

# Frederick County Planning Commission

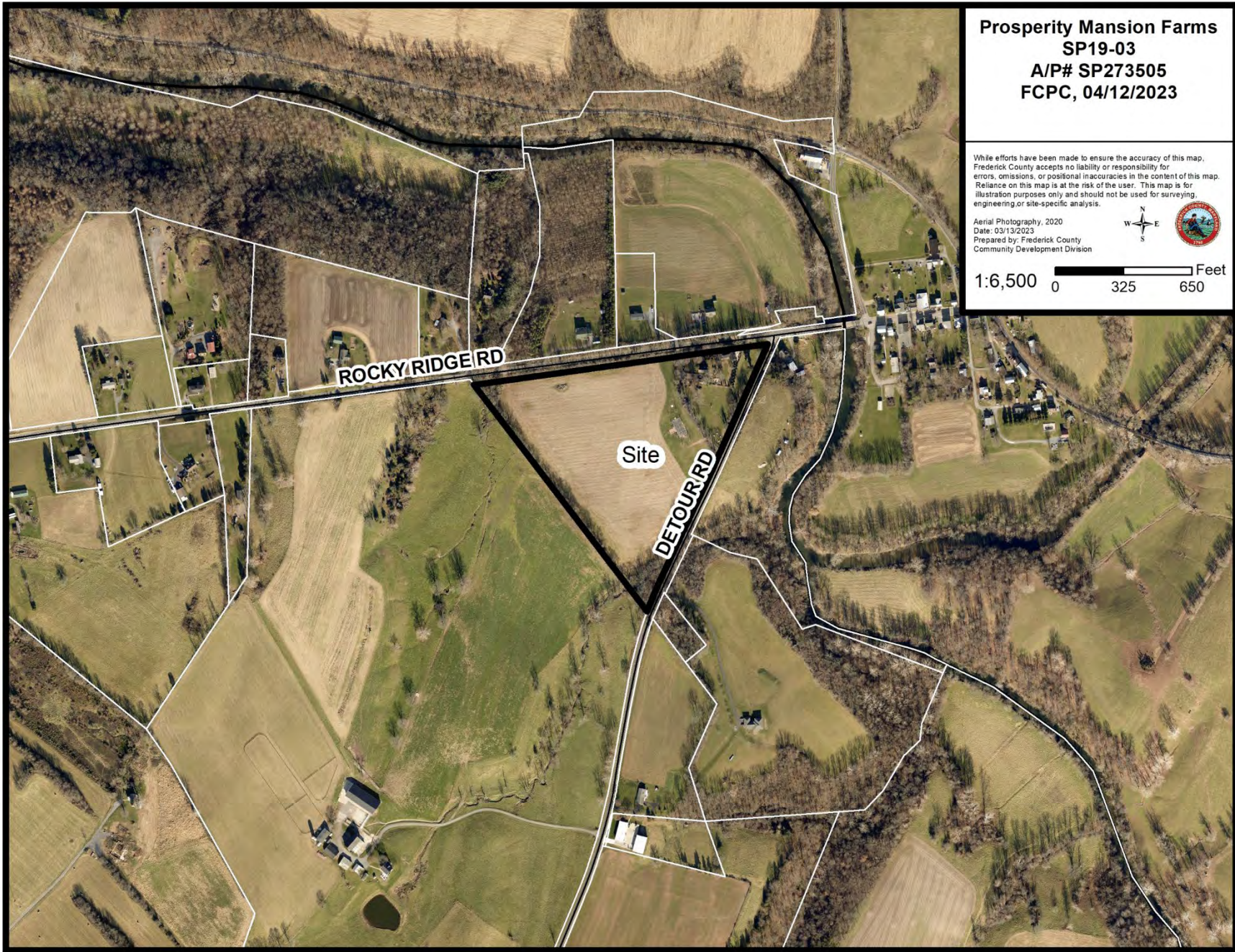


April 12, 2023

# ***Prosperity Mansion Farms***

## *Site Plan*

The Applicant is requesting Site Plan approval for the establishment of a facility for functions use on a 19.2-acre Site.



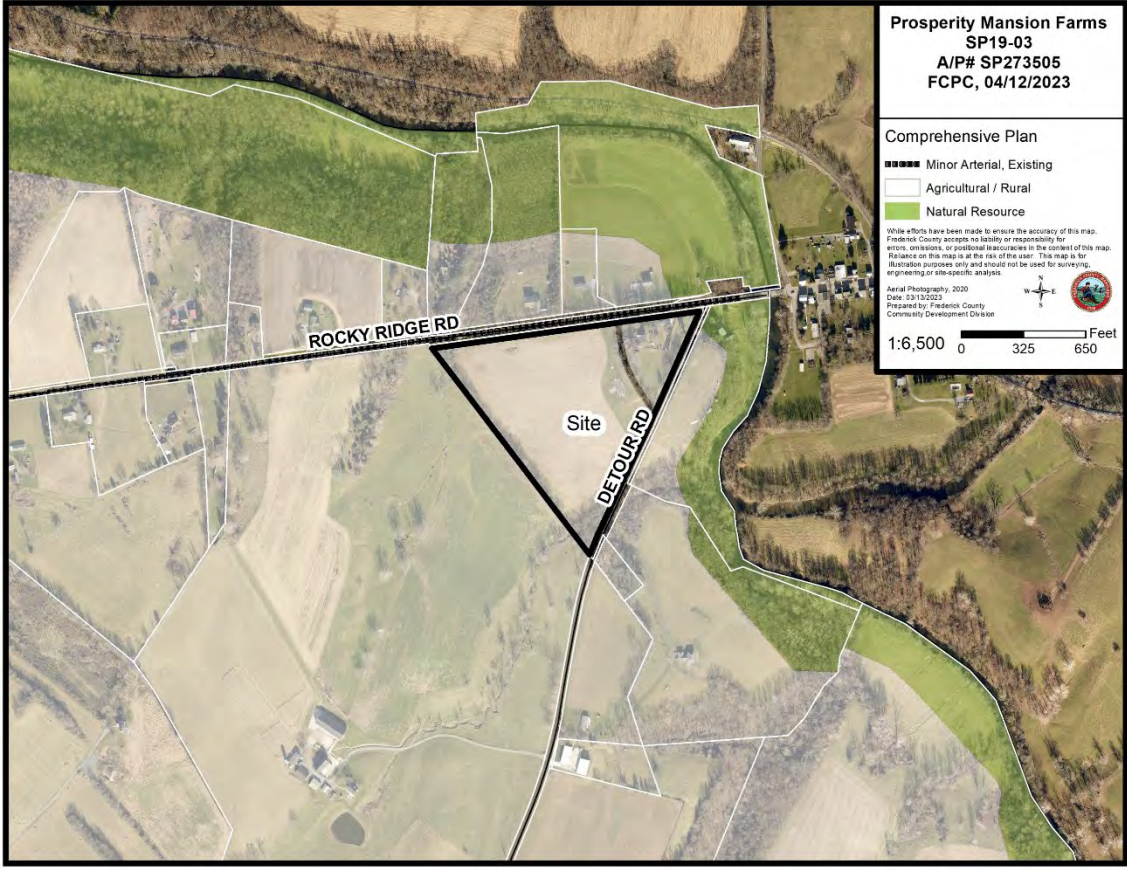
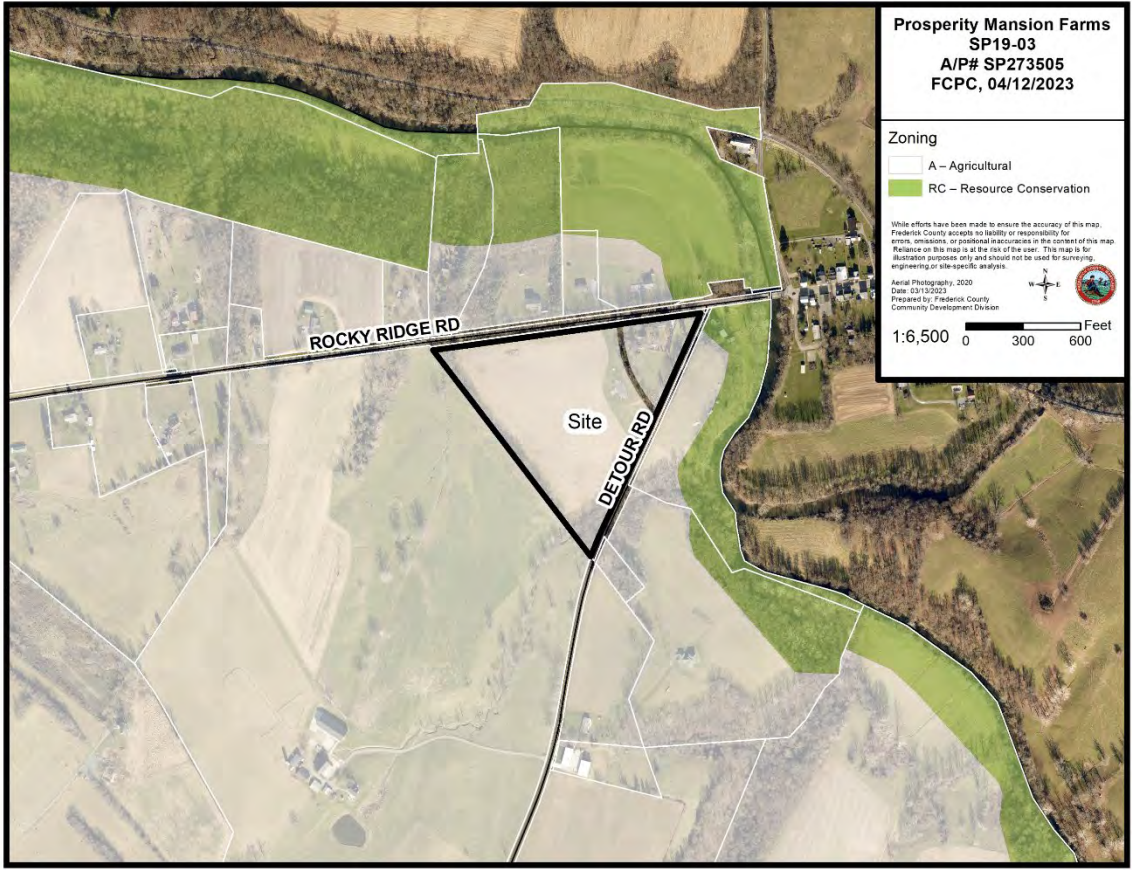
**Prosperity Mansion Farms**  
**SP19-03**  
**A/P# SP273505**  
**FCPC, 04/12/2023**

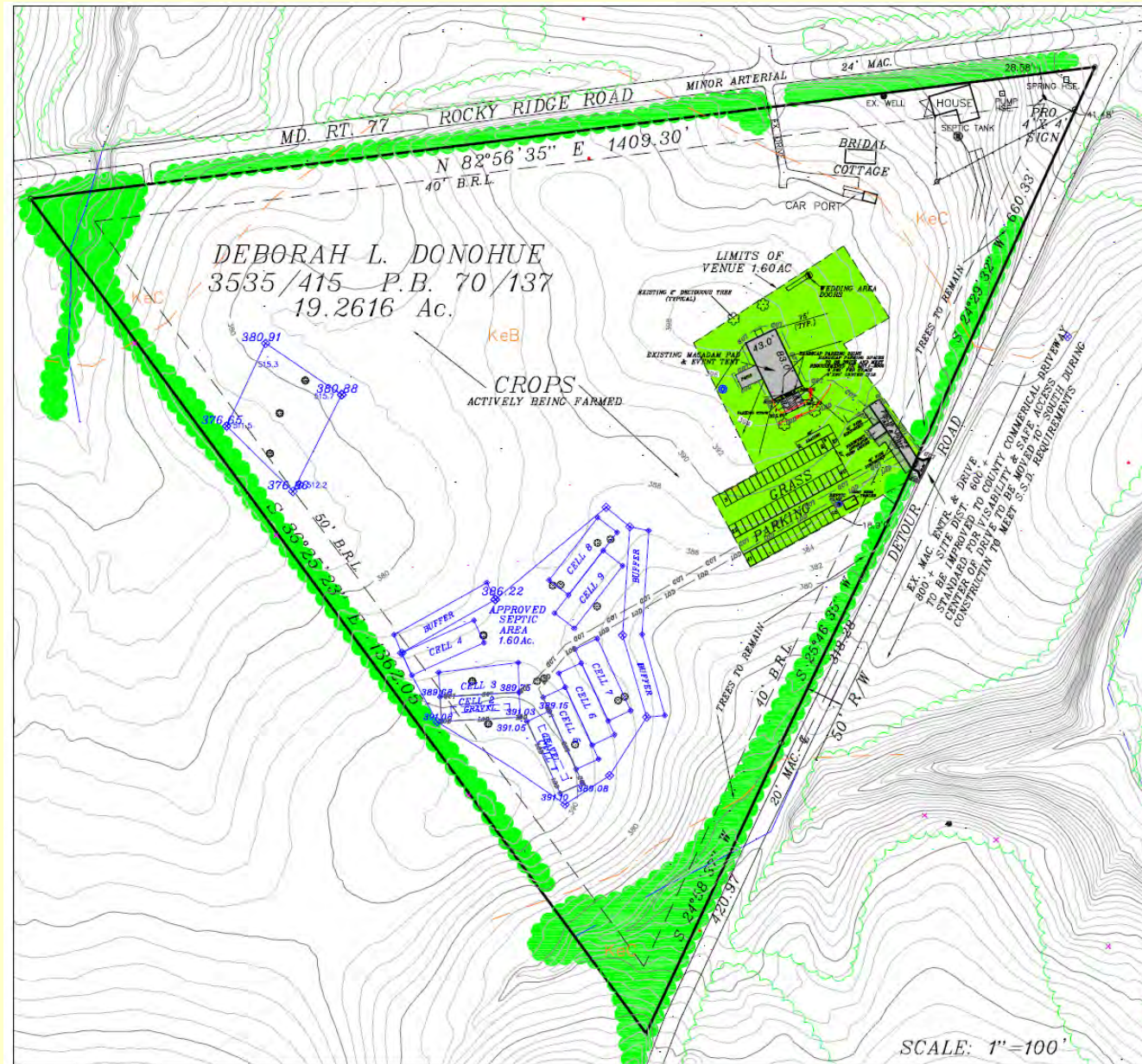
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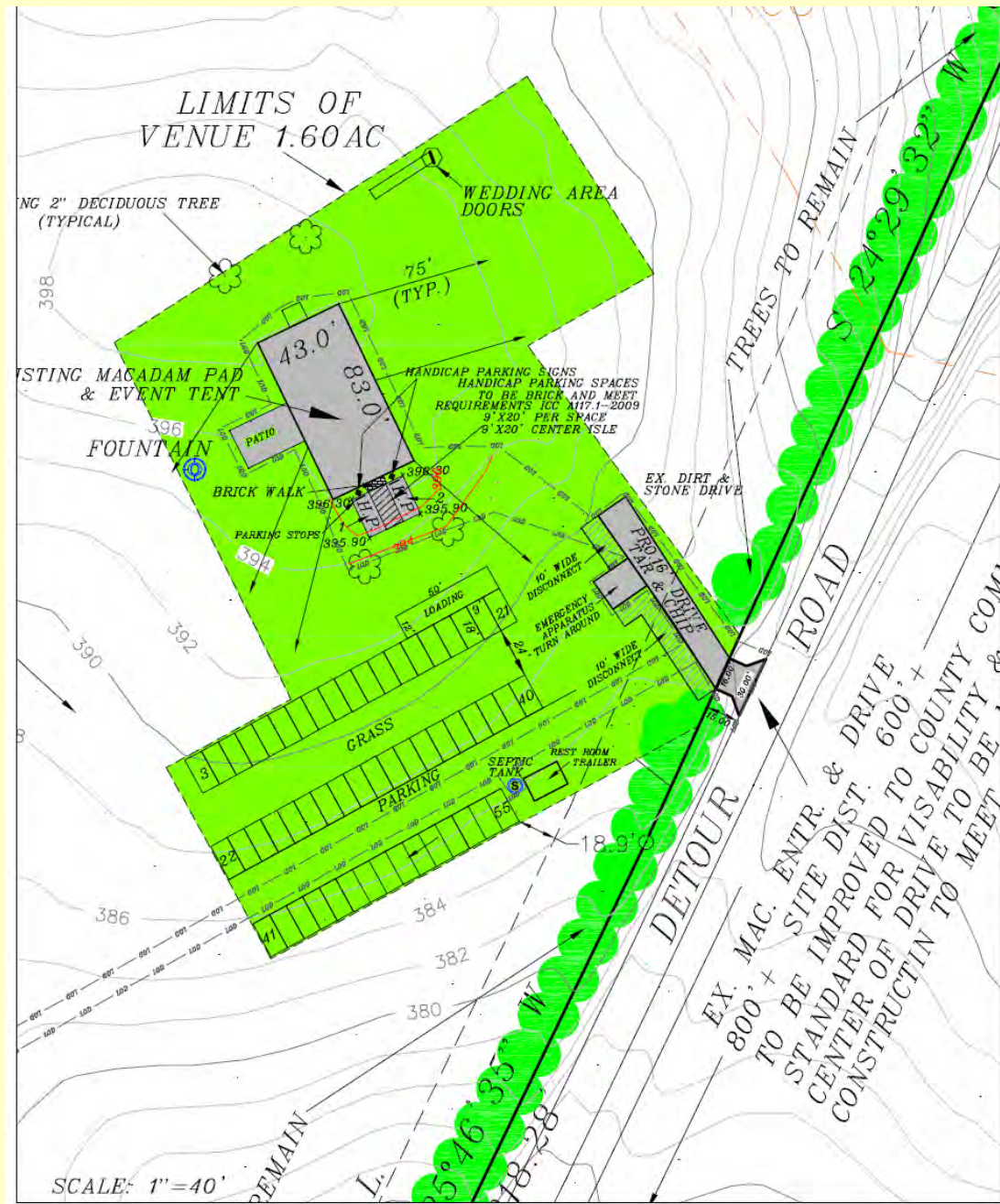
Aerial Photography, 2020  
Date: 03/13/2023  
Prepared by: Frederick County  
Community Development Division



1:6,500 0 325 650 Feet







# **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan for Prosperity Mansion Farms. 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 April 12, 2026).

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 once the following modifications are granted and conditions met:

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

1. Approval of a Street Tree Modification Request to utilize existing tree lines as an alternate landscape plan.

## **Staff-proposed conditions of approval:**

1. Address all agency comments as the plan proceeds through to completion.
2. The Facility for Functions MOU must be signed by the Applicant prior to final site plan approval.
3. The Preliminary/Final FRO plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

# ***Gas House Pike – Road Improvements***

## *FRO Modification*

The Applicant is requesting approval of a modification to the Forest Resource Ordinance (FRO) to remove eight (8) specimen trees.

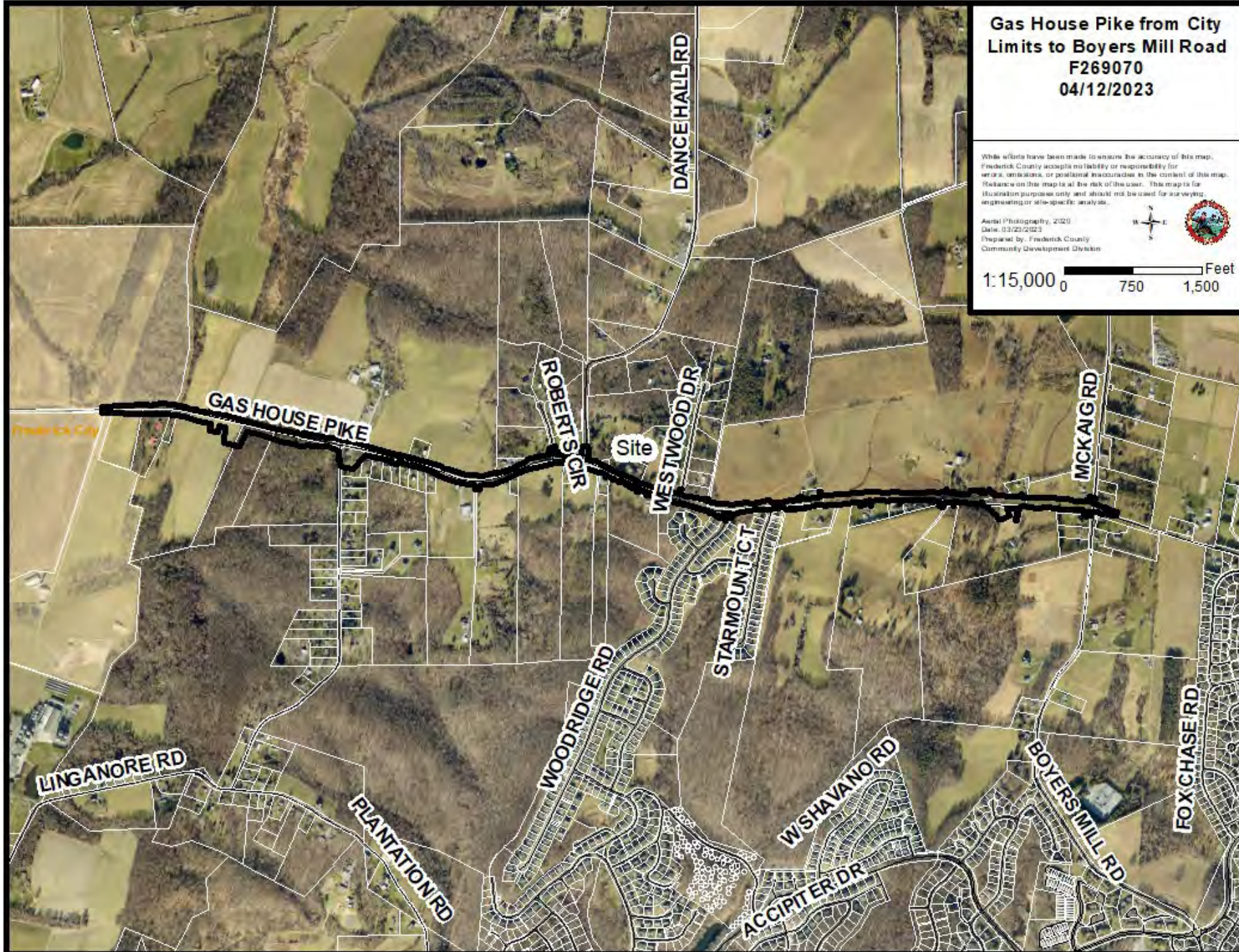
**Gas House Pike from City  
Limits to Boyers Mill Road  
F269070  
04/12/2023**

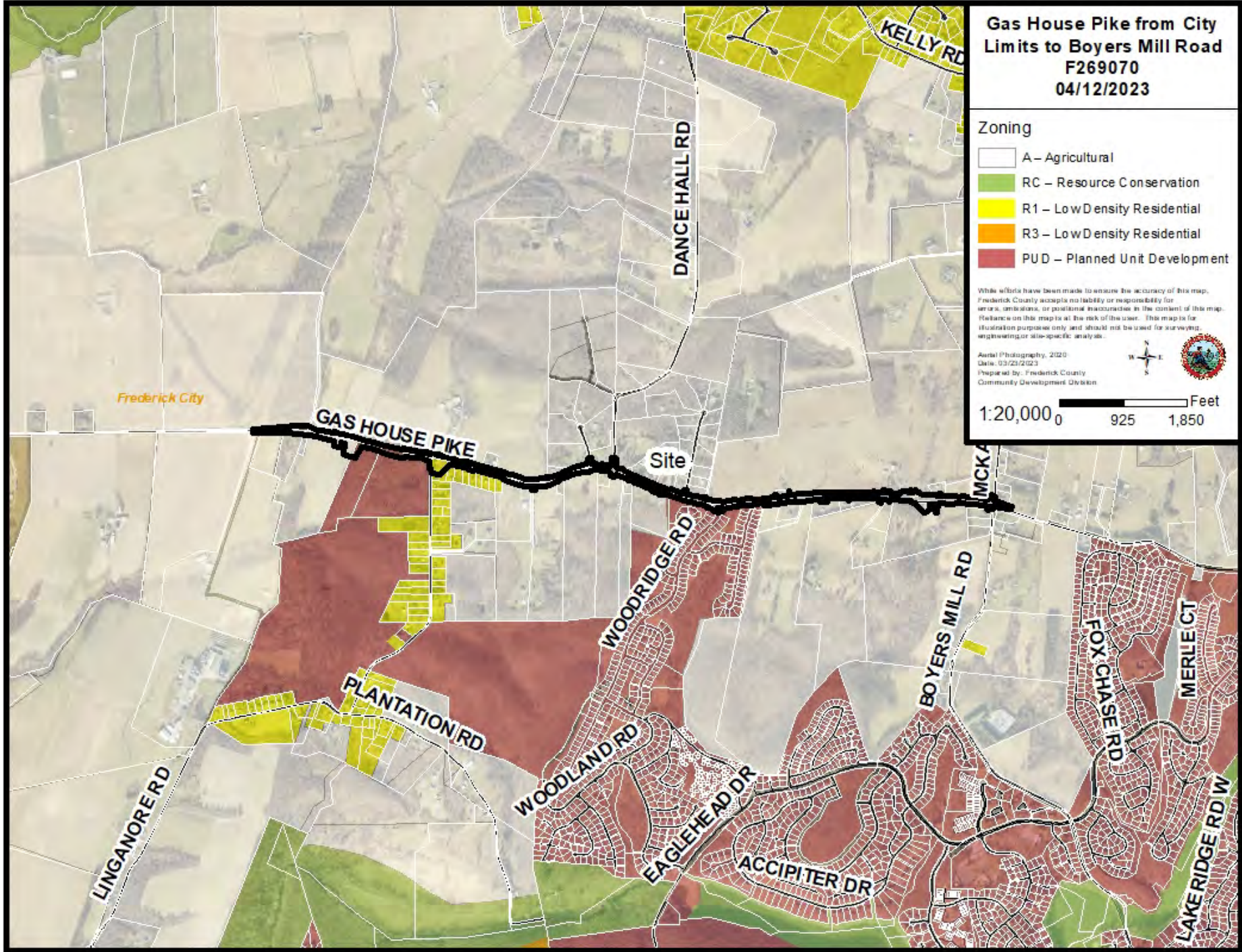
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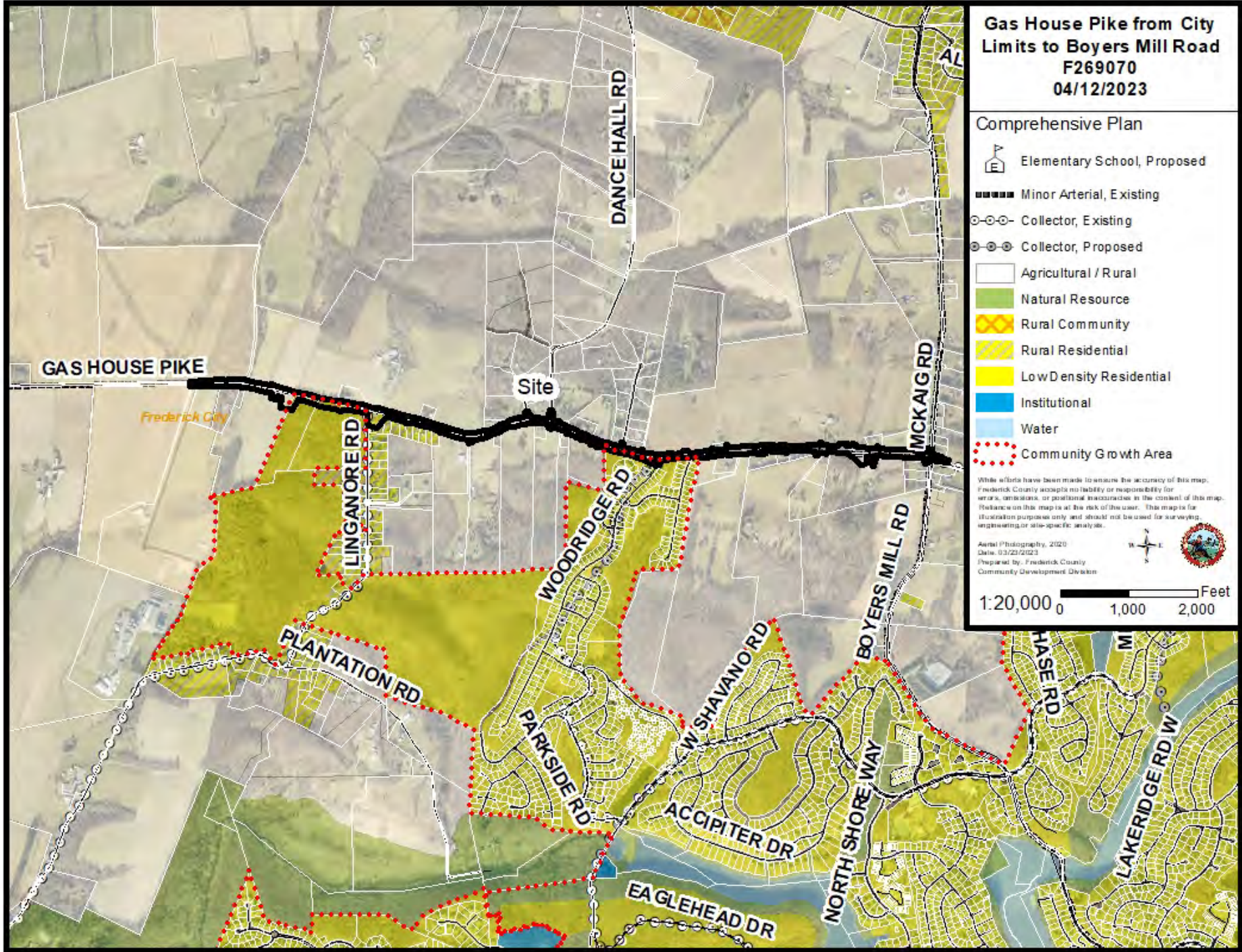
Aerial Photography, 2020  
Date: 03/22/2023  
Prepared by: Frederick County  
Community Development Division



1:15,000 0 750 1,500 Feet







**Gas House Pike from City  
Limits to Boyers Mill Road  
F269070  
04/12/2023**

**Comprehensive Plan**

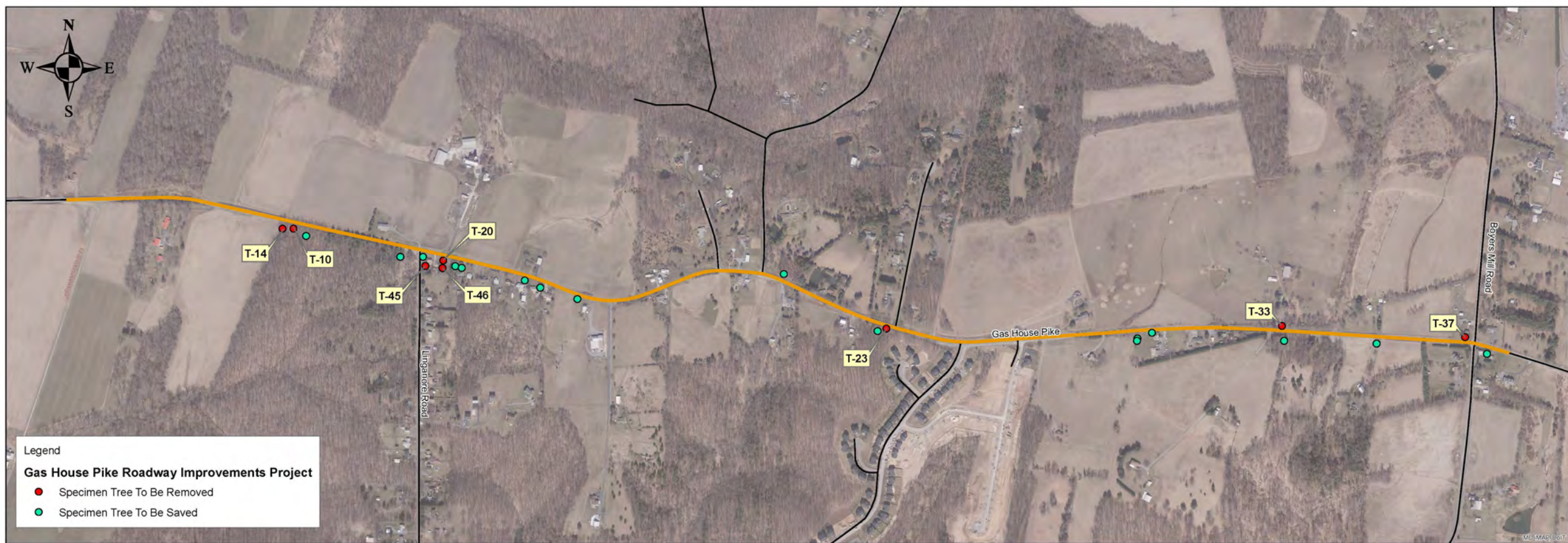
- Elementary School, Proposed
- Minor Arterial, Existing
- Collector, Existing
- Collector, Proposed
- Agricultural / Rural
- Natural Resource
- Rural Community
- Rural Residential
- Low Density Residential
- Institutional
- Water
- Community Growth Area

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Aerial Photography, 2020  
Date: 03/22/2023  
Prepared by: Frederick County  
Community Development Division



1:20,000 0 1,000 2,000 Feet



# **RECOMMENDATION**

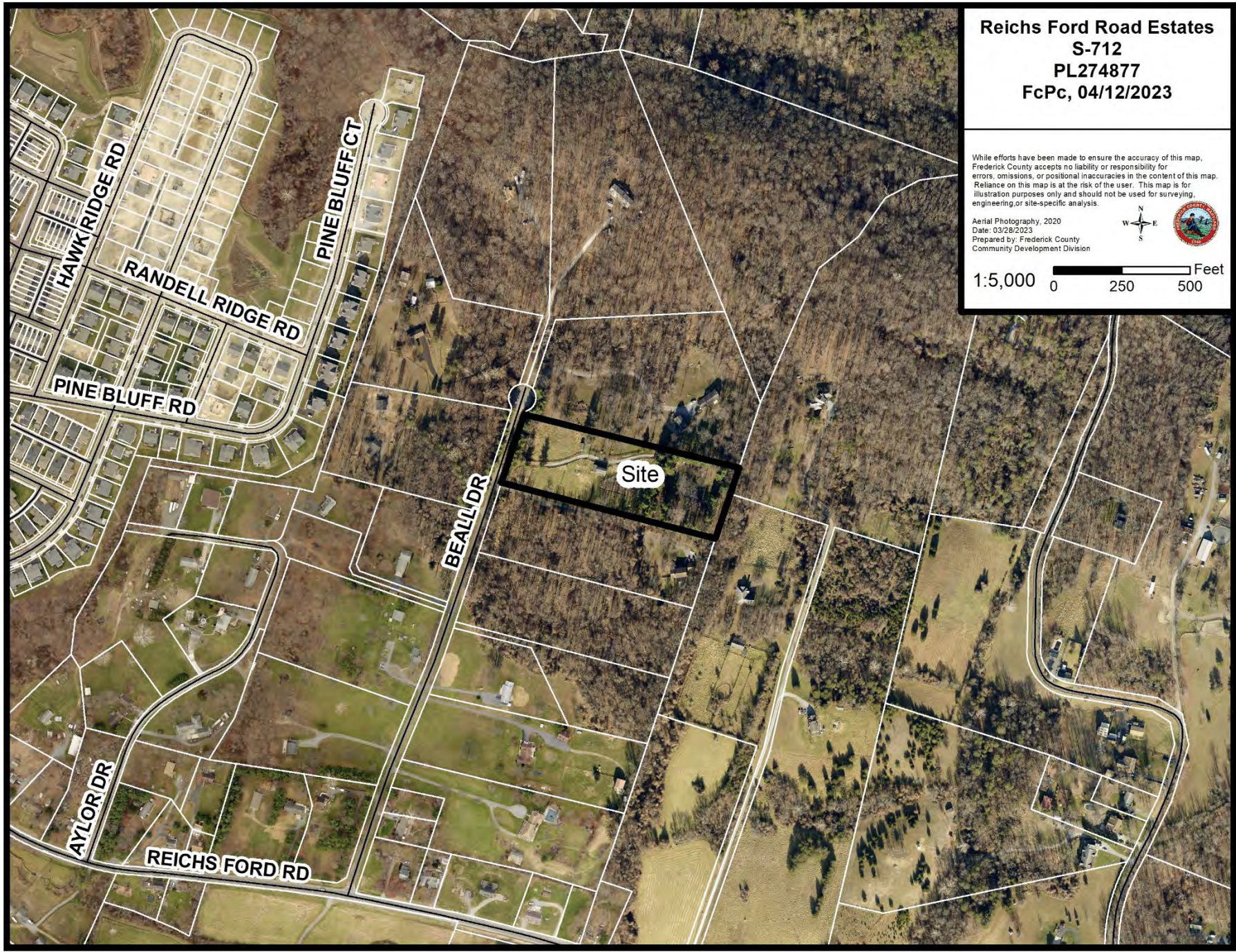
Staff recommends that the Planning Commission review the Applicant's justification letter and determine if the proposal meets the criteria for granting a modification under §1-21-21 of the FRO. Should the Planning Commission grant approval of the modification request, Staff recommends the following conditions be added to the approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved, and mitigation provided prior to the removal of any specimen trees.

# ***Reichs Ford Road Estates, Lot 9***

## ***Combined Preliminary Final Plat***

The Applicant is requesting Combined Preliminary/Final Plat approval to resubdivide a 4.9891 acre lot into 3 lots.



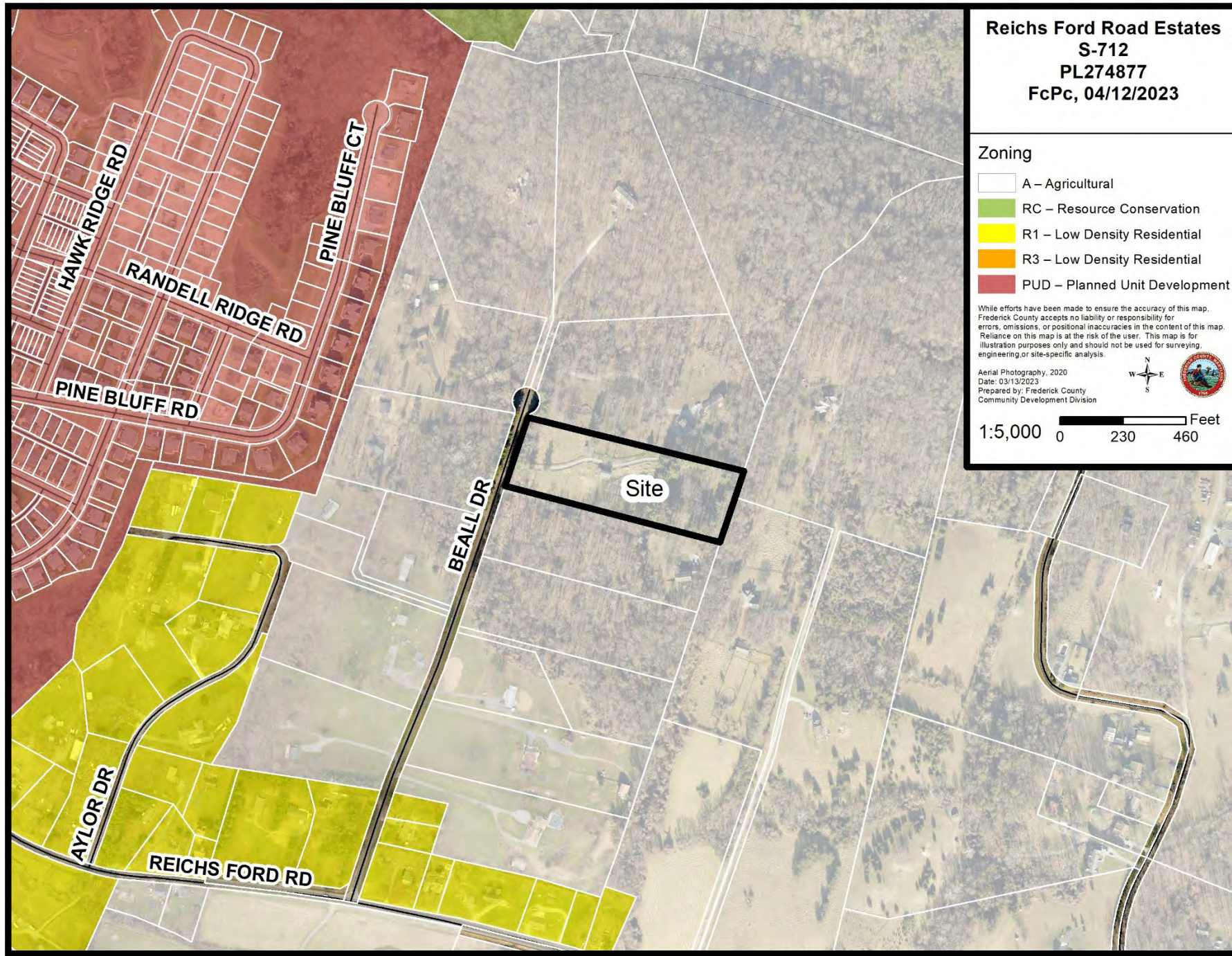
**Reichs Ford Road Estates**  
**S-712**  
**PL274877**  
**FcPc, 04/12/2023**

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Aerial Photography: 2020  
Date: 03/28/2023  
Prepared by: Frederick County  
Community Development Division



1:5,000 0 250 500 Feet



**Reichs Ford Road Estates  
S-712  
PL274877  
FcPc, 04/12/2023**

**Zoning**

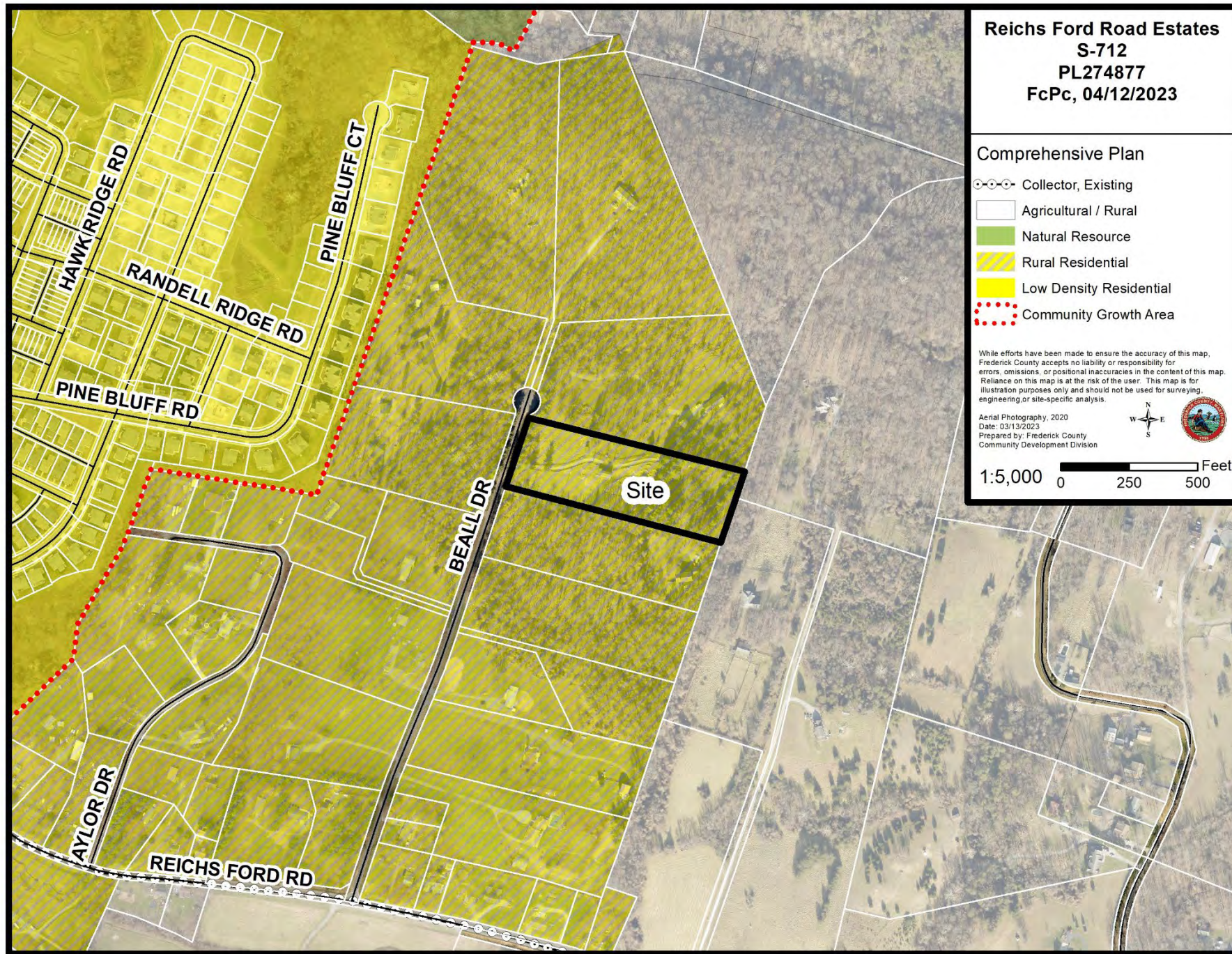
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- PUD – Planned Unit Development

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Aerial Photography, 2020  
Date: 03/13/2023  
Prepared by: Frederick County  
Community Development Division



1:5,000 0 230 460 Feet



**Reichs Ford Road Estates  
S-712  
PL274877  
FcPc, 04/12/2023**

**Comprehensive Plan**

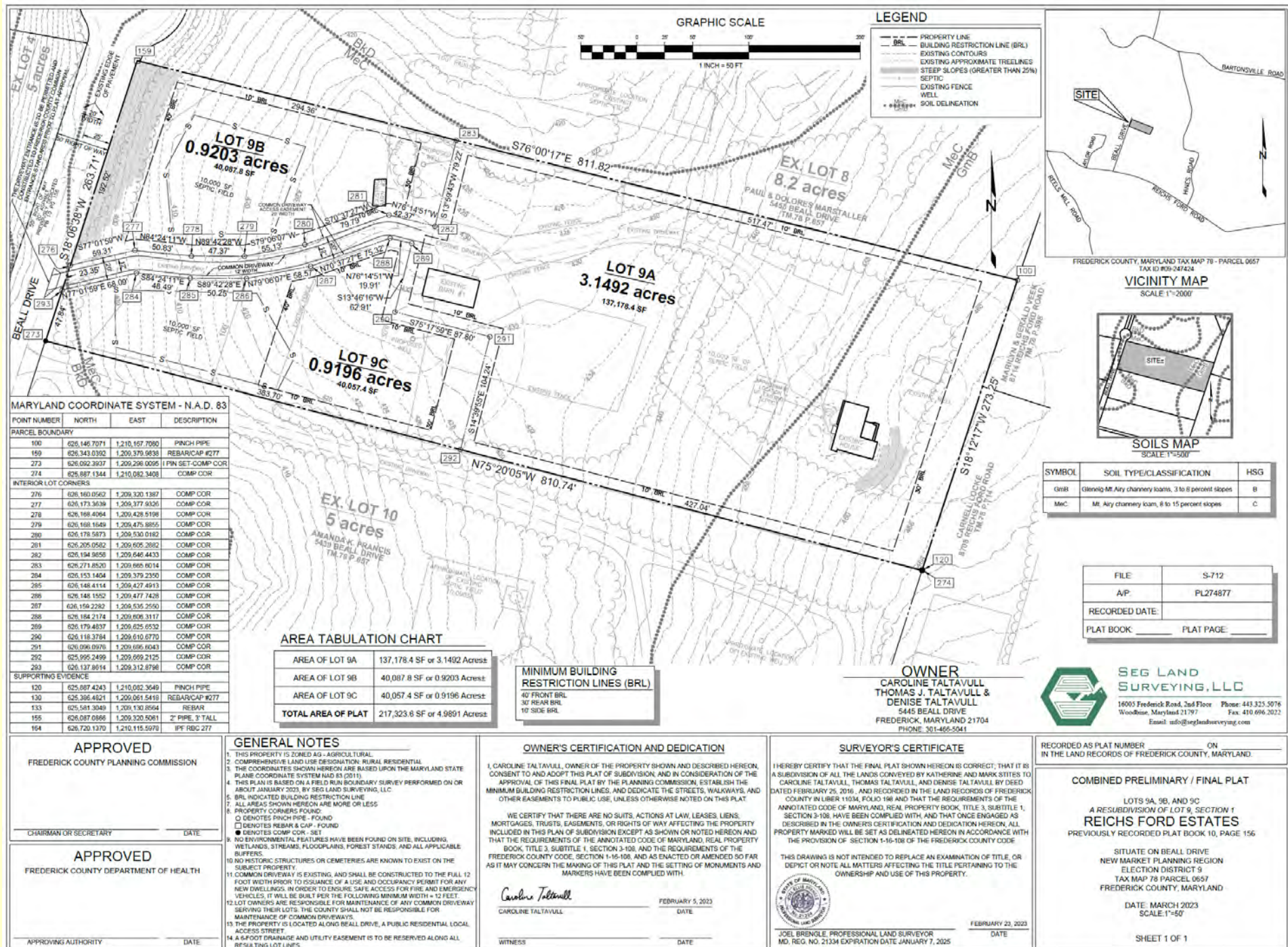
- Collector, Existing
- Agricultural / Rural
- Natural Resource
- Rural Residential
- Low Density Residential
- Community Growth Area

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Aerial Photography, 2020  
Date: 03/13/2023  
Prepared by: Frederick County  
Community Development Division



1:5,000 0 250 500 Feet



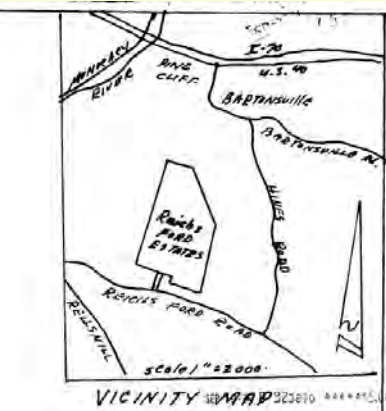
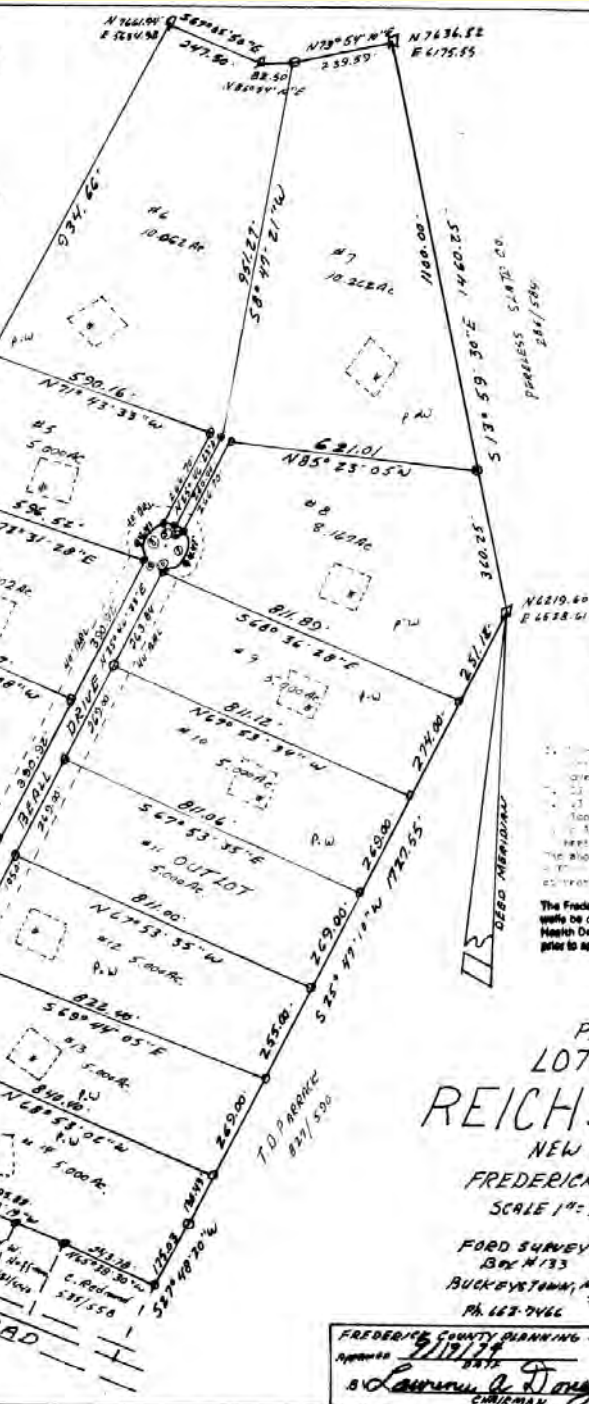


Richard T. Lusk, Mary J. Lusk, Earl H. Dammant, & the Estate of Earl H. Dammant  
 August 1974

8/1/74  
 8/12/74  
 8/19/74

SECTION I  
 AVIOL  
 SUBDIVISION

STATE OF MARYLAND  
 FREDERICK COUNTY  
 RECEIVED FOR RECORD  
 Sep 19 10 46 AM '74  
 1000 10 150  
 LAND



VICINITY MAP  
 Scale 1" = 2000'

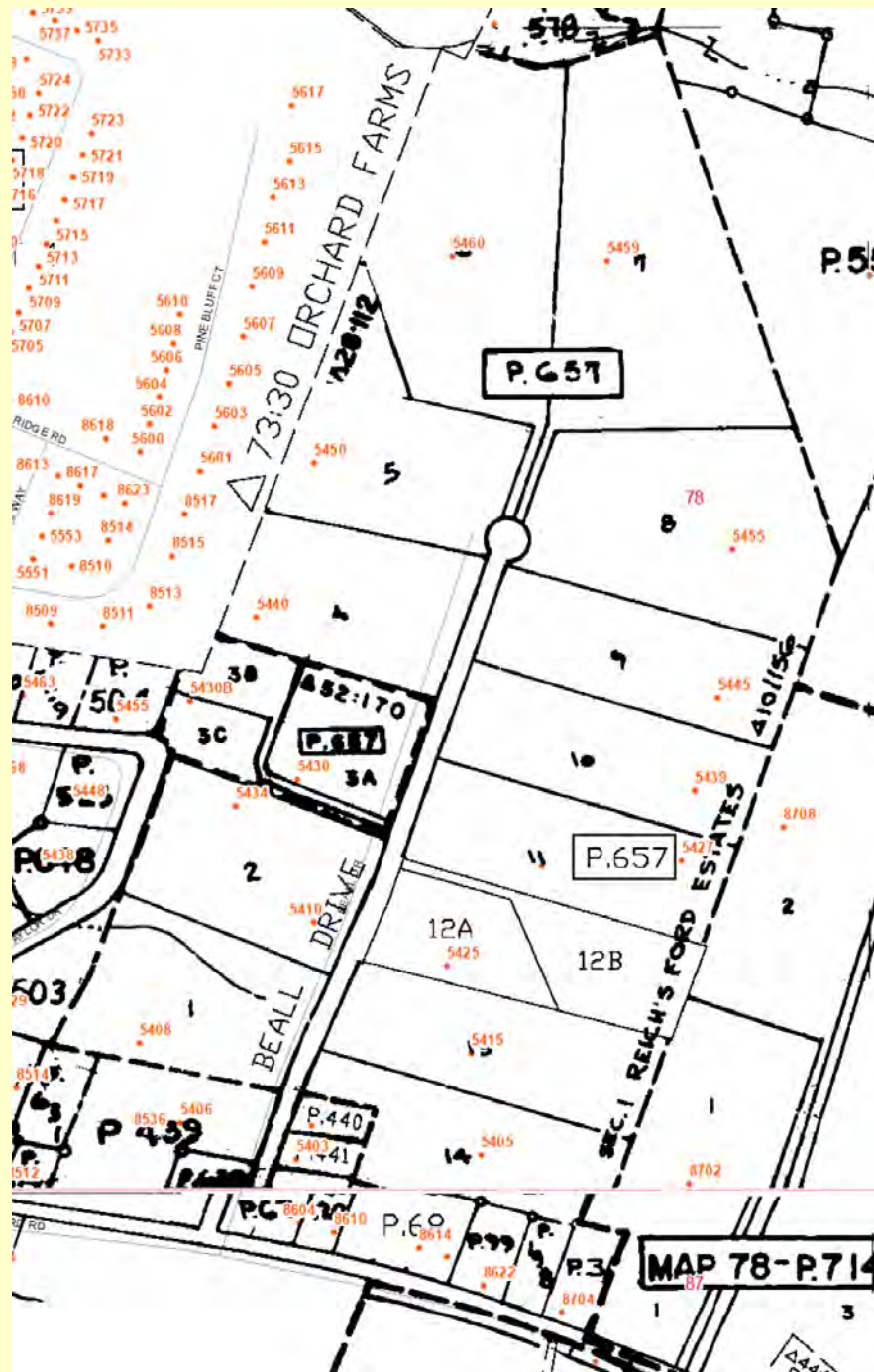
NO.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
2	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
3	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
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5	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
6	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
7	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
8	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
9	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
10	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
11	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
12	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
13	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E
14	200.00	200.00	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E	140.00	40.00	77.01	N 51° 55' 15" E

The Frederick County Health Department reserves the right to require that all wells be drilled on a lot and Well Completion Certificate submitted to the County Health Department which notes a water yield suitable for domestic purposes, prior to approval of sewage disposal and building permits.

PLAT OF  
 LOTS 1-14 SECTION I  
 REICH'S FORD ESTATES  
 NEW MARKET DISTRICT  
 FREDERICK COUNTY, MARYLAND  
 SCALE 1" = 200' AUGUST 1974

FREDERICK COUNTY PLANNING COMM.  
 Approved: 8/19/74  
 BY: [Signature]  
 CHAIRMAN

FREDERICK COUNTY HEALTH DEPARTMENT  
 Approved: 8/19/74  
 BY: [Signature]  
 HEALTH DEPARTMENT





## **RECOMMENDATION**

Staff has no objection to conditional approval of the Combined Preliminary/Final Plat. If the Planning Commission approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (April 12, 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 conditions are met:

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

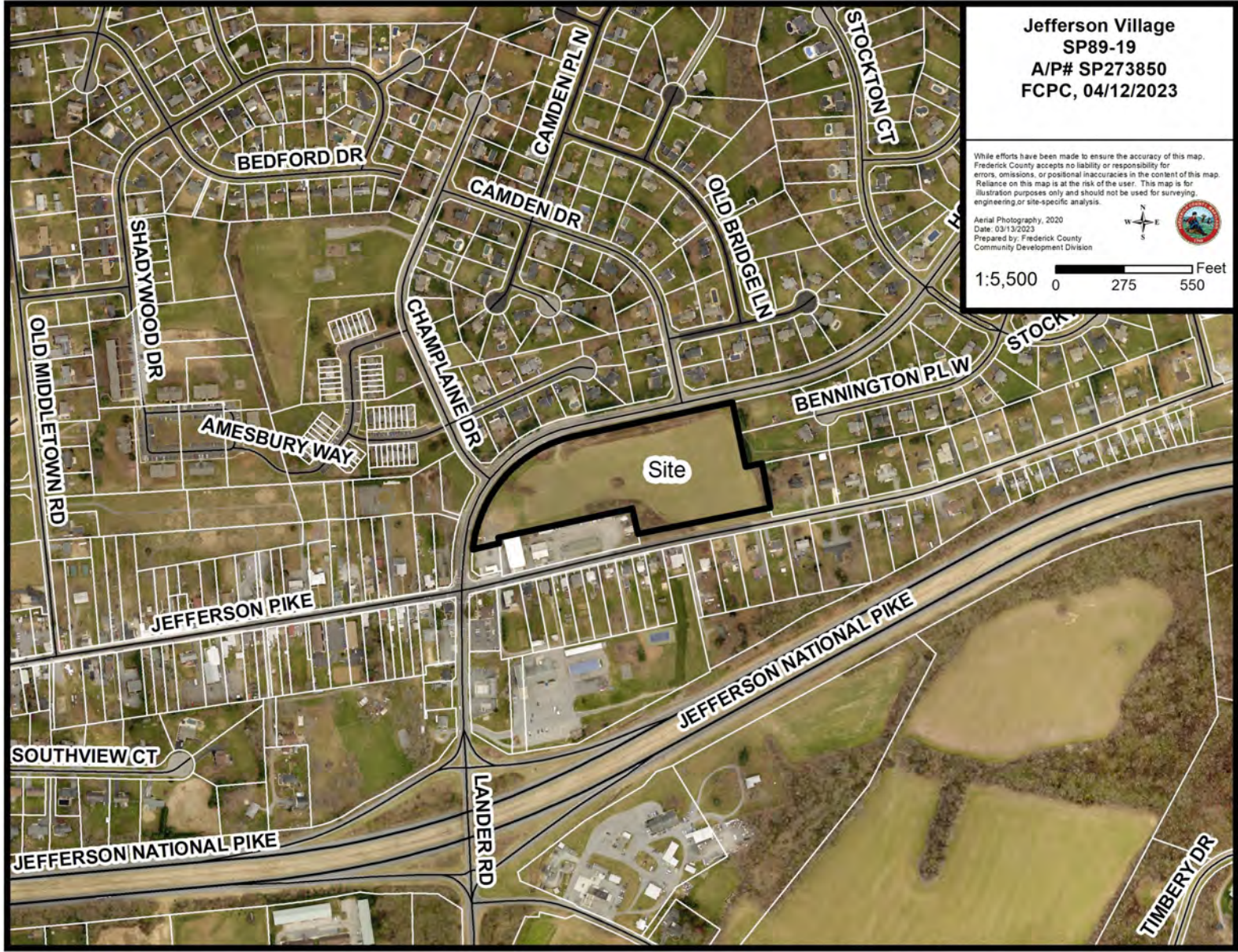
1. Planning Commission approval of the requested panhandle modification per Section 1-16-219(C)(2) to create a panhandle lot in a major subdivision.
2. Planning Commission approval for development on a cul-de-sac or dead-end street longer than 1800 feet.

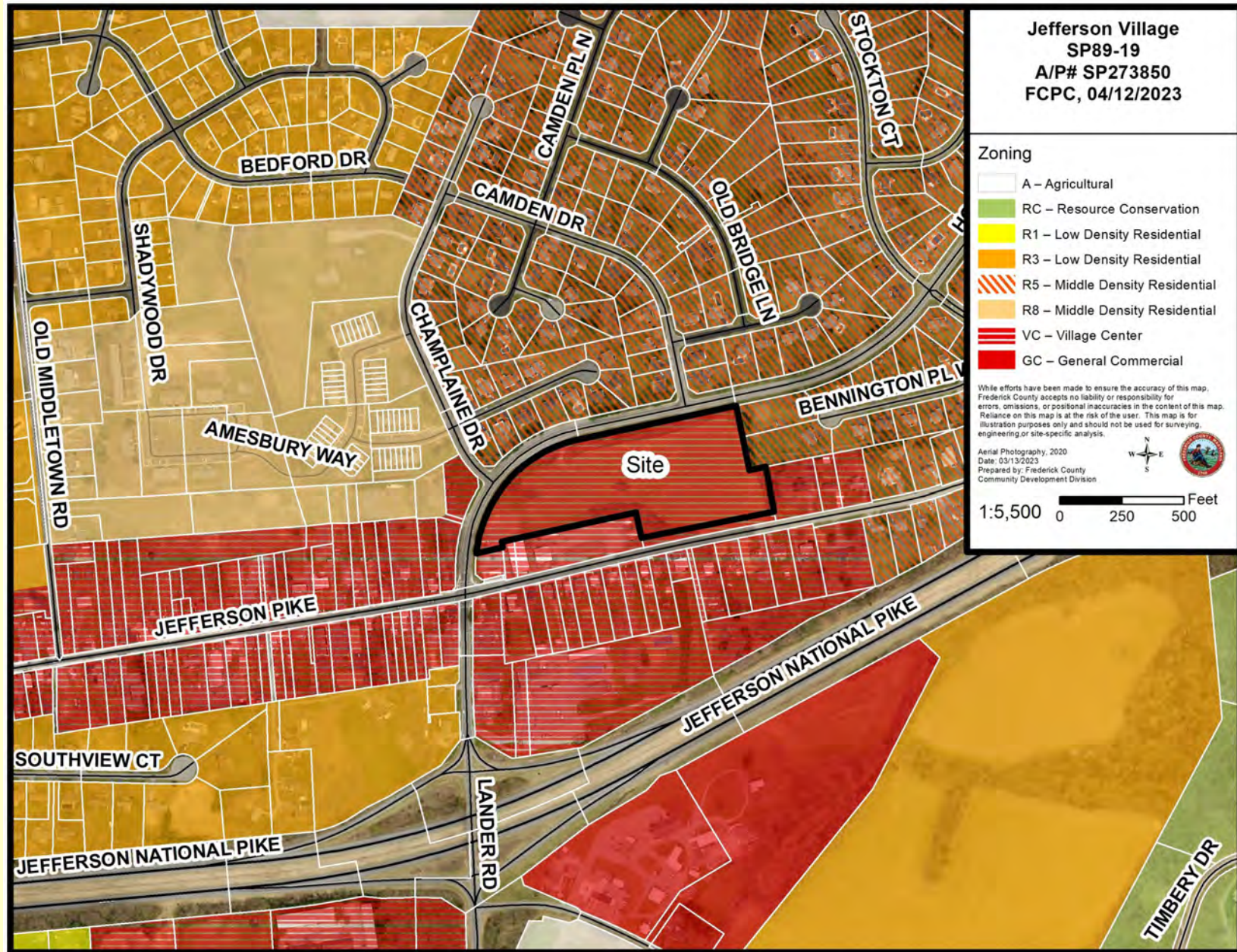
### **Staff-proposed conditions of approval:**

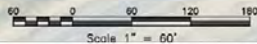
1. Address all agency comments as the plan proceeds through to completion.
2. Wells will need to be drilled and completed prior to plat recordation as per Health Dept. requirements.
3. FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
4. The common driveway must be constructed, prior to lot recordation.

# *Jefferson Village Age Restricted Concept Concept Plan*

The Applicant is requesting Concept Plan approval for a 47-lot age restricted subdivision (townhome and duplex units) on a 9.41-acre Site, and two single family dwellings on a 0.57-acre Site.







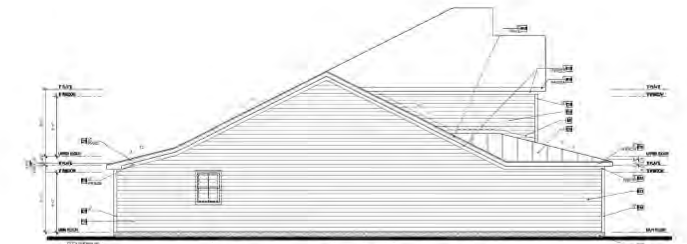
CONCEPT PLAN		JEFFERSON VILLAGE CONCEPT PLAN FREDERICK COUNTY, MARYLAND		JOB NO.: 21475	12/22/22 REVISED PER COUNTY COMMENTS
				SCALE:	01/20/23 REVISED PER COUNTY COMMENTS
				DATE: 11/08/2022	02/09/23 REVISED PER COUNTY COMMENTS
				DRAWN BY: NAL	
				FILE # : SP59-18	
				DESIGN BY: GUS	
				A/P # : SP273850	
				REVIEW BY: GUS	
				DWG DATE:	
				SHEET: 5	OF 5



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
504 E. MARKET STREET, SUITE 200  
LOUISVILLE, KY 40202  
PHONE: (502) 684-8427  
FAX: (502) 684-8428  
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NOTE: THE RENDERING SHOWN ABOVE IS FOR ILLUSTRATIVE PURPOSES AND IS MEANT TO SHOW THE CALIBER, QUALITY AND INTENT OF THE PLANNED ARCHITECTURE FOR THE (TWO) SINGLE DETACHED UNITS LOCATED ON THE NORTH SIDE OF HOLTER RD. (THIS ELEVATION IS PROVIDE FOR REFERENCE AND IS SUBJECT TO CHANGE WITH FINAL DESIGN AND IS NOT PART OF THE AGE-RESTRICTED TOWNHOUSE COMMUNITY)



#### \*NOTES:

1. HIGHLY VISIBLE LOTS (#12, 13, 14-26 & 47) WILL PROVIDE ADDITIONAL ARCHITECTURAL TREATMENTS AND LANDSCAPING TO AVOID BLANK FACADES.
2. THE FOLLOWING ARCHITECTURAL FEATURES WILL BE CONSIDERED AND DETERMINED AT PRELIMINARY AND SITE PLAN STAGES.

- ARCHITECTURAL RELIEF
- VARYING COLORS
- AWNINGS
- MULTIPLE MATERIAL TYPE
- BAY WINDOWS
- CASEMENTS
- FENESTRATION
- CORNICE
- FRIEZE
- LATTICENORK
- LINTELS
- LUNETTE

# **RECOMMENDATION**

Staff has no objection to conditional approval of the Concept Plan for Jefferson Village.

Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following conditions:

## **Staff-proposed conditions of approval:**

1. Address all agency comments as the plan proceeds through the review process.
2. Site Development Plan and Preliminary Plan approval is required prior to development of the Site.
3. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Preliminary Plan and Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, or lot recordation, whichever is applied for first.