

Frederick County Planning Commission

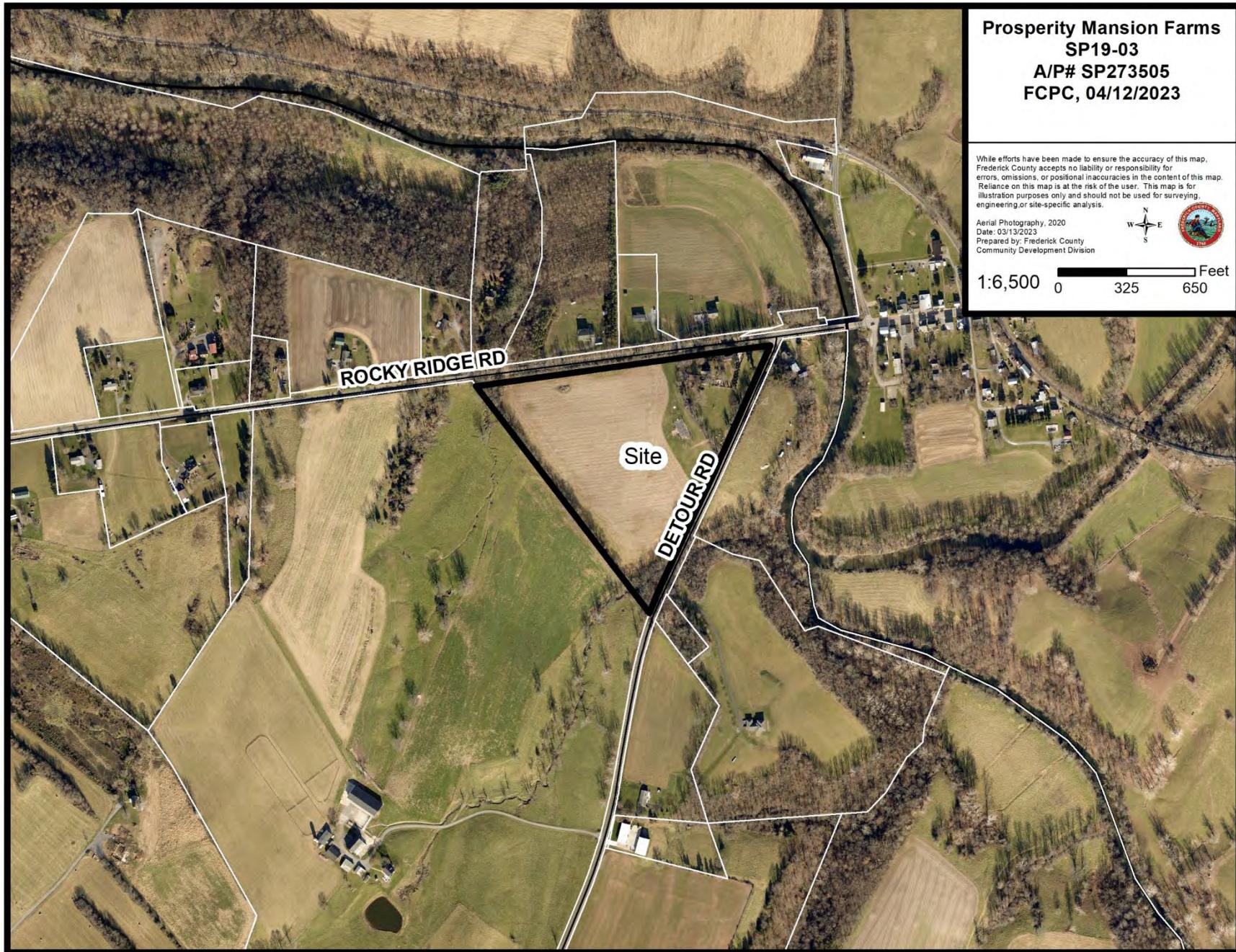


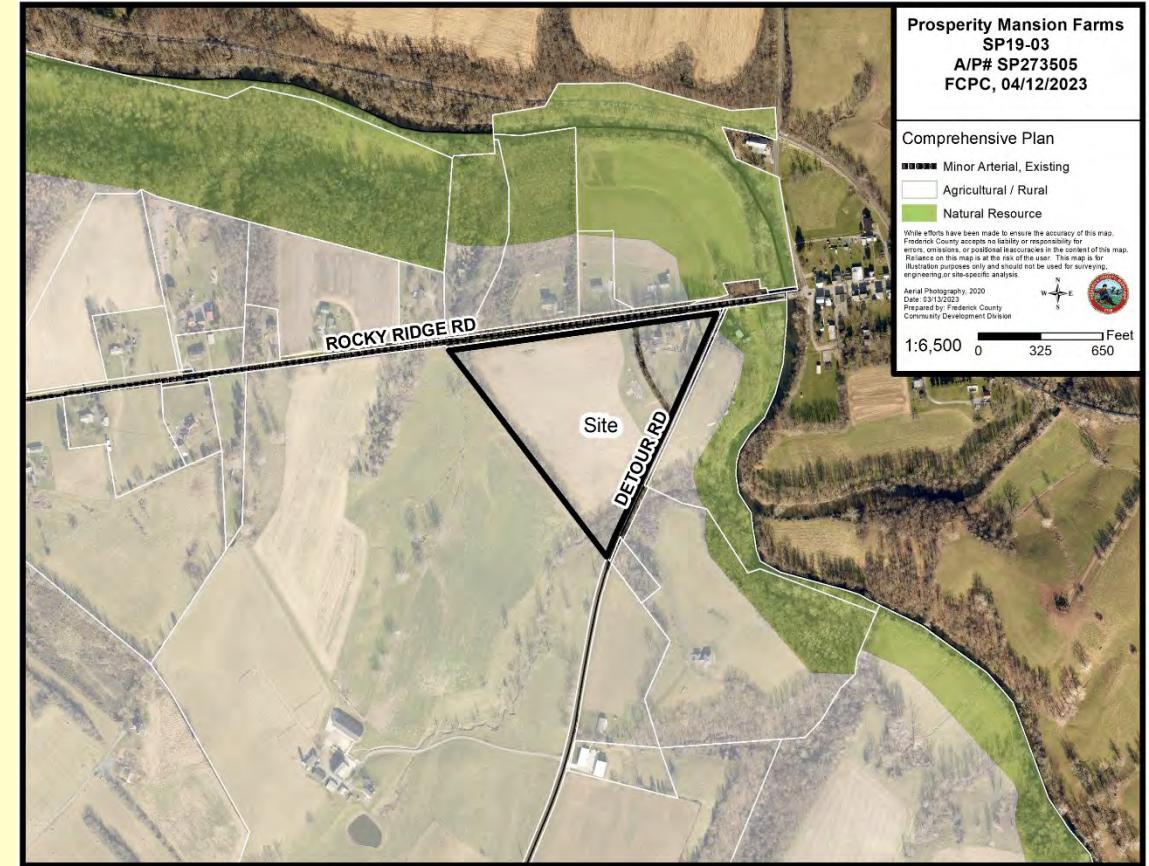
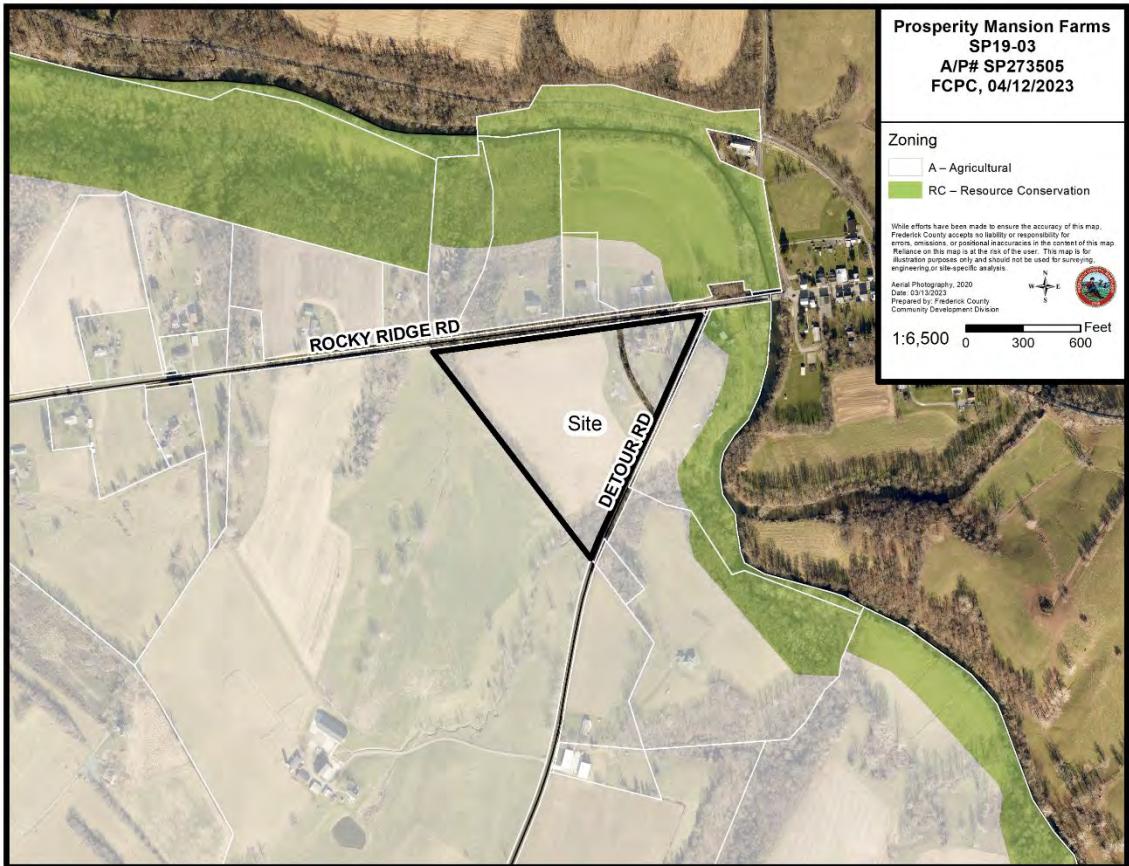
April 12, 2023

Prosperity Mansion Farms

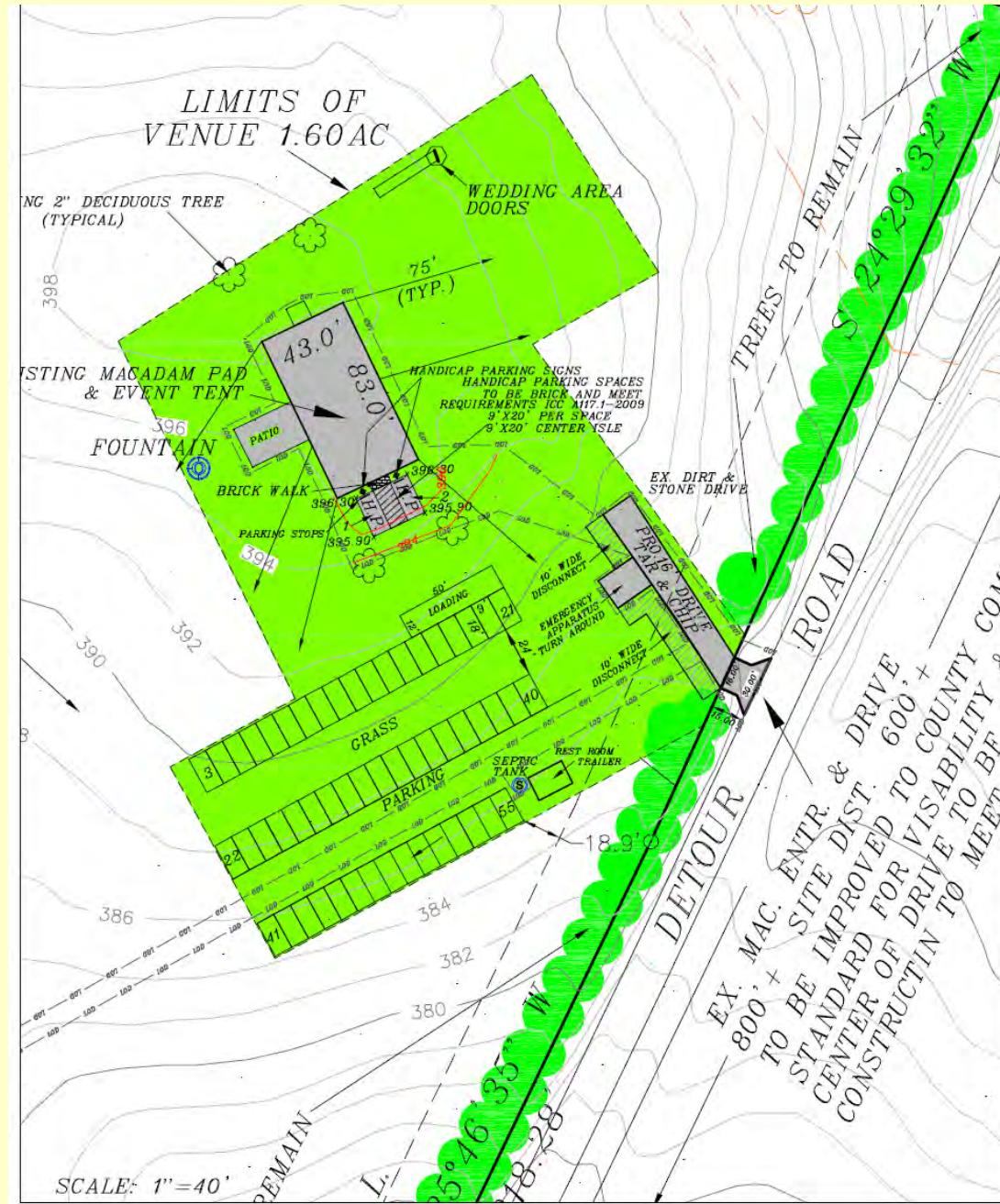
Site Plan

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









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.

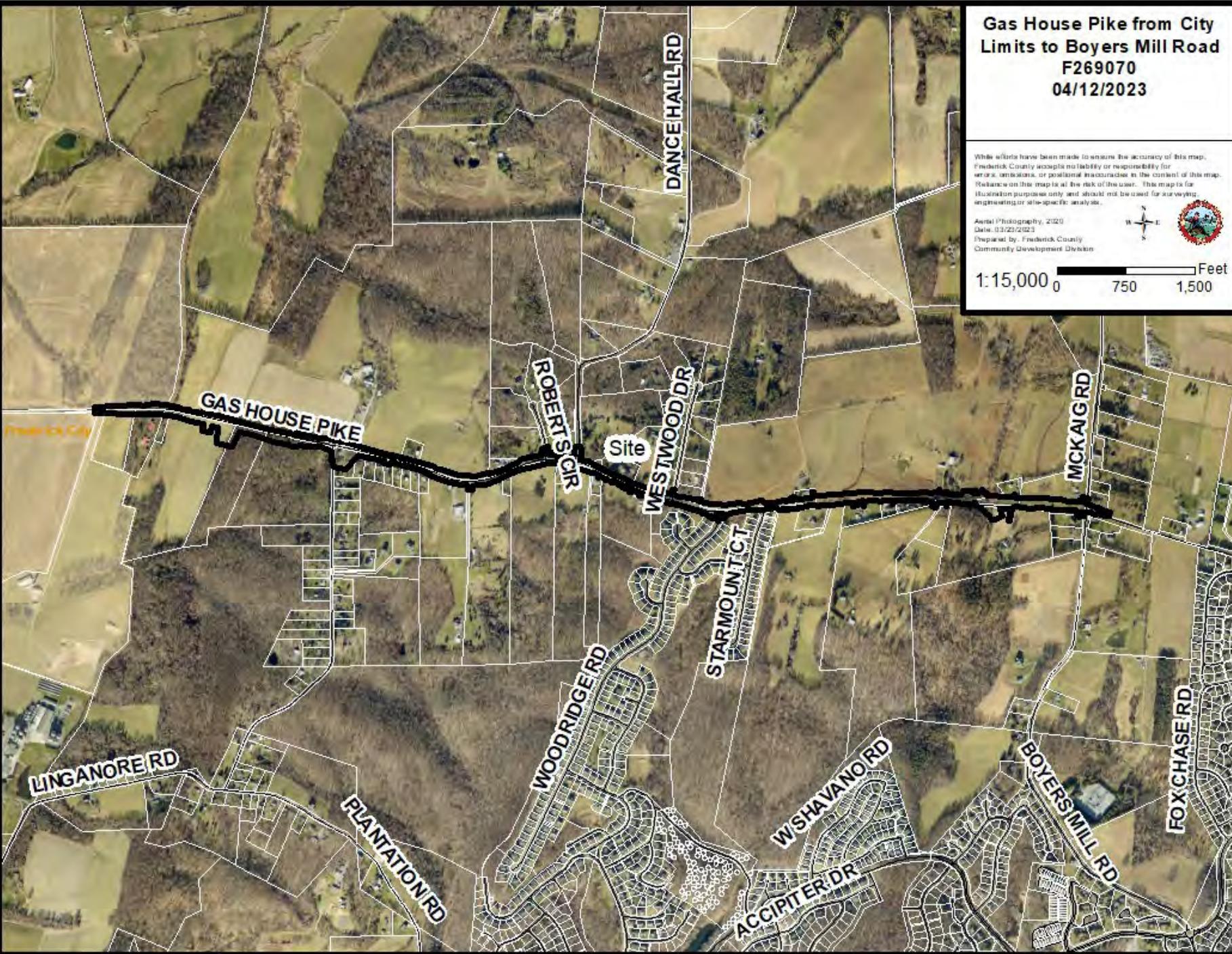
Staff-proposed conditions of approval:

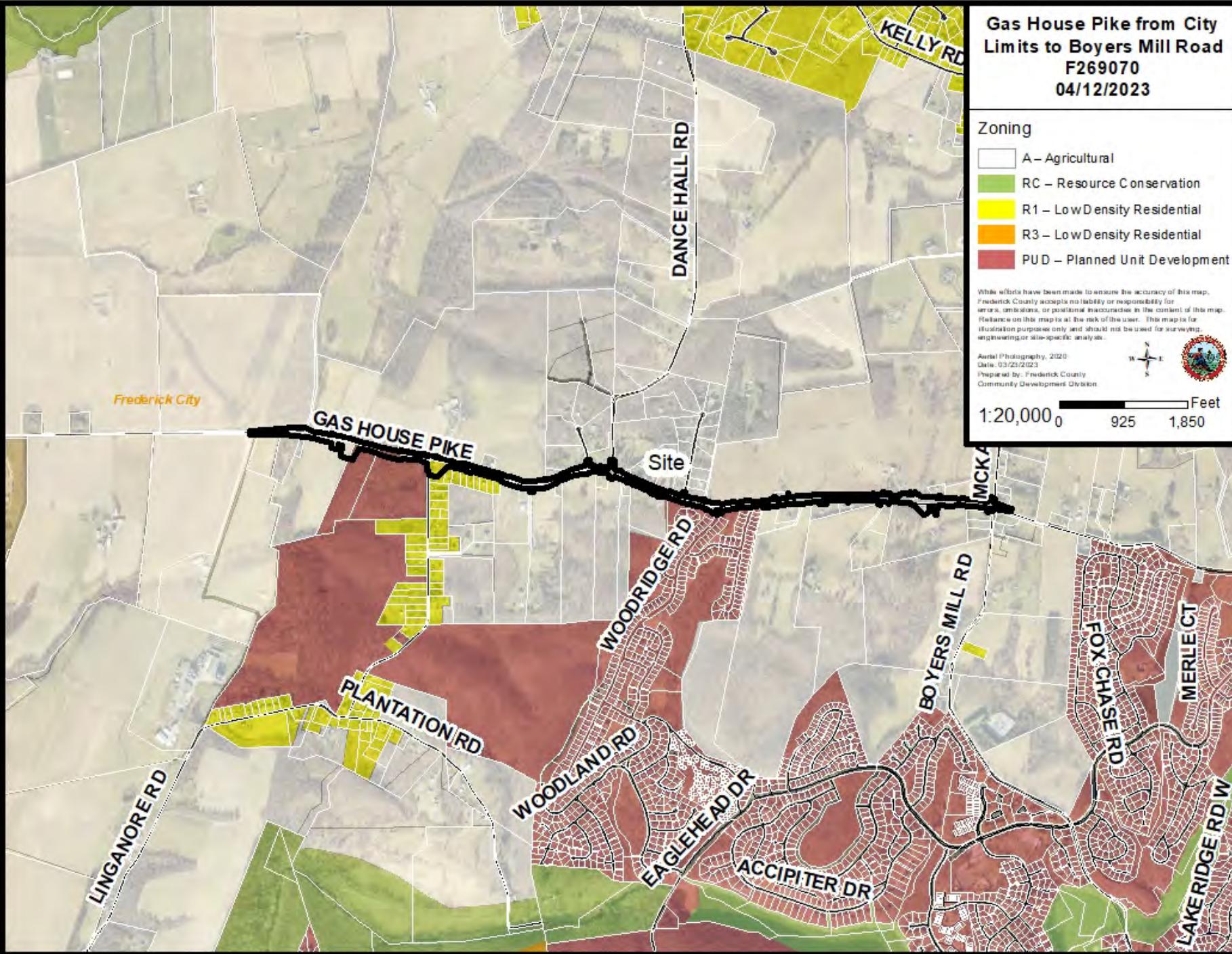
1. Address all agency comments as the plan proceeds through to completion.
2. The Facility for Functions MOU must be signed by the Applicant prior to final site plan approval.
3. The Preliminary/Final FRO plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying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

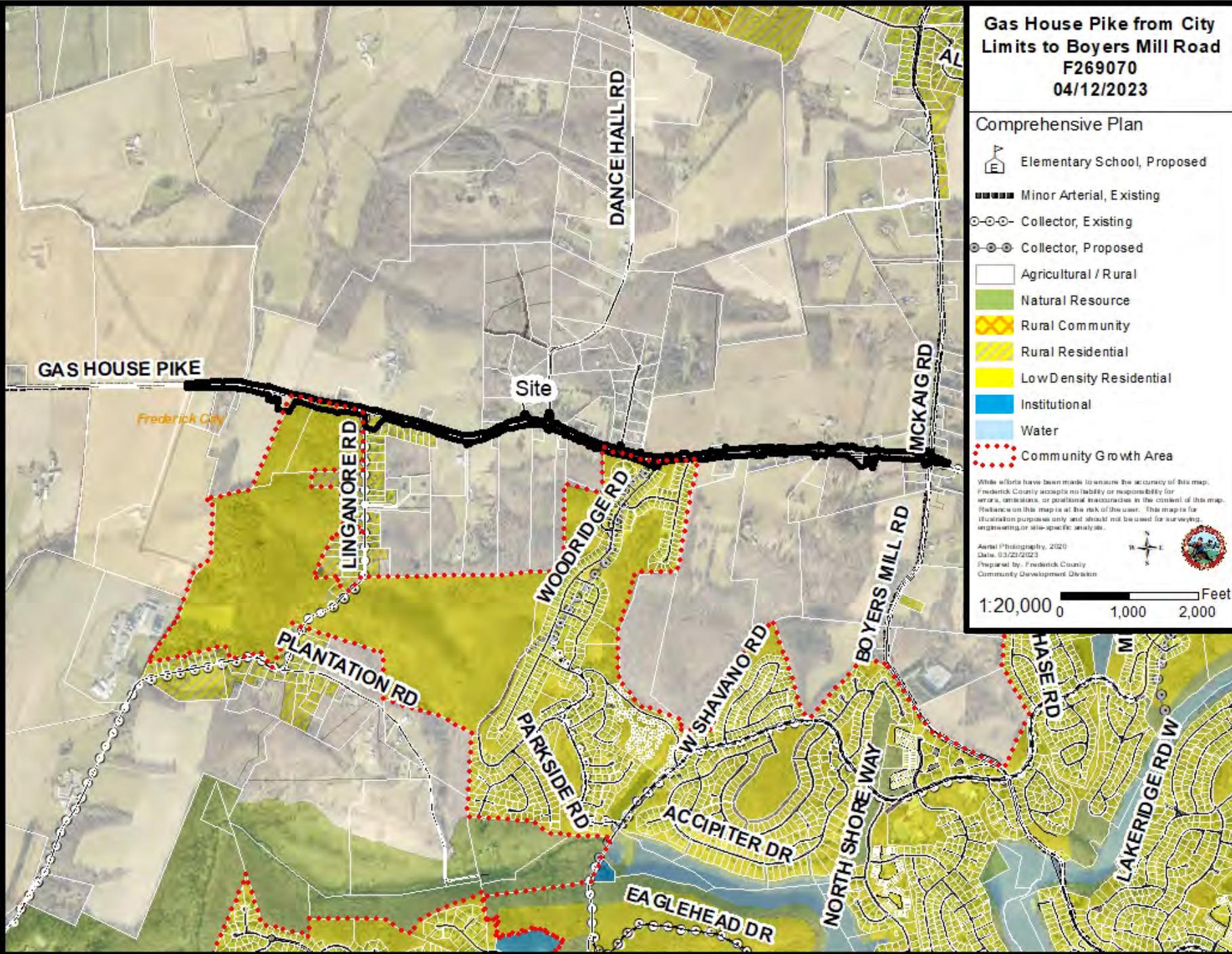
Gas House Pike – Road Improvements

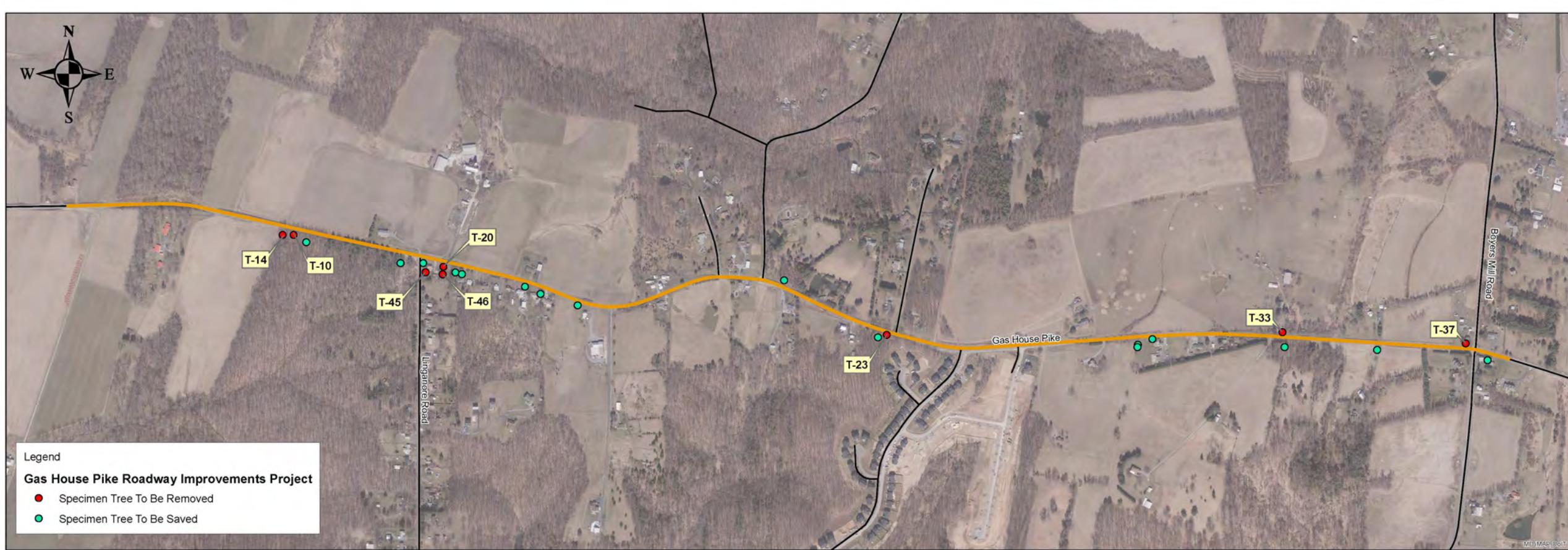
FRO Modification

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









RECOMMENDATION

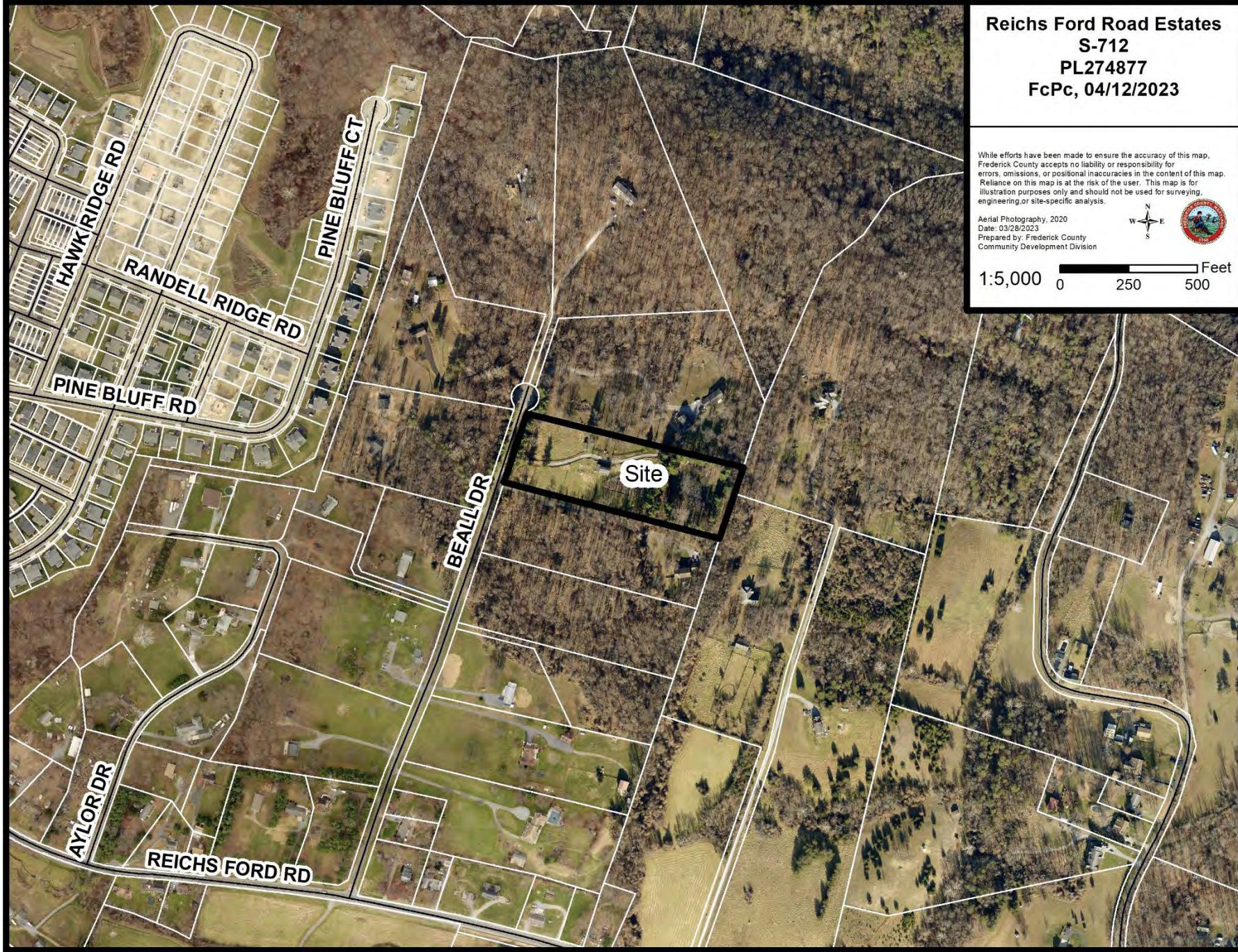
Staff recommends that the Planning Commission review the Applicant's justification letter and determine if the proposal meets the criteria for granting a modification under §1-21-21 of the FRO. Should the Planning Commission grant approval of the modification request, Staff recommends the following conditions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

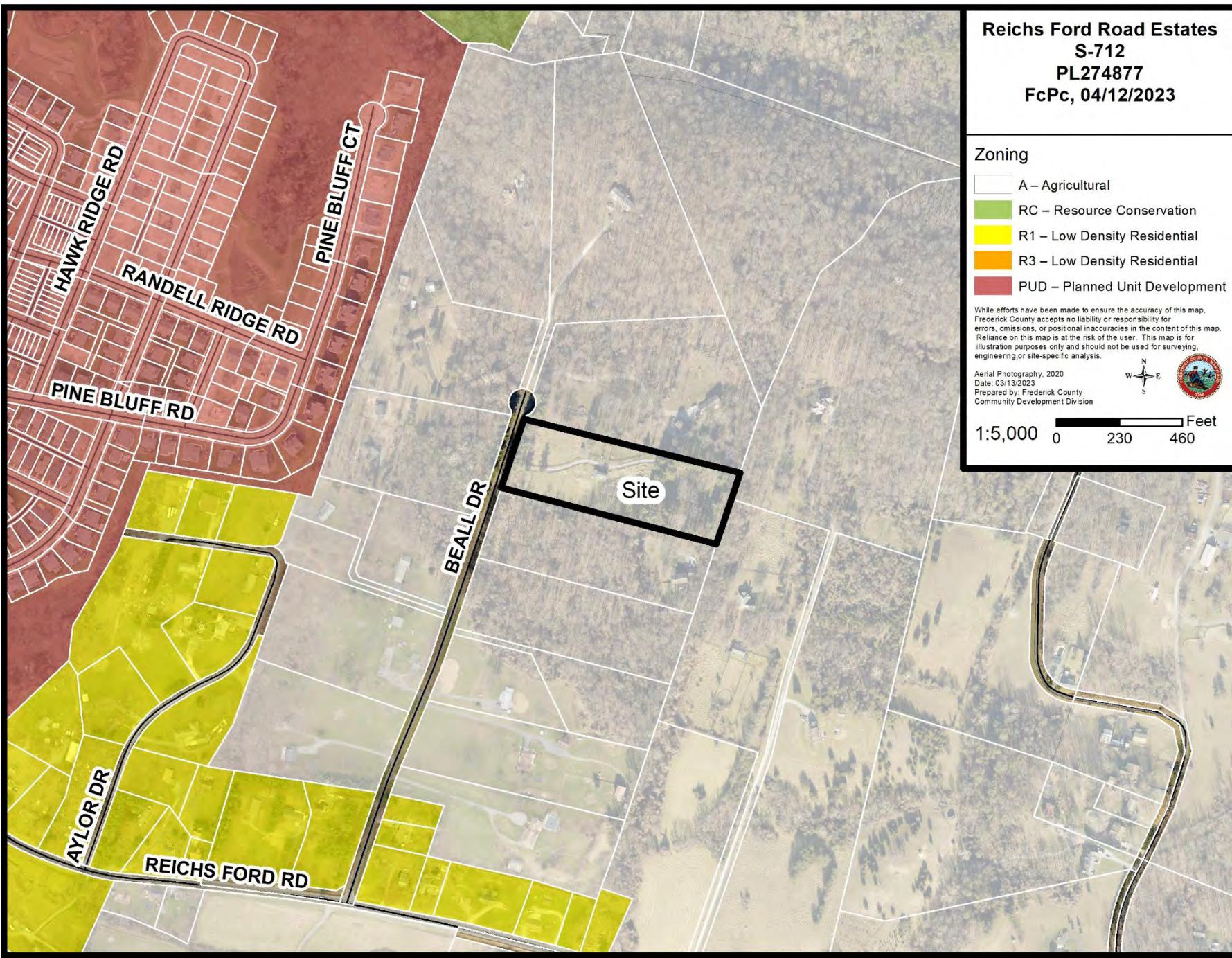
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved, and mitigation provided prior to the removal of any specimen trees.

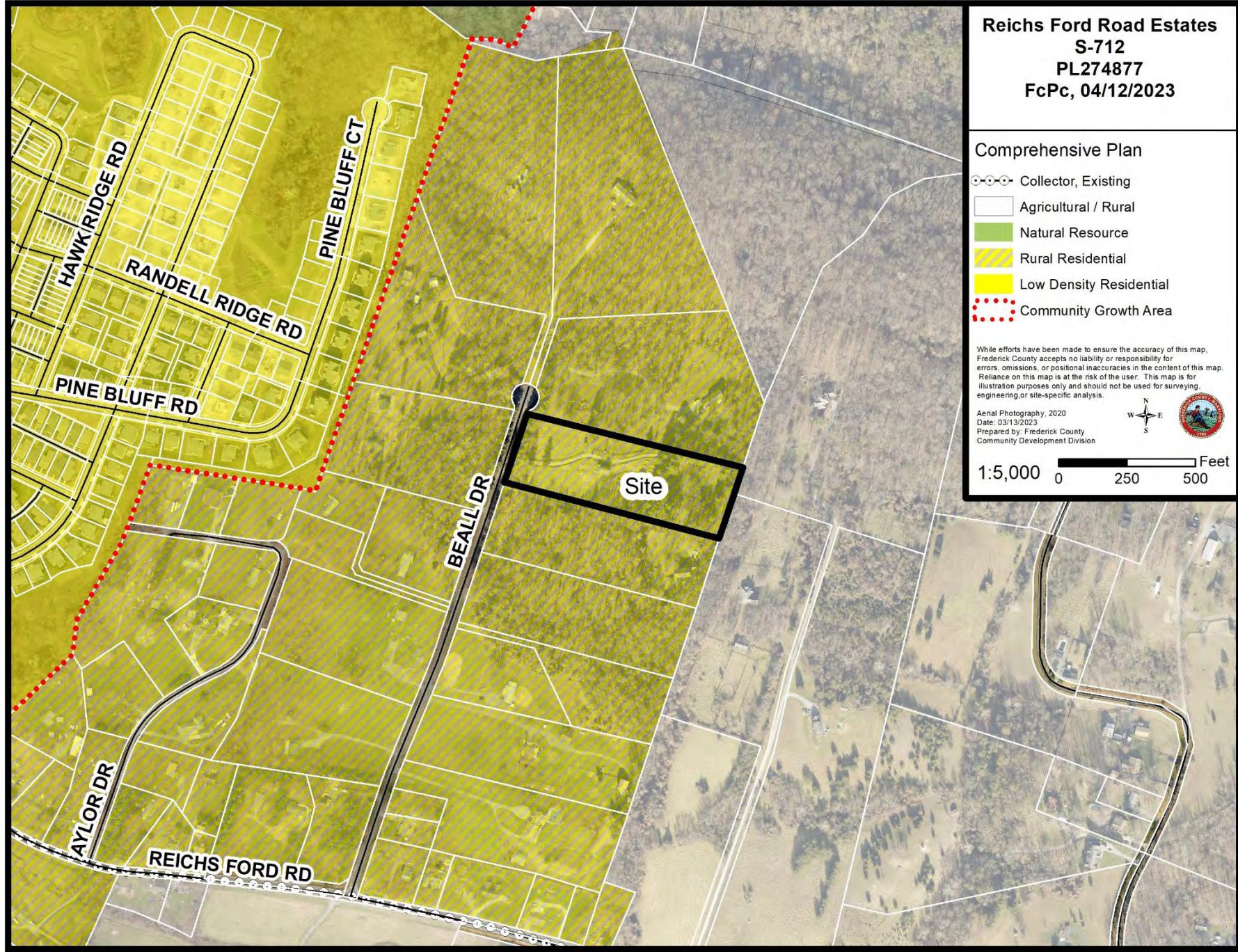
Reichs Ford Road Estates, Lot 9

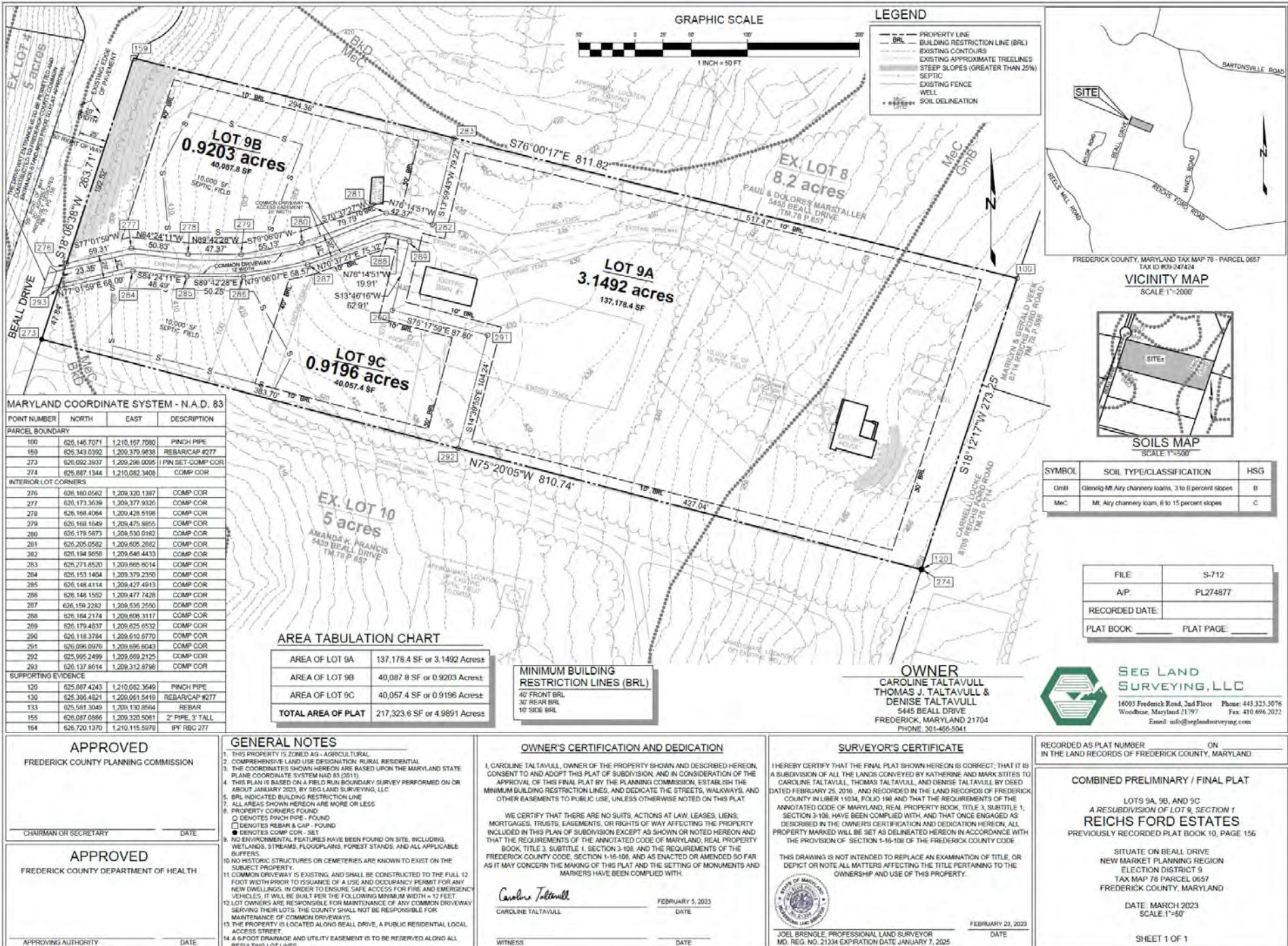
Combined Preliminary Final Plat

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

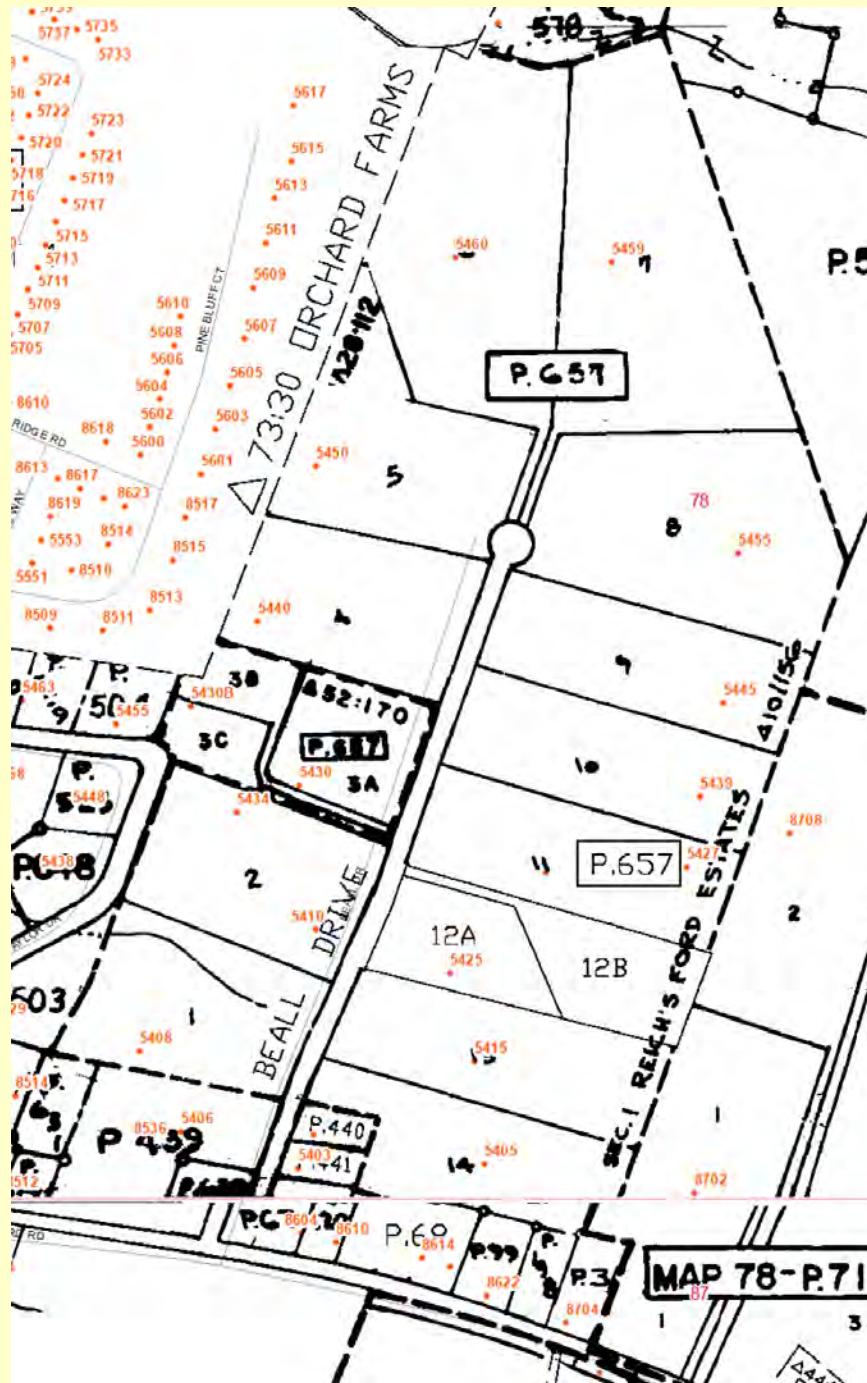














RECOMMENDATION

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:

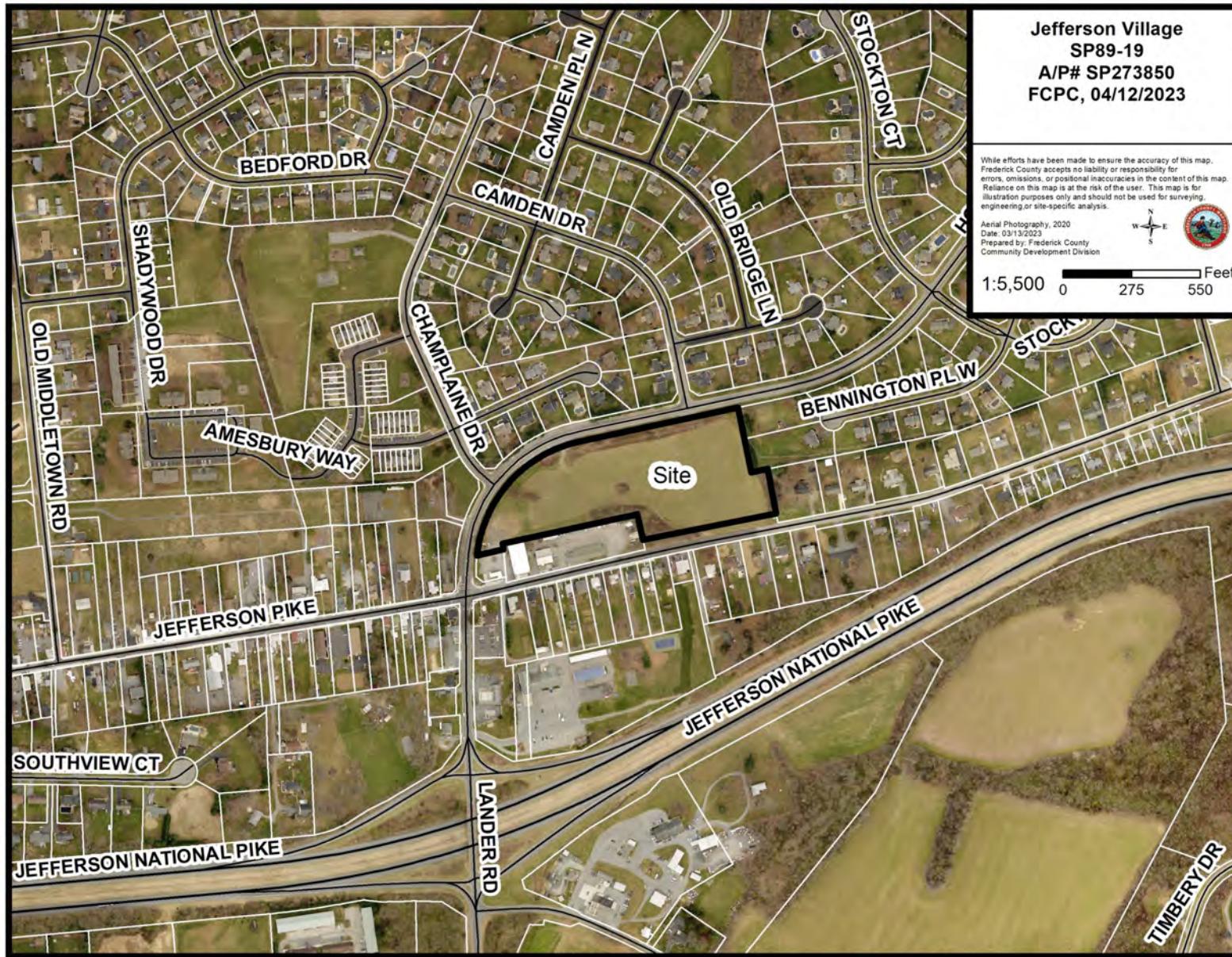
1. Planning Commission approval of the requested panhandle modification per Section 1-16-219(C)(2) to create a panhandle lot in a major subdivision.
2. Planning Commission approval for development on a cul-de-sac or dead-end street longer than 1800 feet.

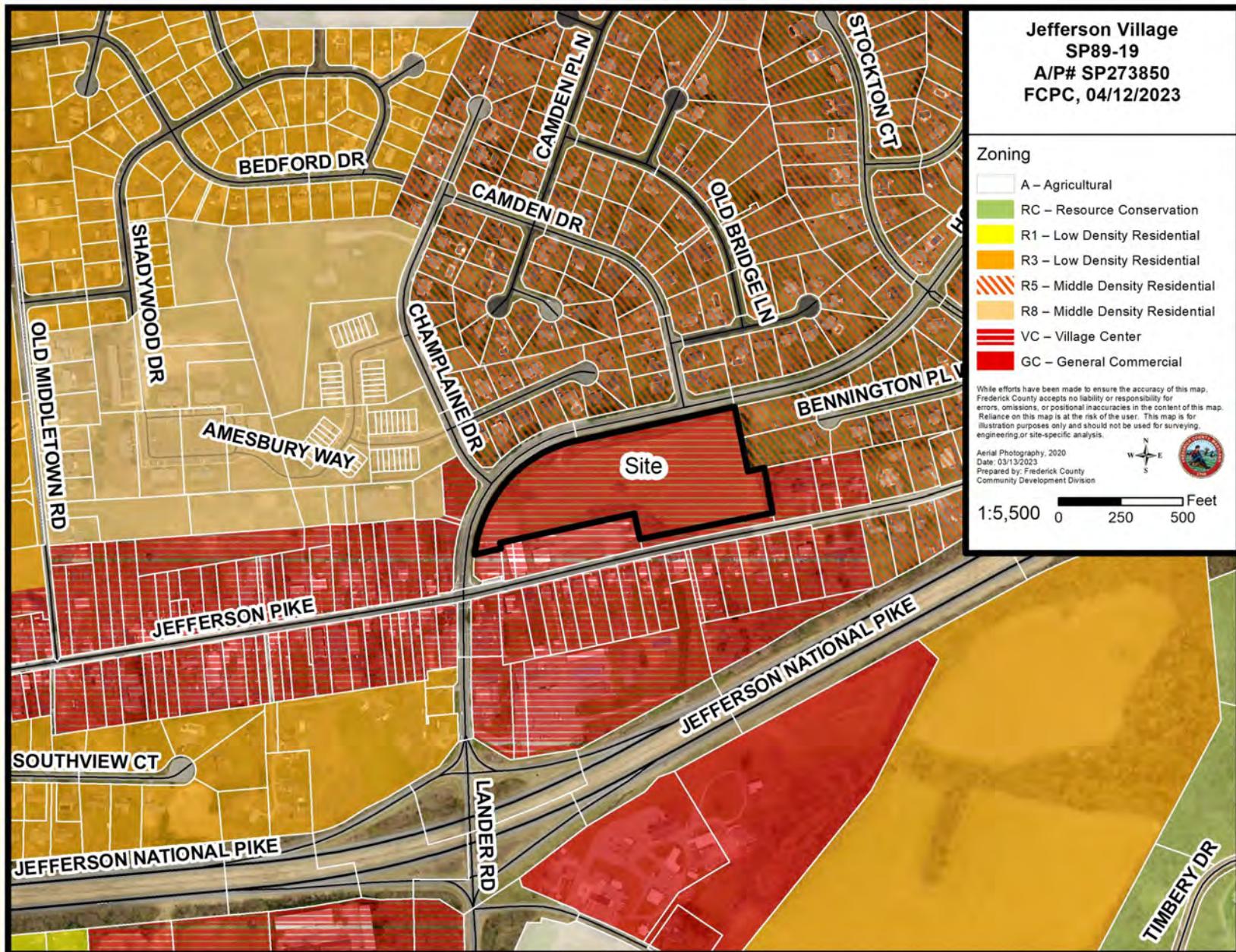
Staff-proposed conditions of approval:

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.









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 PROVIDED FOR REFERENCE AND IS SUBJECT TO CHANGE WITH FINAL DESIGN AND IS NOT PART OF THE AGE-RESTRICTED TOWNHOUSE COMMUNITY)



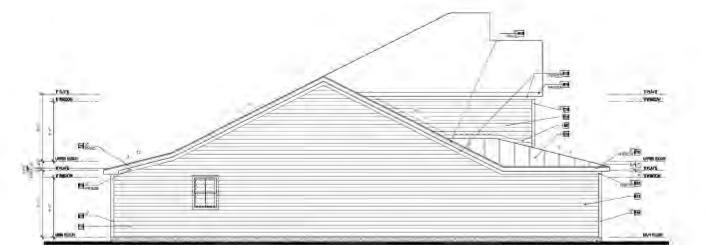
TYPICAL END UNIT FRONT ELEVATION



TYPICAL INTERIOR FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL RIGHT SIDE ELEVATION



TYPICAL LEFT SIDE ELEVATION

*NOTES.

NOTES:

1. HIGHLY VISIBLE LOTS (#1-12, 13-26 & 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.

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

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.