

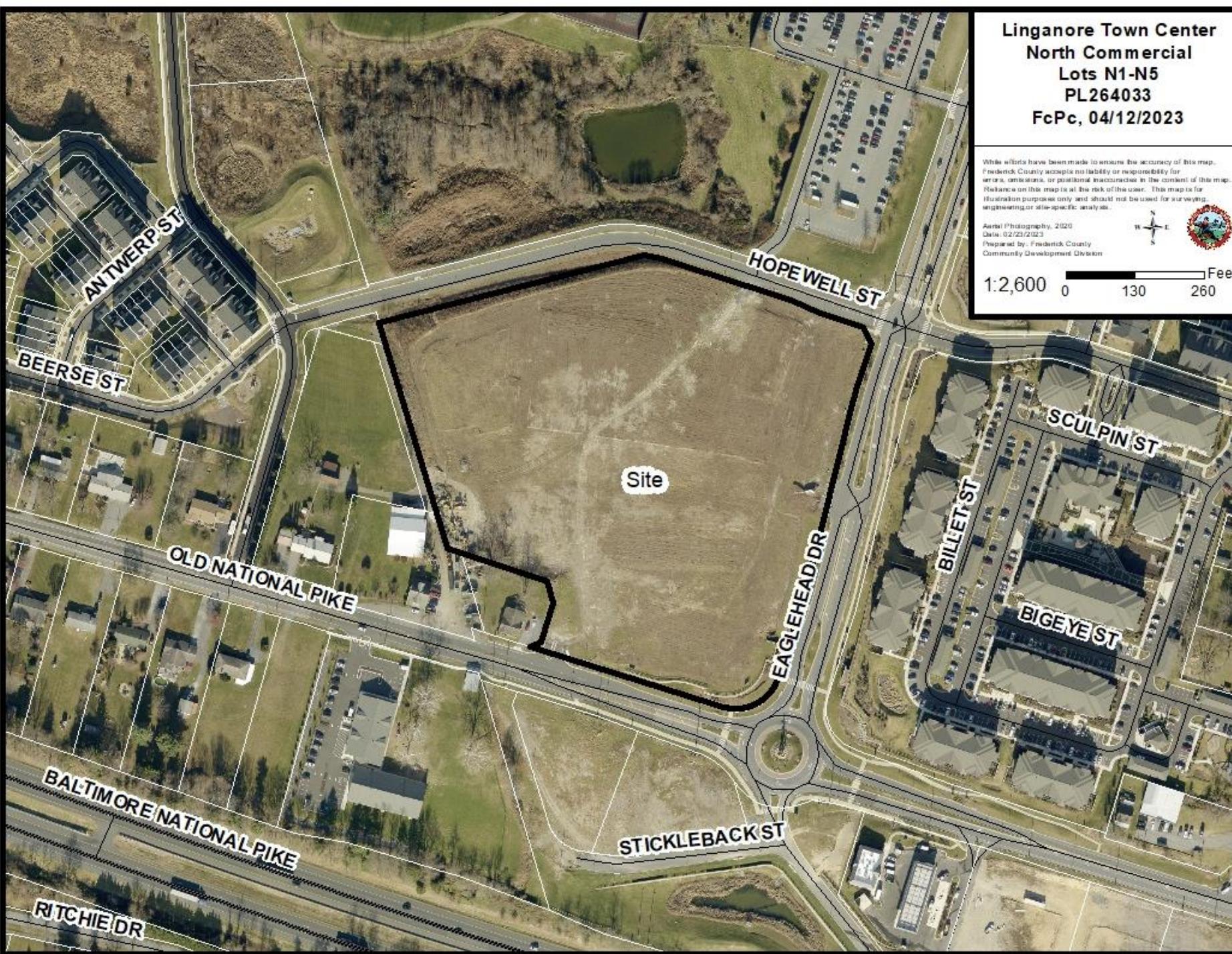
# Frederick County Planning Commission



April 19, 2023

# *Linganore Town Center – North Commercial Combined Preliminary/Final Plat*

The Applicant is requesting Combined Preliminary/Final Plat approval to subdivide a 12.3-acre Site into 5 lots.



Linganore Town Center  
North Commercial  
Lots N1-N5  
PL264033  
FcPc, 04/12/2023

Zoning

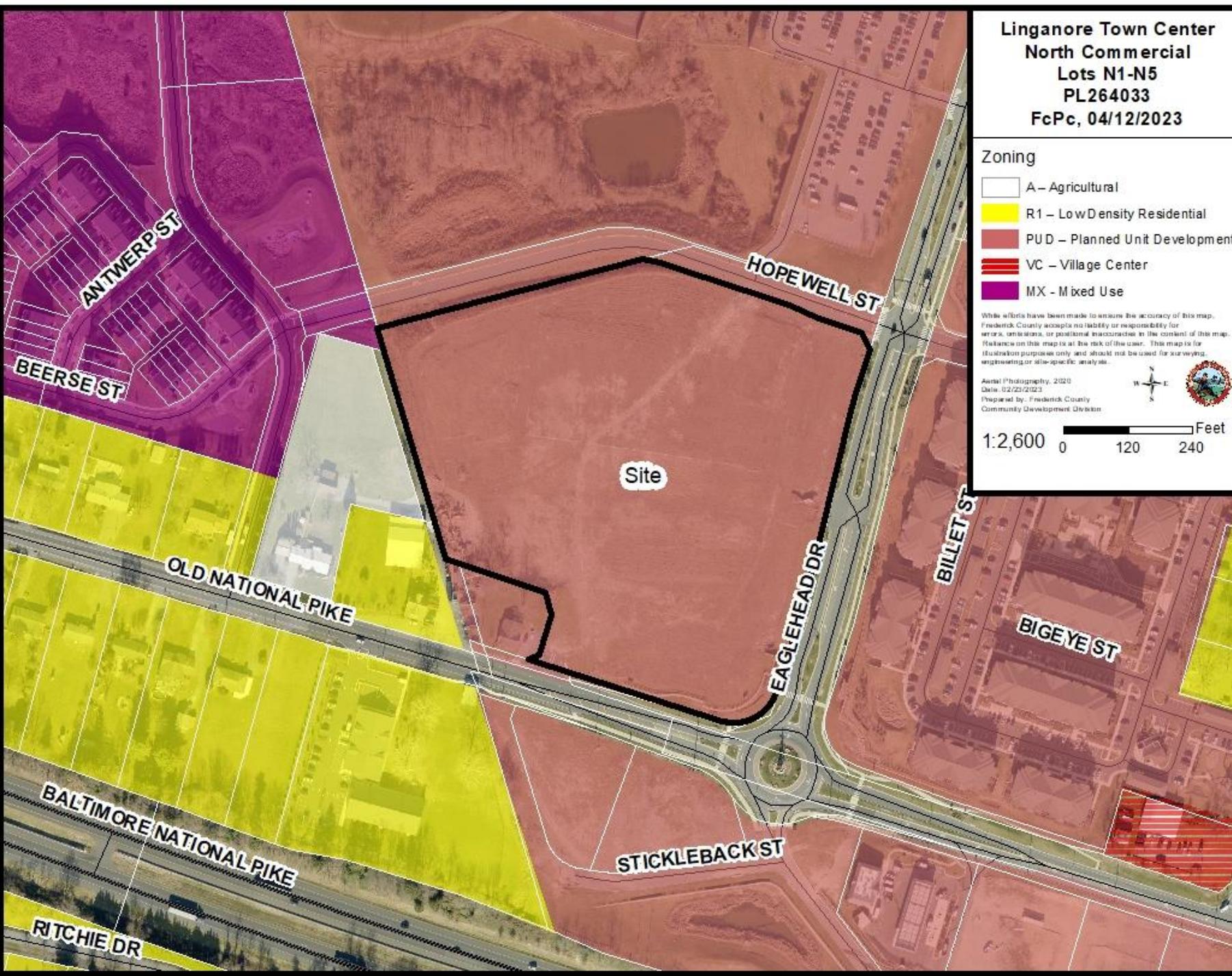
- A – Agricultural
- R1 – Low Density Residential
- PUD – Planned Unit Development
- VC – Village Center
- MX – Mixed Use

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracy 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  
Data: 02/23/2023  
Prepared by: Frederick County  
Community Development Division



1:2,600 0 120 240 Feet



Linganore Town Center  
North Commercial  
Lots N1-N5  
PL264033  
FcPc, 04/12/2023

Comprehensive Plan

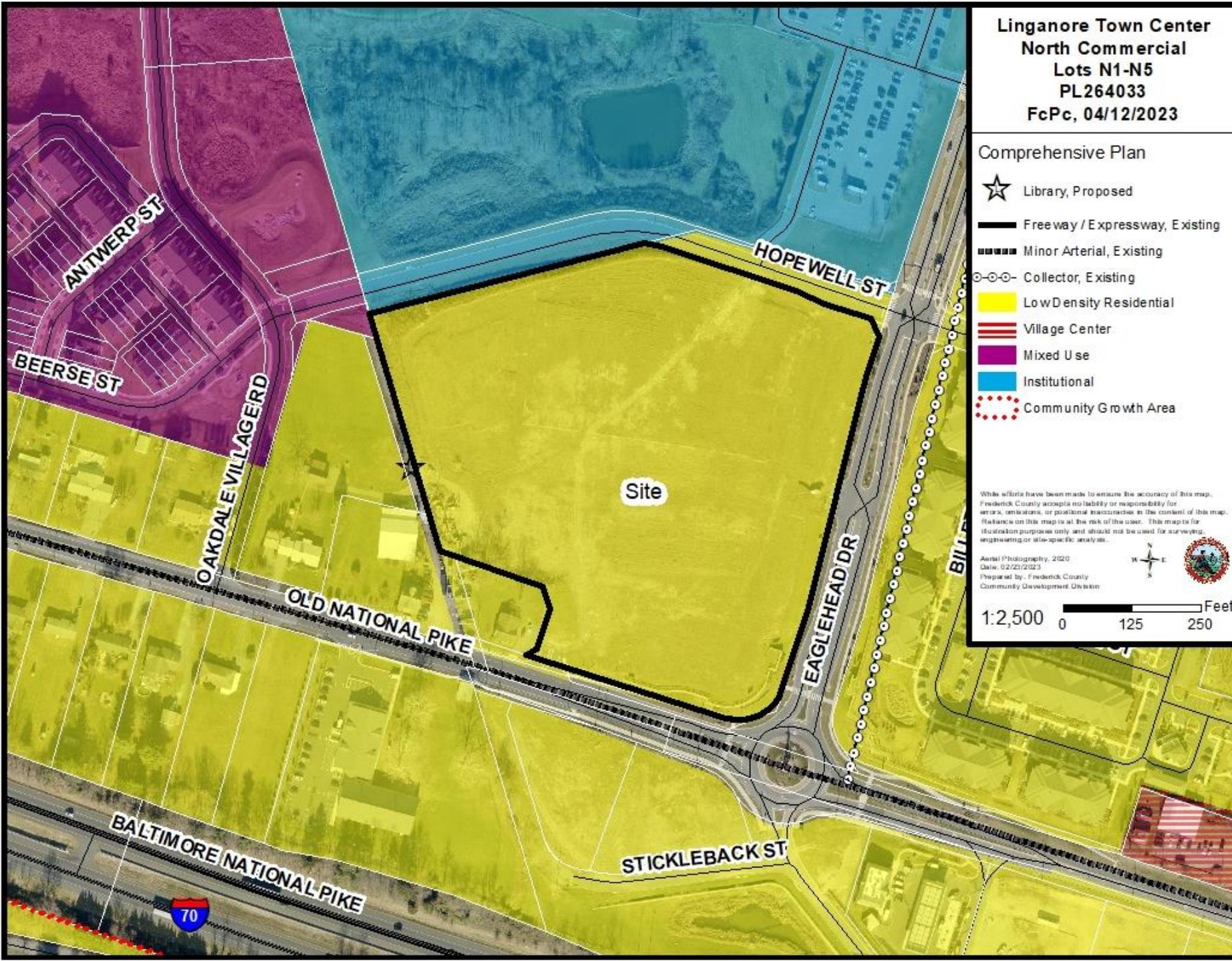
- ★ Library, Proposed
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Existing
- Yellow Low Density Residential
- Red Village Center
- Purple Mixed Use
- Blue Institutional
- Red dotted Community Growth Area

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Aerial Photography, 2020  
Date: 02/23/2023  
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1:2,500 0 125 250 Feet







**Lake Linganore Town Center**  
Frederick County, MD

Note: For conceptual illustration only. Design, dimensions, grading, colors, materials, and the location of signs and doors are subject to change.

**Perspectives**  
18

15047.01  
10-28-2021



**Lake Linganore Town Center**  
Frederick County, MD

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**Perspectives**  
19

15047.01  
10-28-2021



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**Perspectives**

15047.01



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**Perspectives**  
22

15047.01  
10-28-2021





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Frederick County, MD

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Note: Pylon and monument signs are for representation only. Finishes, dimensions and locations are to be determined.

Perspectives  
24

15047.01  
10-28-2021

**Bignell** **Watkins** **Hasser**  
ARCHITECTURE + PC



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Frederick County, MD

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Perspectives  
23

15047.01  
10-28-2021

**Bignell** **Watkins** **Hasser**  
ARCHITECTURE + PC

## **RECOMMENDATION**

Staff has no objection to the conditional approval of the Linganore Town Center – North Commercial 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 (valid through April 19, 2028).

Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable subdivision and zoning requirements once the following conditions are met:

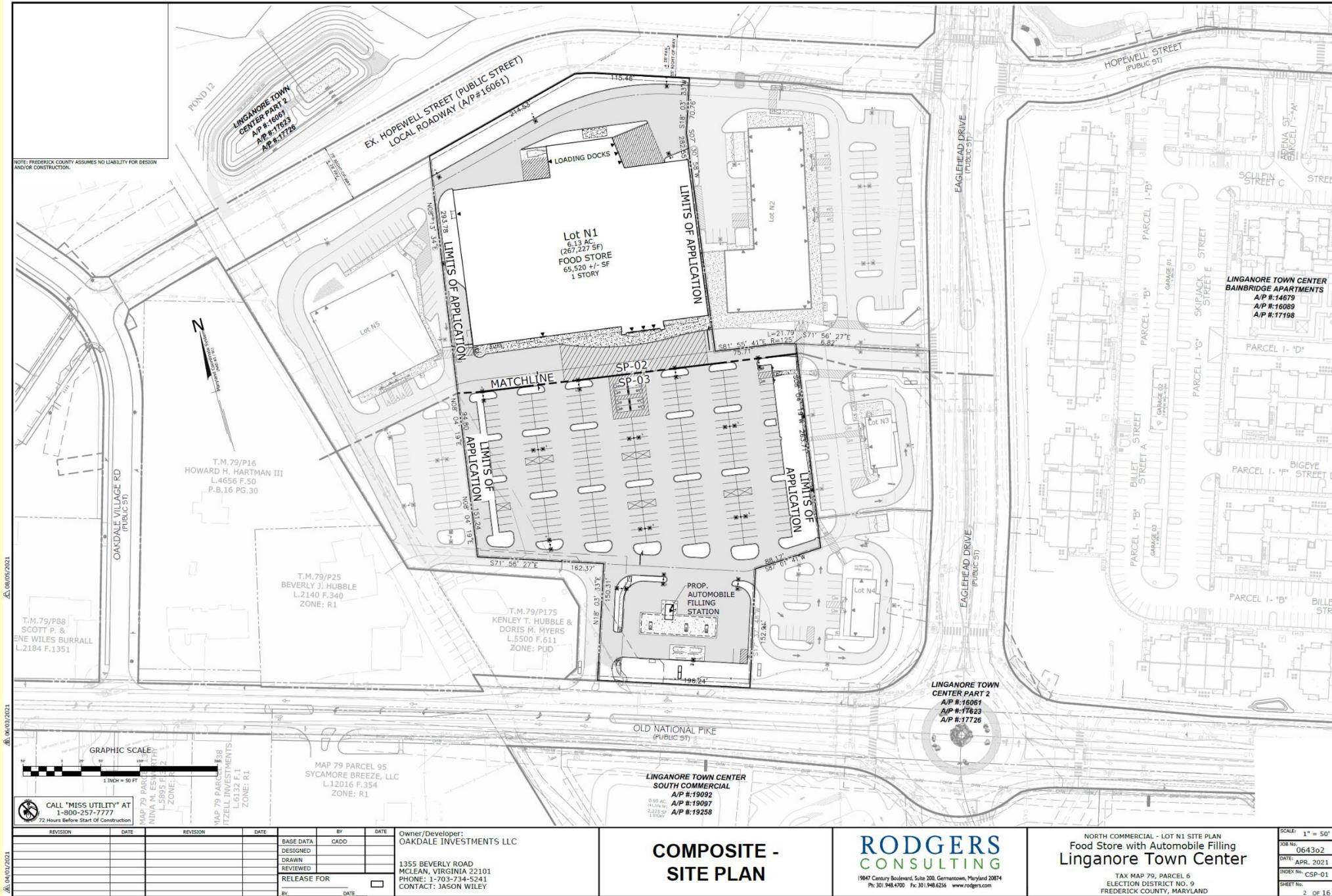
1. Address all agency comments as the plan proceeds through to completion.
2. Future site plans must conform with the SHA's Maryland Historic National Road Corridor Partnership Plan.
3. Should the Cromwell rezoning amendment (R-22-02) be approved to add an additional public use site, references to "Outlot AA" will be removed and replaced with the appropriate lot number (Lot N5).

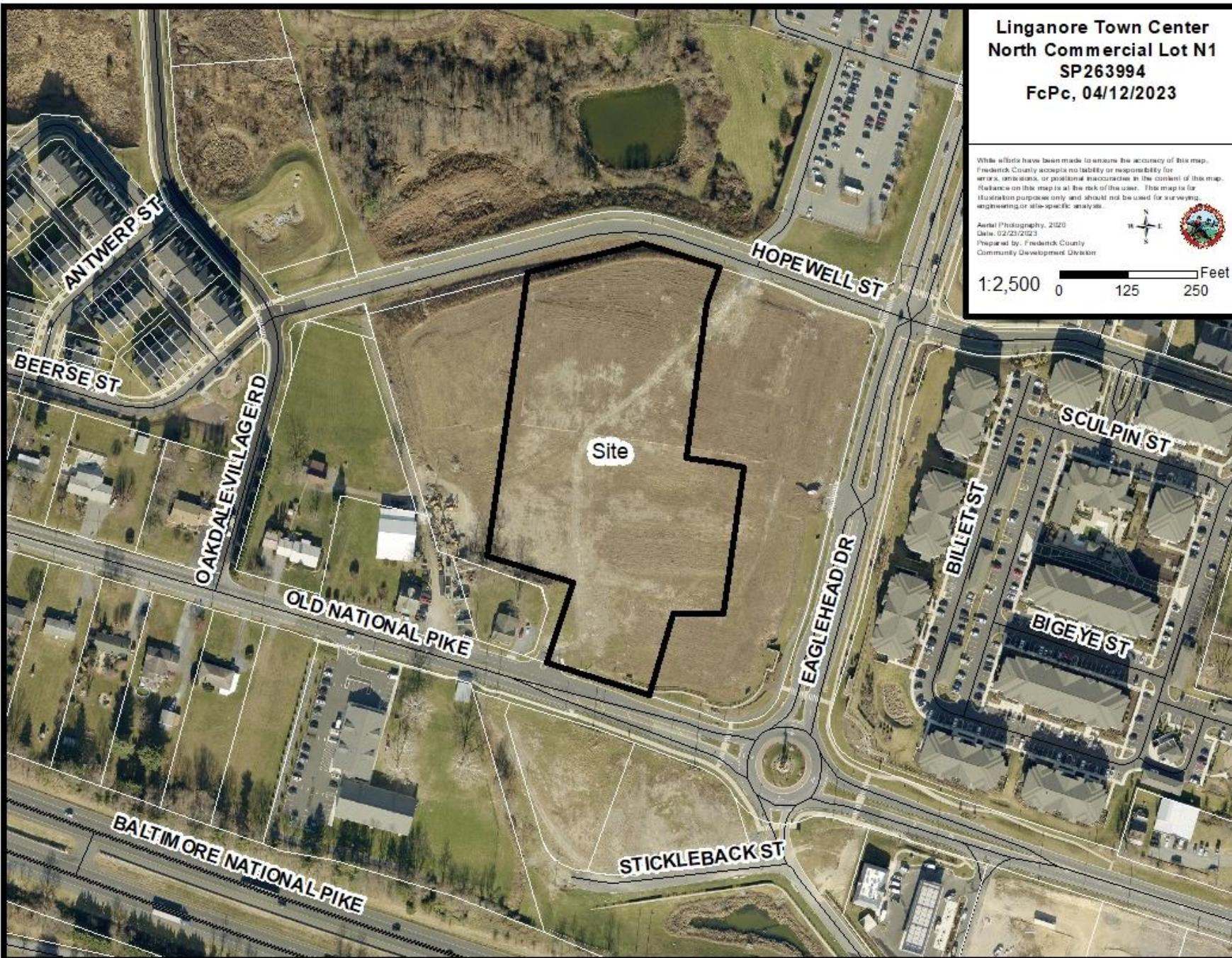
# *Linganore Town Center North Commercial*

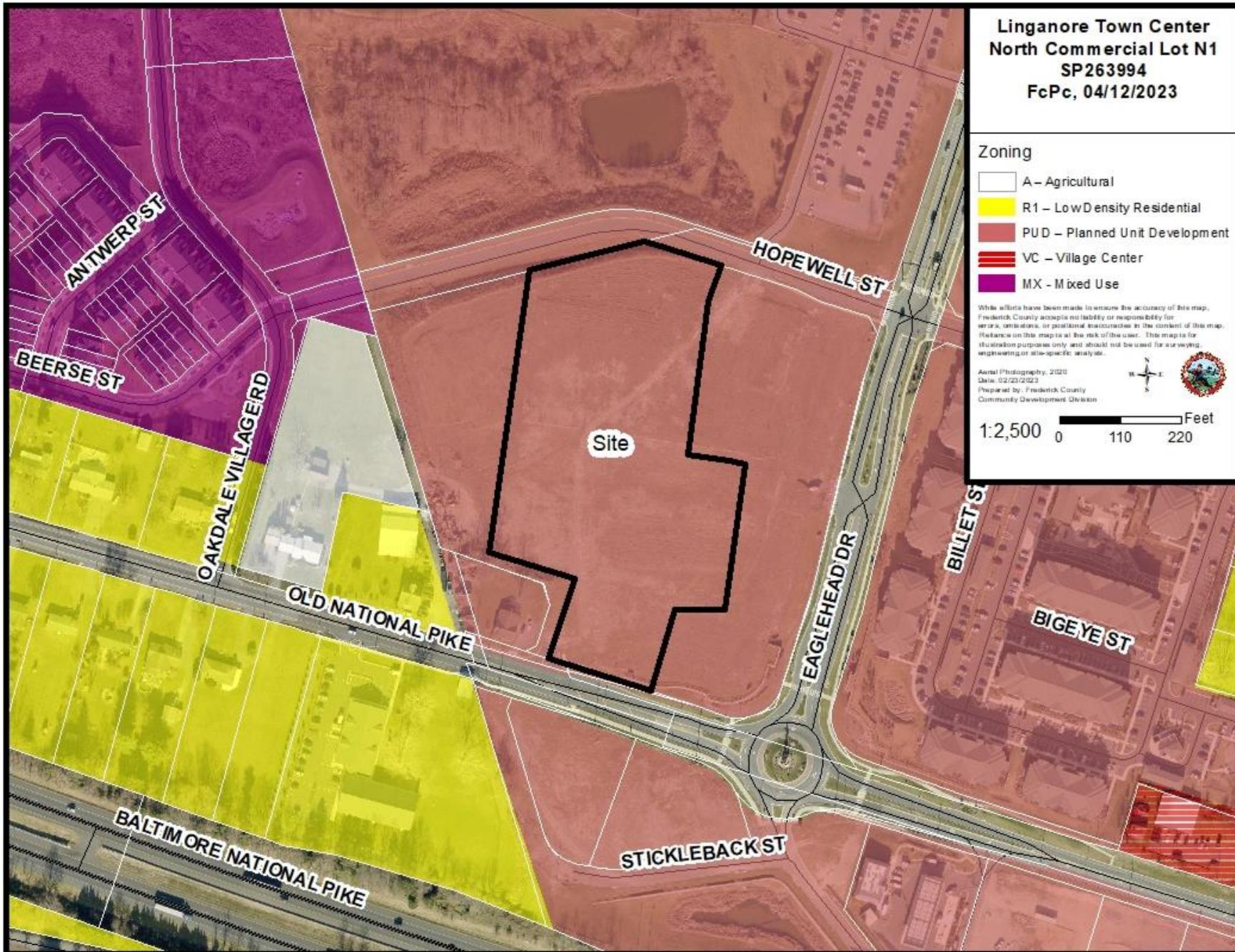
## *– Lot N1*

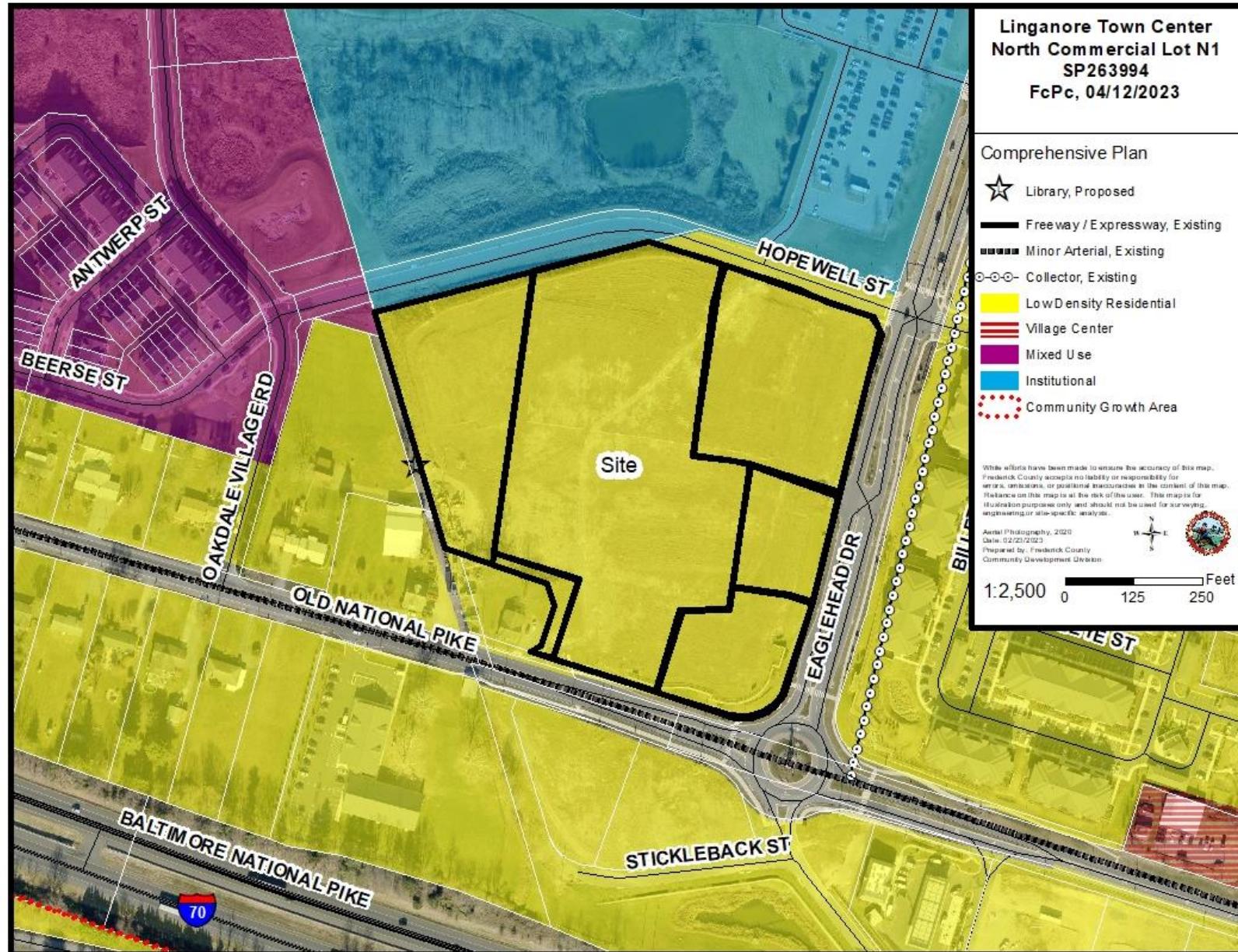
### *Site Plan*

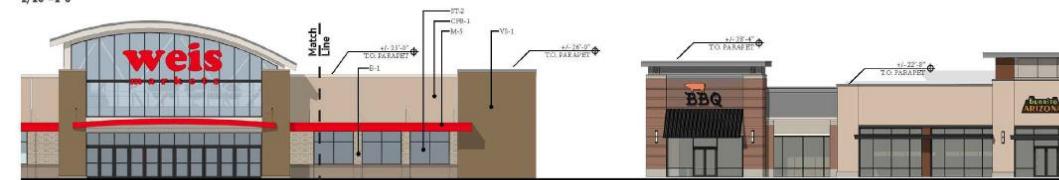
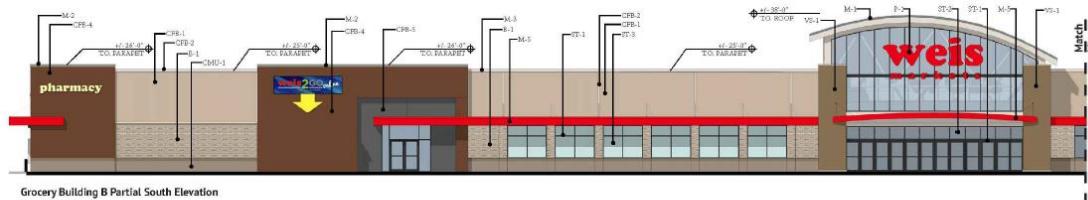
The Applicant is requesting Site Plan approval to construct a 65,520 sq ft Food Store and Accessory Automobile Filling Station on a 5.96-acre Site.











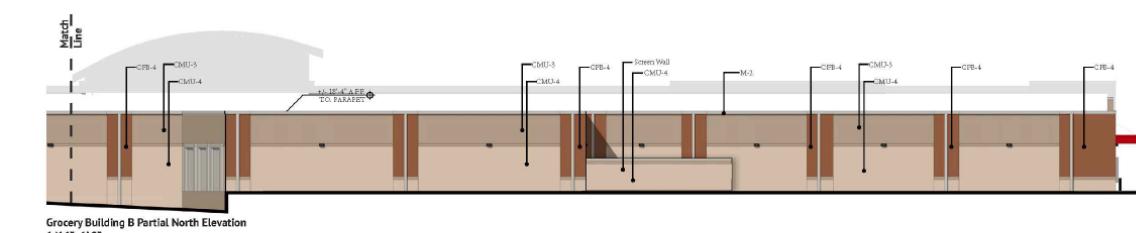
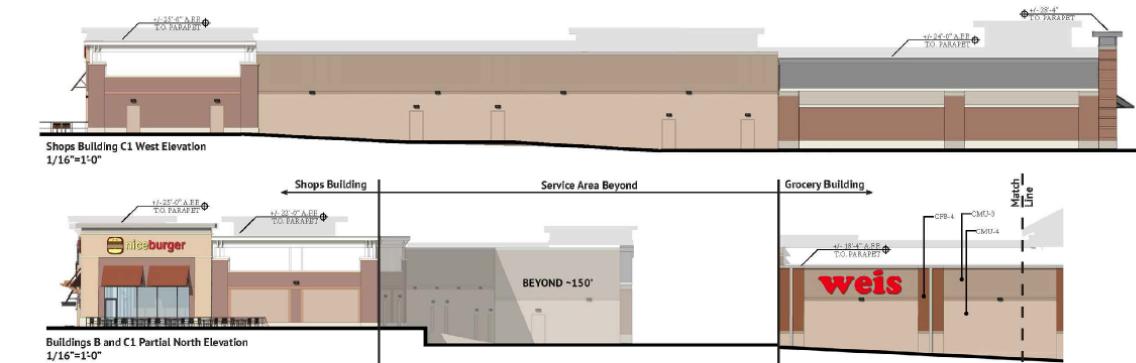
**Lake Linganore Town Center**  
Frederick County, MD

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Grocery and Shops Buildings

Conceptual Elevations 2 15047.01 9-2-2021

**Rignell Watkins Hauer**  
ARCHITECTS - PC



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Frederick County, MD

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Grocery and Shops Buildings

Conceptual Elevations 4 15047.01 9-2-2021

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Grocery and Shops Buildings

Conceptual Elevations 3 15047.01 9-2-2021

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**Perspectives**  
24

15047.01  
10-28-2021

**Rignell Watkins Hassler**  
ARCHITECTS - PC

# **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan for LTC North Lot N1 – Food Store with Automobile Filling. 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 19, 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 Space Modification Request to allow for 247 parking spaces, or 16 fewer spaces than the required 263 spaces.
2. Approval of the modification of the 14-foot maximum height for light poles in a PUD Zoning district to allow 18-foot tall pole mounted lights.
3. Approval of the light spillage modification to allow for light values to exceed 0.5 footcandles at the internal property lines.
4. Approval of a street tree modification to allow for an alternative street tree planting design.
5. Approval of a site and building design modification to allow for an alternative site design.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The applicant shall work with the historic preservation staff to update architectural designs to adhere more closely to the Historic National Road guidelines.
3. Combined Preliminary/Final plan associated with this plan must be approved prior to final site plan approval.
4. Subject to County Council approval of the Cromwell rezoning amendment to relocate the Linganore PUD library site (scheduled for Tuesday, April 18, 2023), remove references to the “Outlot AA” and replace with an appropriate lot number.