

# Frederick County Planning Commission



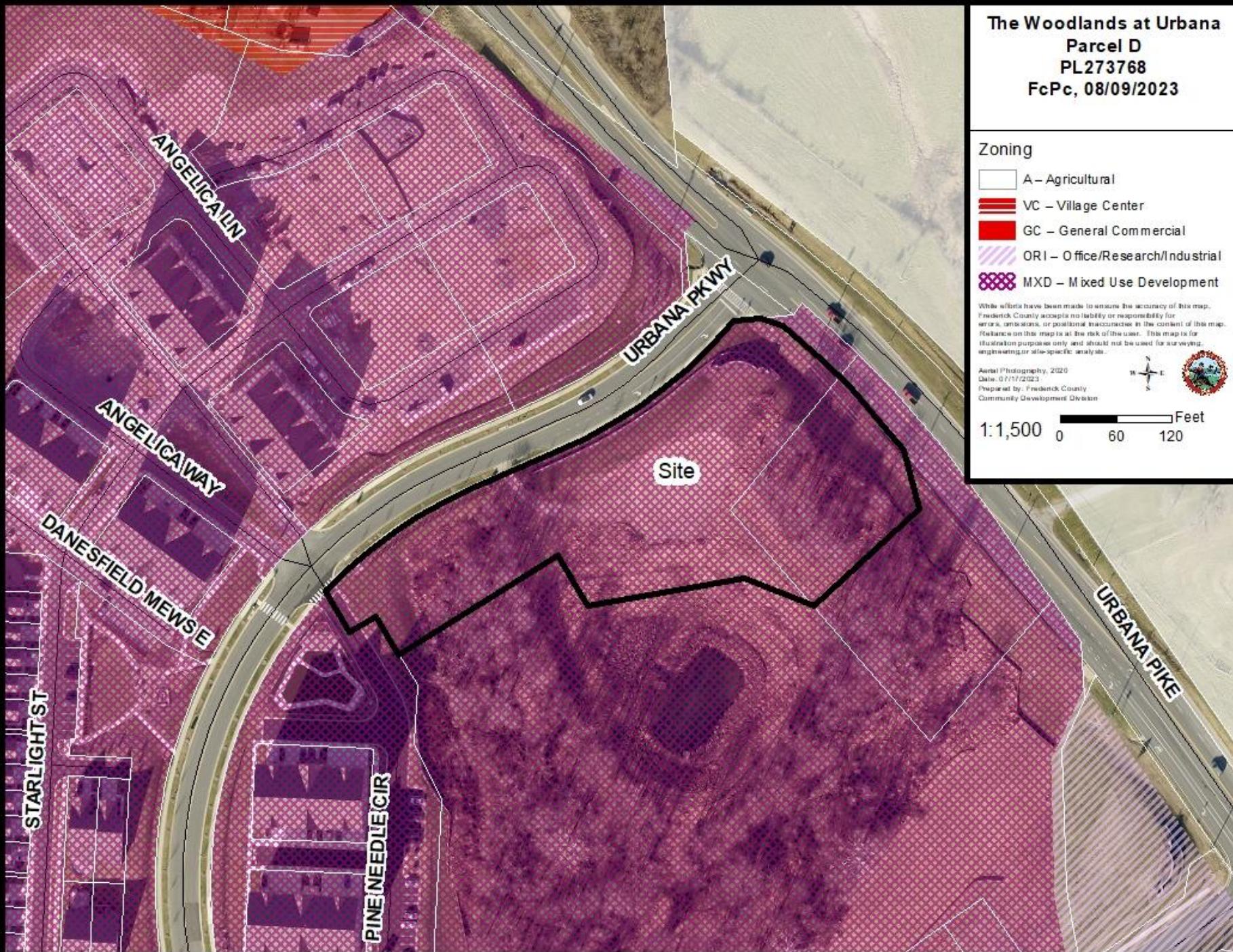
August 9, 2023

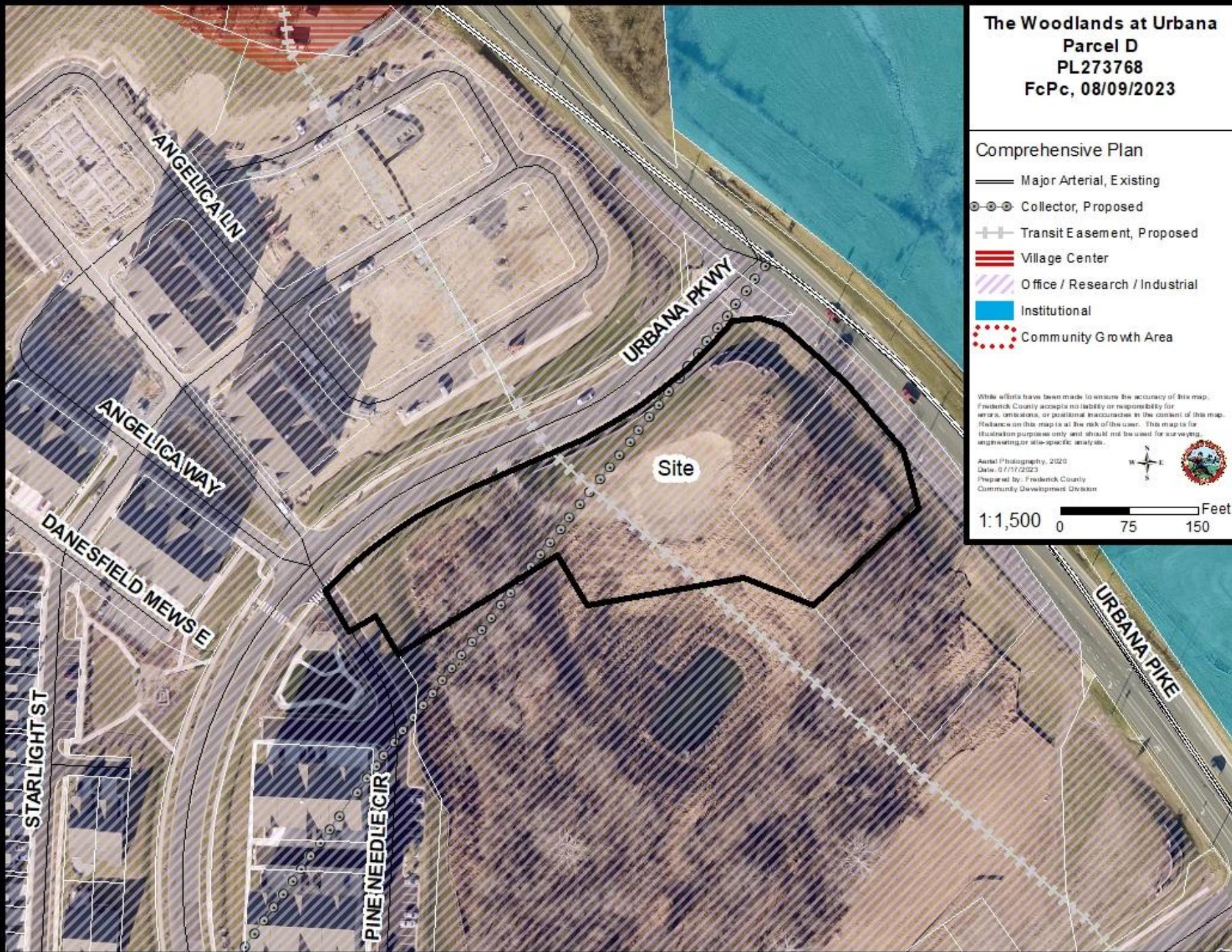
# *Woodlands at Urbana – Parcel D*

## *Combined Preliminary/Final/Addition Plat*

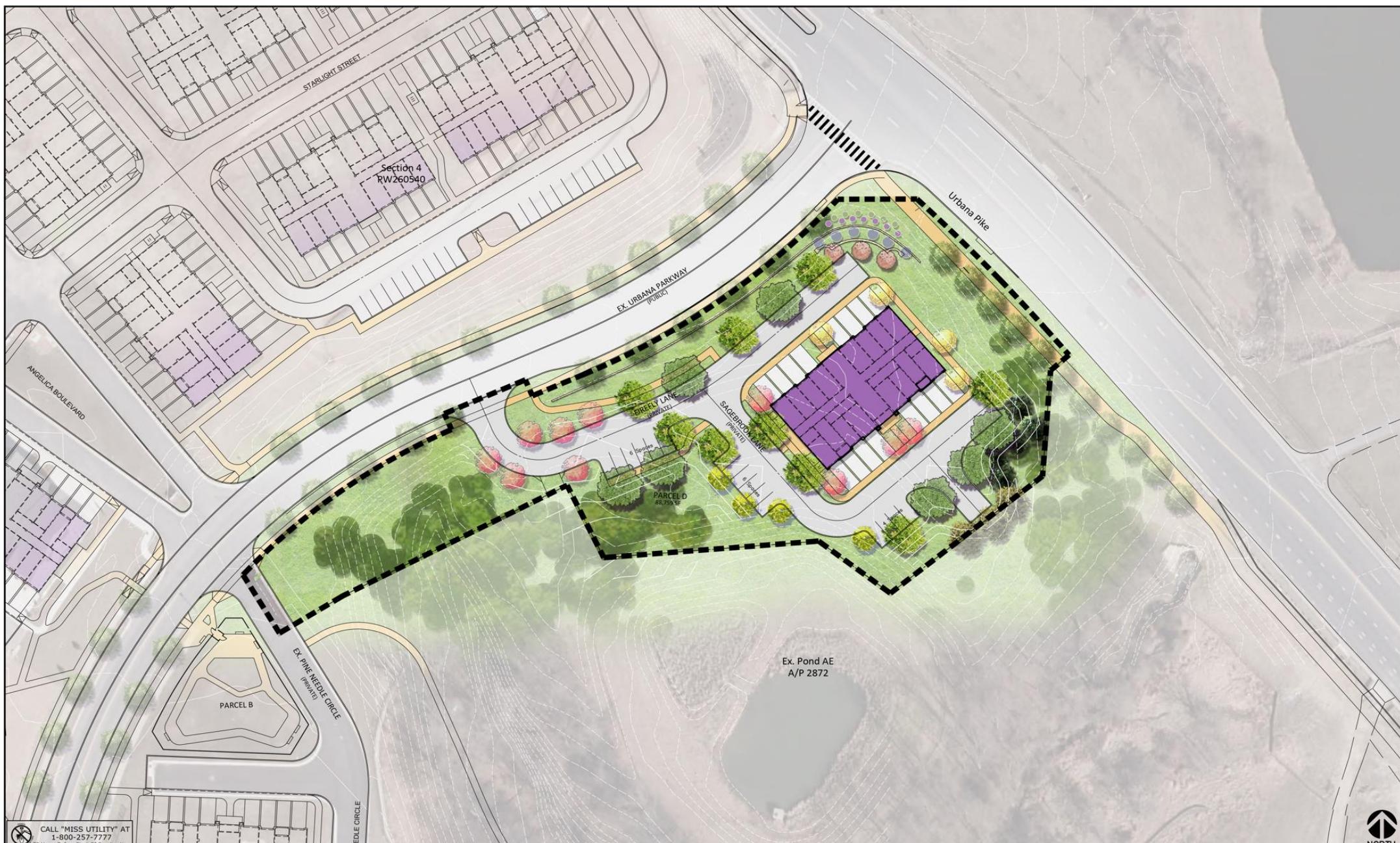
The Applicant is requesting approval to create a 2.03-acre parcel from portions of two existing parcels.











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



REVISION	DATE	REVISION	DATE	BY	DATE
BASE DATA	CADD				
DESIGNED					
DRAWN					
REVIEWED					
RELEASE FOR					
BY	DATE				

Owner/Developer: Urbana Active Adult, LLC c/o Natelli Communities 3019 Century Street 3rd Floor Gaithersburg, MD 20878 (301) 670-4020
RELEASER BY DATE

Woodlands at Urbana  
Rendering

RODGERS  
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6254 www.rodgers.com

Site Plan - Parcel D  
The Woodlands at Urbana  
SP273709  
Liber 12648 at folio 95  
ELECTION DISTRICT NO. 7  
FREDERICK COUNTY, MARYLAND

SCALE: 1"=30'
JOB No. 0590G14
DATE October 2022
INDEX No. EX-1
SPREAD SHEET No. 1 OF 1

## **RECOMMENDATION**

Staff has no objection to conditional approval of the Combined Preliminary/Final/Addition Plat for the Woodlands at Urbana – Parcel D. If the Planning Commission conditionally approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (valid through August 9, 2028).

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 conditions are met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

# *Valley Elementary School*

## *Site Plan*

The Applicant is requesting Site Development Plan approval for a 745-student capacity, 2-story 95,425 SF elementary school on a 31.7-acre lot. The existing school building will be demolished and replaced with this new building.

Valley Elementary  
SP275174  
FcPc  
08/09/2023

While efforts have been made to ensure the accuracy of this map,  
Frederick County accepts no liability or responsibility for  
errors, omissions, or positional inaccuracies 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  
Date: 07/17/2023  
Prepared by: Frederick County  
Community Development Division



1:5,500 0 275 550 Feet



Valley Elementary  
SP275174  
FcPc  
08/09/2023

Zoning

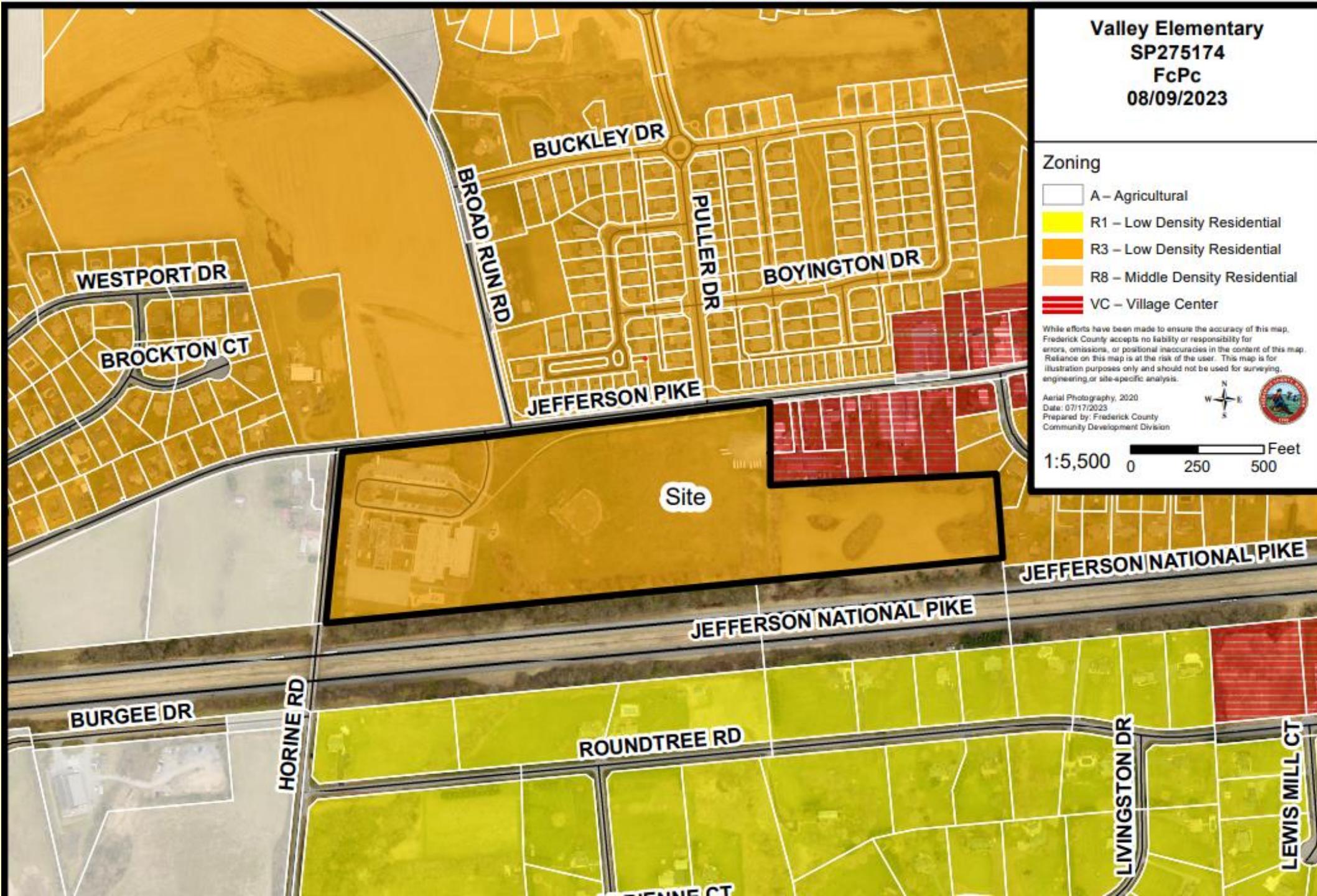
- A - Agricultural
- R1 - Low Density Residential
- R3 - Low Density Residential
- R8 - Middle Density Residential
- VC - Village Center

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Aerial Photography, 2020  
Date: 07/17/2023  
Prepared by: Frederick County  
Community Development Division



1:5,500 0 250 500 Feet



Valley Elementary  
SP275174  
FcPc  
08/09/2023

Comprehensive Plan

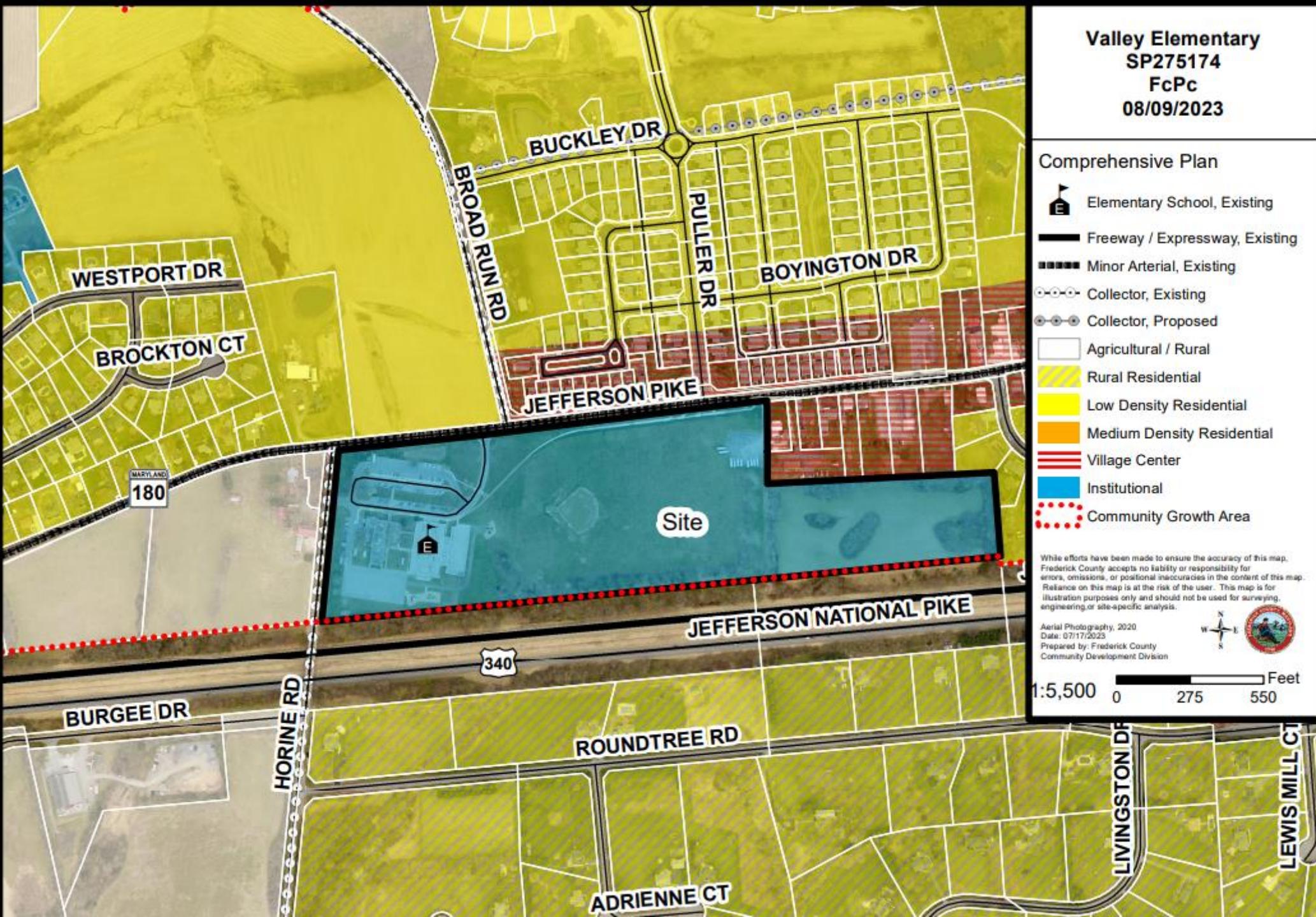
-  Elementary School, Existing
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Collector, Existing
-  Collector, Proposed
-  Agricultural / Rural
-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  Village Center
-  Institutional
-  Community Growth Area

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Aerial Photography, 2020  
Date: 07/17/2023  
Prepared by: Frederick County  
Community Development Division



1:5,500 0 275 550 Feet





# **RECOMMENDATION**

Staff has no objection to Conditional Approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Plan, the plan is valid for three (3) years, or until August 9, 2026.

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

## **Approval of the following modification requests:**

1. Lighting modification of the 14-foot maximum height for light poles in a residential district as provided in Section 1-19-6.500(G) to allow 21-ft tall pole mounted lights.
2. Loading modification of the required 5 large loading spaces to provide 1 large space. A modification of 4 loading spaces.
3. Parking modification of 140 spaces to provide 136 spaces. A reduction of 4 spaces.
4. Forest Resource Ordinance modification request to allow the removal of the five (5) specimen trees.

## **Staff Conditions**

1. Address all agency comments as the plan proceeds through to completion.
2. Add a column to the planting table for “native” plants.
3. Add a sign profile to the plan.
4. Add an additional 19 bike racks to bring the total to 39 (one for each classroom).
5. The Combined Preliminary/Final Forest Conservation 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.
6. Change Horine Road BRL to a 40' front BRL and revise the site plan and notes to reflect the additional 2 ft. in BRLs due to the height.

# *Green Valley Elementary School*

## *Site Plan*

The Applicant is requesting Site Development Plan approval for a 725-student capacity, 2-story 95,267 SF elementary school on a 13.23-acre lot.

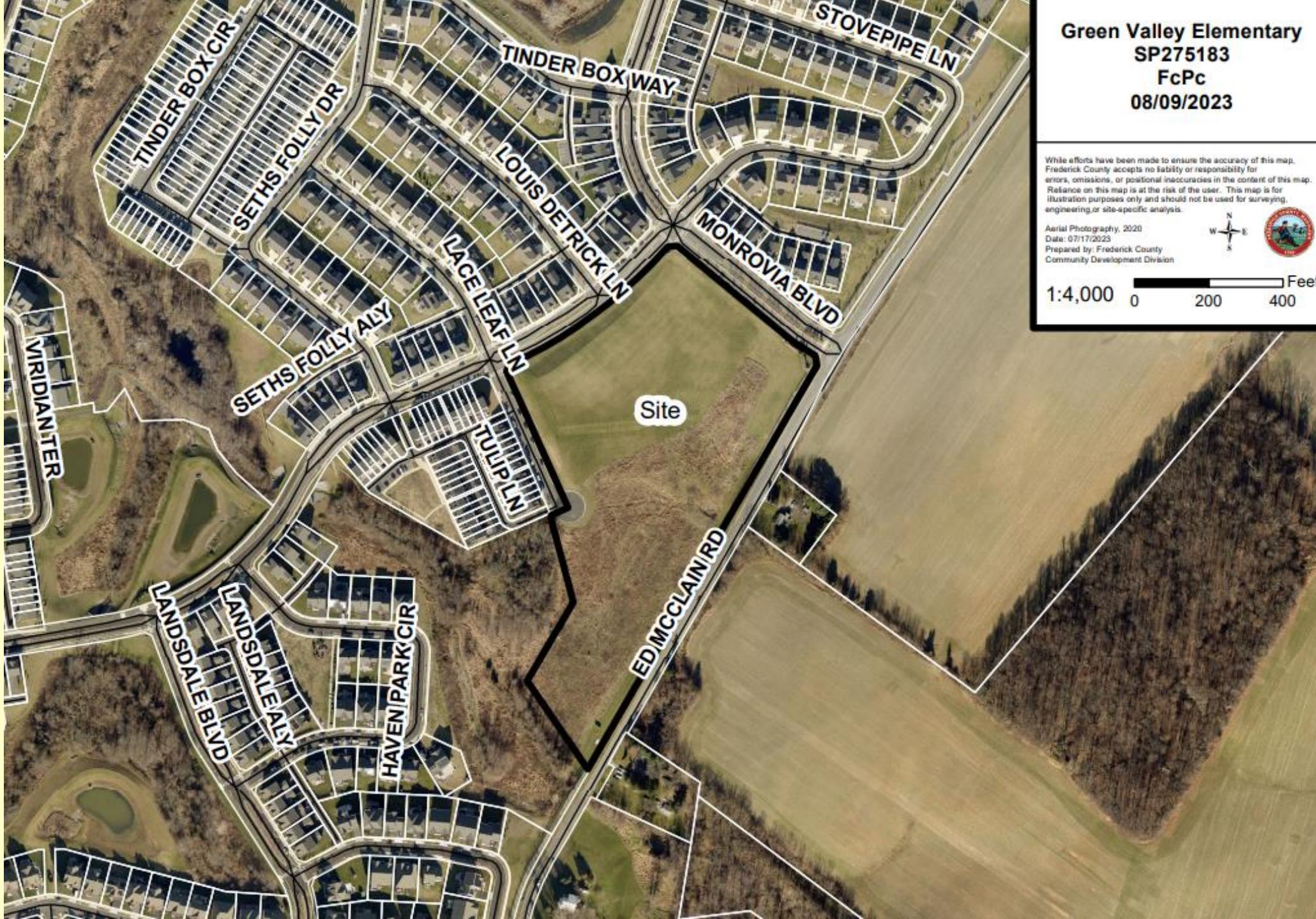
**Green Valley Elementary**  
**SP275183**  
**FcPc**  
**08/09/2023**

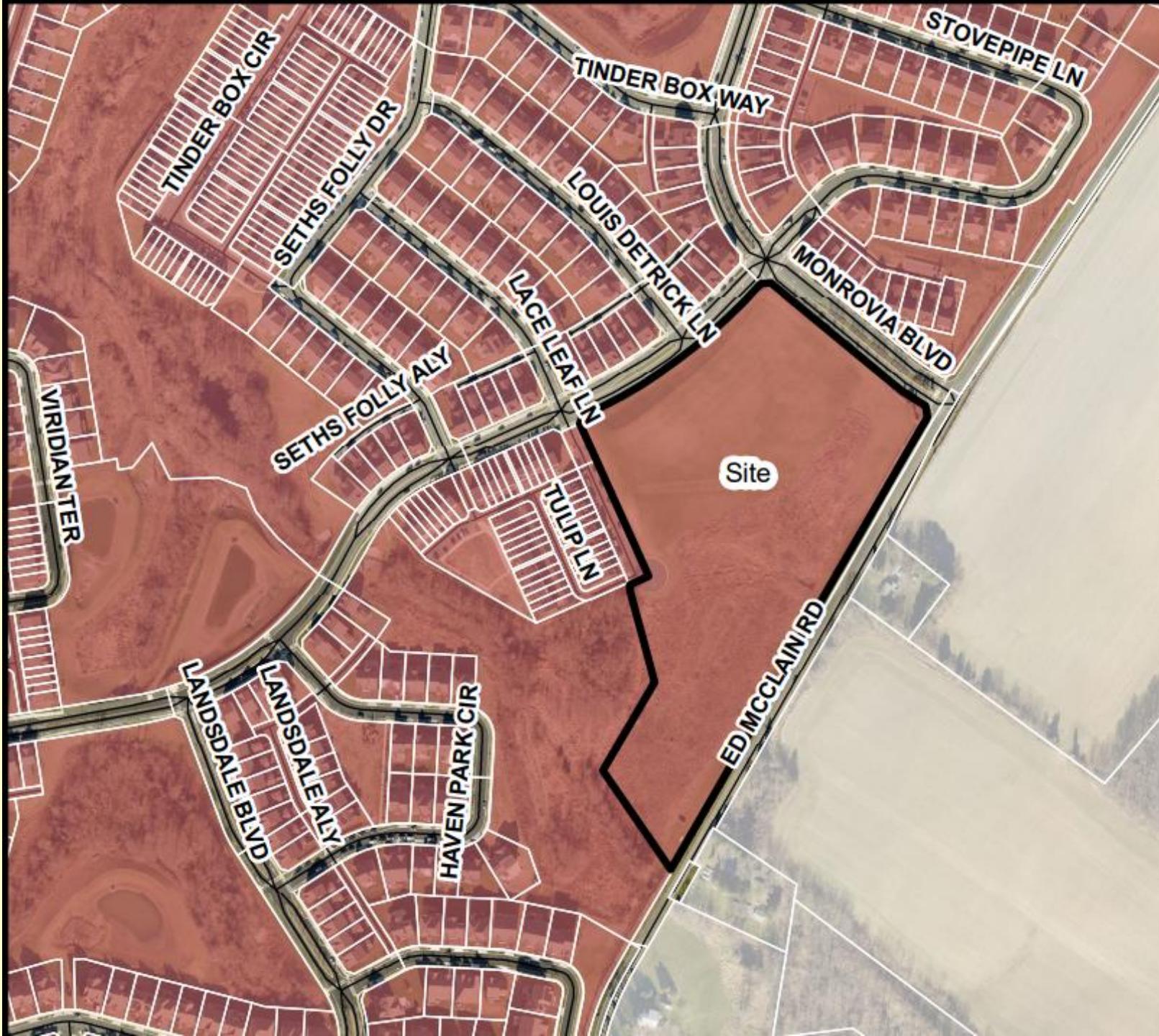
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Aerial Photography, 2020  
Date: 07/17/2023  
Prepared by: Frederick County  
Community Development Division



1:4,000 0 200 400 Feet





Green Valley Elementary  
SP275183  
FcPc  
08/09/2023

Zoning

A – Agricultural

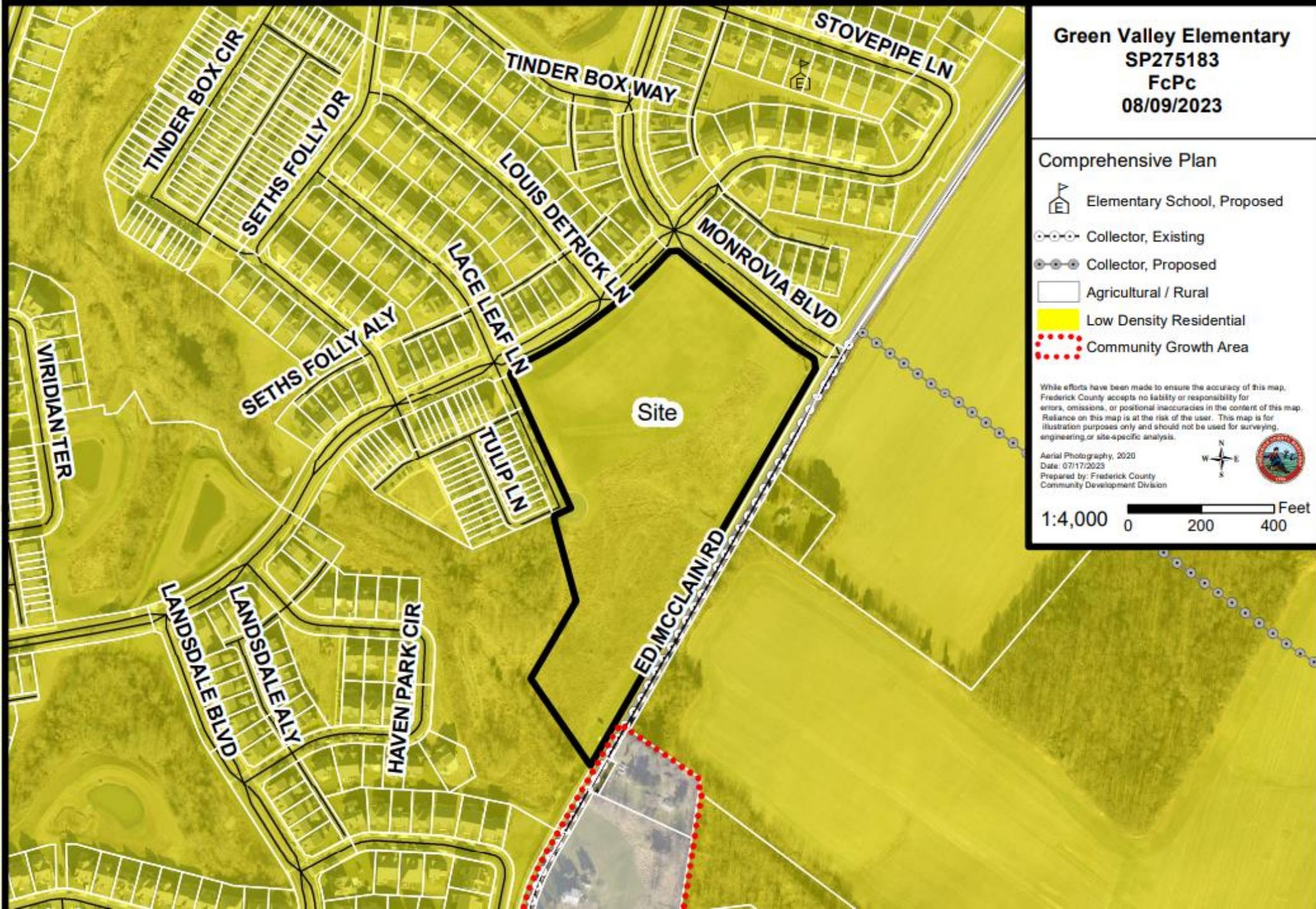
PUD – Planned Unit Development

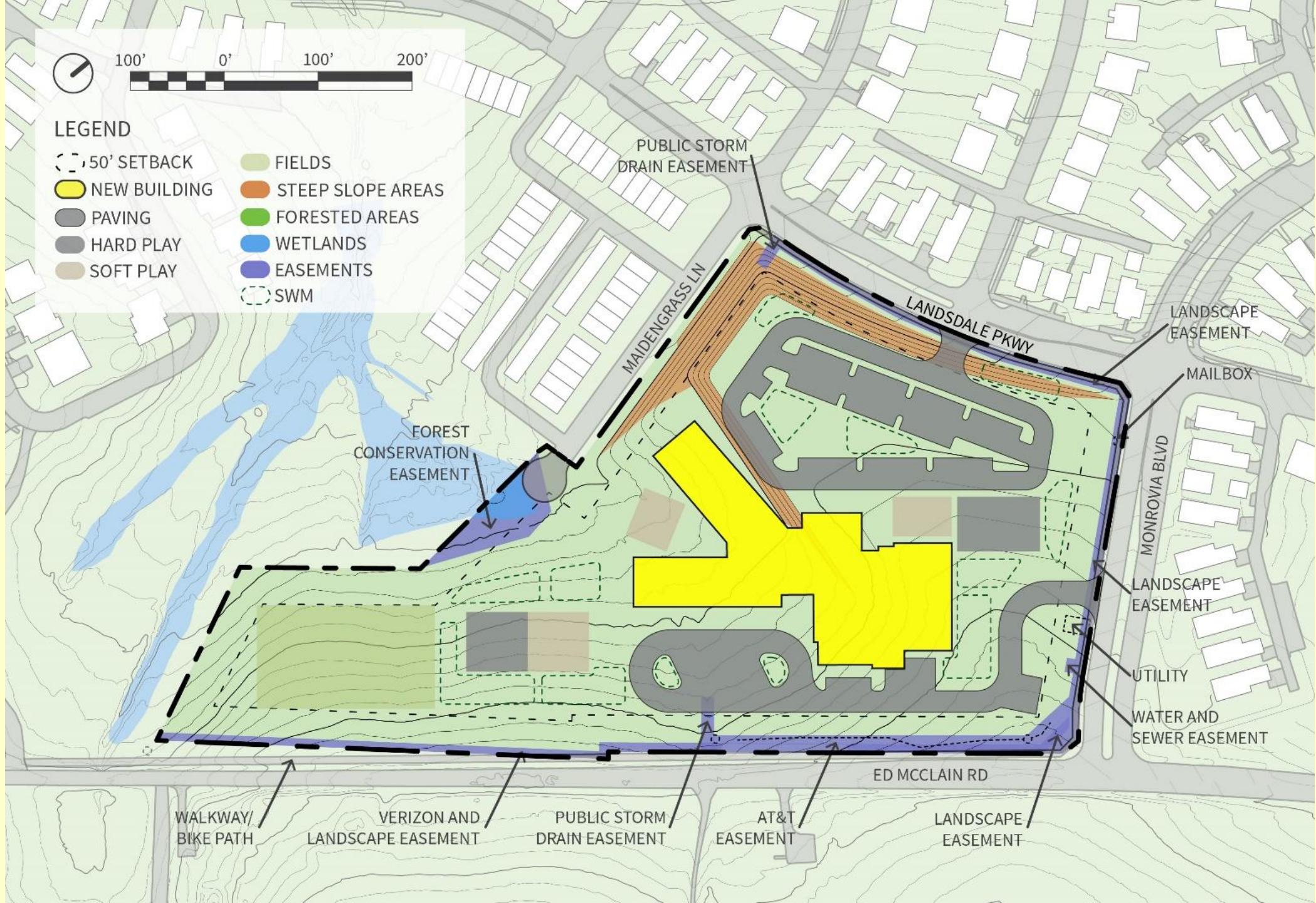
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2020  
Date 07/17/2023  
Prepared by: Frederick County  
Community Development Division



1:4,000 0 180 360 Feet





## **RECOMMENDATION**

Staff has no objection to Conditional Approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Plan, the plan is valid for three (3) years, or until August 9, 2026.

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

### **Approval of the following modification requests:**

1. Lighting modification of the 14-foot maximum height for light poles in a PUD district to allow 21-ft tall pole mounted lights.
2. Loading modification of the required 5 large loading spaces to provide 1 large space. A reduction of 4 large loading spaces.
3. Parking modification of the required 143 spaces to provide 113 spaces. A reduction of 30 spaces.

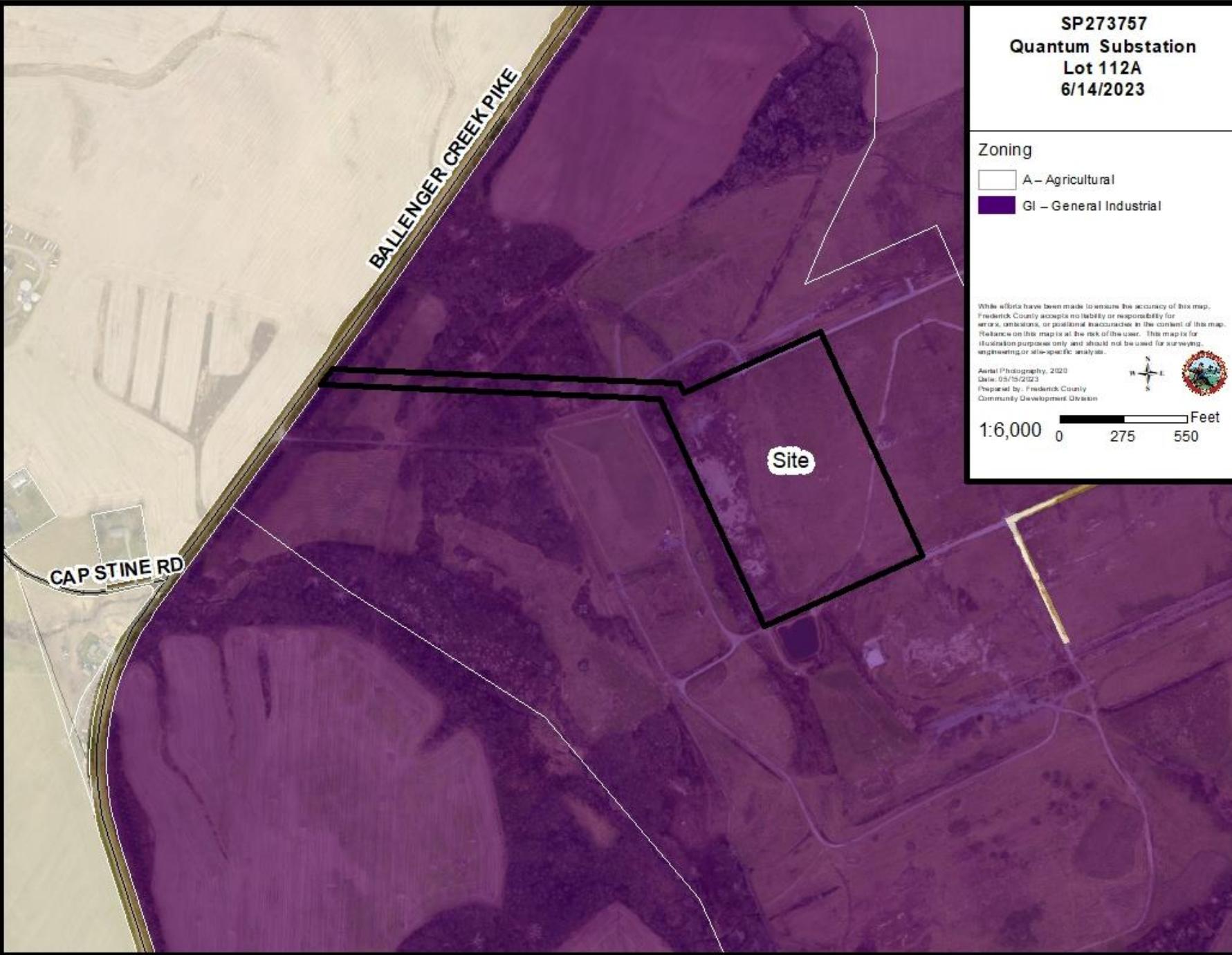
### **Staff Conditions:**

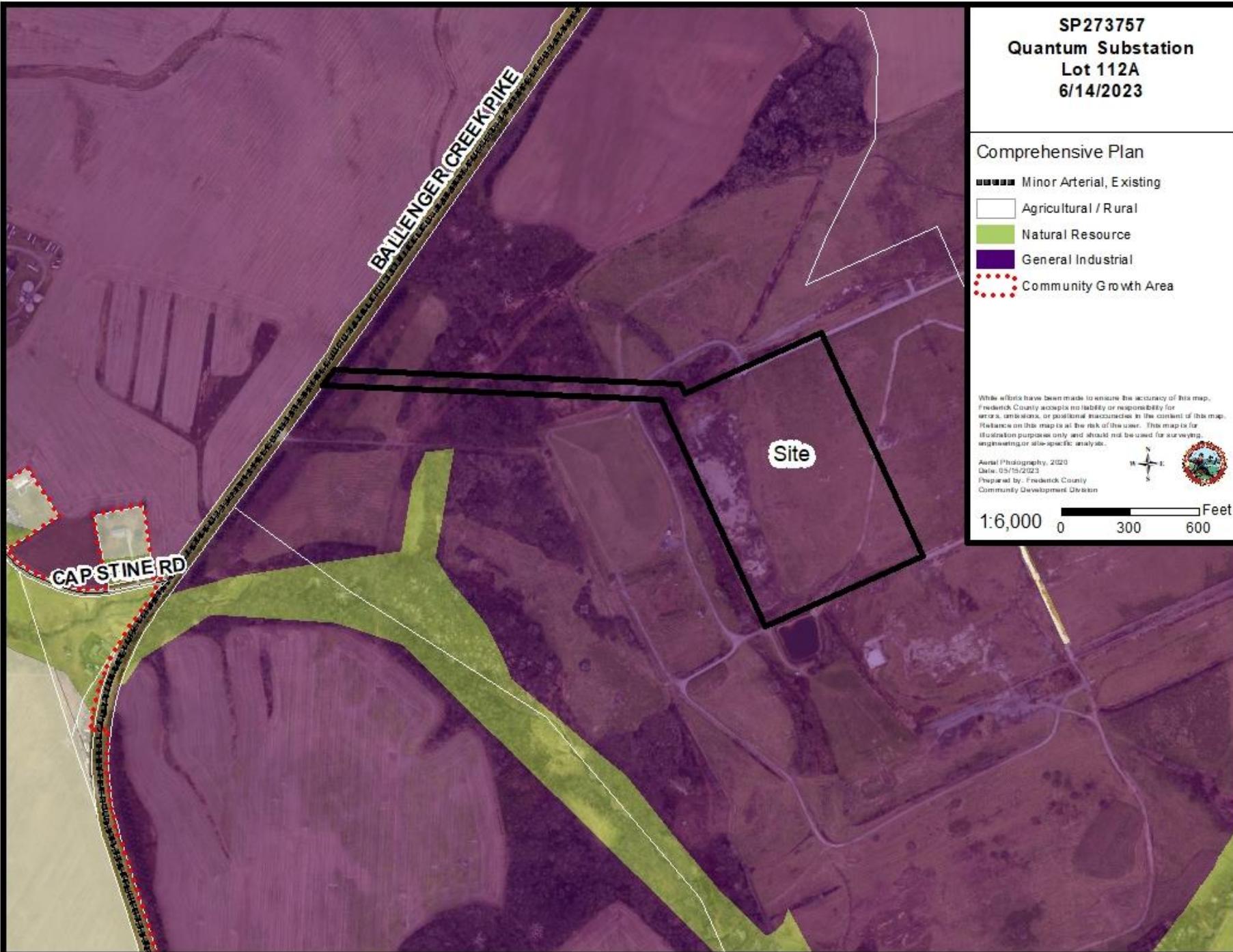
1. Address all agency comments as the plan proceeds through to completion, including final light pole height.
2. Add an additional 20 bike racks to bring the total to 39 (one for each classroom).

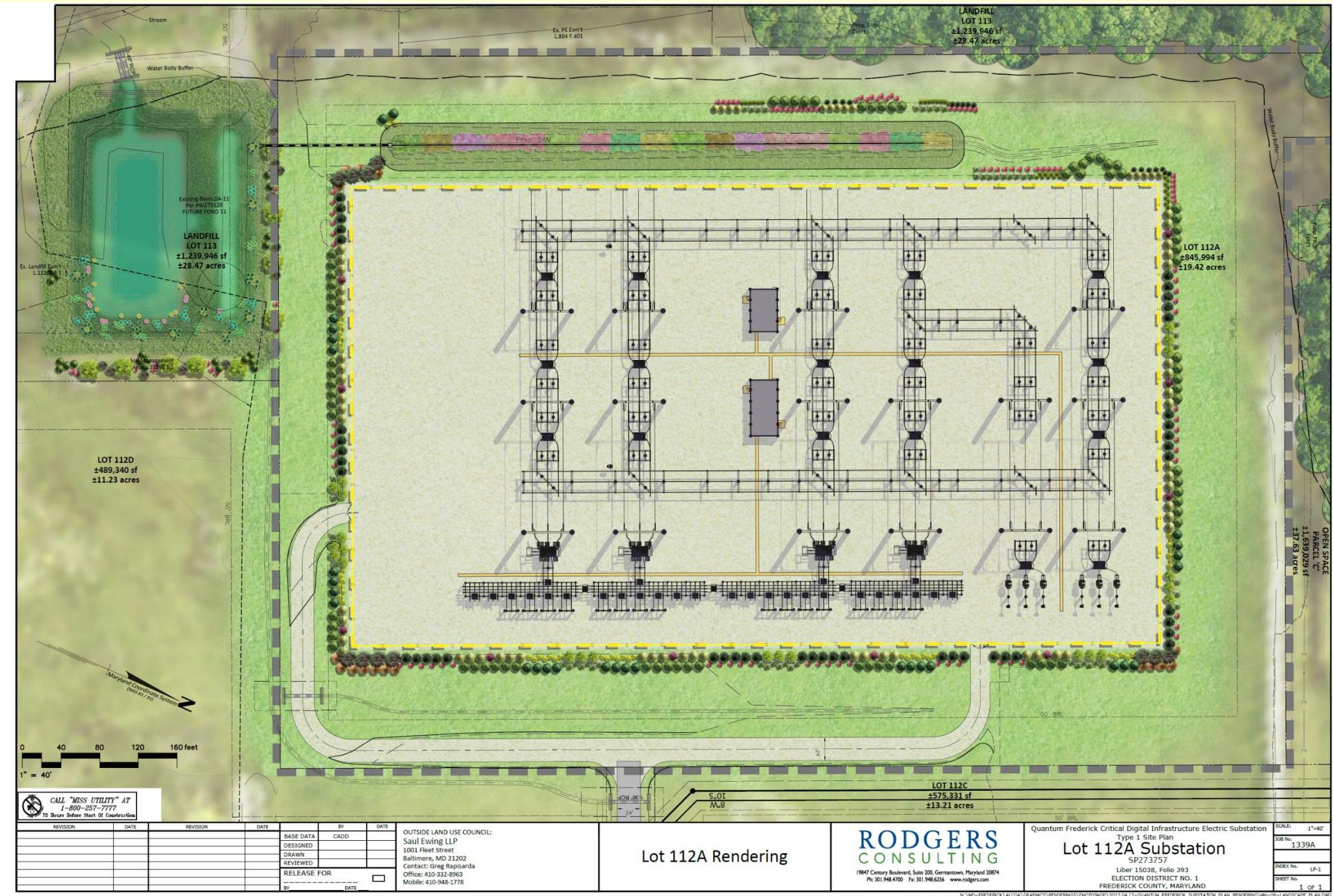
# *Quantum Lot 112A Substation Site Plan*

The Applicant is requesting Site Plan approval for the construction of a critical digital infrastructure electric substation use on a 19.42-acre parcel.









## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan for Quantum Lot 112A Electric Substation. 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 August 9, 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 conditions met and modifications are granted:

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

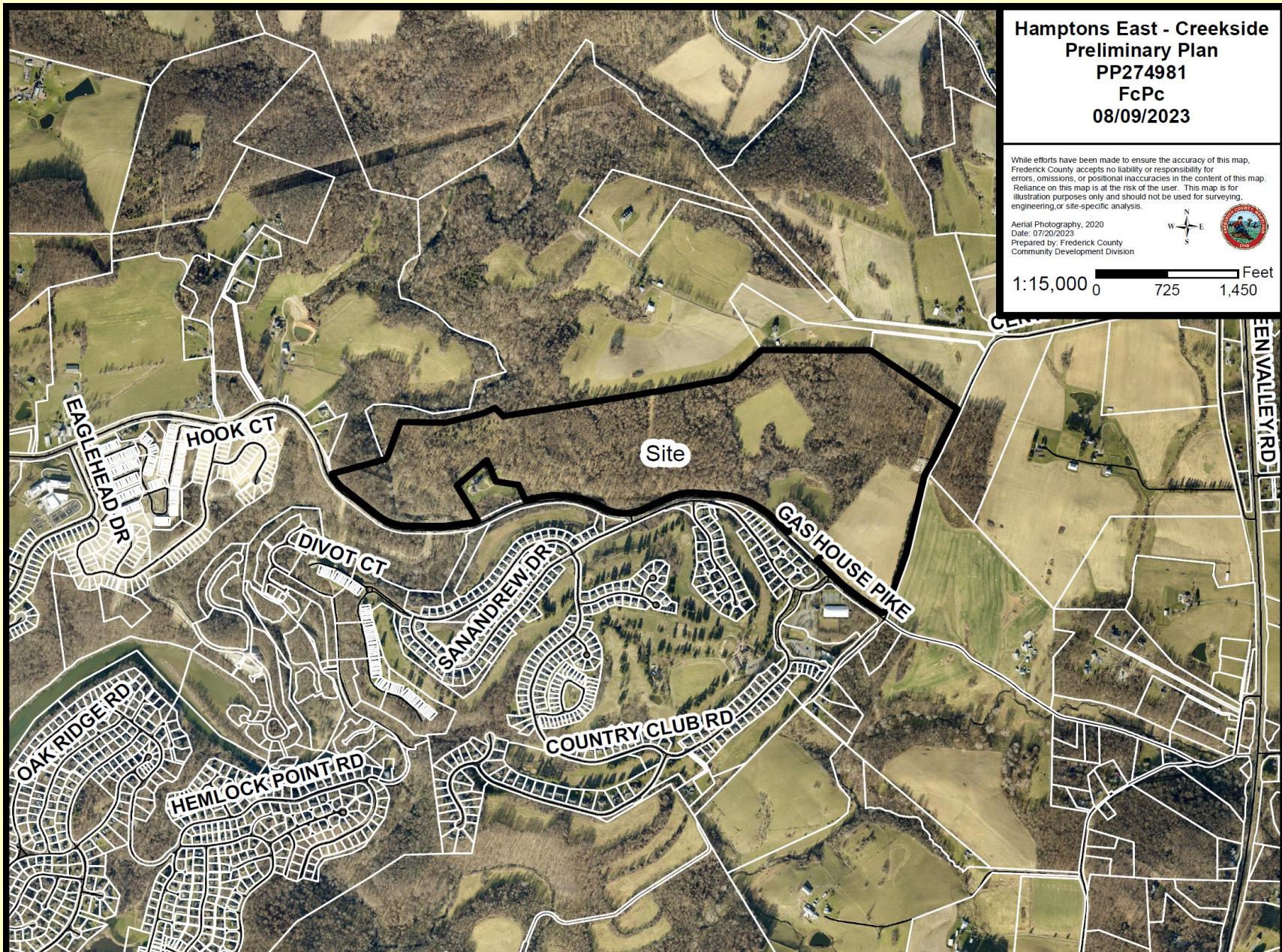
1. Approval of the alternate landscape, buffering and screening modification.
2. Approval of the lighting modification to allow for lighting that is not fully shielded.

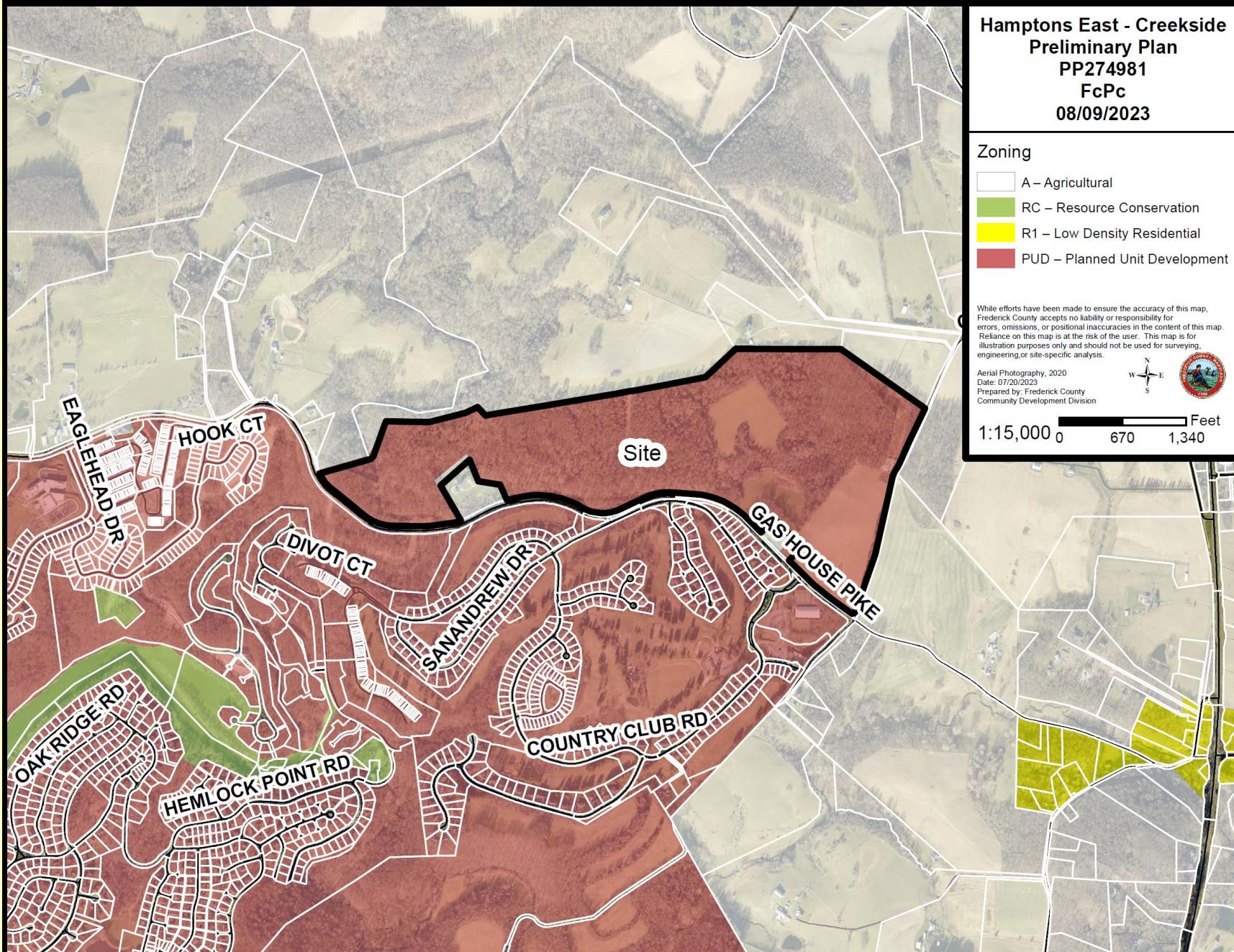
Staff-proposed conditions of approval:

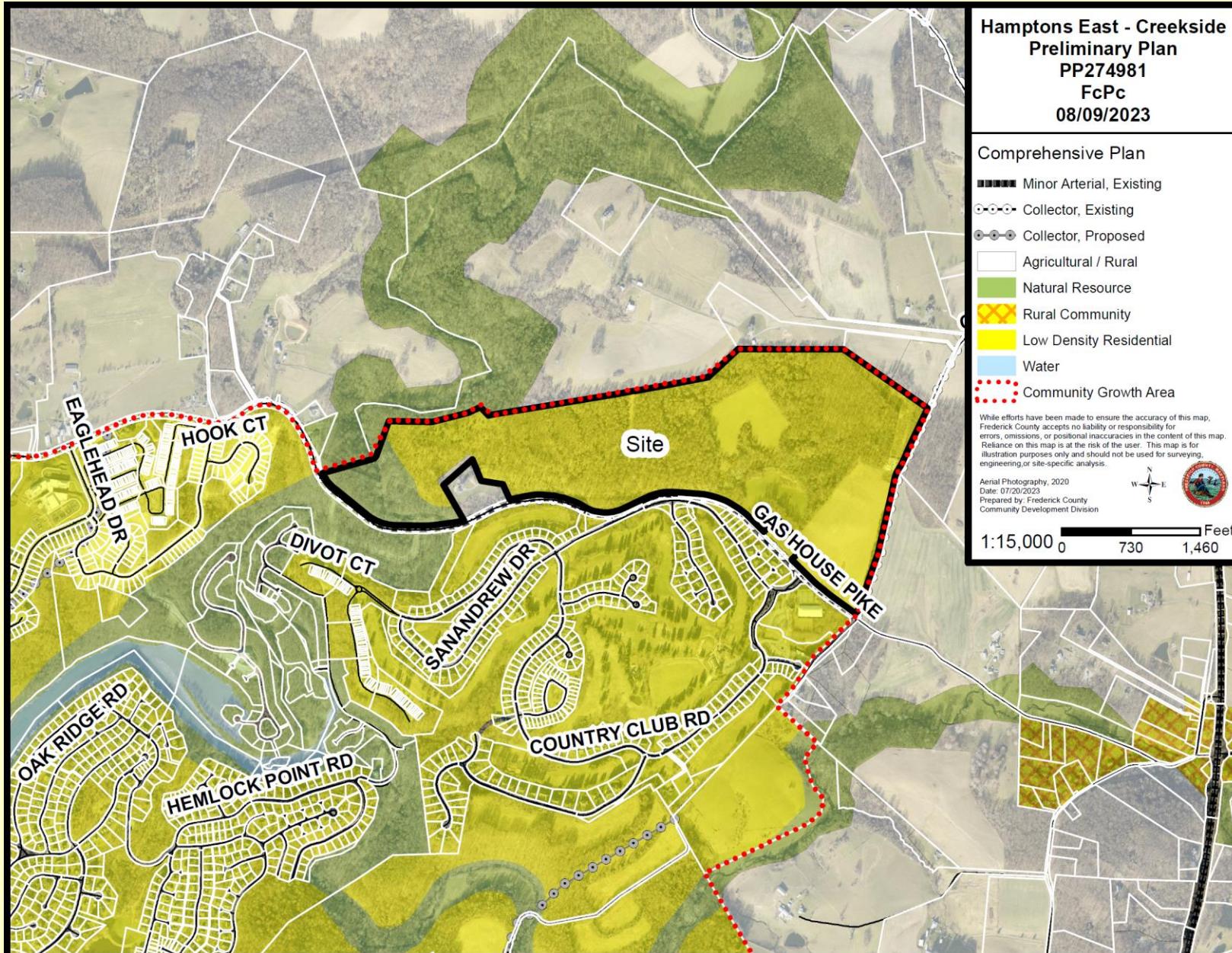
1. Address all agency comments as the plan proceeds through to completion.
2. Final plat associated with this plan must be approved and recorded prior to final site plan approval.

# *Hamptons East - Creekside Preliminary Plan*

The Applicant is requesting Preliminary Subdivision Plan approval for 214 single-family lots and 221 townhouse lots on a +/- 181.85-acre Site.





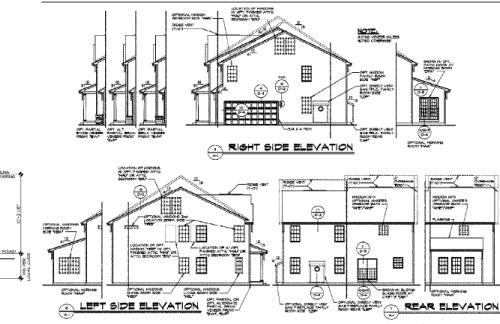






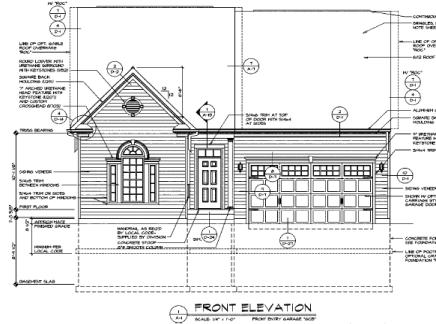
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



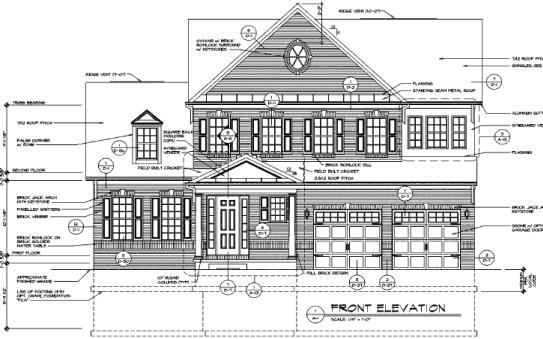
TYPICAL SINGLE FAMILY DETACHED (SF-1)  
SIDE AND REAR ELEVATION

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



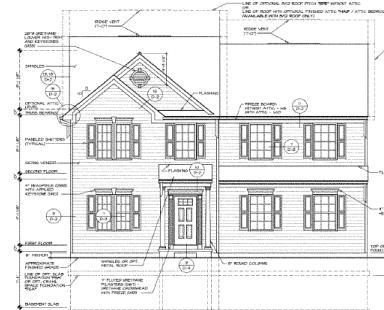
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



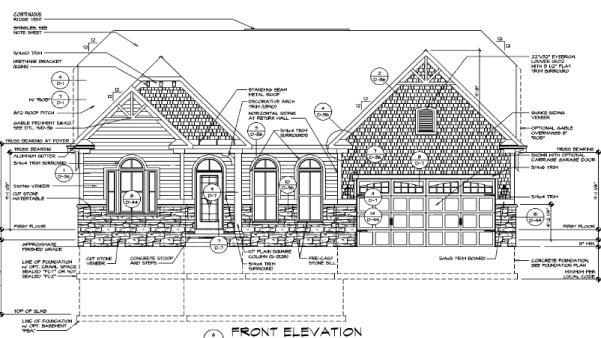
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



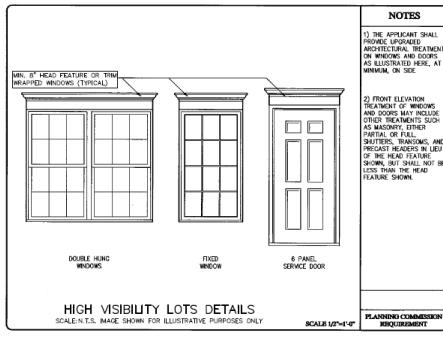
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

FRONT ELEVATION



**TYPICAL SINGLE FAMILY DETACHED (SF-1)**

## FRONT ELEVATION



HIGH VISIBILITY LOTS DETAILS  
SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

SALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



**TYPICAL SINGLE FAMILY ATTACHED TOWNHOME VILLA (A—**

## FRONT ELEVATION



TYPICAL SINGLE FAMILY ATTACHED TOWNHOME (A-1)

## FRONT ELEVATION

# **RECOMMENDATION**

Staff has no objection to conditional approval of the Hamptons East - Creekside Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, it is valid for five (5) years from the date of Planning Commission approval (valid until August 9, 2028) and the APFO is valid until July 11, 2038 (in accordance with the DRRA). Therefore, the Preliminary Plan is valid until August 9, 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 modifications are granted and conditions met:

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

1. Approval of the parking modification request to allow more parking than required with the Applicant proposing 1,315 parking spaces, 334.5 more spaces than the required 980.5 parking spaces.
2. Approval of the modification to allow for open section roadways with lot frontages less than 80 feet.
3. Approval of the FRO modification to remove three (3) specimen trees.
4. Approval of the modification to allow for private streets within a PUD development per §1-19-4.520.

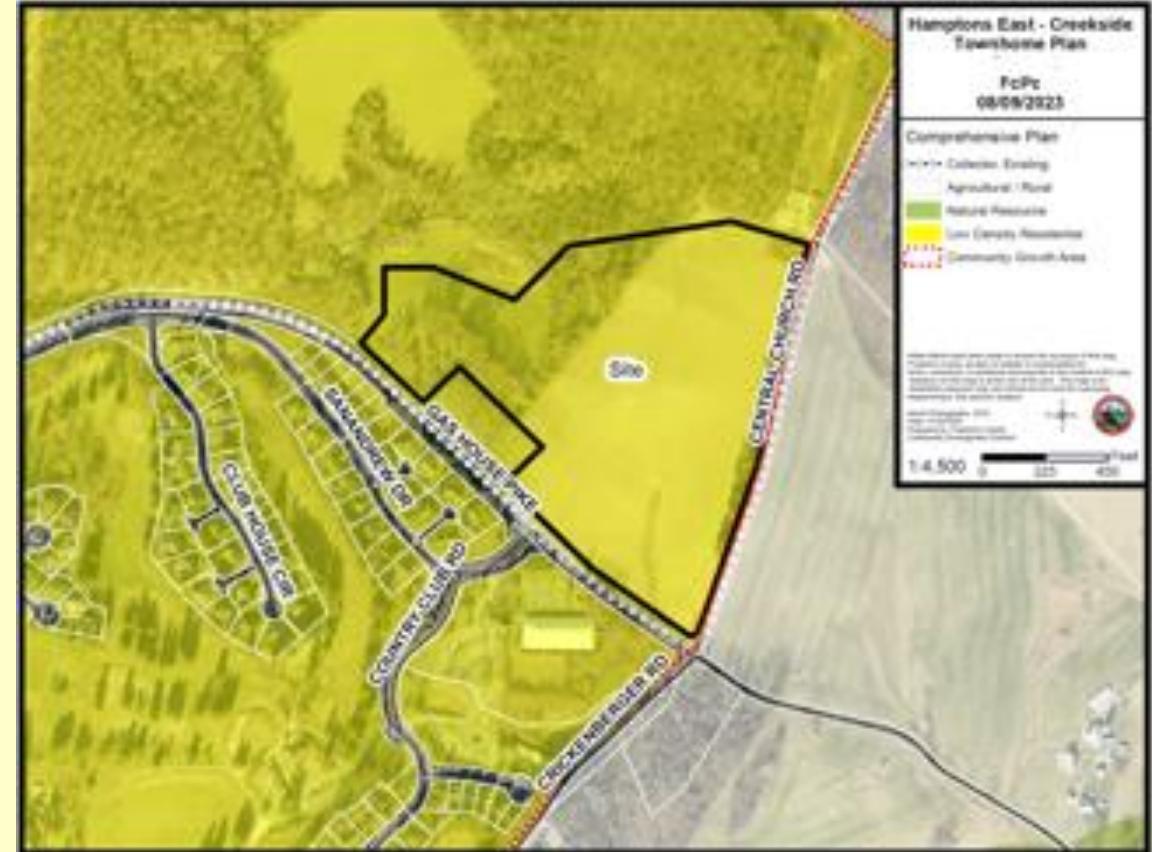
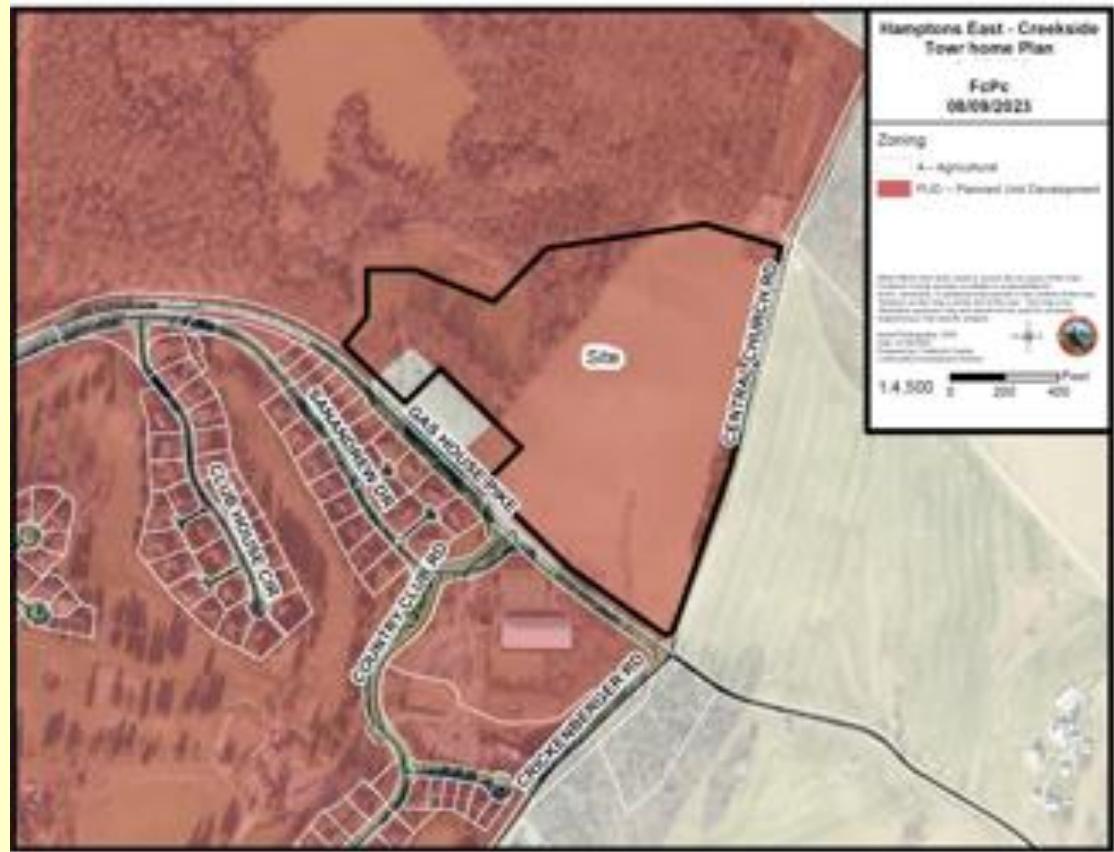
## **Staff-proposed conditions of approval:**

1. Address all agency comments as the plan proceeds through to completion.
2. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.

# *Hamptons East – Creekside Townhouse Site Plan*

The Applicant is requesting Site Plan approval to construct 221 townhomes on a +/- 181.85-acre Site.









**TYPICAL SINGLE FAMILY ATTACHED TOWNHOME VILLA (A-2)  
FRONT ELEVATION**

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



**TYPICAL SINGLE FAMILY ATTACHED TOWNHOME (A-1)  
FRONT ELEVATION**

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

**Architecture:**

(1) For any street facing side elevation, units shall either include either a minimum of three (3) windows or one (1) bay window.

(2) All front elevations shall contain architectural window and door treatments, including (where space permits) headpieces, brick accents, shutters, or window wrap.

(3) For each of the high visibility lots, side elevation windows and doors will include (where space permits) architectural window and door treatments as shown below.

**\*HIGH VISIBILITY LOTS IDENTIFIED ON PLANS, AND NOTED BELOW**

**TOWNHOUSE HIGH VISIBILITY LOTS:** 215, 219, 220, 224, 225, 243, 244, 253, 254, 261, 264, 265, 268, 269, 280, 281, 297, 298, 307, 308, 311, 312, 321, 322, 333, 334, 339, 351, 352, 363, 364, 370, 371, 375, 376, 381, 382, 385, 386, 390, 391, 394, 395, 400, 401, 404, 405, 409, 410, 419, 420, 429, 430, 435

## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan for Hamptons East - Creekside Townhomes. 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 August 9, 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, Subdivision, APFO, and FRO requirements once the following conditions are met:

**Staff recommends that the following items be added as conditions of approval:**

1. Comply with all agency comments.
2. Final approval of this Site Development plan application cannot occur until the associated Preliminary Plan receives final approval .