

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.

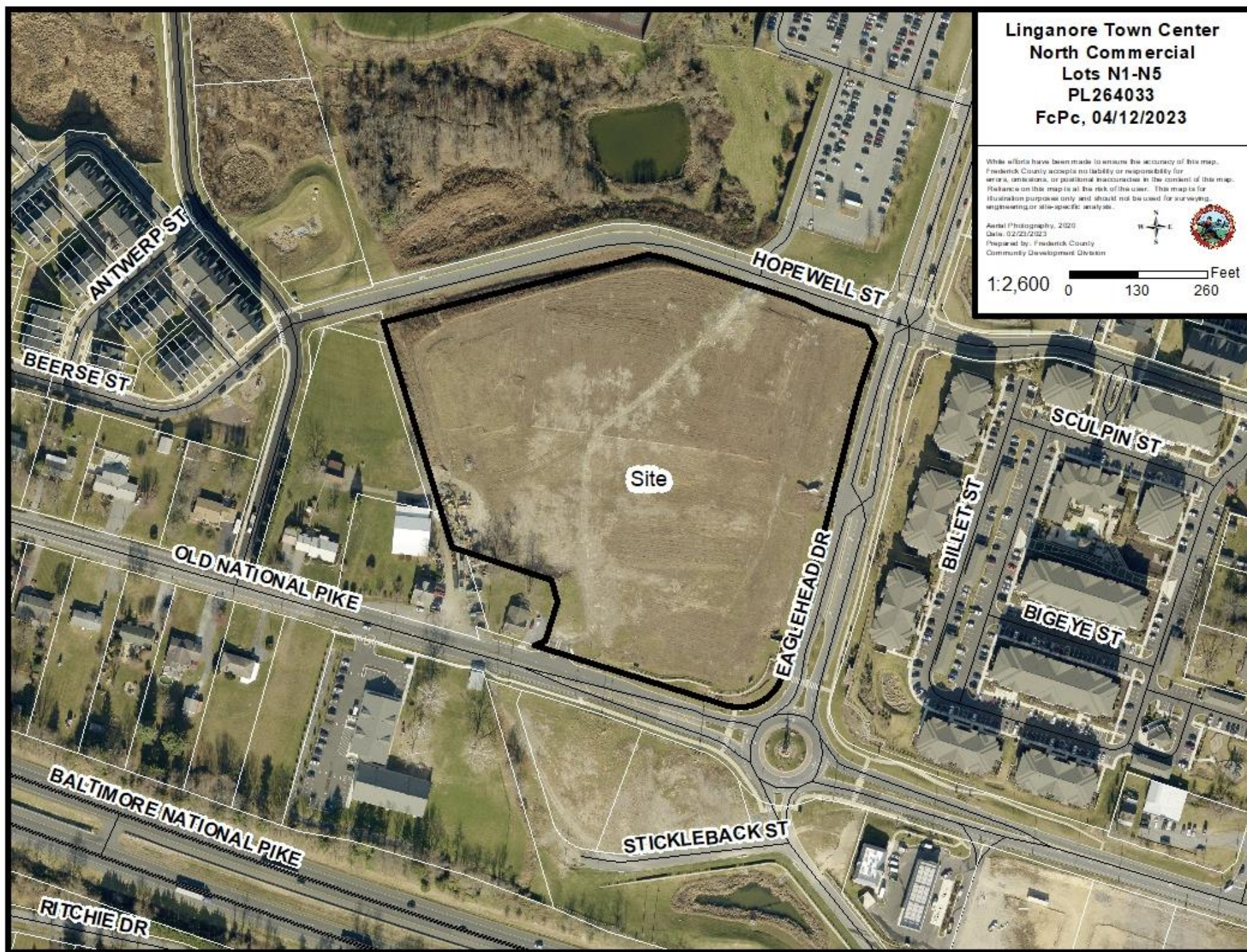
Linganore Town Center
North Commercial
Lots N1-N5
PL264033
FcPc, 04/12/2023

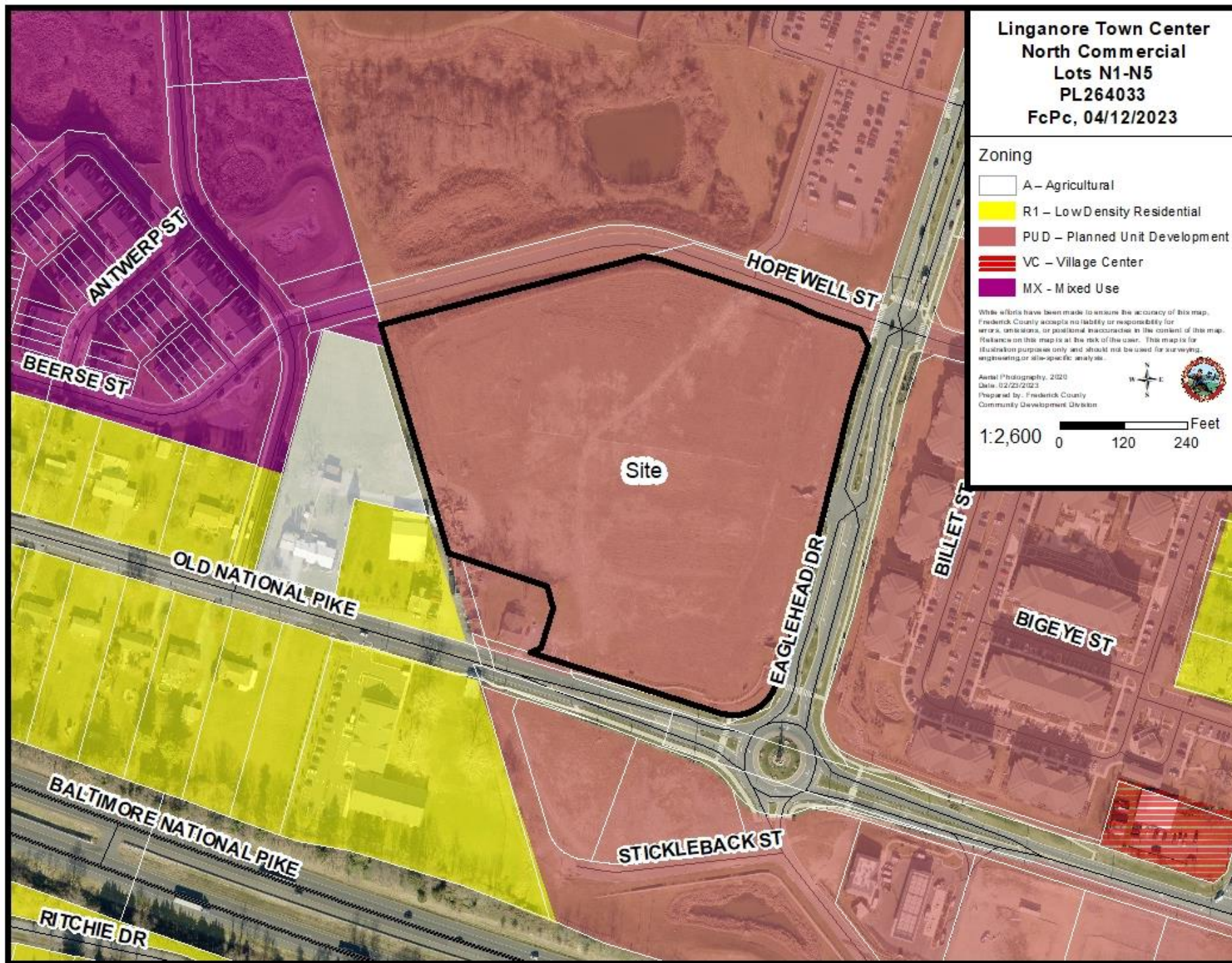
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Aerial Photography, 2020
Date: 02/20/2023
Prepared by: Frederick County
Community Development Division



1:2,600 0 130 260 Feet





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

Comprehensive Plan

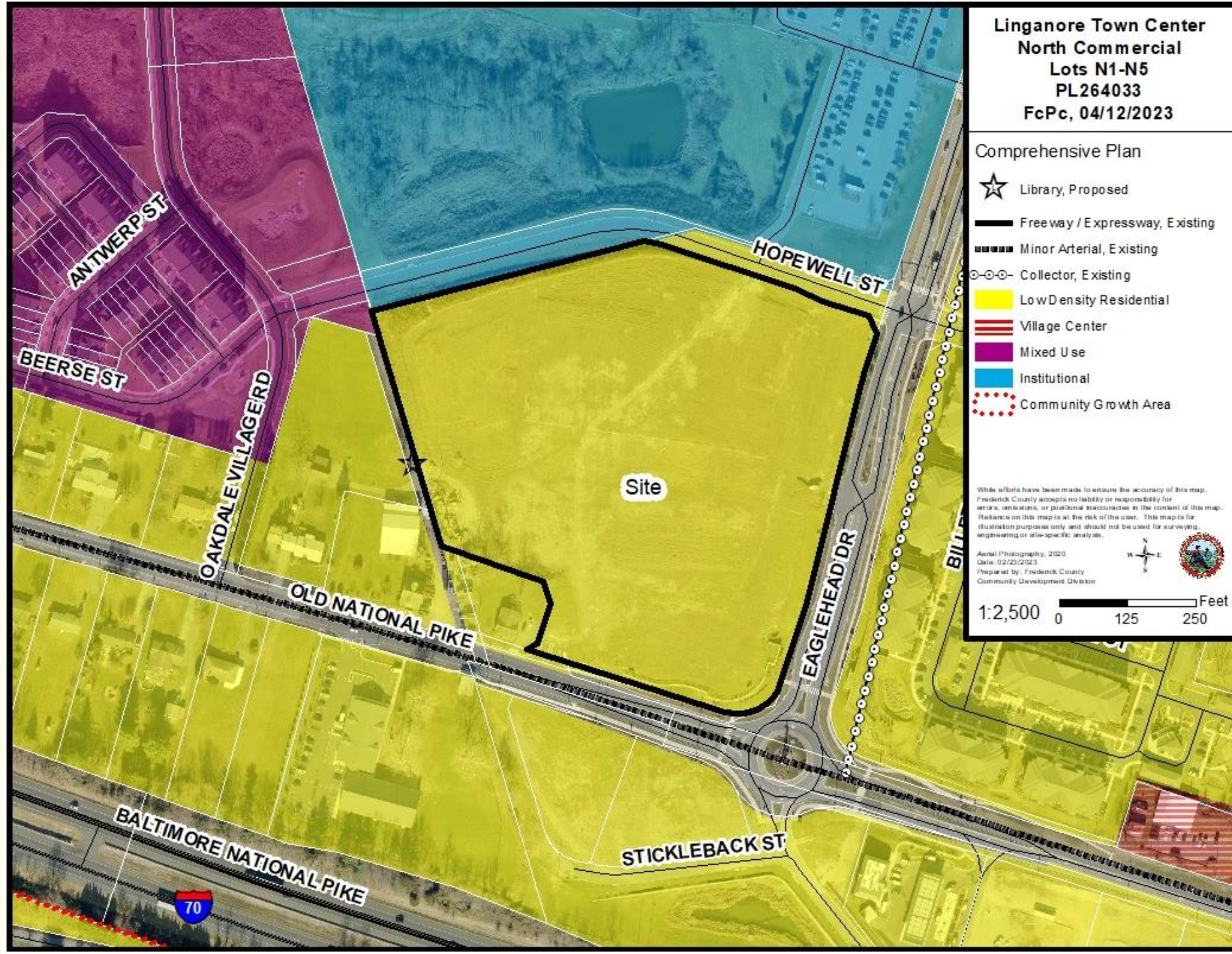
- ★ Library, Proposed
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Existing
- Low Density Residential
- Village Center
- Mixed Use
- Institutional
- Community Growth Area

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Aerial Photography, 2020
Date: 02/22/2023
Prepared by: Frederick County
Community Development Division



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

Biggell Watkins Esser
ARCHITECTS-P.C.



Lake Linganore Town Center
Frederick County, MD

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Perspectives
19

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10-28-2021

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Perspectives

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Perspectives
22

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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



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Frederick County, MD

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Perspectives
23

15047.01
10-28-2021



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:

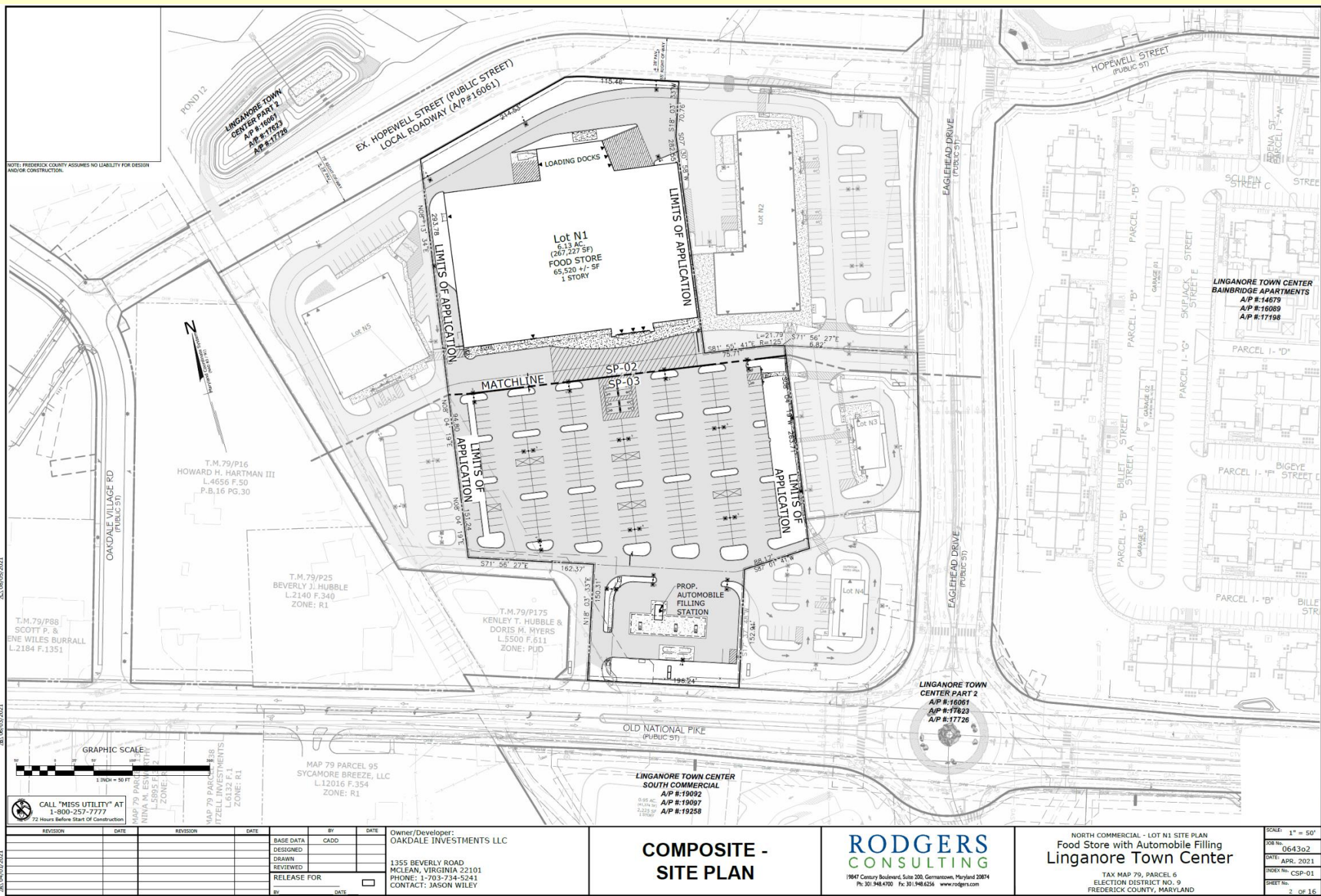
1. Address all agency comments as the plan proceeds through to completion.
2. Future site plans must conform with the SHA's Maryland Historic National Road Corridor Partnership Plan.
3. Should the Cromwell rezoning amendment (R-22-02) be approved to add an additional public use site, references to "Outlot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



08/05/2021
06/03/2021
04/03/2021

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

REVISION	DATE	REVISION	DATE

BY
DESIGNED
DRAWN
REVIEWED
RELEASE FOR
DATE

Owner/Developer:
OAKDALE INVESTMENTS LLC

1355 BEVERLY ROAD
MCLEAN, VIRGINIA 22101
PHONE: 1-703-734-5241
CONTACT: JASON WILEY

**COMPOSITE -
SITE PLAN**

**RODGERS
CONSULTING**
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fax: 301.948.6234 www.rodgers.com

NORTH COMMERCIAL - LOT N1 SITE PLAN
Food Store with Automobile Filling
Linganore Town Center
TAX MAP 79, PARCEL 6
ELECTION DISTRICT NO. 9
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 50'
JOB No: 064302
DATE: APR, 2021
INDEX No: CSP-01
SHEET No: 2 OF 16

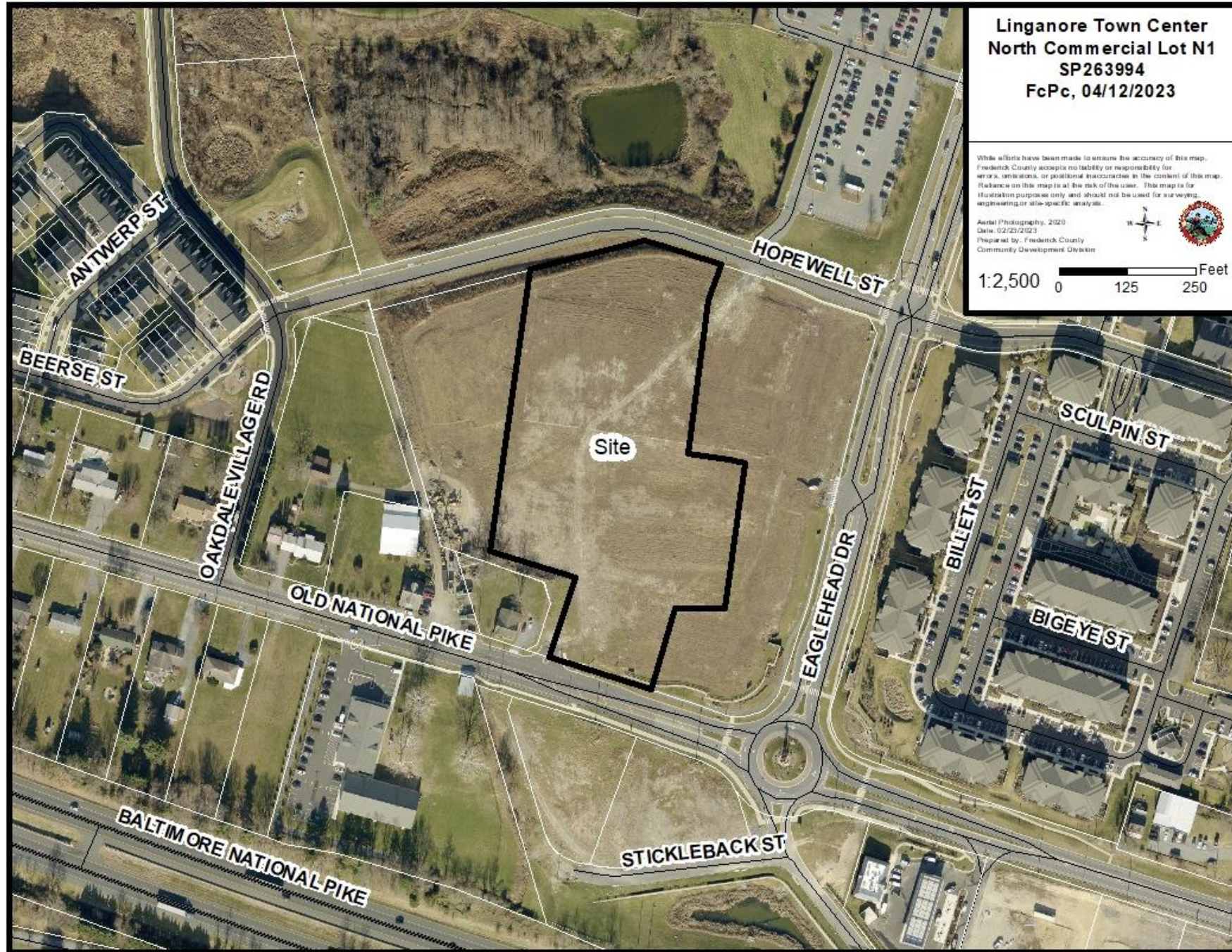
**Linganore Town Center
North Commercial Lot N1
SP263994
FcPc, 04/12/2023**

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Aerial Photography, 2020
Date: 02/23/2023
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Community Development Division



1:2,500 0 125 250 Feet



Linganore Town Center
North Commercial Lot N1
SP263994
FcPc, 04/12/2023

Zoning

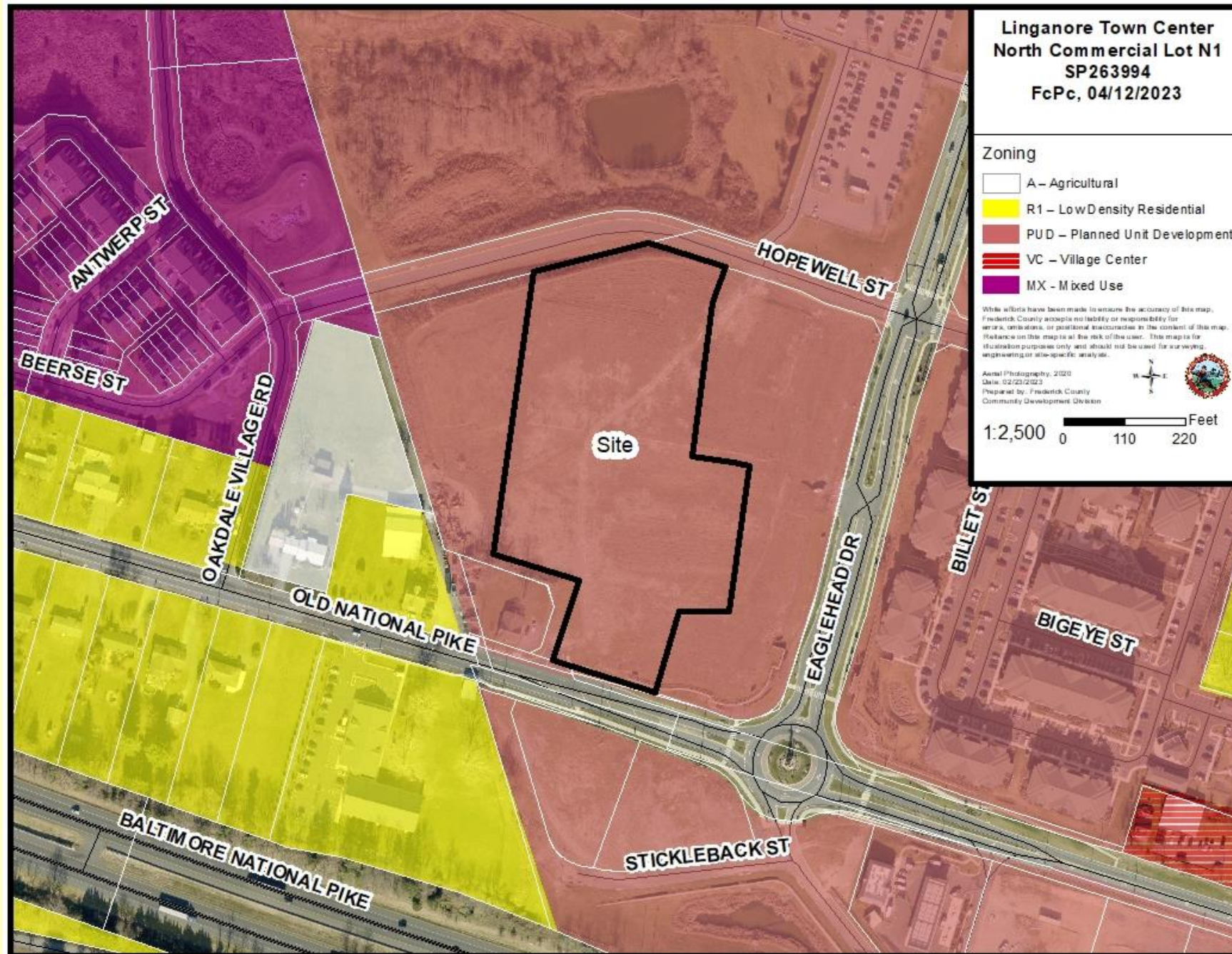
-  A – Agricultural
-  R1 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center
-  MX – Mixed Use

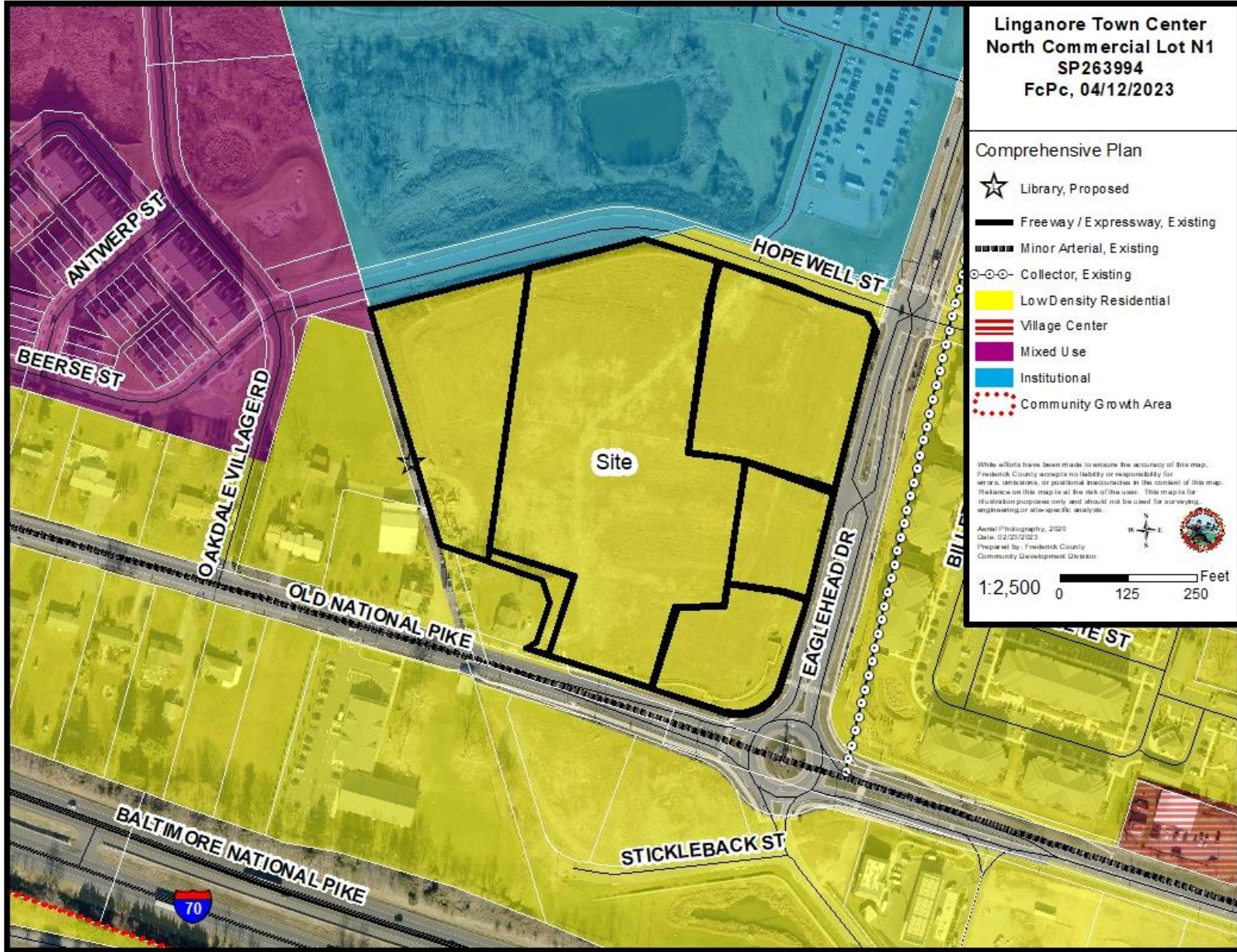
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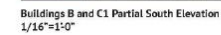
Aerial Photography, 2020
Date: 02/23/2023
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1:2,500 0 110 220 Feet







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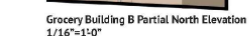
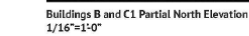
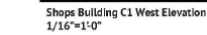
Conceptual Elevations
2

15047.01
9-2-2021

15047.01
9-2-2021

15047.01
9-2-2021

Bignell Watkins Hasser
ARCHITECTS - P.C.



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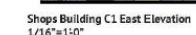
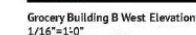
Conceptual Elevations
4

4

15047.01
9-2-2021

15047.01
9-2-2021

Bignell Watkins Hasser
ARCHITECTS - P.C.



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Conceptual Elevations
3

3

15047.01
9-2-2021

Bignell Watkins Hasser
 6 300 475 1-4 1 700 32 475 70 30 1-30





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Frederick County, MD

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Perspectives
24

15047.01
10-28-2021



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.