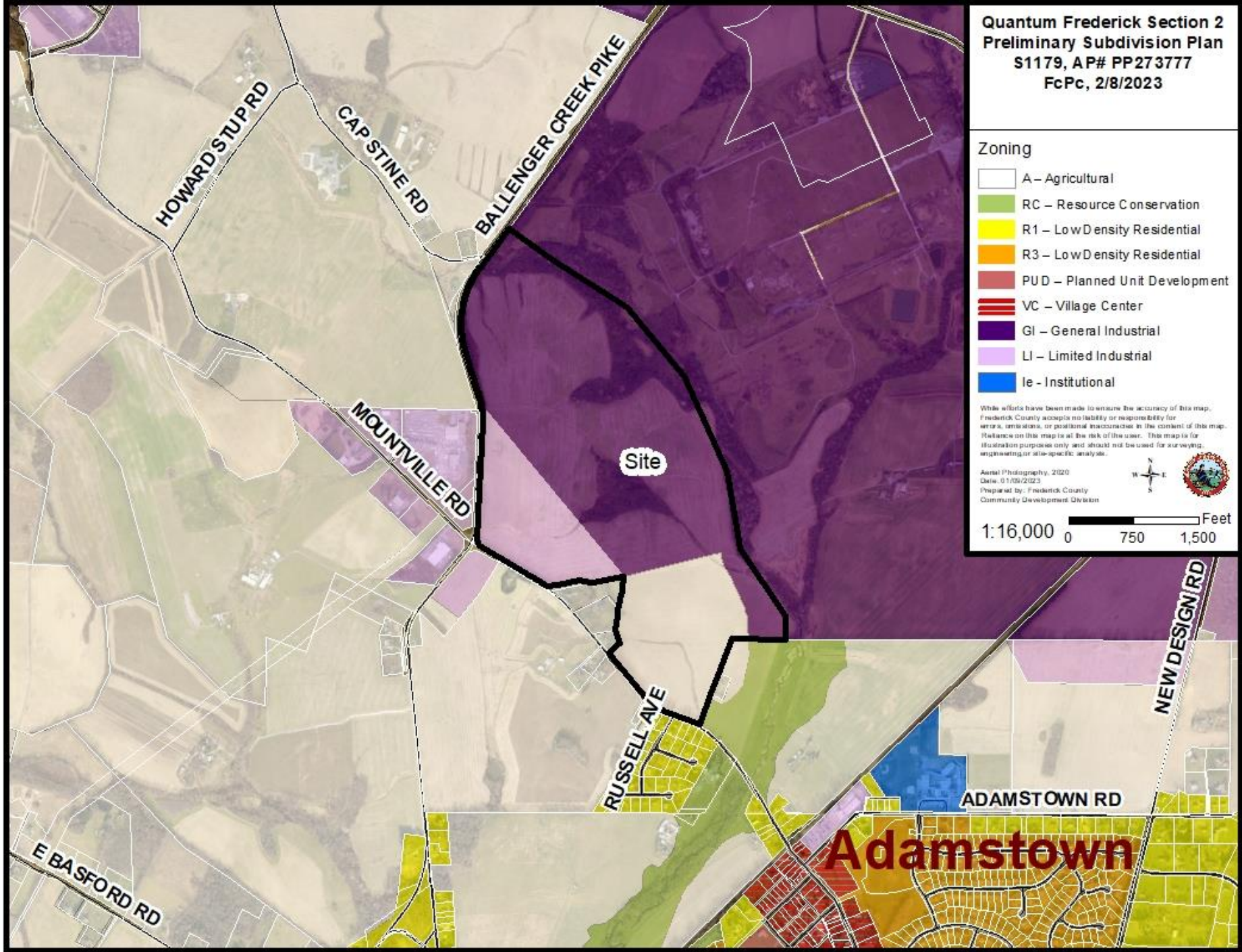
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

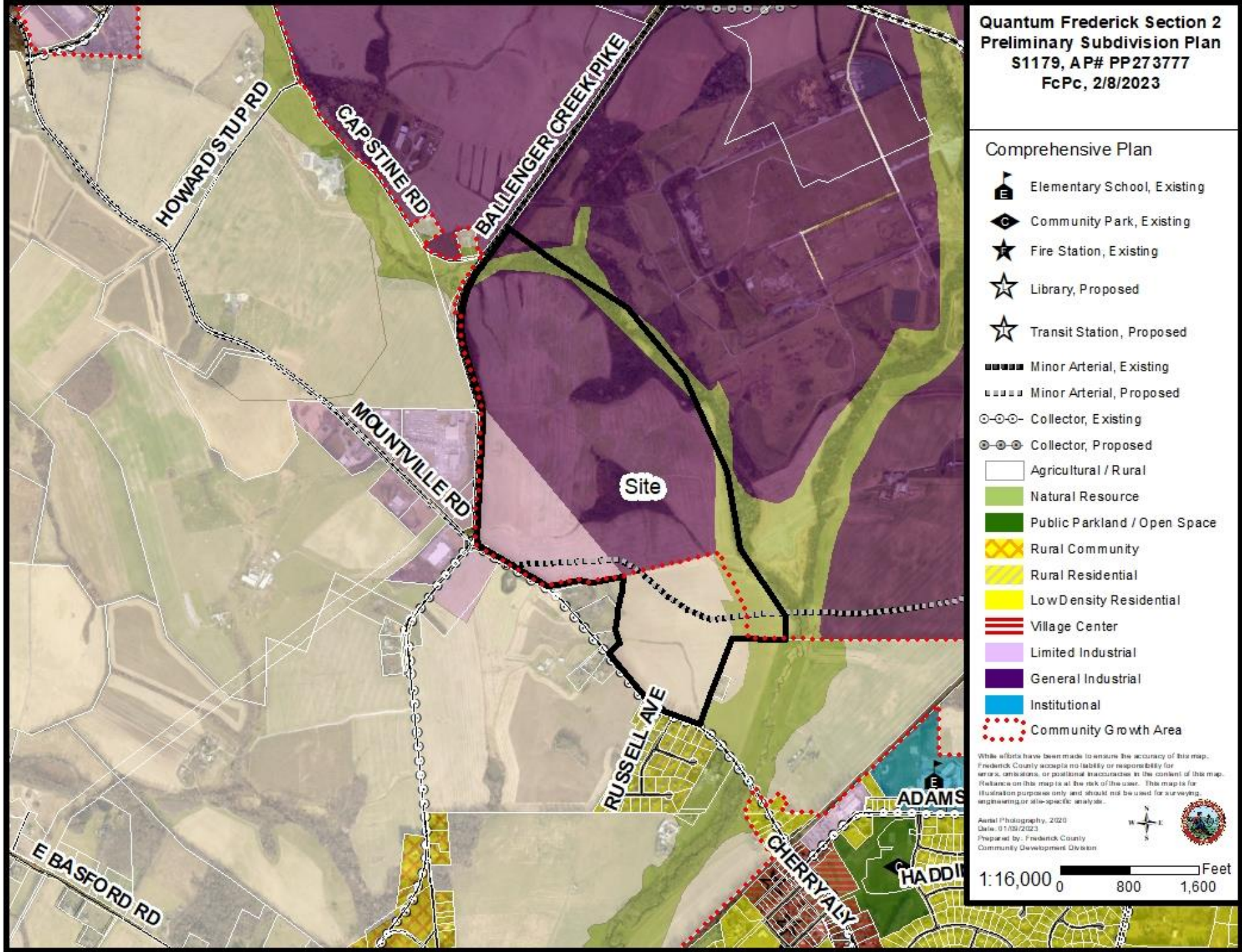
Aerial Photography, 2020
Date: 07/08/2023
Prepared by: Frederick County
Community Development Division



1:16,000 0 800 1,600 Feet







**Quantum Frederick Section 2
Preliminary Subdivision Plan
S1179, AP# PP273777
FcPc, 2/8/2023**

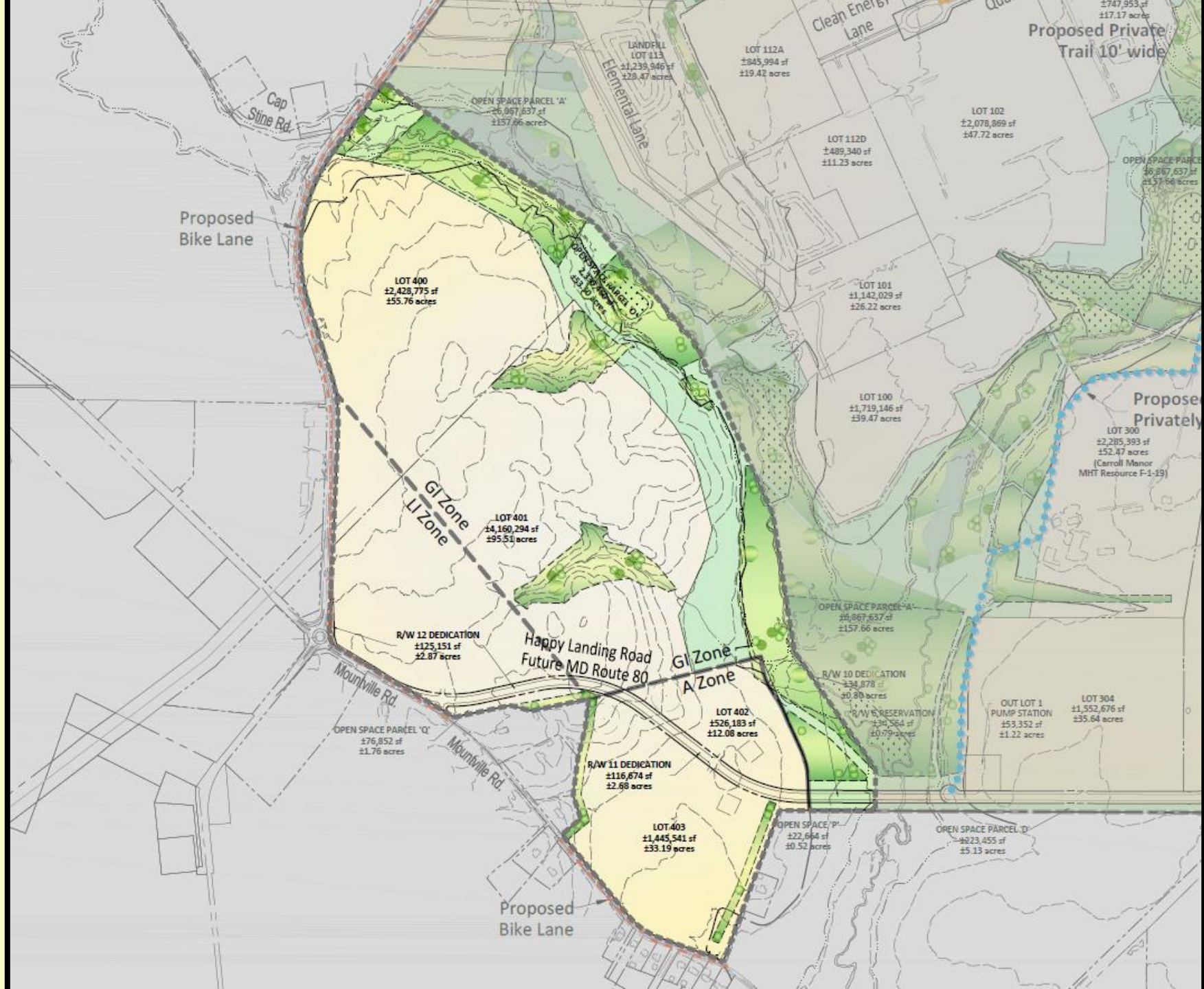
Comprehensive Plan

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

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Aerial Photography, 2020
Date: 01/09/2023
Prepared by: Frederick County
Community Development Division

1:16,000 0 800 1,600 Feet







Mountville Road

Southern
Portion
of Site

Section 1 of
Quantum
Frederick

Russell Avenue

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.

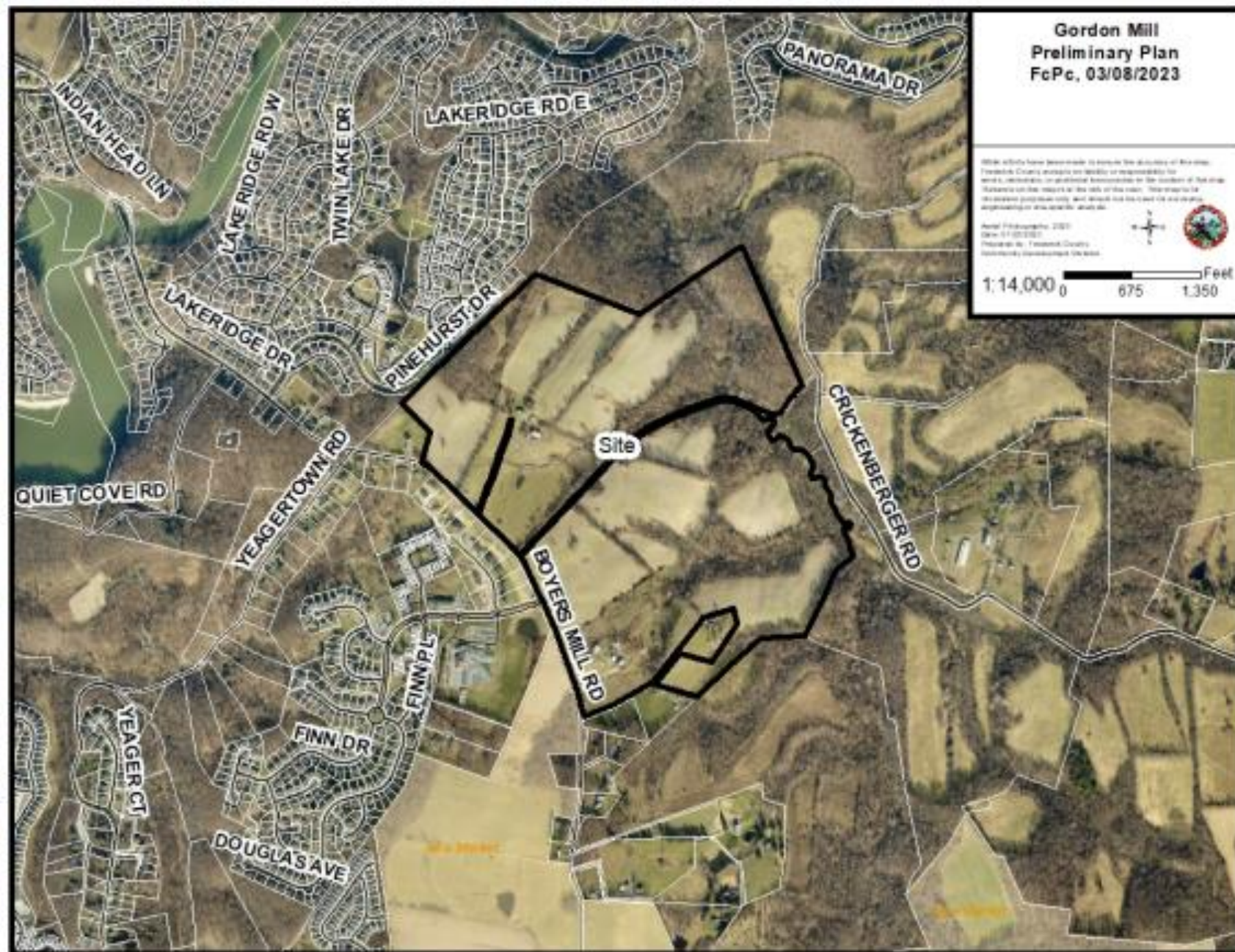
Gordon Mill
Preliminary Plan
FcPc, 03/08/2023

While efforts have been made to ensure the accuracy of this map, Forsyth County is not responsible for any errors, omissions, or graphical inaccuracies in the content of this map. Users are advised to verify the data on this map. This map is for informational purposes only and should not be used for any other purpose without the express written consent of the County.

Aerial Photography: 2021
Data: 11/01/2021
Forsyth County, Georgia
Forsyth County, Georgia



1:14,000 0 675 1,350 Feet



Gordon Mill
Preliminary Plan
FcPc, 03/08/2023

Zoning

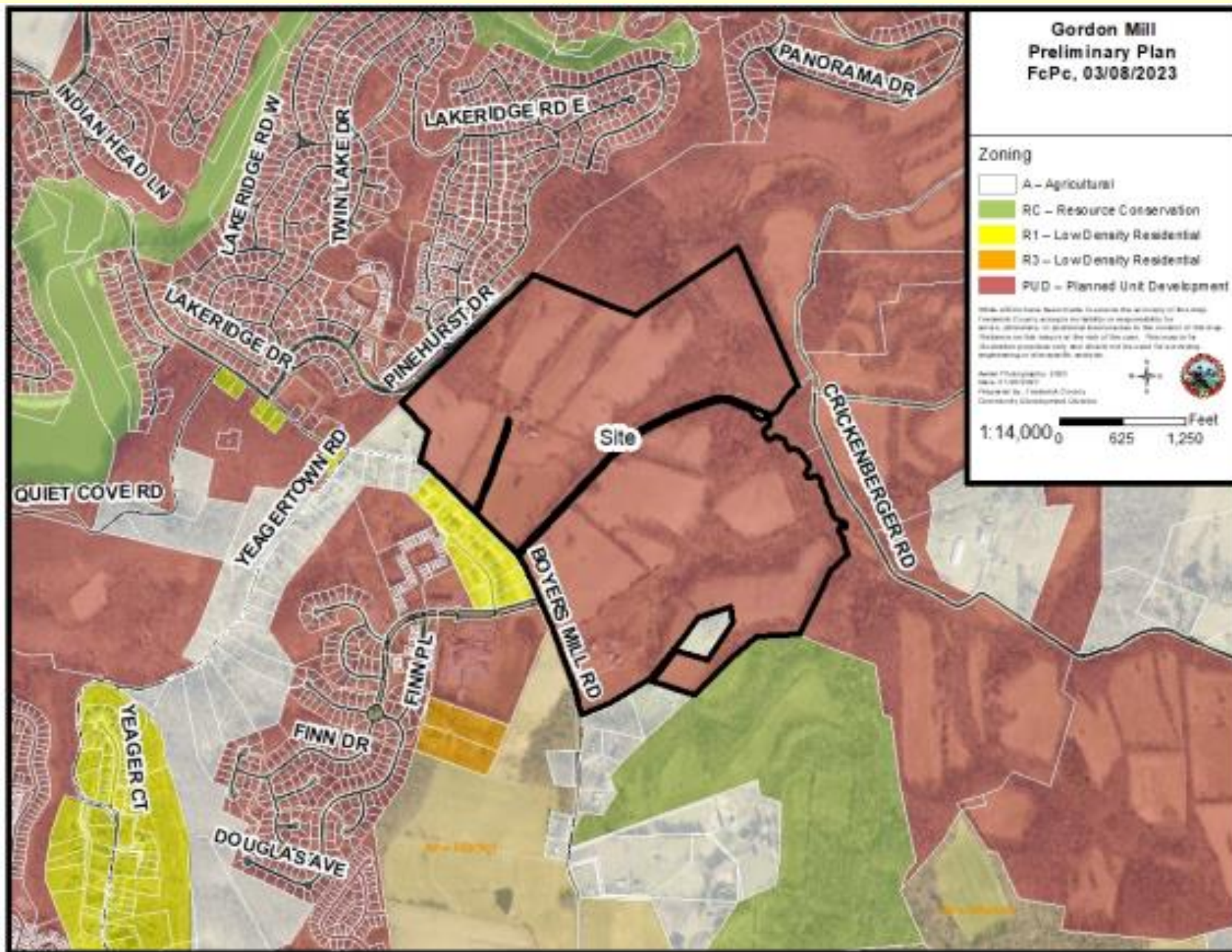
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- PUD – Planned Unit Development

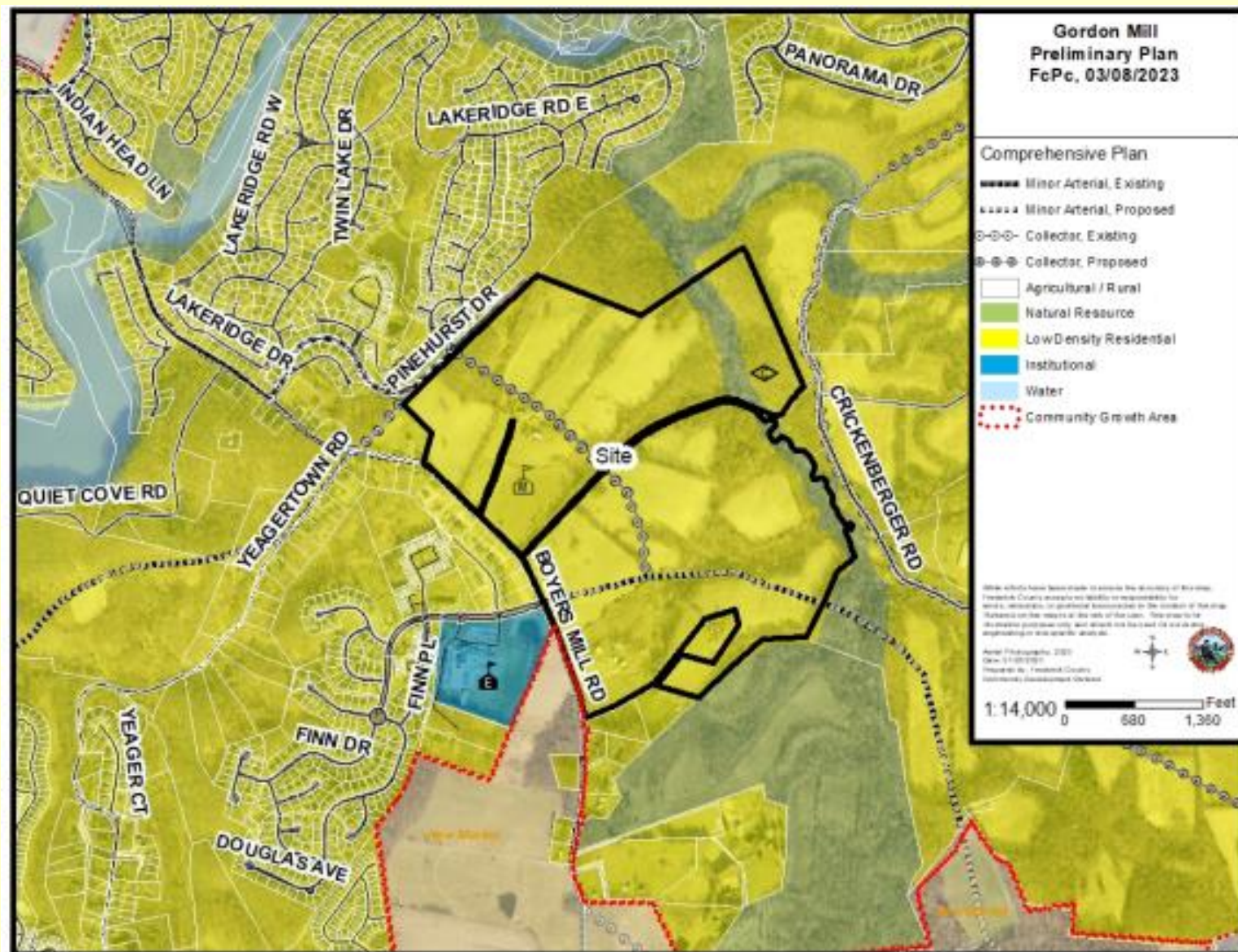
While all other have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or omissions. The user is responsible for the accuracy of the map. The user is responsible for the accuracy of the map. The user is responsible for the accuracy of the map.

Aerial Photography: 2020
Map: 11/20/2021
Prepared by: Frederick County
Community Development Services



1:14,000₀ 625 1,250 Feet





Z:\Shared\0055-00-00 - Blentlinger\CAD\preliminary plan\Sh1 11-16 PP-Fredm Plan.dwg (REV)



GENERAL NOTE:
1. UTILITY DESIGN FOR WATER AND SEWER WILL BE FINALIZED AT TIME OF IMPROVEMENT PLAN REVIEW AND APPROVAL PROCESS.
2. LOCATIONS SHOWN ON THIS PLAN ARE SUBJECT TO MINOR CHANGE AT IMPROVEMENT PLAN STAGE FOR FINAL LOCATIONS OF ALL UTILITIES, DRIVEWAYS, STREET LIGHTING, REQUIREMENTS, AND ANALYSIS OF SIGHT DISTANCE REQUIREMENTS AT INTERSECTIONS.

REVISION	DATE	REVISION	DATE
Address Staff Comments	1/23/22		
Address Staff Comments	1/23/22		
Address Staff Comments	1/23/22		
Address Staff Comments	1/23/22		
Address Staff Comments	1/23/22		
Address Staff Comments	1/23/22		

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

OVERALL PRELIMINARY PLAN

PRELIMINARY PLAN



BY	DATE
BASE DATA	6/28/18
DESIGNED RM/DC	11/16/18
DRAWN RM	11/16/18
REVIEWED RM/DC	09/09/19
CONTACT	
RELEASE FOR	<input type="checkbox"/>
BY	DATE

GORDON MILL

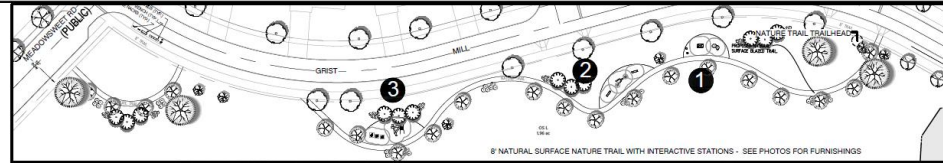
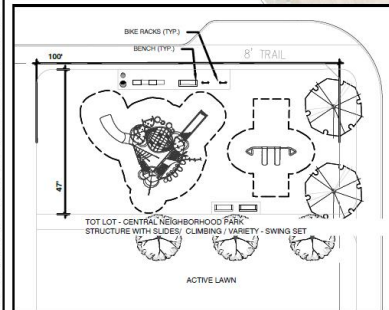
TAX ID: 09-223576 & 09-223584
ELECTION DISTRICT 9
FREDERICK COUNTY, MD

SCALE: 1"=200'
JOB NO: 0005-00-00
DATE: 10/18/19
PP-01
SHEET No. 11 of 80

SURVEYOR'S CERTIFICATE
HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE AL TENDERS LAND TITLE SURVEY OF THE LAND CONVEYED TO LILLIAN C. BLENTLINGER, LLC & WILLIAM T. BLENTLINGER, LLC, WAS SIGNED ON 5/10/2018, THAT THE INFORMATION SHOWN HEREON, REFLECTING THAT SURVEYING WORK, WAS PREPARED OR THOROUGHLY REVIEWED BY THE SURVEYING WORK REFLECTED ON IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN TITLE 18, DEPARTMENT OF LABOR, LICENSING AND REGULATION, SUBTITLE 13 BOARD FOR PROFESSIONAL LAND SURVEYORS CHAPTER 20 MINIMUM STANDARDS OF PRACTICE, REGULATION 12 BUSINESS PRACTICE.
David M. Hill 21361 10-6-2022
PROFESSIONAL LAND SURVEYOR LICENSE REG. NO. DATE
MAP/LAND LICENSE NO. 12375
LICENSE EXPIRES/RENEWS: JULY 15, 2023

Northern
Neighborhood Park
& Tot Lot,
min. 20,000 sq ft

Lots by Phase		Count
Phase 1	302-431, 473-482, 535-540	155
Phase 2	432-472, 483-534, 541-610	154
Phase 3	187-301	109
Phase 4	38-113, 169-186	100
Phase 5	1-37, 114-168	92
Total		610




AMENITIES PROGRAM

- ### A North Active Green
- Tot-Lot
 - Lawn areas for gathering and informal play
 - Seating, benches
 - Informal active area
- ### B Southern Active Green
- Park with lawn areas for gathering and informal play
 - Seating, benches
 - Dog Station
 - Tot-Lot
 - Informal pocket play area
- ### C Community Pocket Greens
- Park with lawn areas with plantings
 - Seating, benches
 - Pedestrian connections
- ### D Valley Park
- Wetland enhancements
 - Wildlife habitat
 - Nature Trail with natural play and interactive stations for all ages
 - Shared Use Path interconnections to amenity parks and activities throughout the neighborhood
 - Hazelnut Nature Trail
- ### E Pedestrian Connectivity
- 8' Trail (asphalt) internal system to support recreational use and connectivity throughout the community. Supports biking to access major neighborhood amenities, ±7,000 ft
 - Shared Use Path along Boyers Mill Rd. ±1,000 ft
 - Nature Trails intersect Grist Mill Road with the Valley Park areas, ±4,600 ft
- ### F Phasing:
- Mailboxes will be installed in conjunction with the units that they serve. All furnishings and associated amenities of mailbox areas (benches and bike racks) to be built with the mailboxes they serve. All benches and bike racks to be installed no later than last building permit of each phase.
- Trails will be installed at time of construction of the associated roadway, per phase. Hazelnut Nature Trail will be completed after completion of interceptor sewer and pump station installation per phase. Trails to be 8' and asphalt. Nature Trails to be 5' and Natural Surface.
- ### G Phase 1
- Hazelnut Nature Trail to be completed with Interceptor 1 to Phase 3 line
 Overlook and seating area
 Nature Trail Valley Park, and Interactive Nature stations to be completed prior to last building permit in Ph 1
- ### H Phase 2
- Northern Neighborhood Park, Tot Lot with Seating area
 Northern Neighborhood Park, Lot Tot, Nature Trail and Valley Park to be completed prior to last building permit in Ph 2.
- ### I Phase 3
- Hazelnut Nature Trail to be completed with Interceptor 1 to Ph 4
 Nature Trail
 Central Neighborhood Park with active lawn and totlot
 Tot lot and Lawn area to be constructed prior to last building permit issued Phase 3.
- ### J Phase 4
- Dog Park
 Last portion of Hazelnut Nature Trail with completion of Interceptor 1
 Dog Park to be installed at last building permit of Phase 4.
- ### K Phase 5
- Overlook and seating areas to be constructed after the last building permit of Phase 5.



SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE LA, TANGPINS LAND TITLE SURVEY OF THE LAND CONVEYED TO LILLIAN C. BLENTINGER, LLC & WILLIAM T. BLENTINGER, LLC, WAS SIGNED ON 9/16/2019, THAT THE INFORMATION SHOWN IS CORRECT, REFLECTING THAT THE SURVEY IS CORRECT. ALSO THAT THE LICENSEE EITHER PREPARED OR THOROUGHLY REVIEWED THE SURVEYING WORK REFLECTED ON IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN TITLE 40 DEPARTMENT OF LABOR, LICENSING, AND REGULATION, SUBTITLE 13 BOARD FOR PROFESSIONAL LAND SURVEYORS CHAPTER 06 MINIMUM STANDARDS OF PRACTICE, REGULATION 12 BUSINESS PRACTICE.

 21351 10-6-2022

TODD M. HILL
PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 21351
LICENSE EXPIRES/RENEWS: JULY 15, 2023

LICENSE REG. NO. DATE



SPECIMEN TREE LEGEND

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

REVISION	DATE	REVISION	DATE
ADDRESS STAFF COMMENTS	8/25/22		
ADDRESS STAFF COMMENTS	10/20/22		

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

SPECIMEN TREE EXHIBIT PRELIMINARY FOREST CONSERVATION PLAN



BY	DATE
BASE DATA	6/28/18
DESIGNED	DC 11/15/18
DRAWN	WK 09/15/19
REVIEWED	DC 09/05/19
CONTACT:	
RELEASE FOR	<input type="checkbox"/>
BY	DATE

GORDON MILL

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

SCALE: 1"=200'
JOB No. 0055-00-00
DATE 11/05/19
HVE-01
SHEET No. 1 of 1

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.

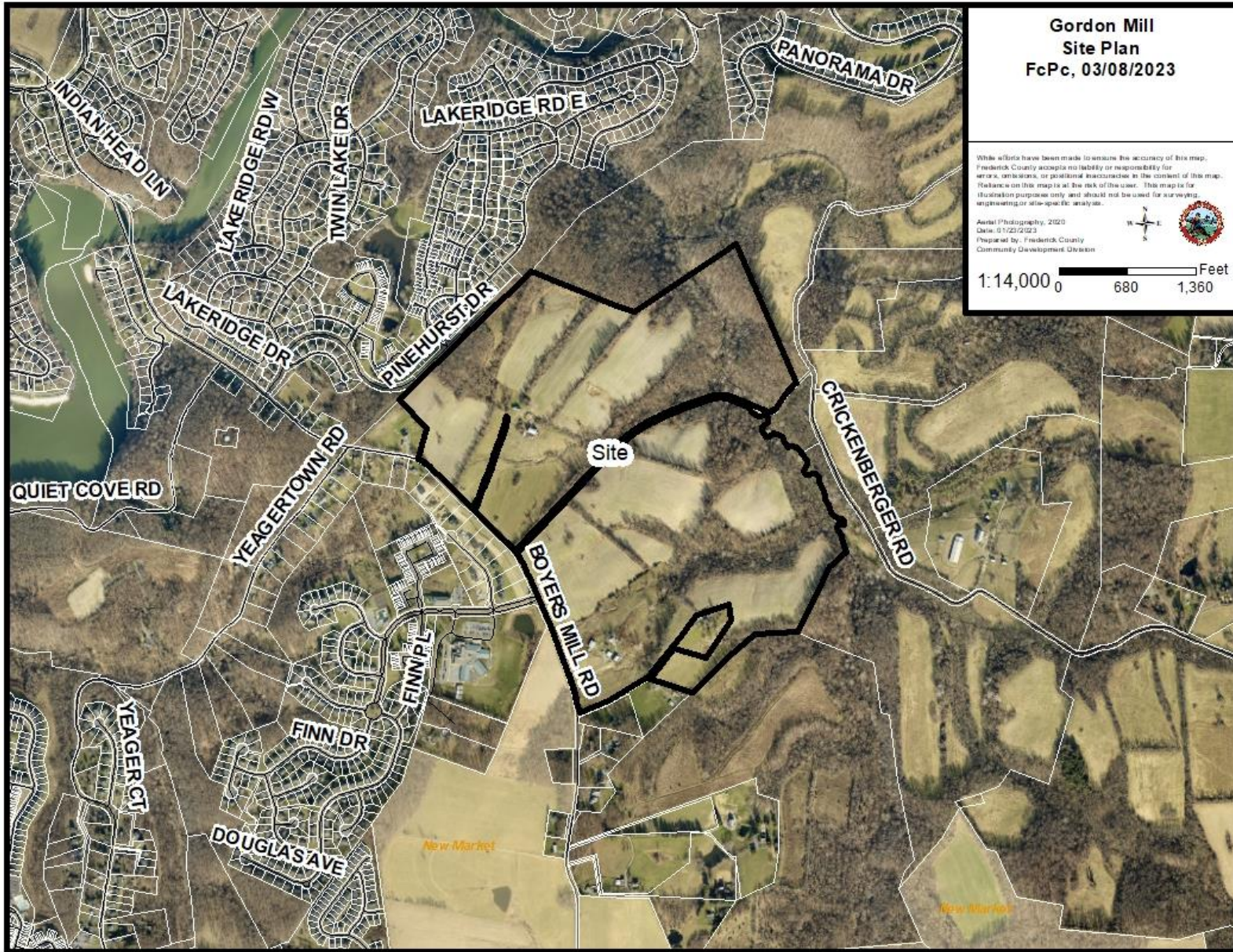
Staff-proposed conditions of approval:

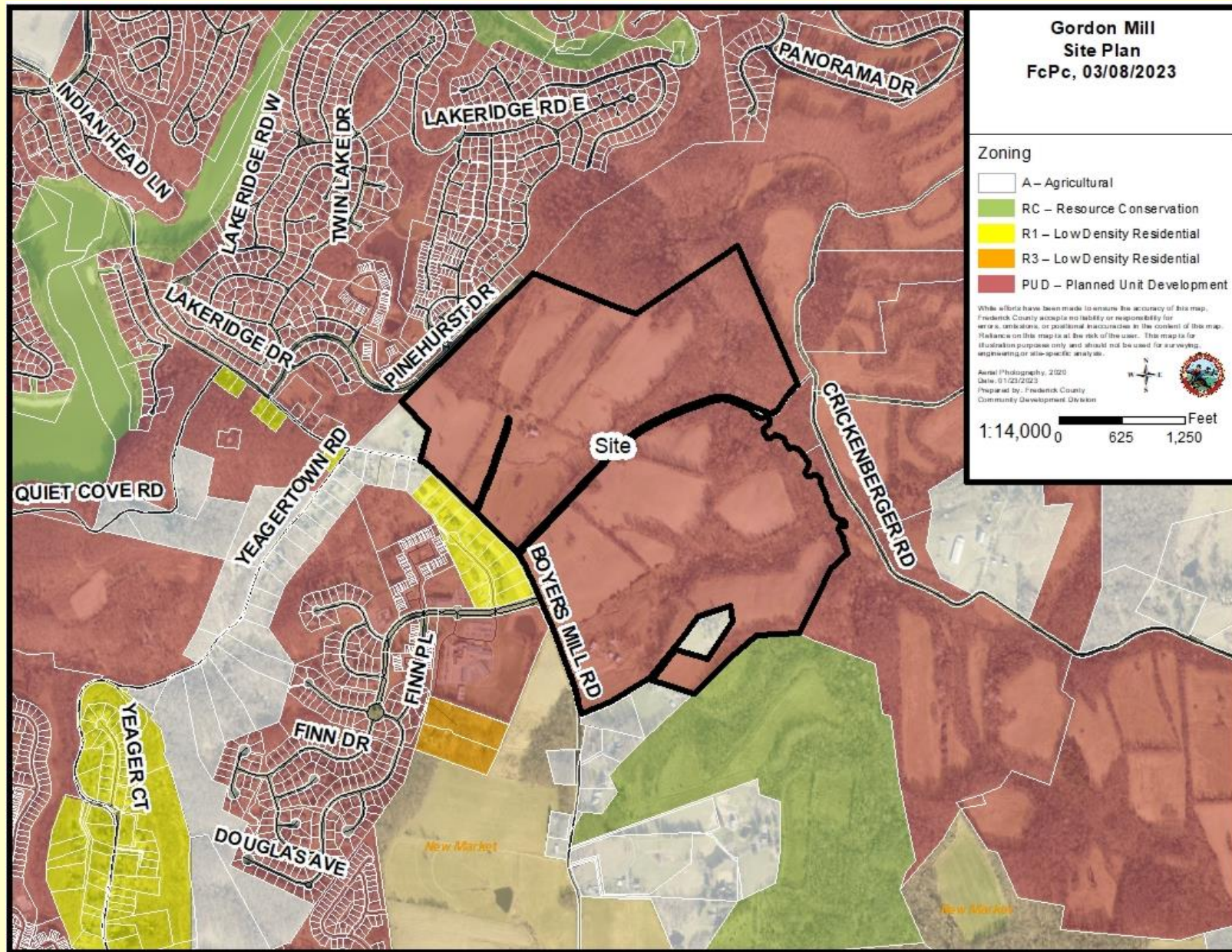
1. Address all agency comments as the plan proceeds through to completion.
2. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior lot recordation and prior to applying for grading permits or building 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.

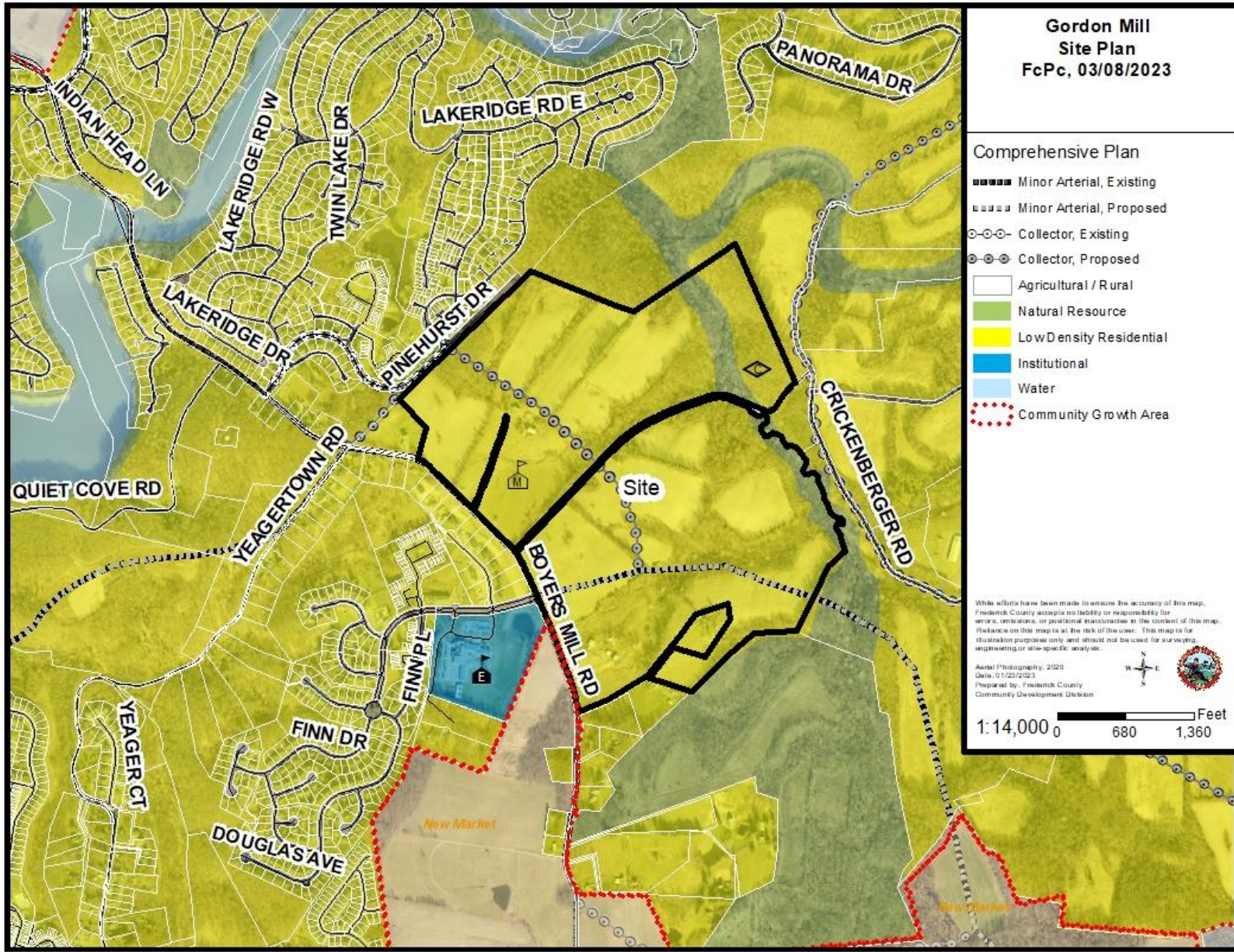
Gordon Mill

Site Plan

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







**Gordon Mill
Site Plan
FcPc, 03/08/2023**

Comprehensive Plan

- Minor Arterial, Existing
- Minor Arterial, Proposed
- Collector, Existing
- Collector, Proposed
- Agricultural / Rural
- Natural Resource
- Low Density Residential
- Institutional
- Water
- Community Growth Area

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Aerial Photography: 2020
Date: 01/22/2023
Prepared by: Frederick County
Community Development Division



1:14,000 0 680 1,360 Feet

REPRESENTATIVE LOCAL ARCHITECTURE TOWNHOMES



END UNITS:
ADDITIONAL FENESTRATION
WATERTABLE/ STONE OR BRICK WRAP
FOUNDATION PLANTING



END UNITS:
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:

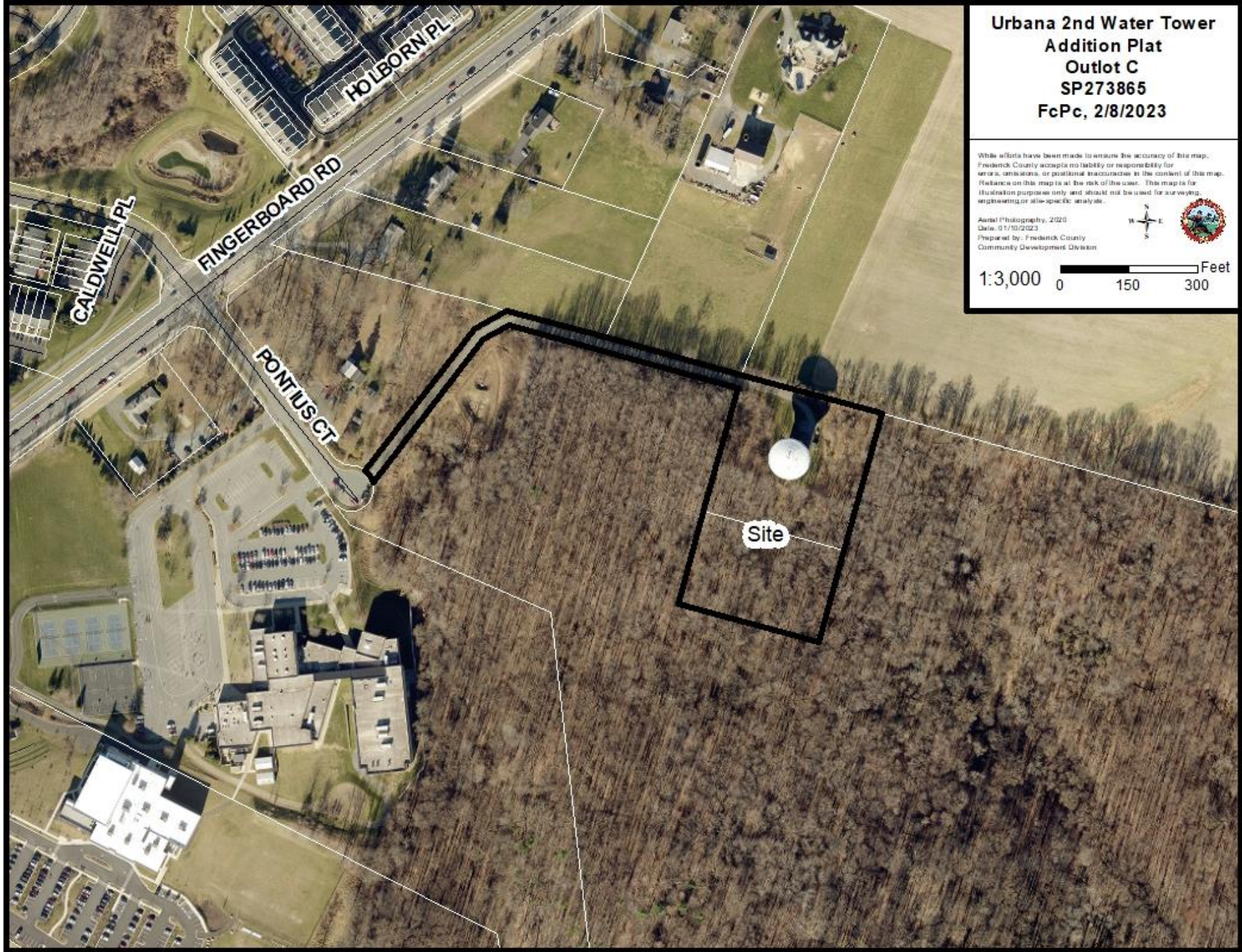
Staff recommends that the following items be added as conditions of approval:

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.



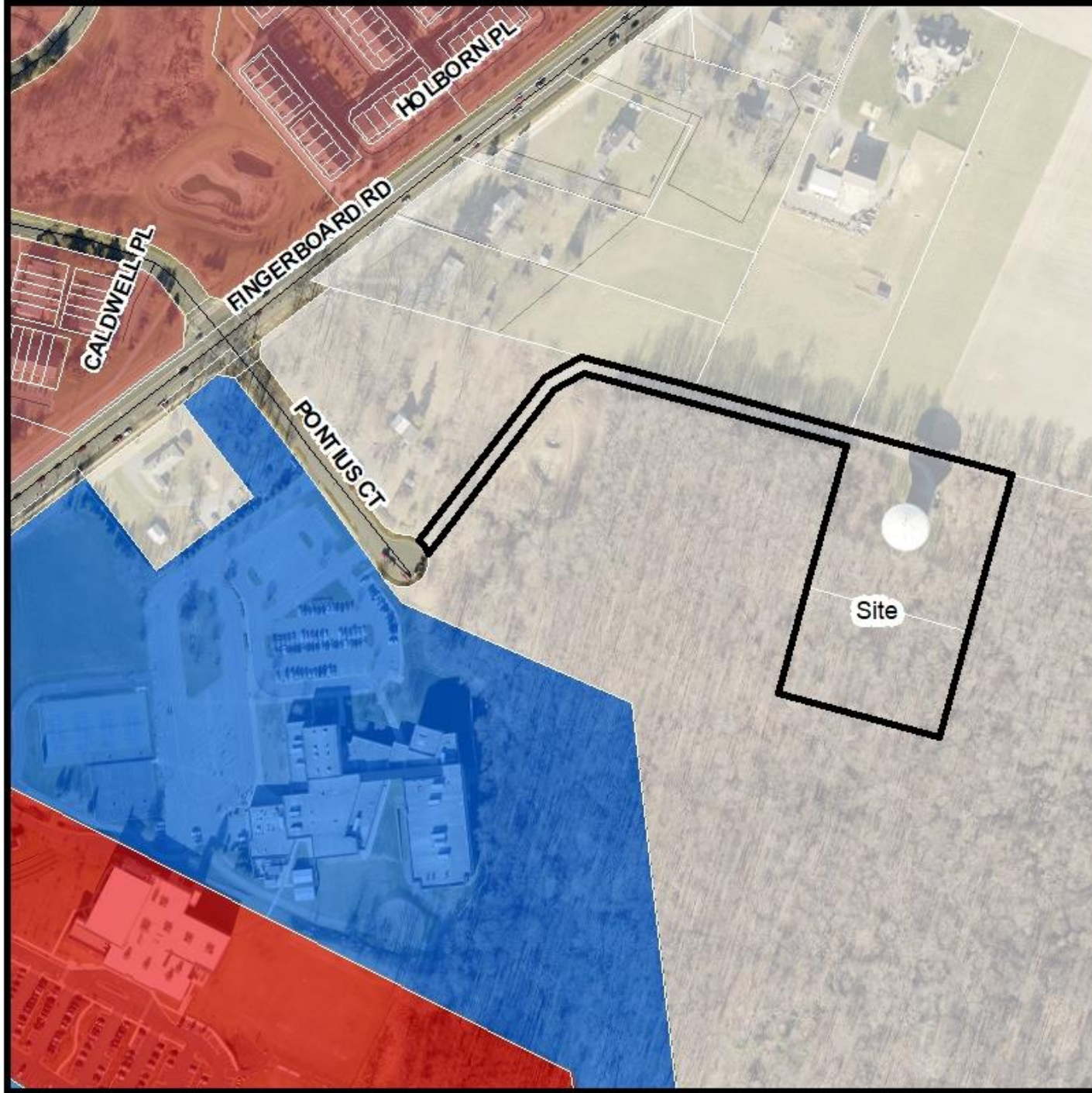
**Urbana 2nd Water Tower
Addition Plat
Outlot C
SP273865
FcPc, 2/8/2023**

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:3,000 0 150 300 Feet



**Urbana 2nd Water Tower
Addition Plat
Outlot C
SP273865
FcPc, 2/8/2023**

Zoning

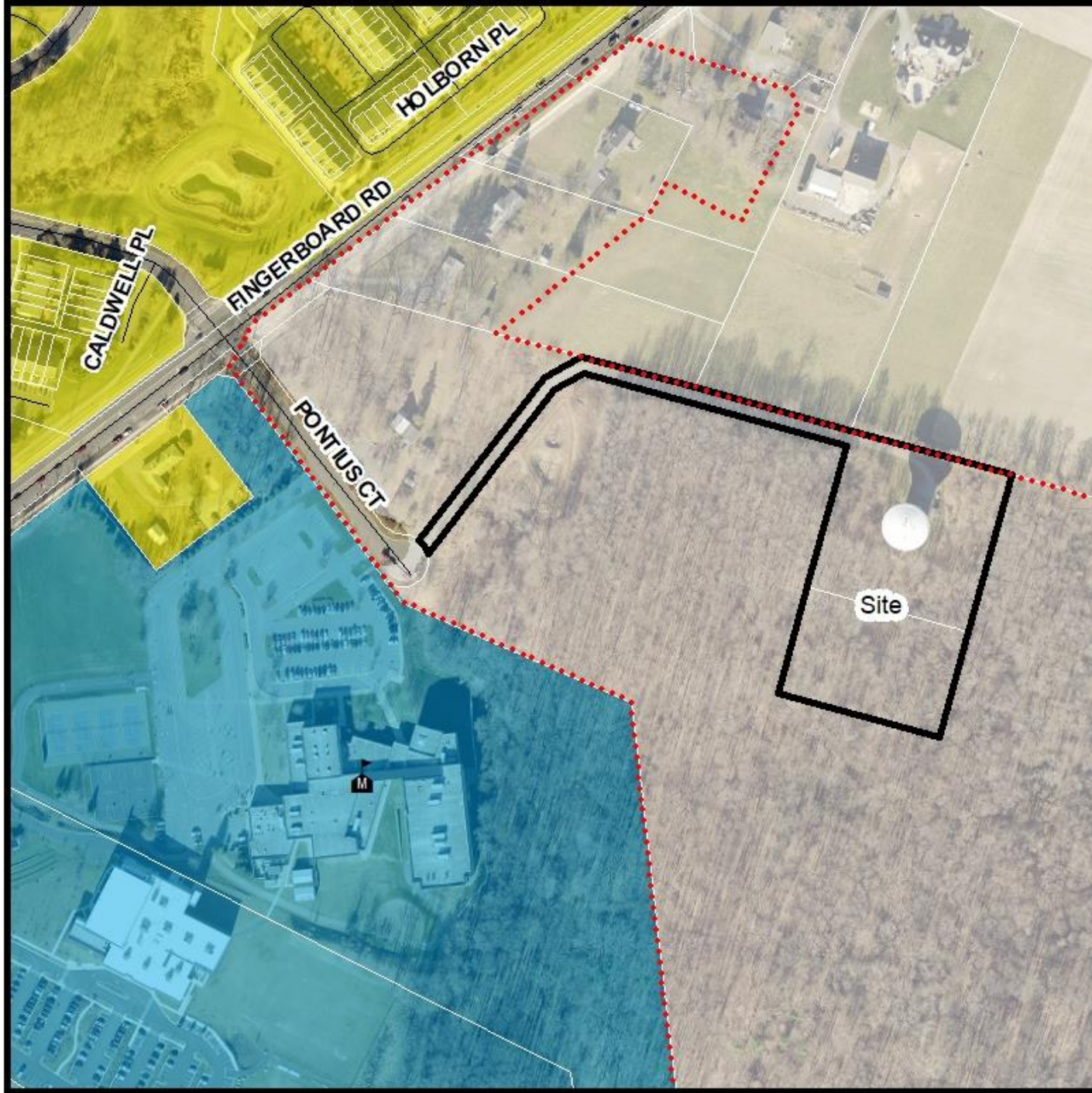
-  A – Agricultural
-  PUD – Planned Unit Development
-  GC – General Commercial
-  le – Institutional

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division





1:3,000 0 130 260 Feet



**Urbana 2nd Water Tower
Addition Plat
Outlot C
SP273865
FcPc, 2/8/2023**

Comprehensive Plan

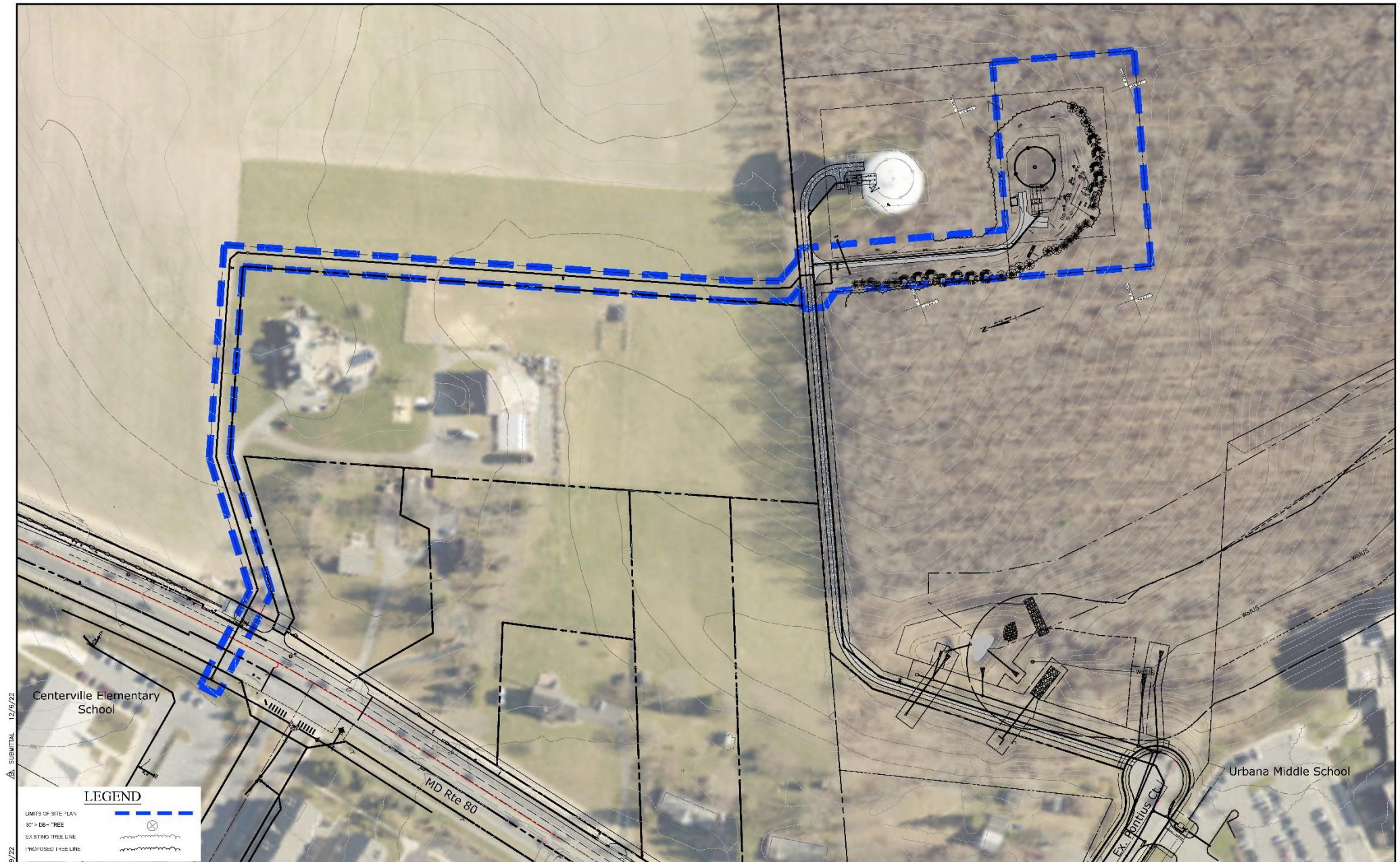
-  Middle School, Existing
- Agricultural / Rural
-  Low Density Residential
-  Institutional
-  Community Growth Area

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Aerial Photography, 2020
Date: 01/11/2023
Prepared by: Frederick County
Community Development Division



1:3,000 0 150 300 Feet



12/6/22
SUBMITTAL
11/29/22
SUBMITTAL

LEGEND

LIMITS OF SITE PLAN
30' x 60' TREE
EXISTING REAL LINE
PROPOSED 1/2 MILE LINE

REVISION	DATE	REVISION	DATE	BY	DATE

DEVILLOPLR
MONOCACY LAND COMPANY, LLC
3501 URBANA PIKE
URBANA, MARYLAND 21704
PHONE: (301) 620-0855

**Urbana 2nd Water
Tower Exhibit**

**RODGERS
CONSULTING**
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fax: 301.948.6254 www.rodgers.com

PONTIUS COURT
Urbana 2nd Water Tower
Type 1 Site Plan
Liber 2181 Folio 915
ELECTION DISTRICT NO. 7
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 40'
JOB NO: 0590E8
INDEX NO: 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.



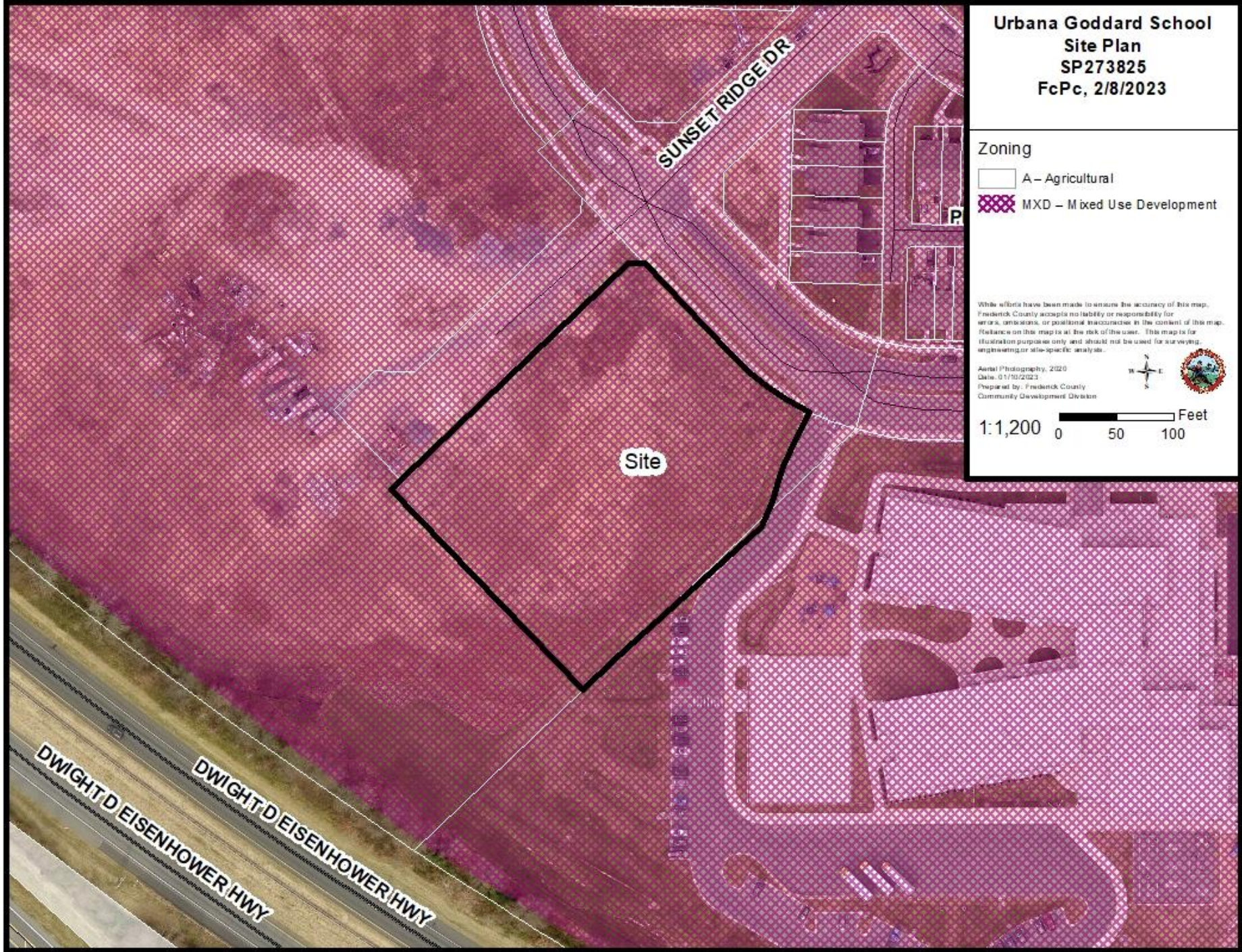
**Urbana Goddard School
Site Plan
SP273825
FcPc, 2/8/2023**

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: 01/02/2023
Prepared by: Frederick County
Community Development Division





1:1,200 0 60 120 Feet



**Urbana Goddard School
Site Plan
SP273825
FcPc, 2/8/2023**

Zoning

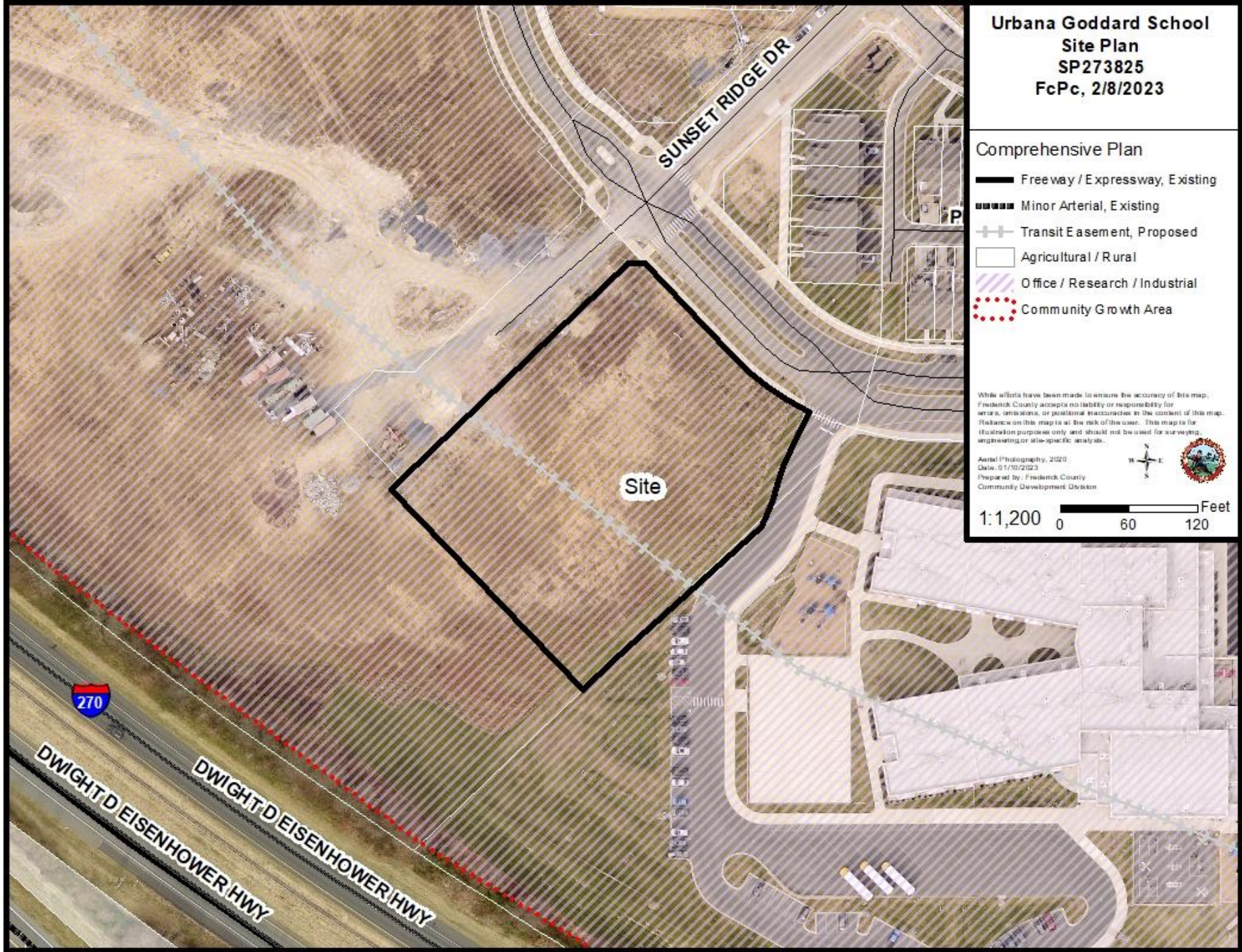
-  A – Agricultural
-  MXD – Mixed Use Development

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:1,200  Feet
0 50 100





CALL "MISS UTILITY" AT
1-800-257-5777
48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	BY	DATE

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

Urbana Town Center
The Goddard School
Rendering

RODGERS
CONSULTING
1987 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

Urbana Town Center
The Goddard School
Type 1 Site Plan
Liber 9116, folio 189
Urbana Election District No.7
Frederick County, Maryland

SCALE: 1"=30'
JOB No.: 0590H2
DATE:
INDEX No.: EX-1
SHEET No.: 1 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION

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:

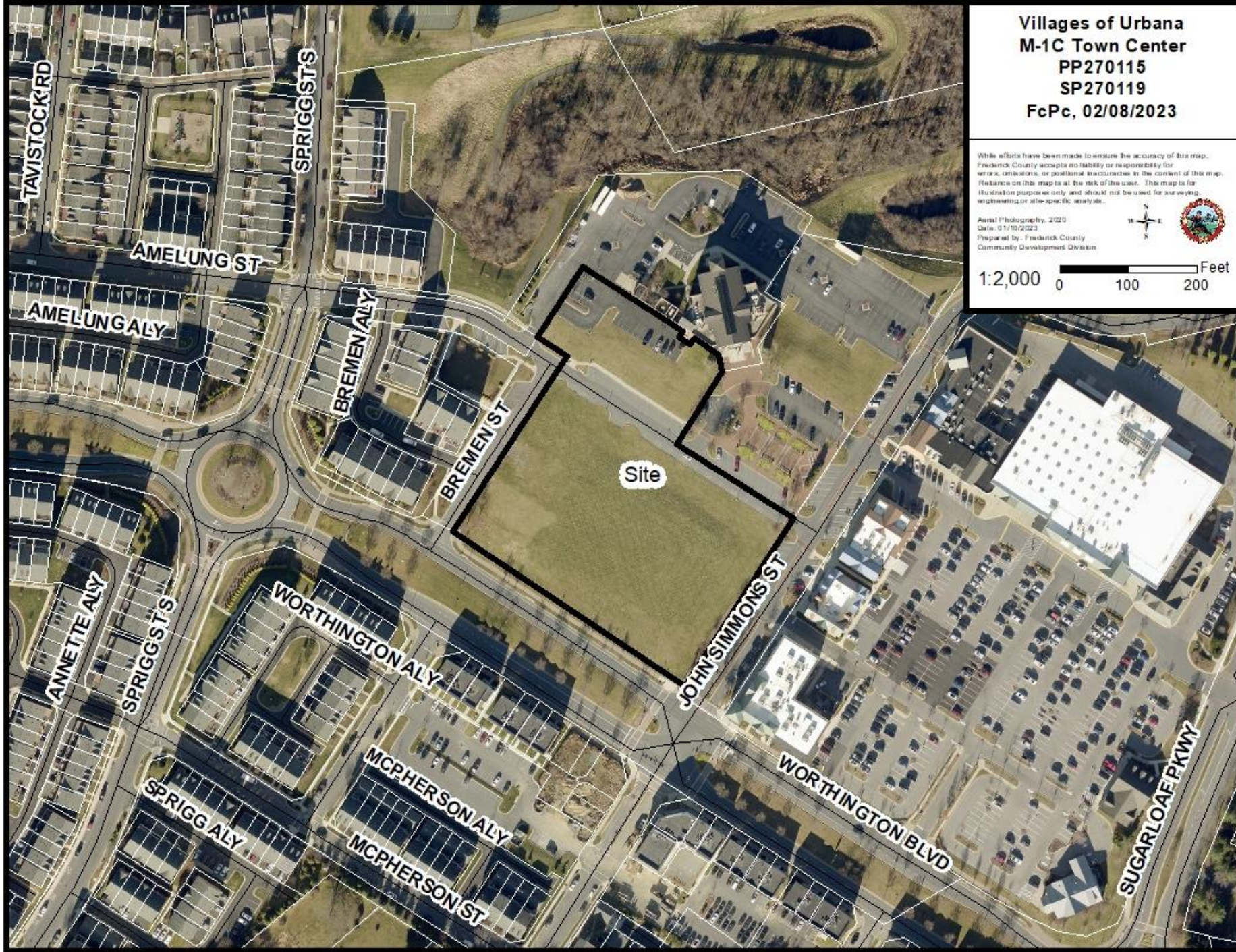
1. Approval of a Parking Modification Request under §1-19-6.220(A)(2) to allow for 55 parking spaces, or 2 additional spaces than the required 53 spaces.
2. Approval of a Loading Space Modification Request under §1-19-6.210(D) to allow 1 shared small loading space/parking space, or 1 fewer space than 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.



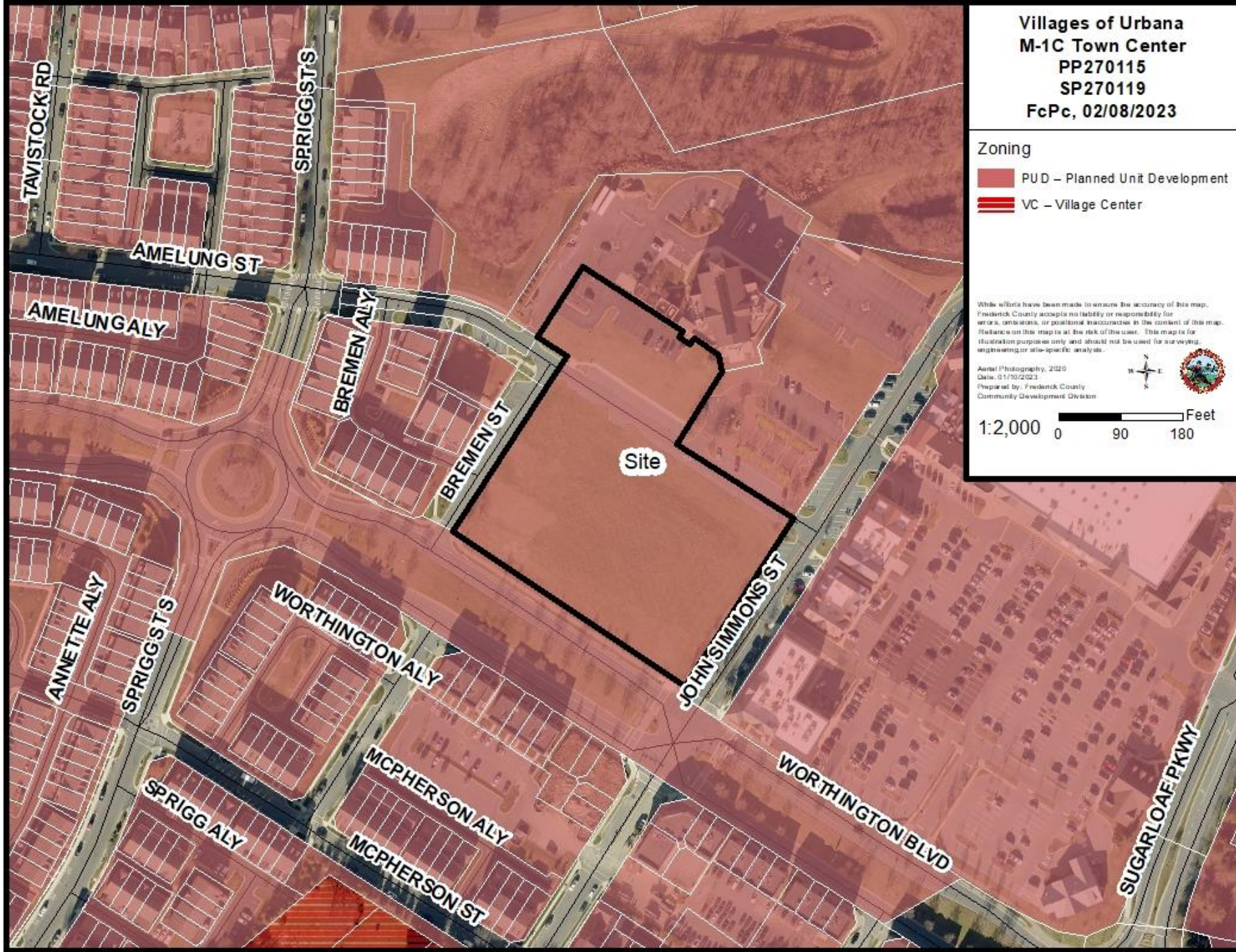
Villages of Urbana
M-1C Town Center
PP270115
SP270119
FcPc, 02/08/2023

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet



Villages of Urbana
M-1C Town Center
PP270115
SP270119
FcPc, 02/08/2023

Zoning

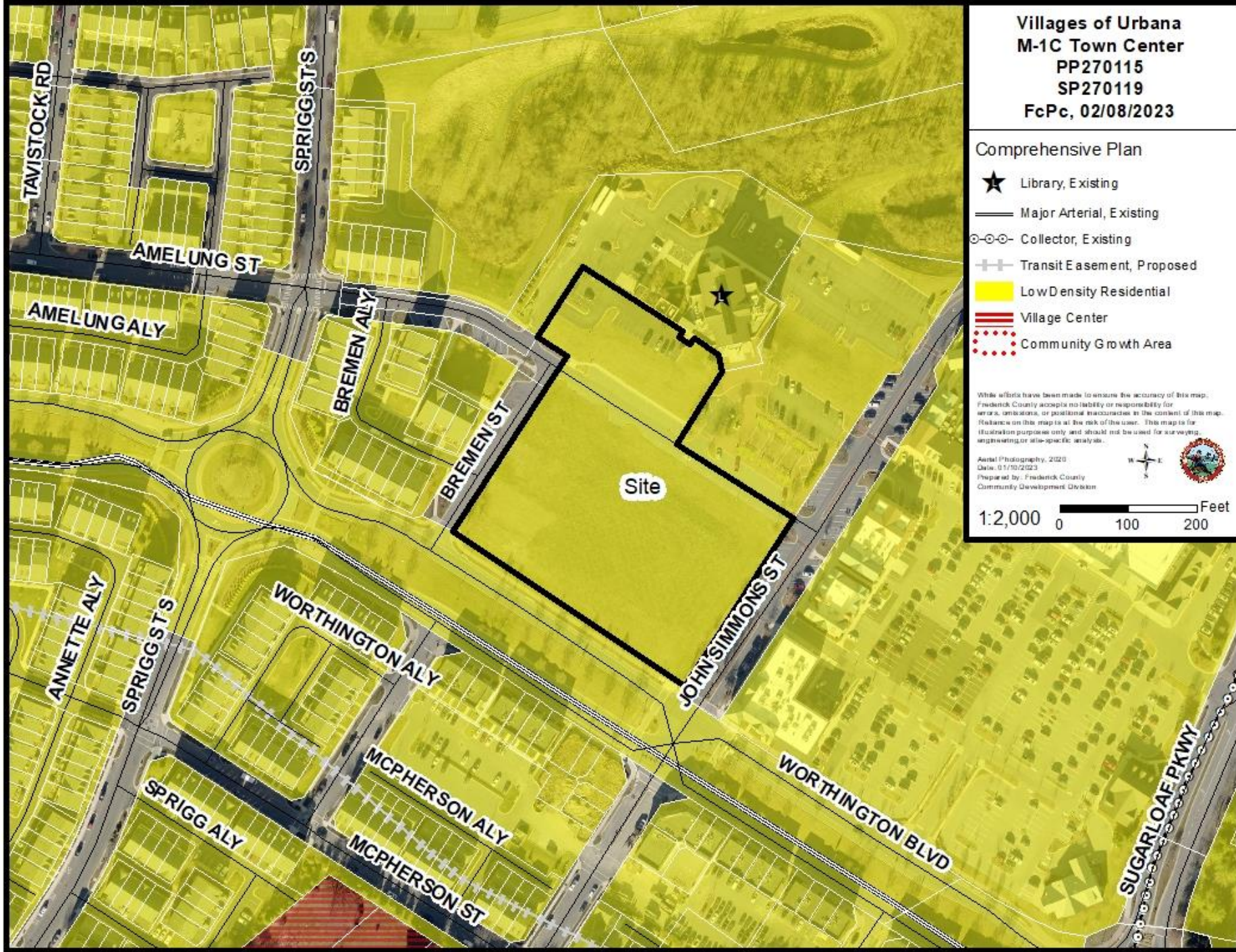
[Light Red Box]	PUD – Planned Unit Development
[Dark Red Box]	VC – Village Center

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:2,000 0 90 180 Feet



Villages of Urbana
M-1C Town Center
PP270115
SP270119
FcPc, 02/08/2023

Comprehensive Plan

- ★ Library, Existing
- Major Arterial, Existing
- ⊖-⊖-⊖ Collector, Existing
- ⊕-⊕-⊕ Transit Easement, Proposed
- Low Density Residential
- Village Center
- Community Growth Area

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet



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

REVISION	DATE	REVISION	DATE

BASE DATA	BY	DATE
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

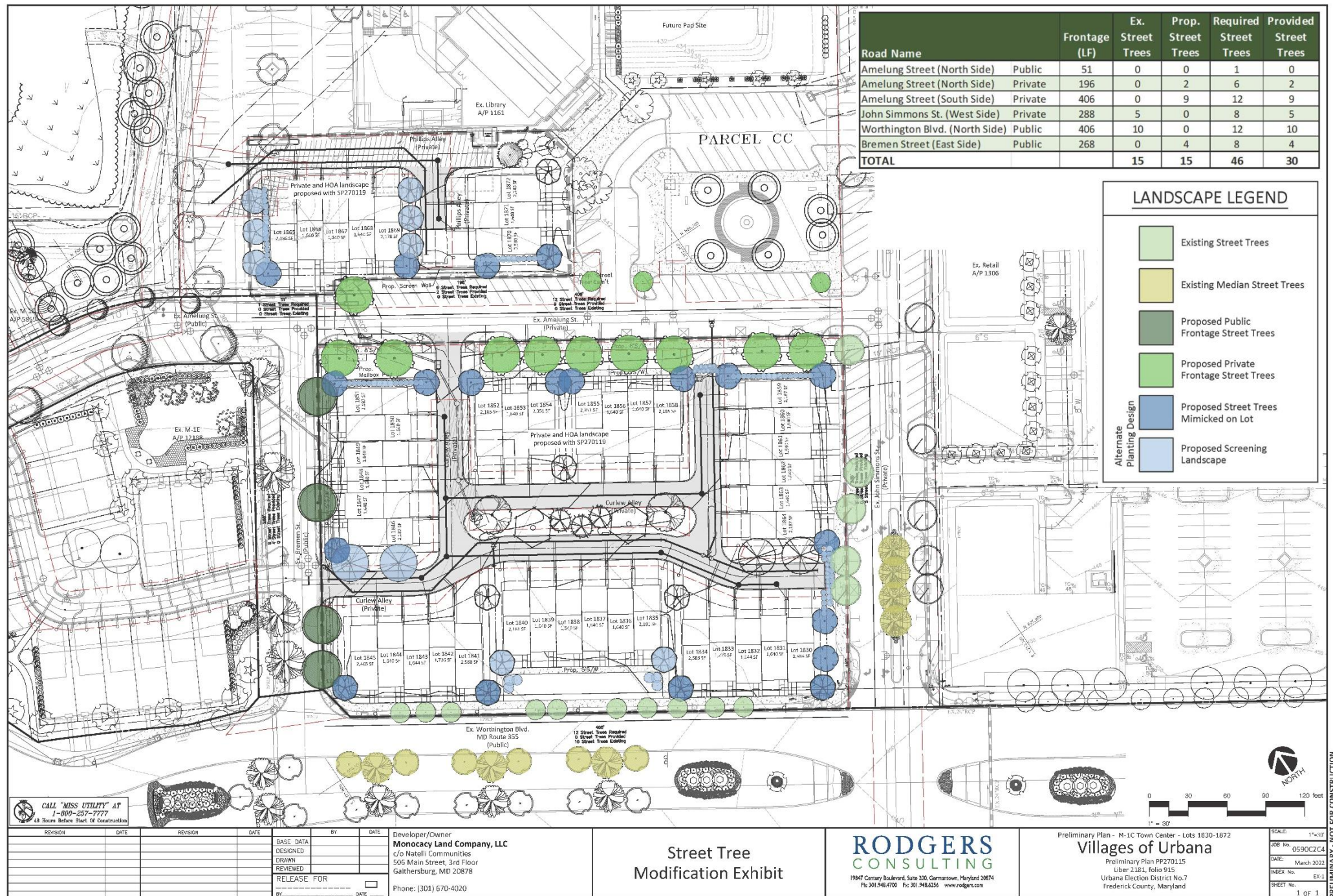
Rendering Plan

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301-948-4700 Fax: 301-948-6256 www.rodgers.com

Type 1 Site Plan - Town Center - Lots 1830-1872
Villages of Urbana
Type 1 Site Plan SP270119
Liber 2181, folio 915
Urbana Election District No.7
Frederick County, Maryland

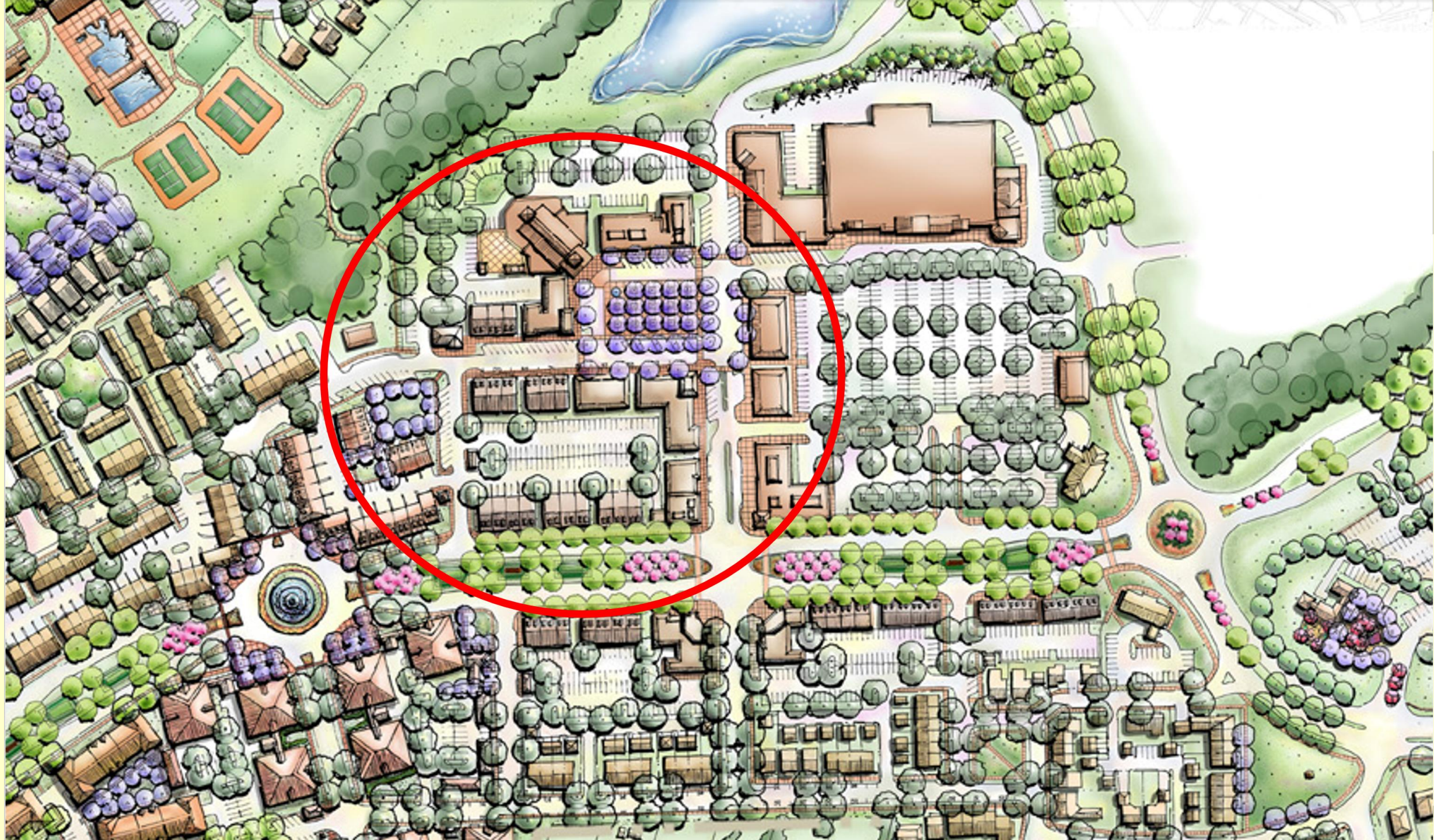
SCALE: 1"=30'
JOB No. 0590C2C4
DATE: Dec 2022
INDEX No.
SHEET No. 3 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION



ANALYTICAL CHEMISTRY - FURNACE

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			

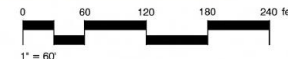
Developer/Owner
Monocacy Land Company, LLC
c/o Natelli Communities
506 Main Street, 3rd Floor
Gaithersburg, MD 20878
Phone: (301) 670-4020

Urbana Town Center Open Space Network

RODGERS
CONSULTING
1987 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

LEGEND

Existing Trails/Sidewalks



Preliminary Plan - M-1C Town Center - Lots 1830-1872
Villages of Urbana
Preliminary Plan PP270115
Urbana 2181, folio 915
Urbana Election District No. 7
Frederick County, Maryland

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

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:

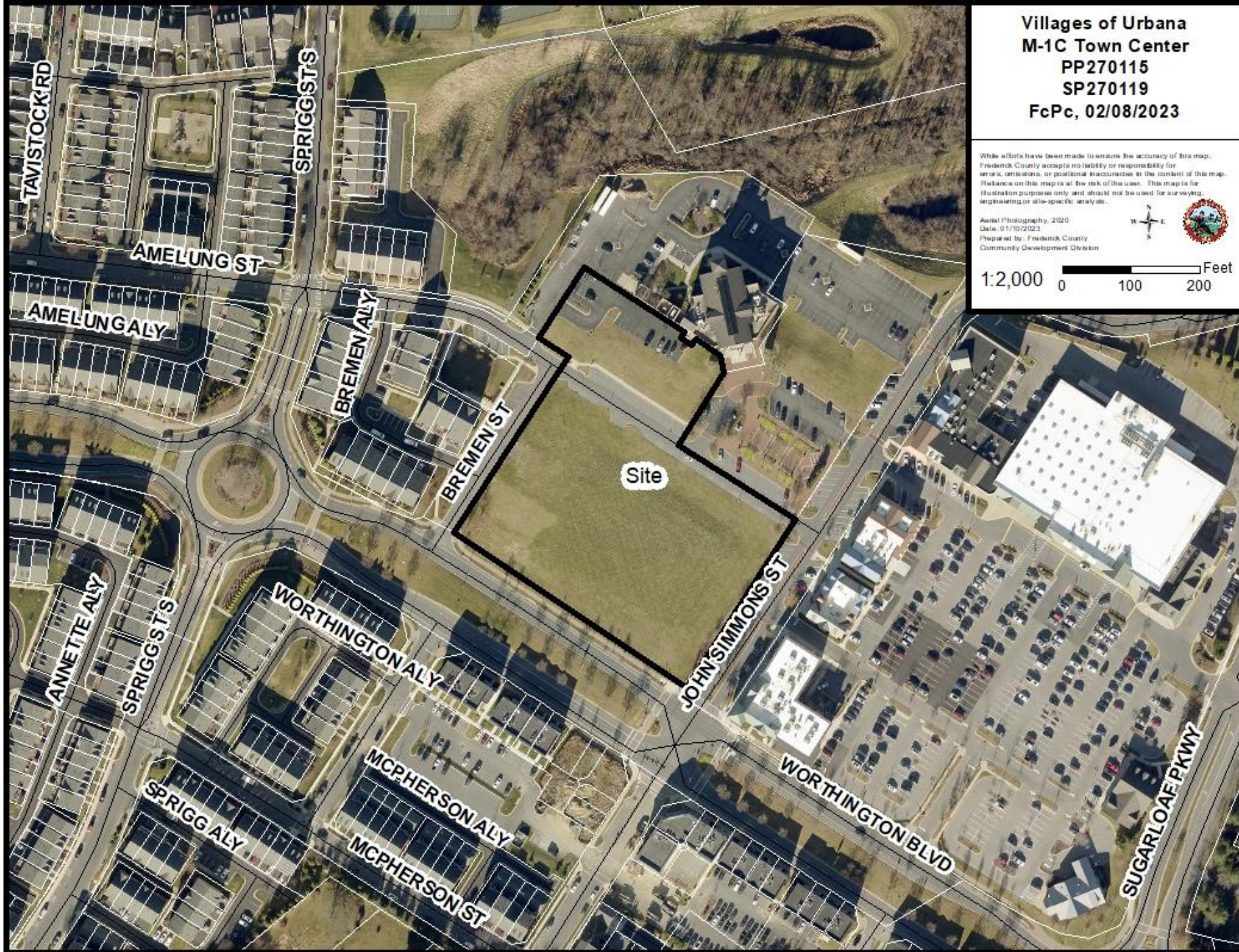
1. Approval of a parking modification request per 1-19-6.220 to allow for an additional 21 spaces to be provided beyond the 108 spaces required by the Zoning Ordinance.
2. Approval of an alternate planting design to allow 16 trees to be located in open space and HOA parcels within the Site.

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.



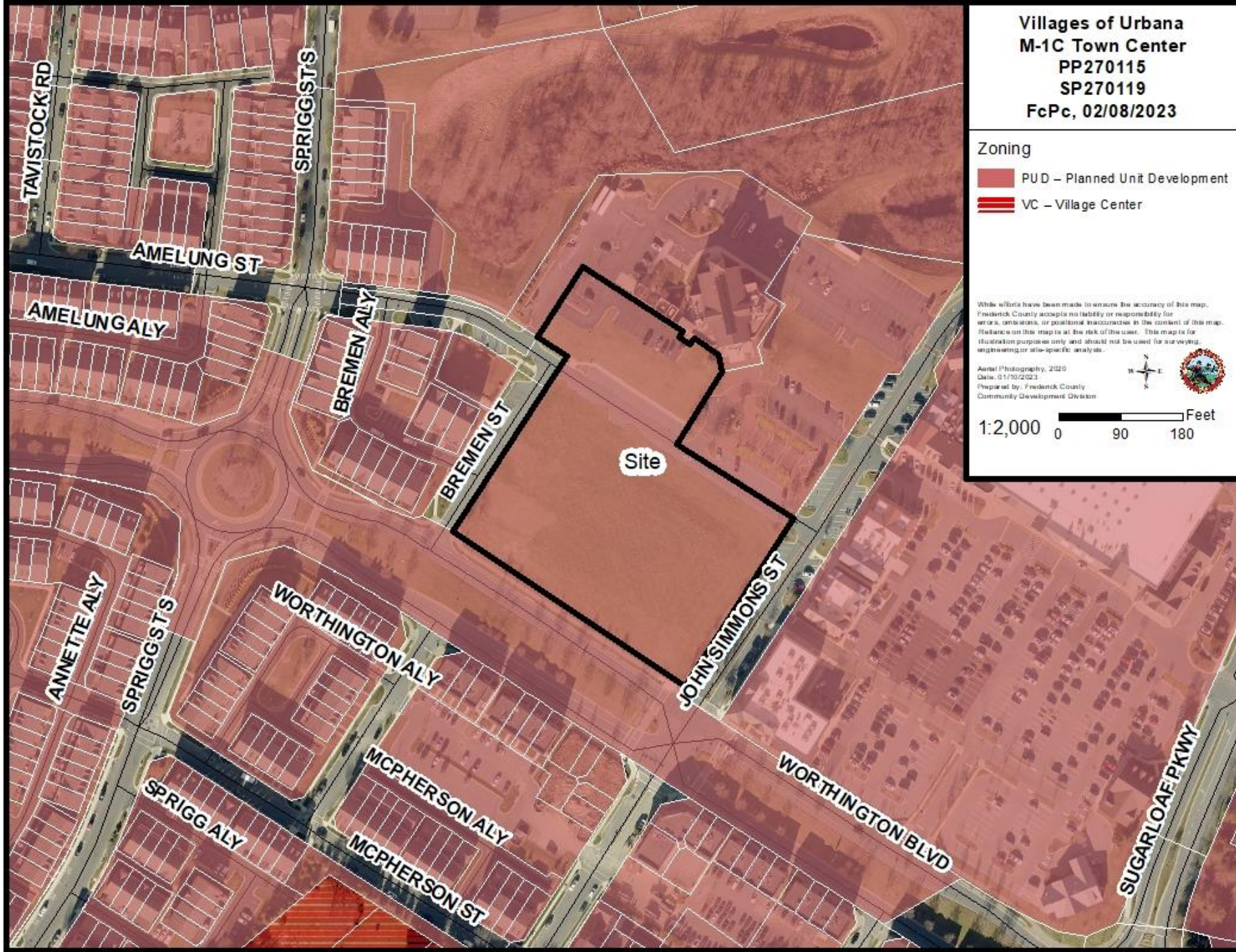
Villages of Urbana
M-1C Town Center
PP270115
SP270119
FcPc, 02/08/2023

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet



Villages of Urbana
M-1C Town Center
PP270115
SP270119
FcPc, 02/08/2023

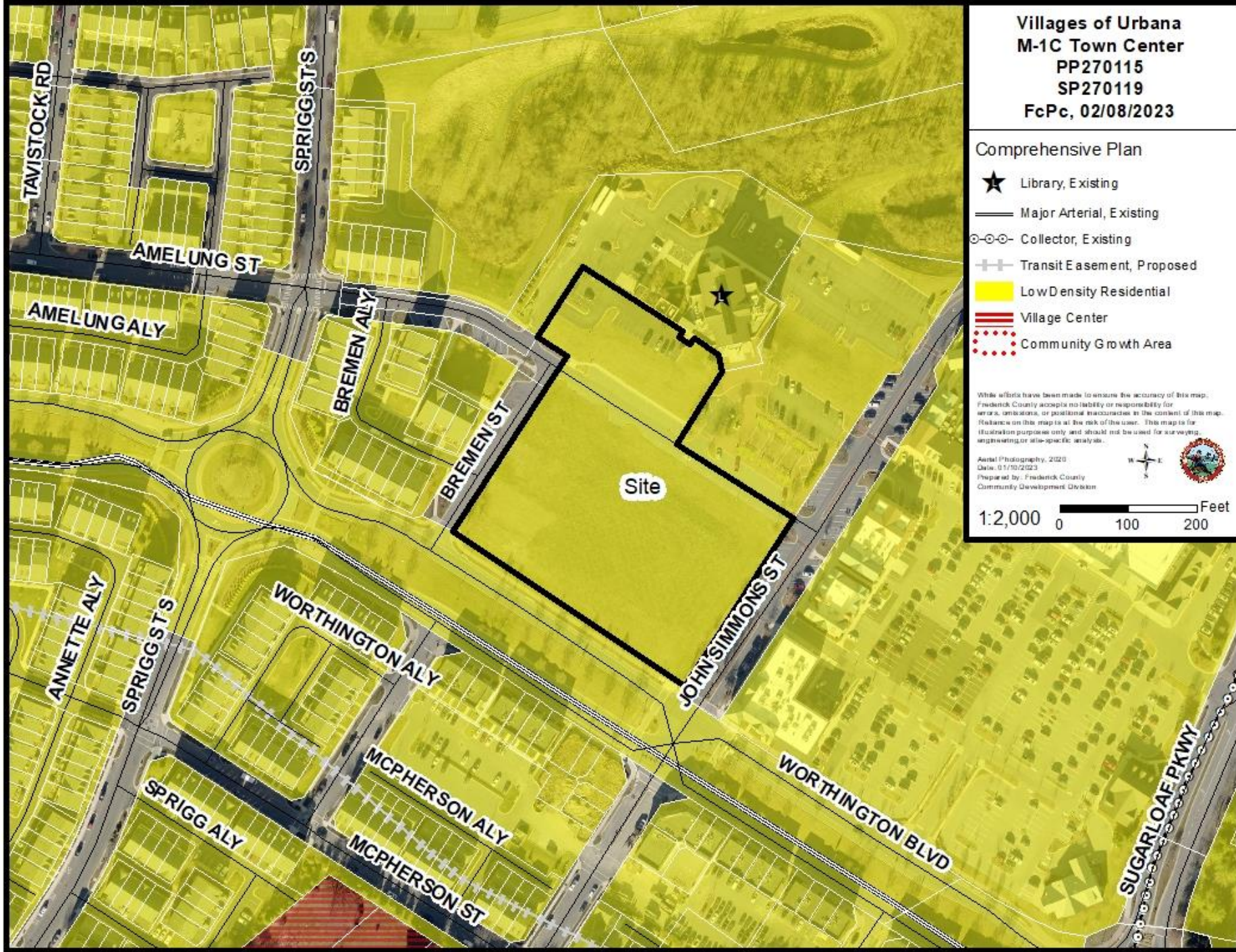
- Zoning
- PUD – Planned Unit Development
 - VC – Village Center

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:2,000 0180 Feet



Villages of Urbana
M-1C Town Center
PP270115
SP270119
FcPc, 02/08/2023

Comprehensive Plan

- ★ Library, Existing
- Major Arterial, Existing
- ⊖-⊖-⊖ Collector, Existing
- ⊕-⊕-⊕ Transit Easement, Proposed
- Low Density Residential
- Village Center
- Community Growth Area

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Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division

1:2,000 0 100 200 Feet



CALL "MISS UTILITY" AT
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48 Hours Before Start of Construction

REVISION	DATE	REVISION	DATE

BASE DATA	BY	DATE
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
Ph: 301-948-4700 Fx: 301-948-6256 www.rodgers.com

Type 1 Site Plan - Town Center - Lots 1830-1872
Villages of Urbana
Type 1 Site Plan SP270119
Liber 2181, folio 915
Urbana Election District No.7
Frederick County, Maryland

SCALE: 1"=30'
JOB No. 0590C2C4
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



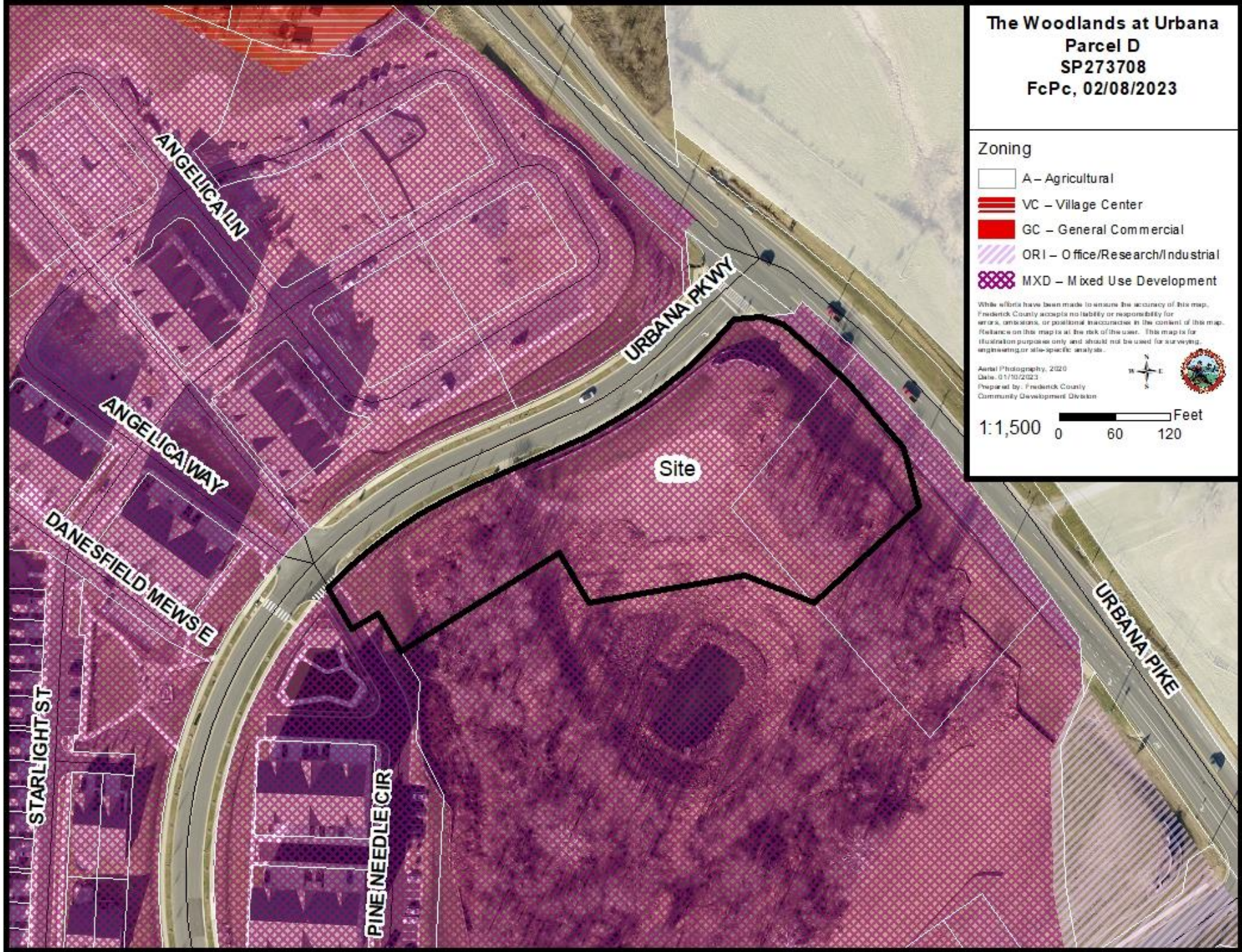
**The Woodlands at Urbana
Parcel D
SP273708
FcPc, 02/08/2023**

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Aerial Photography, 2020
Date: 01/02/2023
Prepared by: Frederick County
Community Development Division



1:1,500 0 75 150 Feet



The Woodlands at Urbana
Parcel D
SP273708
FcPc, 02/08/2023

Zoning

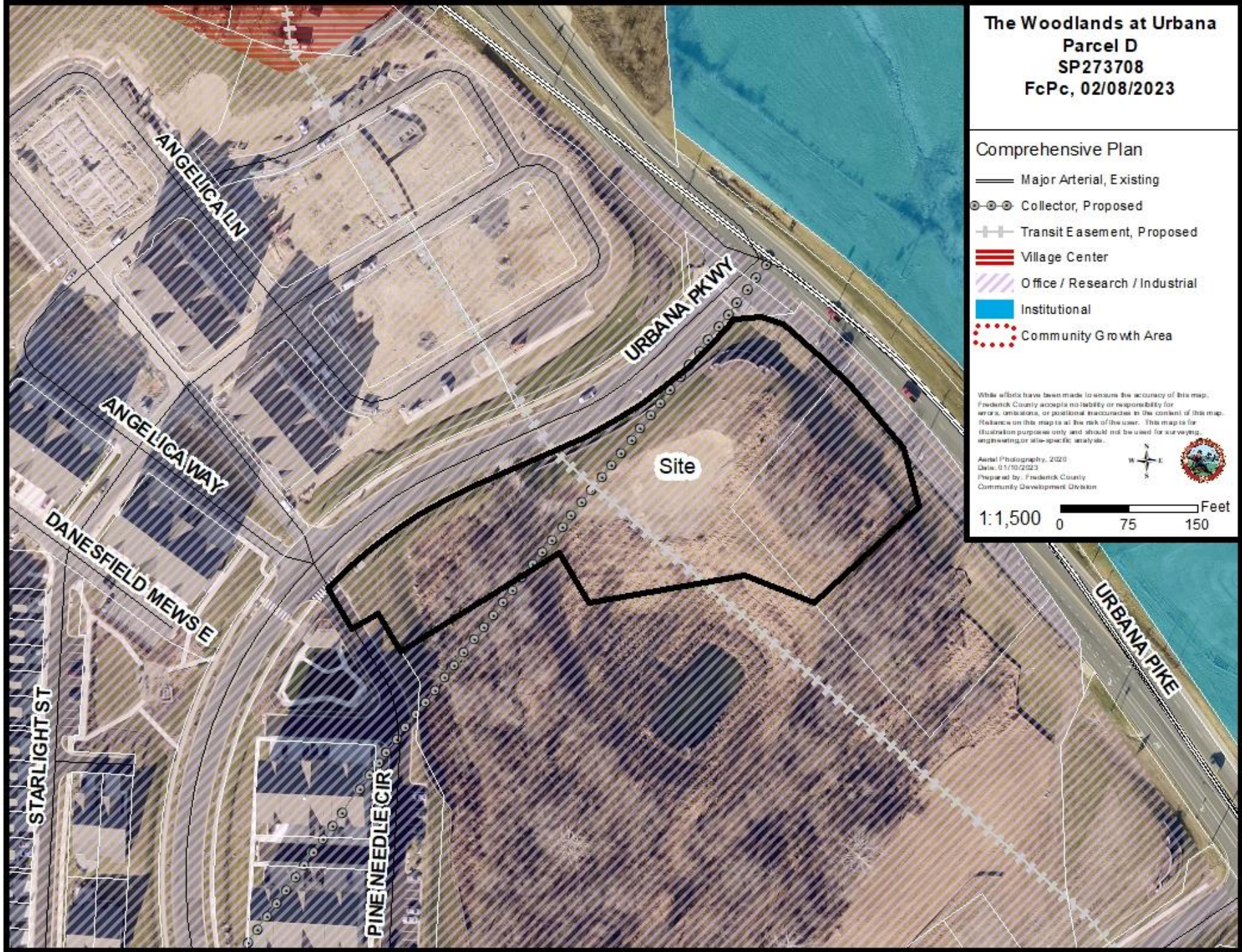
- A - Agricultural
- VC - Village Center
- GC - General Commercial
- ORI - Office/Research/Industrial
- MXD - Mixed Use Development

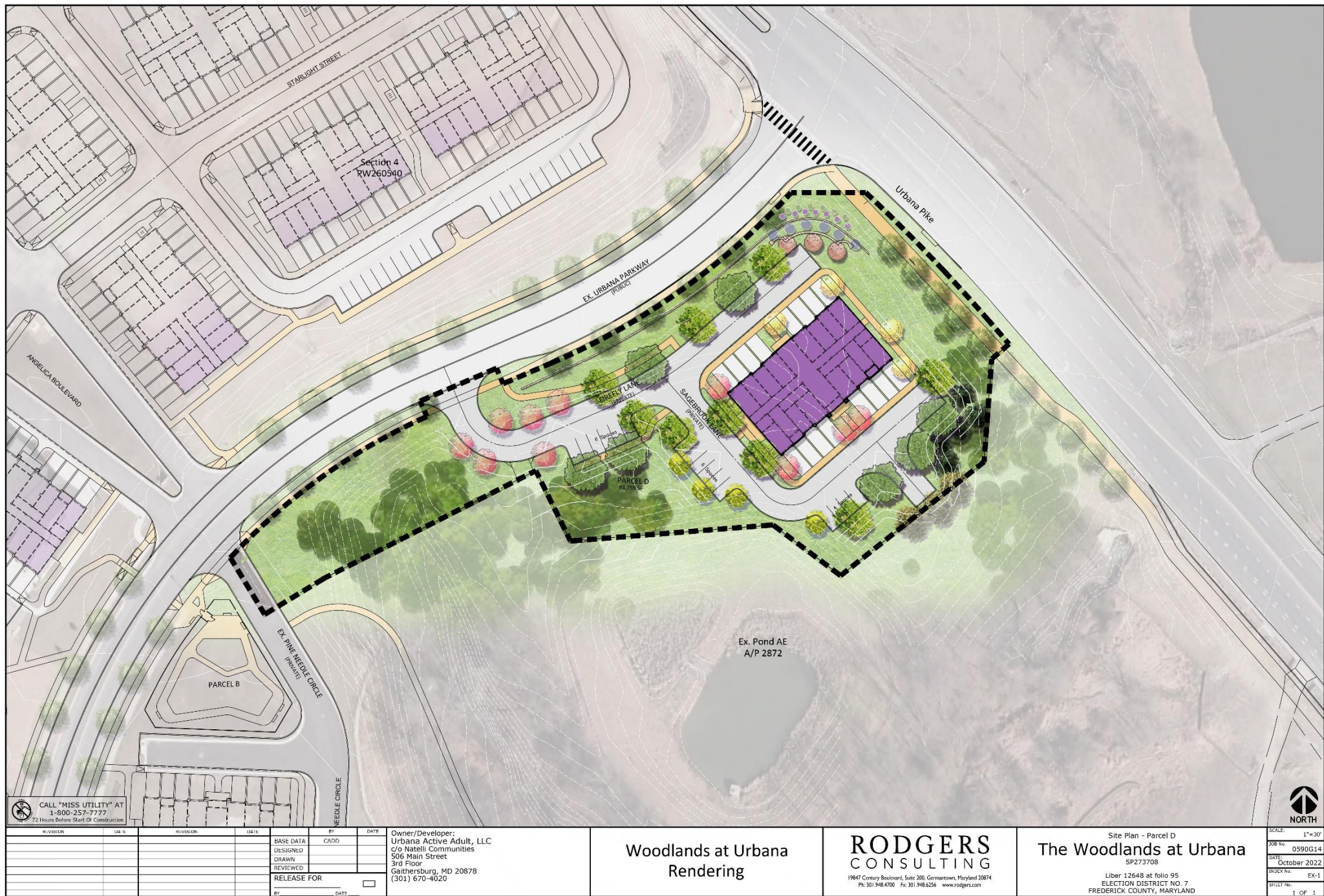
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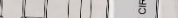
Aerial Photography, 2020
Date: 01/10/2023
Prepared by: Frederick County
Community Development Division



1:1,500 0 60 120 Feet





<div> CALL "MISS UTILITY" AT 1-800-257-7777 72 Hours Before Start Of Construction</div>					
REVISION	DATE	REVISION	DATE	BY	DATE
				BASE DATA	CADD
				DESIGNED	
				DRAWN	
				REVIEWED	
				RELEASE FOR <input type="checkbox"/>	
				BY: _____	DATE: _____

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

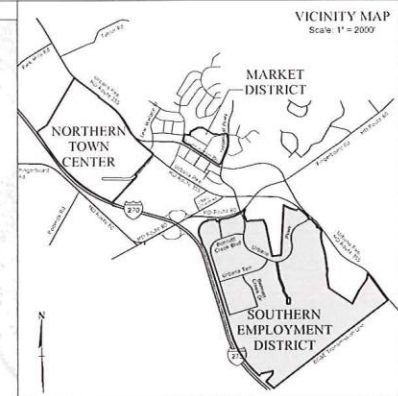
Woodlands at Urbana
Rendering

RODGERS
CONSULTING
19647 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301-348-4700 Fax: 301-348-6254 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"=30'
JOB No. 0590G14
DATE: October 2022
PROJECT No. EX-1
SHEET No. 1 OF 3

APPLICANT EXHIBITS



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

Southern Employment District

Frederick County, MD
APPROVED

SEP 5 2017

Dept. of Planning & Development Review

R-16-01 (C)
Ord. # 17-06-006
Effective: Sept. 5, 2017

Table 1 - 2016 Proposed Southern MXD Land Use Summary

Land Use	Permitted	Shown
Residential: 25% of Gross Project Acreage - Floodplain: 421.73 ac. - 35.01 ac. FP = 386.72 x 0.25 =	N/A ± ac.	N/A ± ac.
Commercial: 25% of Gross Project Acreage - Floodplain: 421.73 ac. - 35.01 ac. FP = 386.72 x 0.25 =	N/A ± ac.	N/A ± ac.
Combined Residential & Commercial: Lesser of: 40% of Gross Project Acreage: 421.73 ac. x 0.4 = 50% of Gross Project Acreage - Floodplain: 180.94 ac. - 2.05 ac. = ± 178.89 x 0.5 =	± 168.69 ac. ± 193.36 ac.	± 120.0 ac. Some additional Retail & Service square footage included within Employment Land Bays
Employment /Institutional/Civic --	--	± 140.0 ac.
Open Space: 30% of Residential Acreage: 99.0 ac. x 0.30 = ± 29.6 ac. Plus: 20% of Commercial Employment & Institutional Acreage: 161.0 ac. x 0.20 = ± 32.2 ac. Total	± 29.6 ac. ± 32.2 ac. ± 61.80 ac.	Not including all final internal pocket parks/greens ± 130.0 ac. min. ± 32.0 ac.

Table 2 - MXD Land Use Mix Determination

	Employment Institutional/Civic	Commercial	Residential	Recreation Open Space	Road/Transit Right-of-Way	Land Bay Area Total
Land Bay / Parcel	Acreage / Yield / FAR	Acreage / Yield / FAR	Acreage / Yield / FAR	Acreage	Acreage	Acreage
Land Area	± 160.0 ac.	± 21.0 ac.	± 98.7 ac.	± 129.9 ac.	± 32.15 ac.	± 421.73 ac.
Percent Land Use Mix (Gross Area)	± 32.2 %	± 5.0 %	± 23.4 %	± 30.8 %	± 7.6 %	--
YIELD SUMMARY	± 1.8 - 3.35M of 0.3 - 0.5 FAR	80K of additional sq ft may occur w/ to emp. land bays	± 700 DU	--	--	--

Notes for Concept Land Use Plan
 • Non Residential/Employment Land Bays in the Southern MXD may contain employment, civic/institutional, and cultural uses.
 • Commercial/Retail may be located on the employment Land Bays as shown on the Concept Plan so long as the overall combined residential and commercial does not exceed 30% of the gross project acreage or ±126.5 acres.
 Note: * If all or a portion of the Southern MXD Residential incorporates a CCRC, the 'Residential Land Use' acreage would be reduced and the 'Employment/Institutional/Civic Land Use' category increased. The totals and percentage mix will remain within the regulatory requirements and the tables may be updated as part of any Site Development Plan.

'Concept Land Use Plan'

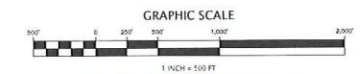
Alternate Land Use Plan

Phase 1 Amendment

Southern MXD

Frederick County, Maryland

June 2017



RODGERS CONSULTING
 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874
 Ph: 301.948.4700 Fax: 301.948.6335 www.rodgers.com



Urbana Active Adult
Urbana Southern OR

Illustrative Plan

Nacali Communities
THROUGH PLANNING
TO REALIZE THE
ATTENTION TO DETAIL
IN DESIGN TO BUILD COMMUNITIES

RODGERS
CONSULTING





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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			

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

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1947 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fax: 301.948.6254 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.