

Frederick County Planning Commission



March 8, 2023

Mayne Property

Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for a 193-unit residential development, comprised of 148 Single-family detached dwellings and 45 Townhouses, on a 62.38-acre Site.

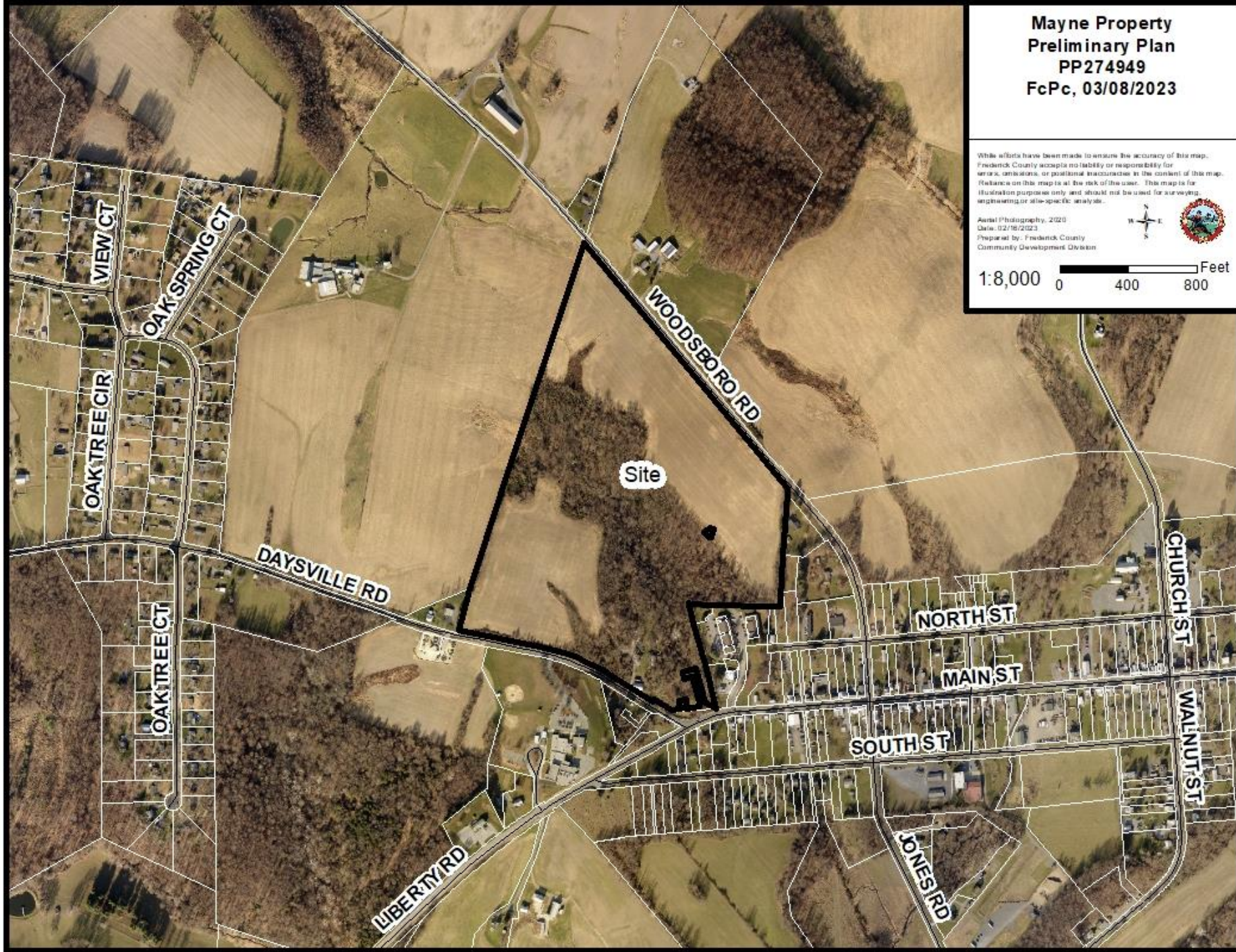
**Mayne Property
Preliminary Plan
PP274949
FcPc, 03/08/2023**

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Aerial Photography, 2020
Date: 02/08/2023
Prepared by: Frederick County
Community Development Division








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**Mayne Property
Preliminary Plan
PP274949
FcPc, 03/08/2023**

Zoning

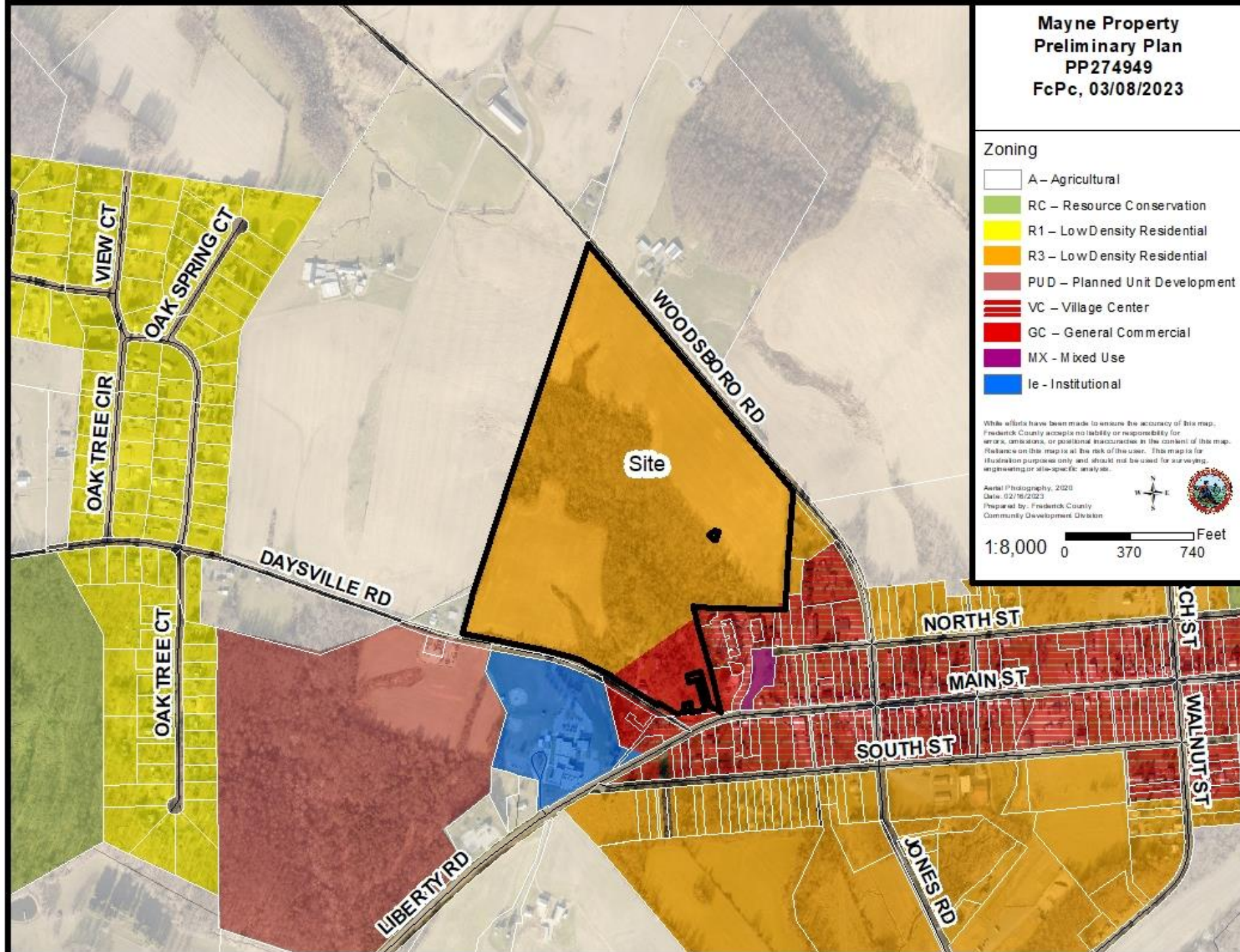
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  R3 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center
-  GC – General Commercial
-  MX – Mixed Use
-  Ie – Institutional

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Aerial Photography, 2020
Date: 02/16/2023
Prepared by: Frederick County
Community Development Division



1:8,000  **Feet**
0 370 740



**Mayne Property
Preliminary Plan
PP274949
FcPc, 03/08/2023**

Comprehensive Plan

-  Elementary School, 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

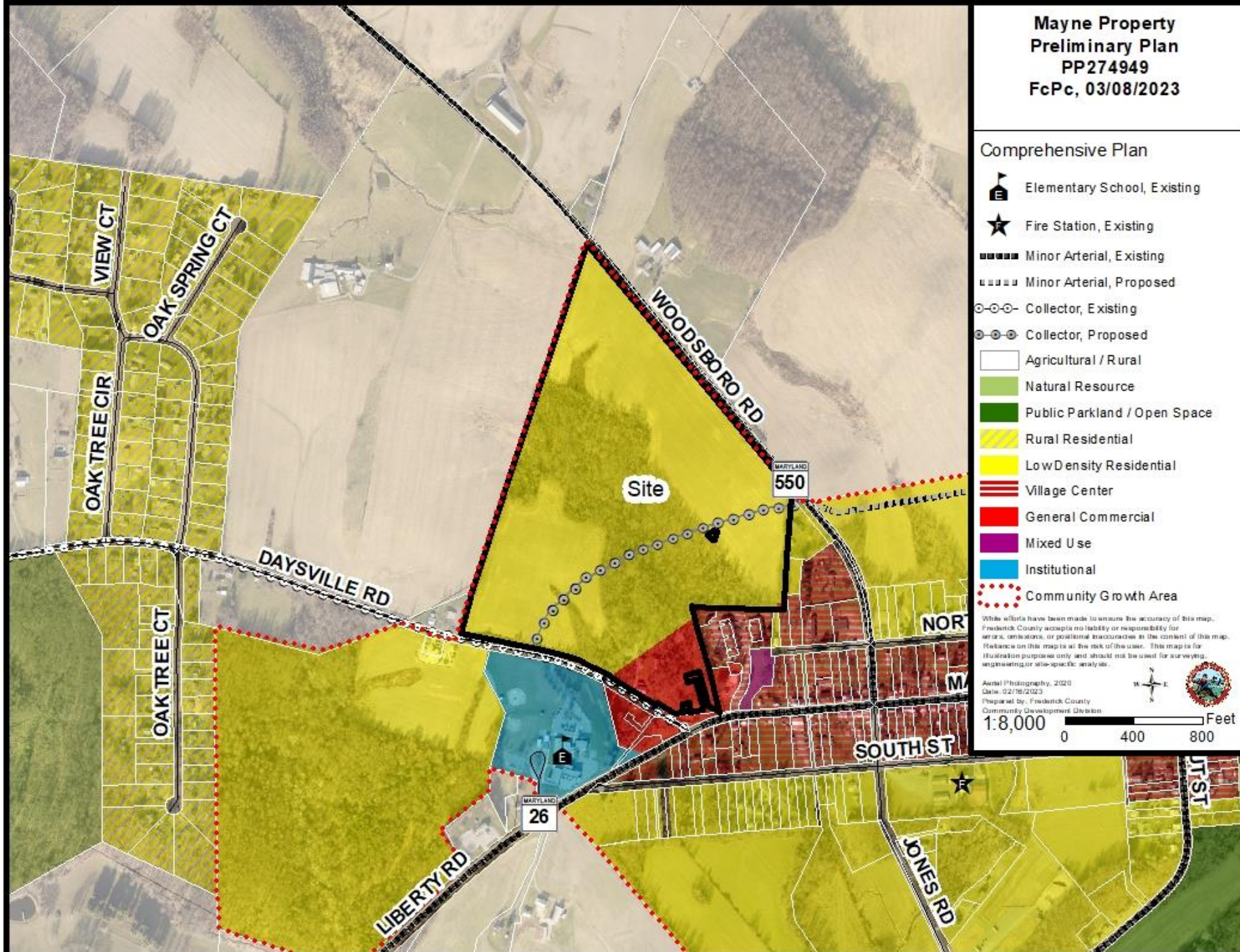
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Aerial Photography, 2020
Date: 02/16/2023
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Community Development Division

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0 400 800 Feet





Piedmont
Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
(301) 695-6614

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Noted: Feb 14, 2023 at 1:28pm
S:\CIVIL\MILL CREEK MD\SUBMISSION_PLOTS\DXF\1 PROGRAM

SCALE: AS SHOWN		
DESIGN: PDG	CHECK: MTW	APPROVED: EYW
SHEET 1		
DATE: FEB, 2023		

RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan for Mayne Property. If the Planning Commission conditionally approves the Subdivision Plan, it is valid for the lesser of a period 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 April 11, 2024. Therefore, the Preliminary Plan is valid until April 11, 2024.

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements once the following modifications are granted and conditions are met:

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

1. Approval of an alternate planting design to shift Street Trees from the right-of-way onto single family lots. A total of 175 Street Trees are proposed out of the 210 Street Trees required.

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).
3. The Applicant shall revise Note 26 on Sheet 1 to include the single-family parking calculations.

Utica District Park

Division of Parks and Recreation (DPR) Facilities

Site Plan

The Applicant is requesting nonbinding Site Plan approval for the phased construction of facilities for Frederick County Division of Parks and Recreation (DPR) on a 13.64-acre Site.

**Utica Park
Site Plan
SP273816
FcPc, 03/08/2023**

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Aerial Photography, 2020
Date: 02/20/2023
Prepared by: Frederick County
Community Development Division



1:3,500 0 175 350 Feet



**Utica Park
Site Plan
SP273816
FcPc, 03/08/2023**

Zoning

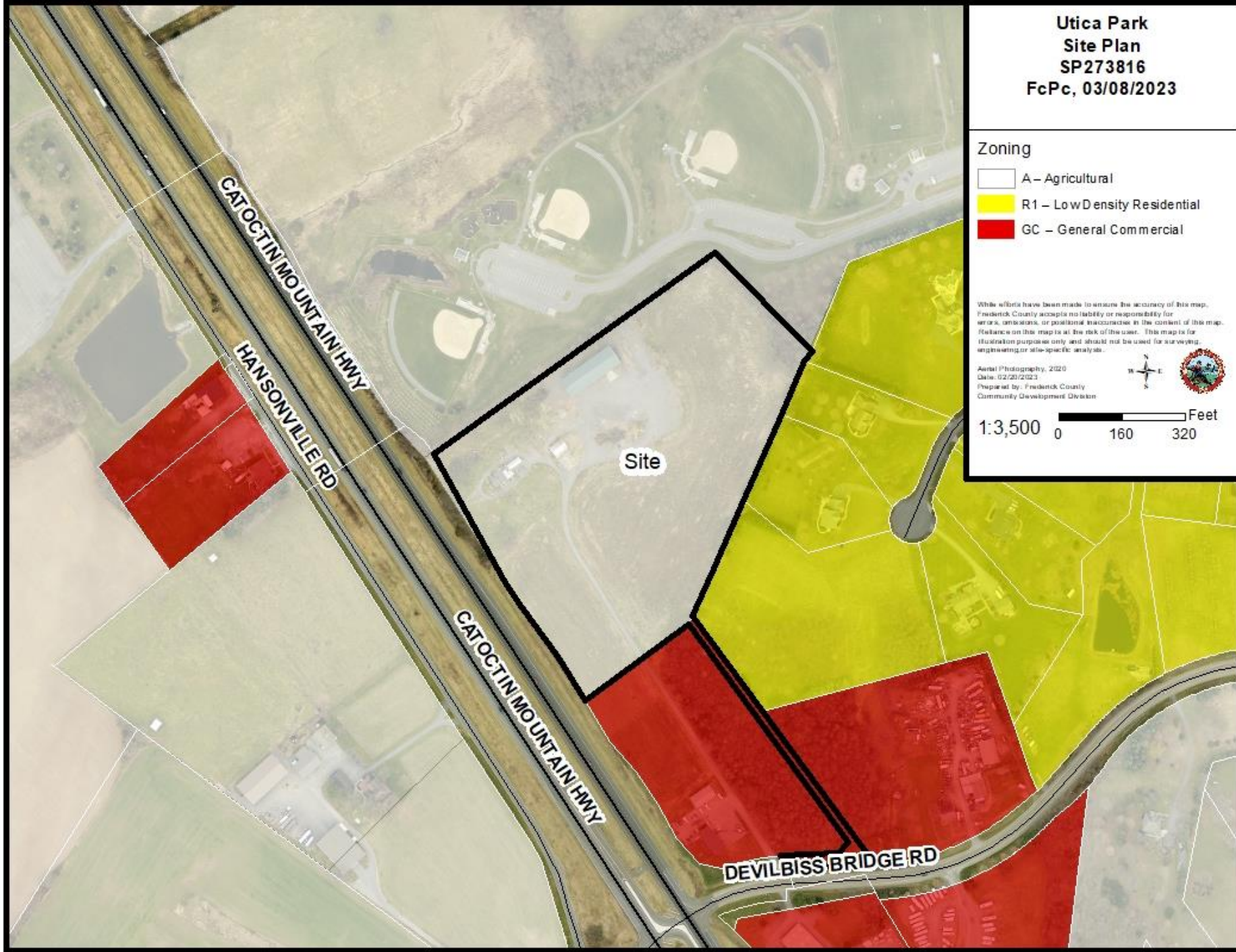
-  A – Agricultural
-  R1 – Low Density Residential
-  GC – General Commercial

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Prepared by: Frederick County
Community Development Division



1:3,500 0 160 320 Feet



**Utica Park
Site Plan
SP273816
FcPc, 03/08/2023**

Comprehensive Plan

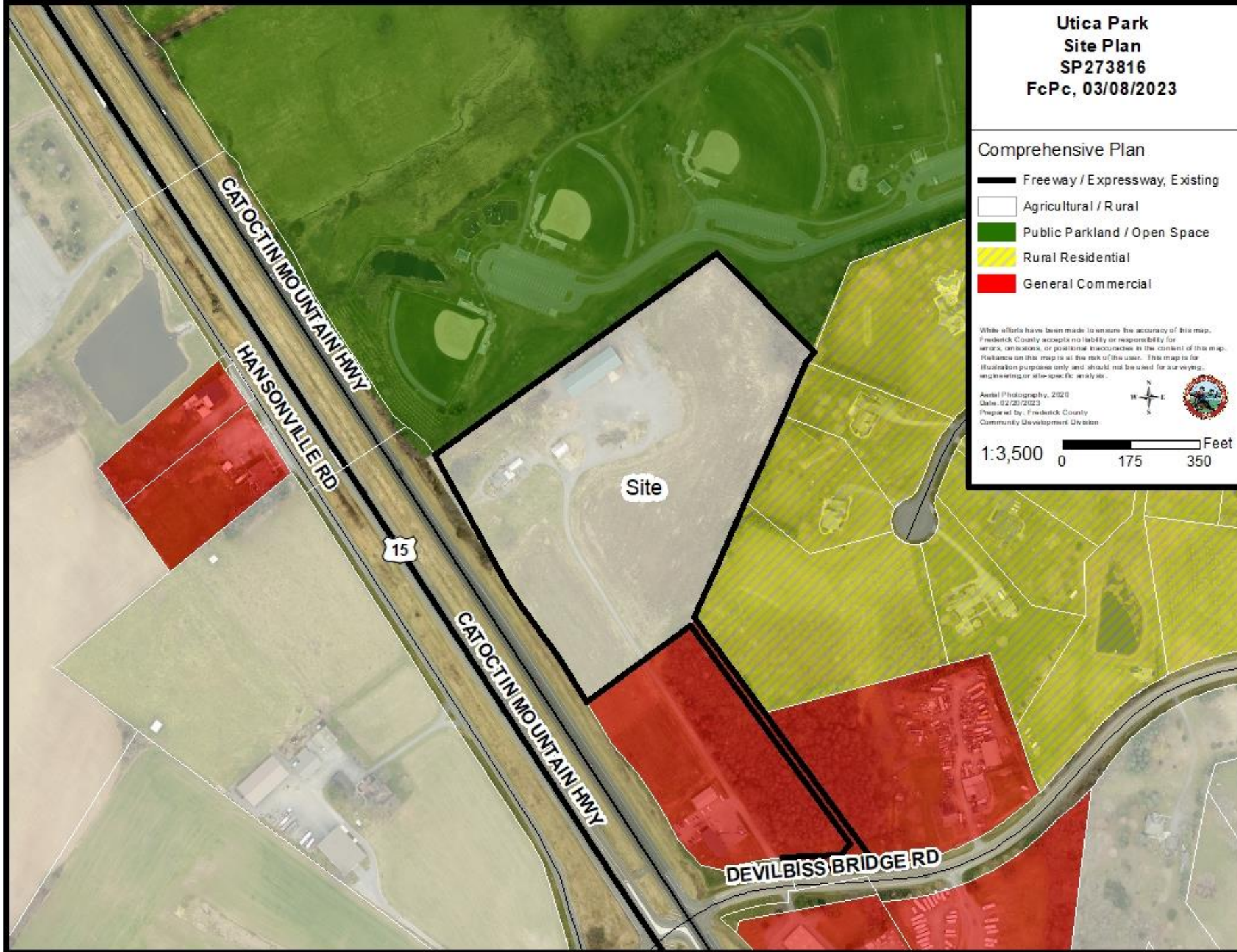
- Free way / Expressway, Existing
- Agricultural / Rural
- Public Parkland / Open Space
- Rural Residential
- General Commercial

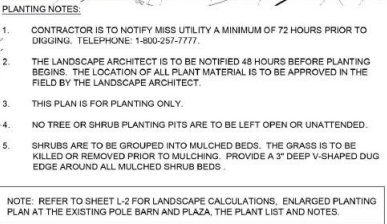
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Aerial Photography, 2020
Date: 02/20/2023
Prepared by: Frederick County
Community Development Division



1:3,500 0 175 350 Feet





HUMAN & ROHDE, INC. Landscape Architects 512 Virginia Ave. Towson, Maryland 21286 (410) 825-3885 Phone (410) 825-3887 Fax	TRIAD ENGINEERING, INC. 1075D SHERMAN AVE. HAGERSTOWN, MD 21740 (301) 797-6400 Phone (301) 797-2424 Fax	SEAL	OWNER / DEVELOPER FREDERICK COUNTY, MD. WINCHESTER HALL 12 EAST CHURCH STREET FREDERICK, MARYLAND 21701 PHONE: (301) 600-1100	LANDSCAPE PLAN UTICA DISTRICT PARK DPR FACILITIES 7612 DEVILBISS BRIDGE ROAD FREDERICK, MD 21701 FREDERICK COUNTY, MARYLAND	L-1
					SCALE: AS SHOWN LBP JCR DRAWN BY CHECKED BY DATE: JANUARY 2023 SHEET 8 OF 11



NO TRESSPASSING
OR DUMPING
BY ORDER OF
FREDERICK COUNTY

NO TRESSPASSING
OR DUMPING
BY ORDER OF
FREDERICK COUNTY

NO TRESSPASSING

RECOMMENDATION

Staff has no objection to the Site Plan for the Utica District Park DPR Facilities. Per 1-19-4.110(C) of the Zoning Ordinance, this application is presented to the Planning Commission for nonbinding review and comment at a public meeting.

Based upon the findings and conclusions as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements.

Staff recommends that the following item be added as a condition of approval:

1. The Applicant shall provide at least three (3) bicycle racks to be installed during Phase 2.

Stanford Industrial Park, Lot 9

Site Plan

The Applicant is requesting site plan approval to construct a 10,004 SF automotive service facility for tractor trailers with a mezzanine office of 800 SF on a 6.49 acre lot.

**Stanford
Site Plan
SP273480
FcPc, 03/08/2023**

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Aerial Photography, 2020
Date: 02/21/2023
Prepared by: Frederick County
Community Development Division





1:2,500 0 125 250 Feet



**Stanford
Site Plan
SP273480
FcPc, 03/08/2023**

Zoning

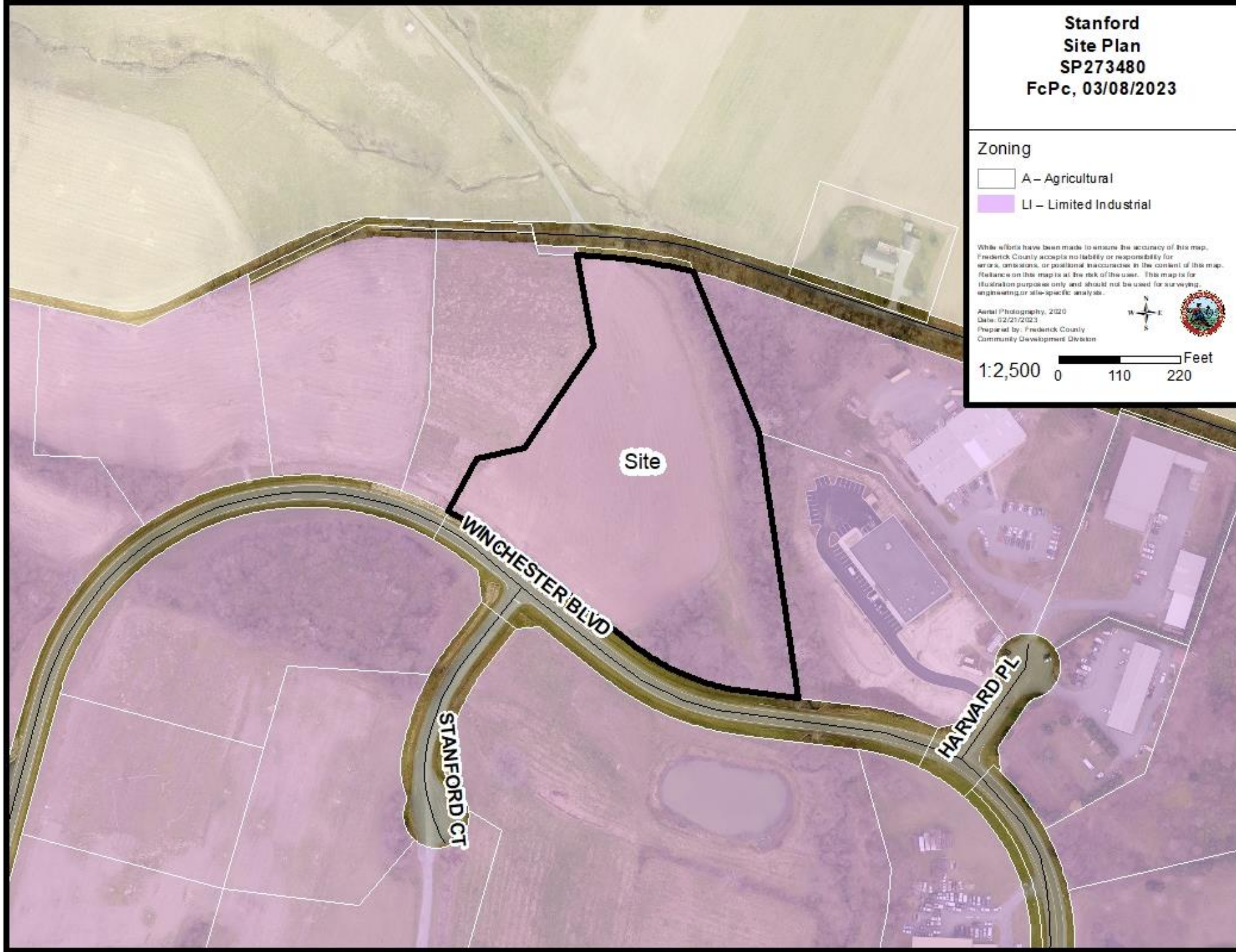
-  A – Agricultural
-  LI – Limited Industrial

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Community Development Division



1:2,500 0 110 220 Feet



**Stanford
Site Plan
SP273480
FcPc, 03/08/2023**

Comprehensive Plan

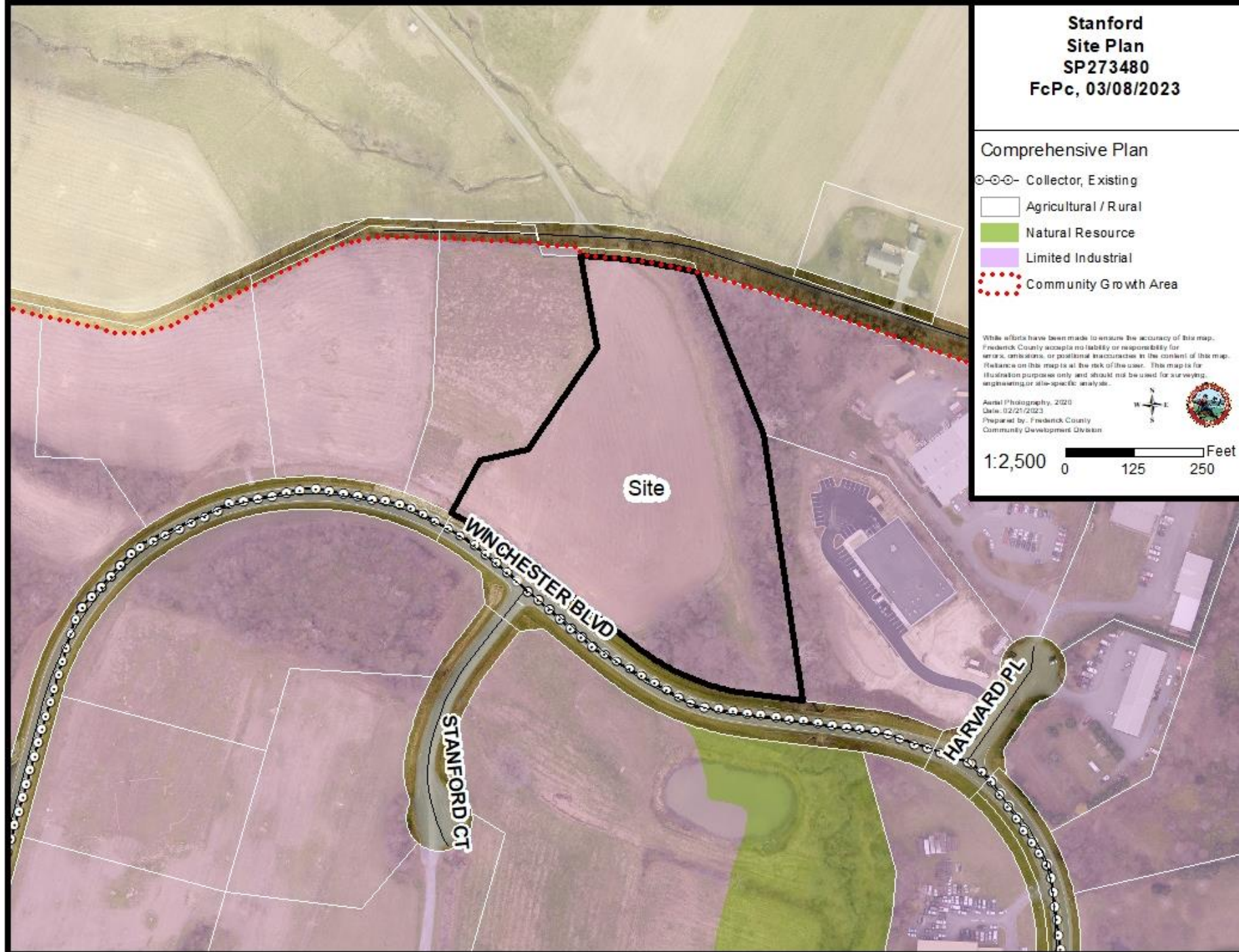
- ⊖-⊖-⊖ Collector, Existing
- Agricultural / Rural
- Natural Resource
- Limited Industrial
- ⋯ Community Growth Area

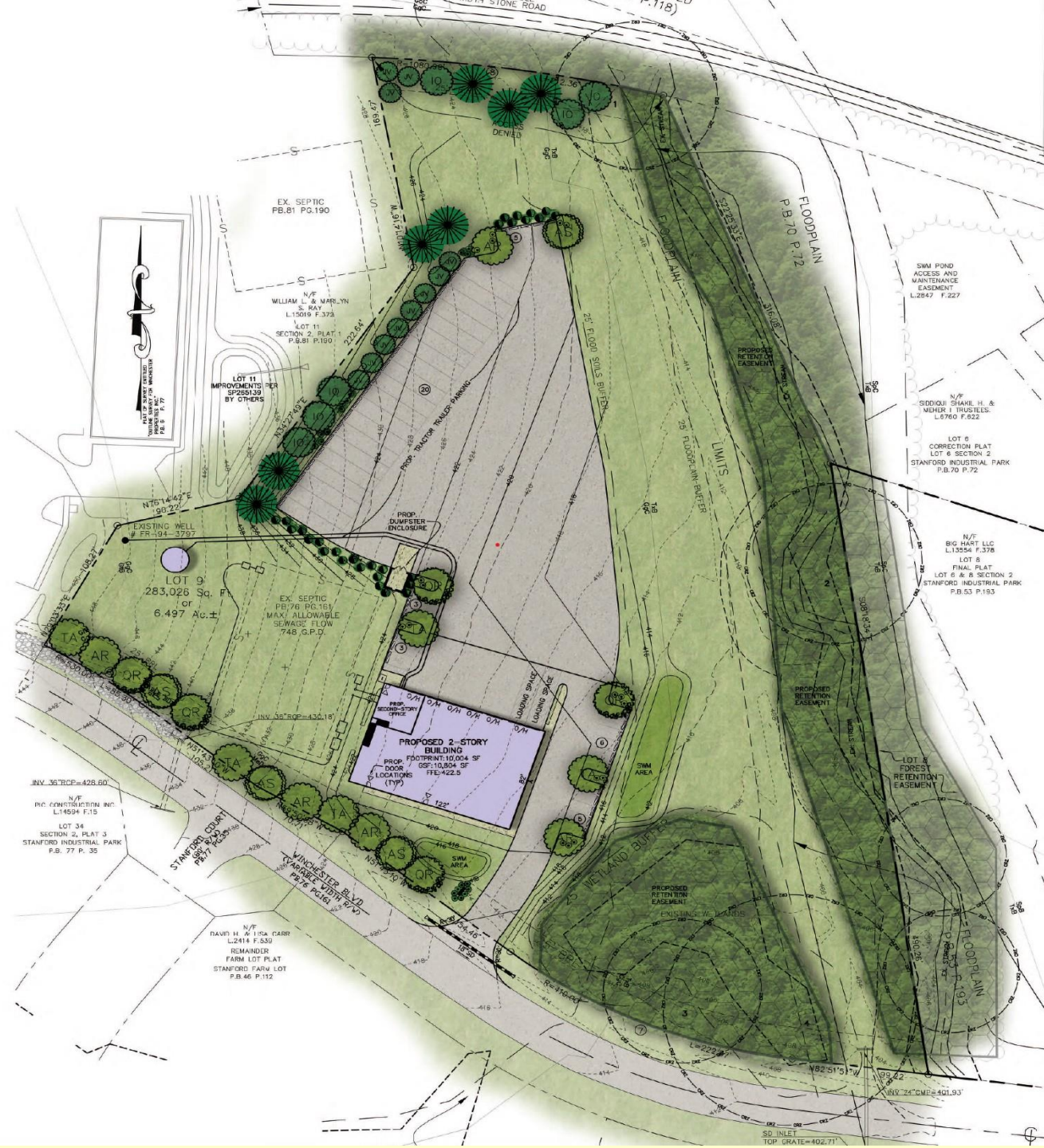
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Aerial Photography, 2020
Date: 02/21/2023
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet





RECOMMENDATION

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. Remove the last line in Note 9.
4. 4. Revise the bike rack note to reflect the industrial standard (only one is still required)

Royal Farms Store #239

Site Plan

The Applicant is requesting site plan approval to construct a 5,154 SF convenience store with 16 gas pumps and a carwash after razing the existing strip center at 5831 Buckeystown Pike.



Royal Farm s
Site Plan
SP273300
FcPc, 03/08/2023

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Aerial Photography, 2020
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1:1,100 0 50 100 Feet

**Royal Farm s
Site Plan
SP273300
FcPc, 03/08/2023**

Zoning

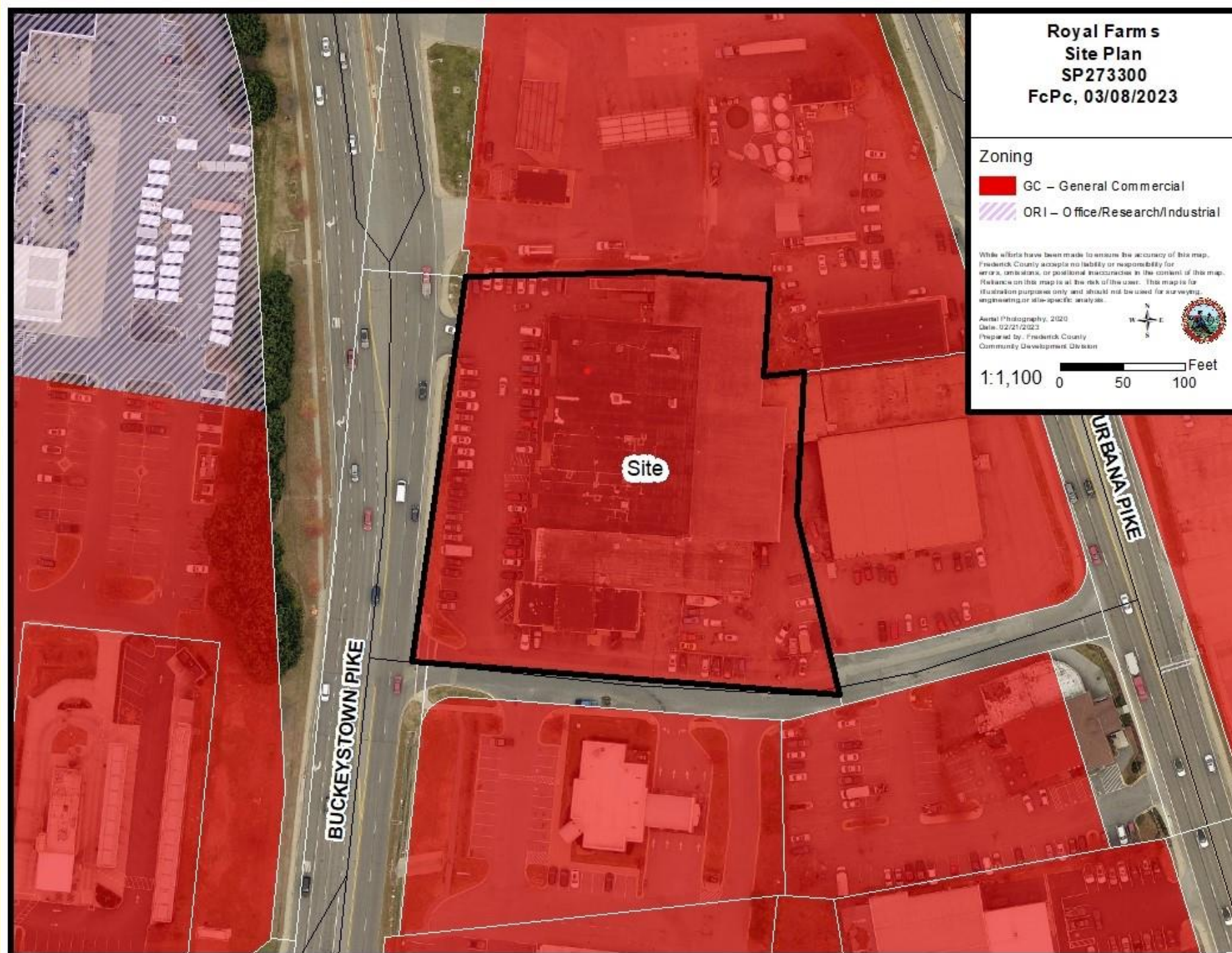
-  GC – General Commercial
 ORI – Office/Research/Industrial

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1:1,100 0 50 100 Feet



**Royal Farms
Site Plan
SP273300
FcPc, 03/08/2023**

Comprehensive Plan

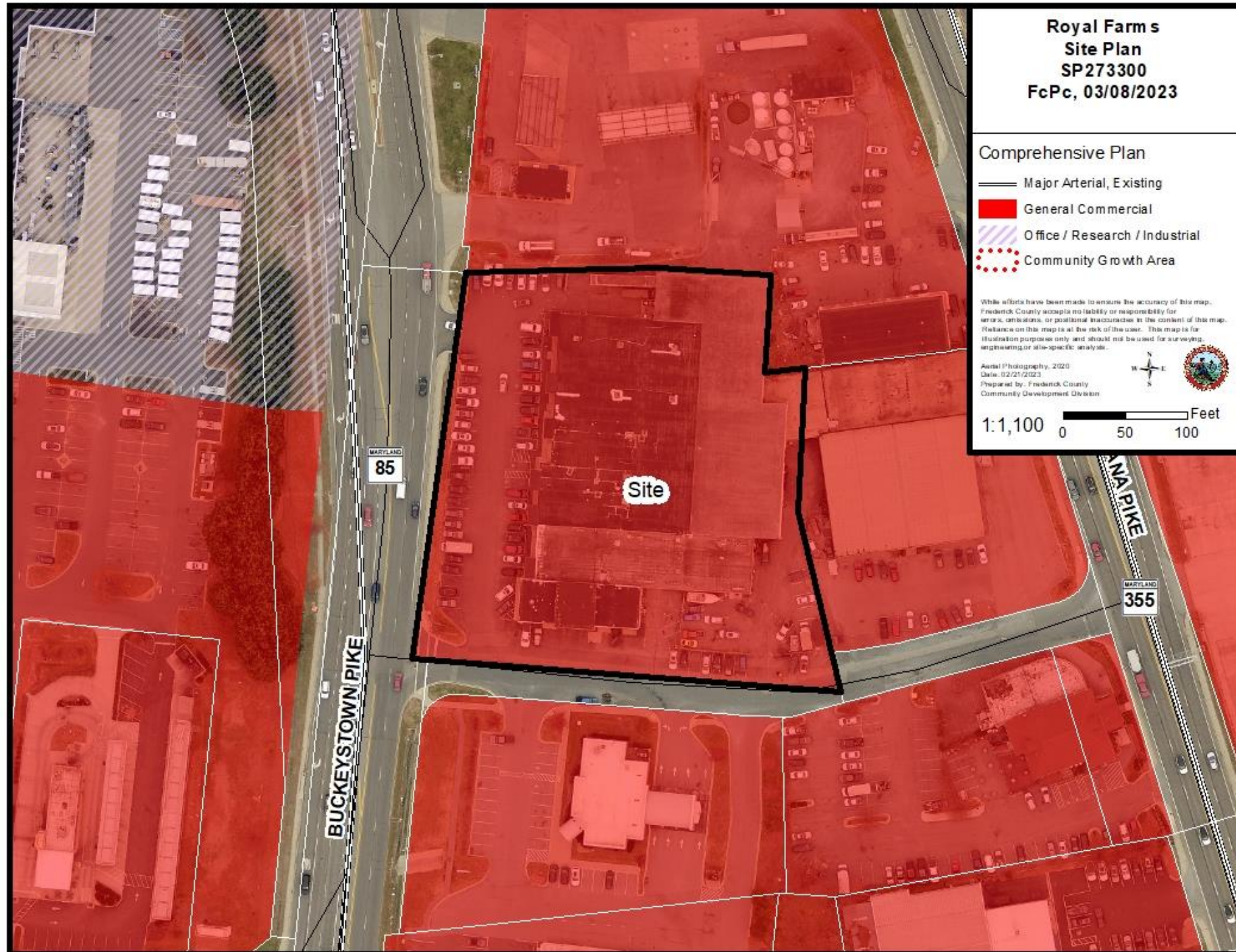
- Major Arterial, Existing
- General Commercial
- Office / Research / Industrial
- Community Growth Area

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1:1,100 0 50 100 Feet





RECOMMENDATION

Staff finds that the application meets or will meet all applicable Zoning and FRO requirements once the following modifications are granted and conditions met:

Modifications requested by the Applicant for approval:

1. Section 1-19-6.400(A(2)): Applicant request for a modification to allow alternate on site locations for street trees.
2. Section 1-19-6.220(A): Applicant request for a modification to allow parking spaces to be increased from the required 18 to 59 spaces (an increase of 41) with 3 HC.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Complete the signage note calculation on the cover sheet.
3. Update fixture count on lighting sheet from 9 single pole lights to 10.
4. Revise the signage exhibits to meet the 154 SF total allowed and add that sheet to the plan set for stamped approval.