

# Frederick County Planning Commission



October 11, 2023

# *Ridgeway Farms, Lots 603R-1 & 603R-2*

## *Combined Preliminary/Final*

The Applicant is requesting Combined Preliminary Subdivision Plan approval to resubdivide a 3.9 acre lot into two (2) separate lots in a Major subdivision.

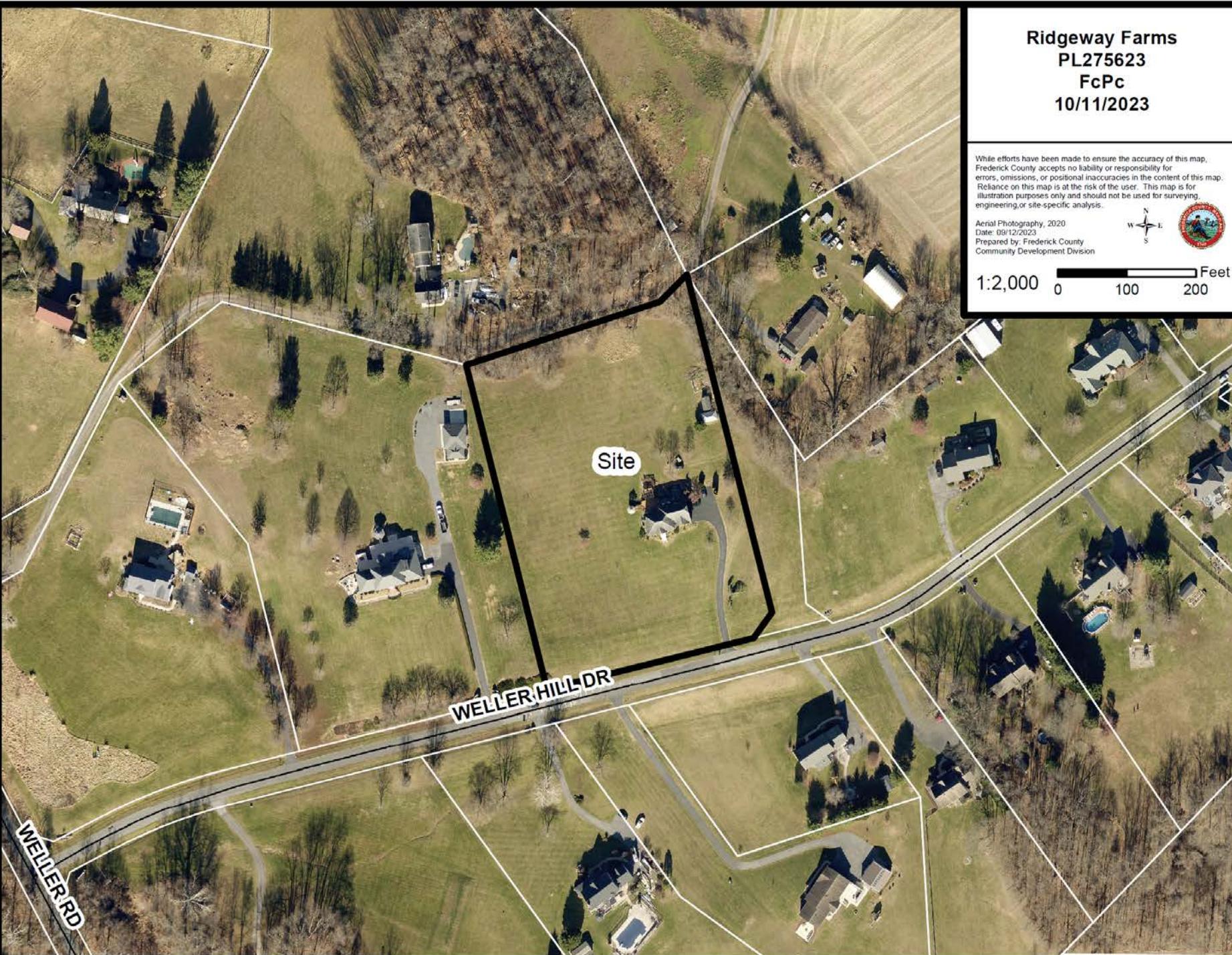
Ridgeway Farms  
PL275623  
FcPc  
10/11/2023

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: 09/12/2023  
Prepared by: Frederick County  
Community Development Division



1:2,000 0 100 200 Feet



Ridgeway Farms  
PL275623  
FcPc  
10/11/2023

Zoning

- A – Agricultural
- R1 – Low Density Residential

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Community Development Division



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Ridgeway Farms  
PL275623  
FcPc  
10/11/2023

Comprehensive Plan

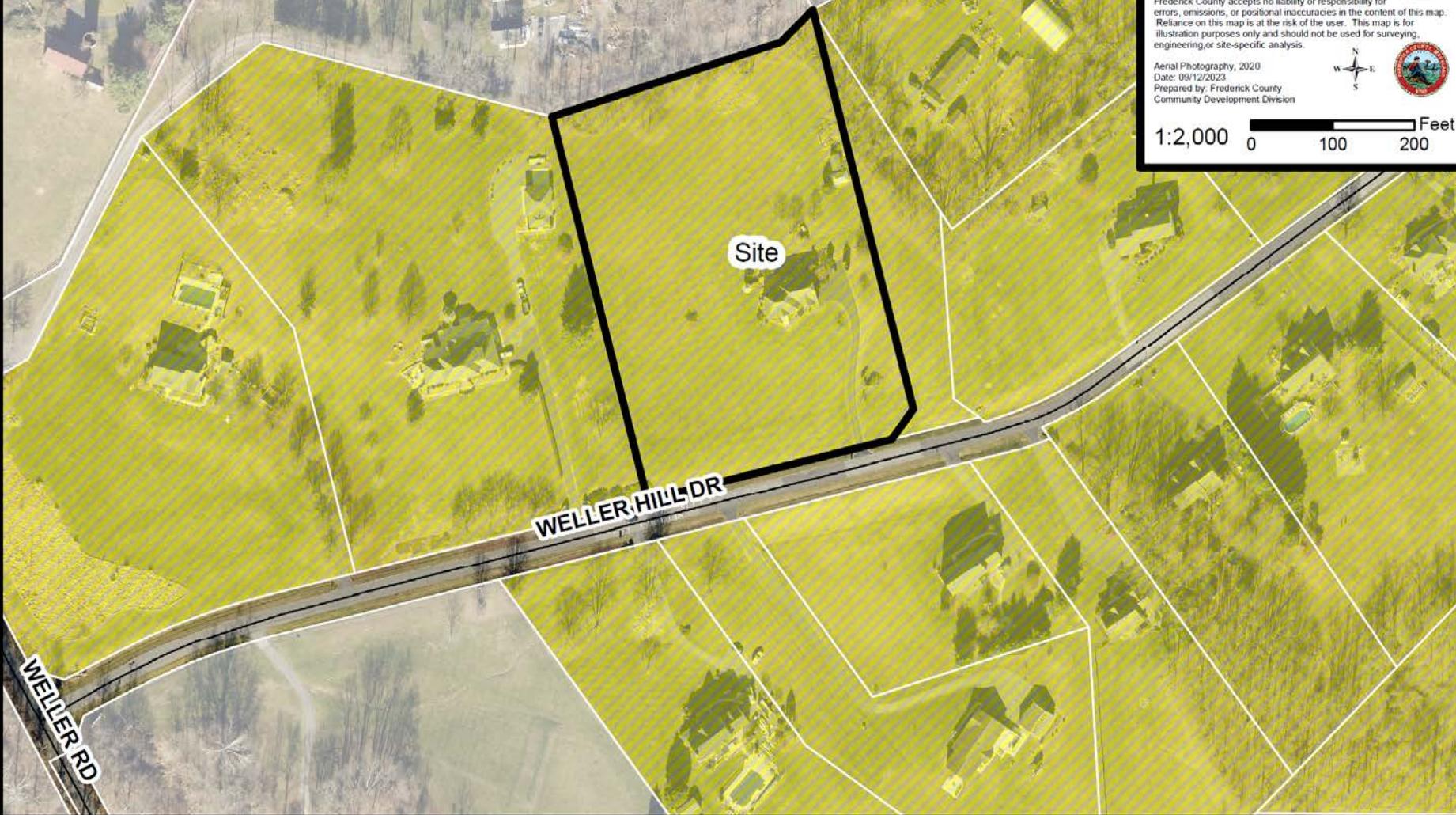
Agricultural / Rural  
Rural Residential

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Community Development Division



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## **RECOMMENDATION**

Staff has no objection to conditional approval of the Combined Preliminary/Final Subdivision Plat. If the Planning Commission conditionally approves the Plat, approval is valid for a period of five (5) years from the date of Planning Commission approval (October 11, 2028). The Plat must be approved by the County and recorded in the land records prior to this expiration date.

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 are met:

**Planning Commission approval of the following modification request from the Applicant:**

1. Panhandle modification per Section 1-16-219(C)(2) to create a panhandle lot in a major subdivision.

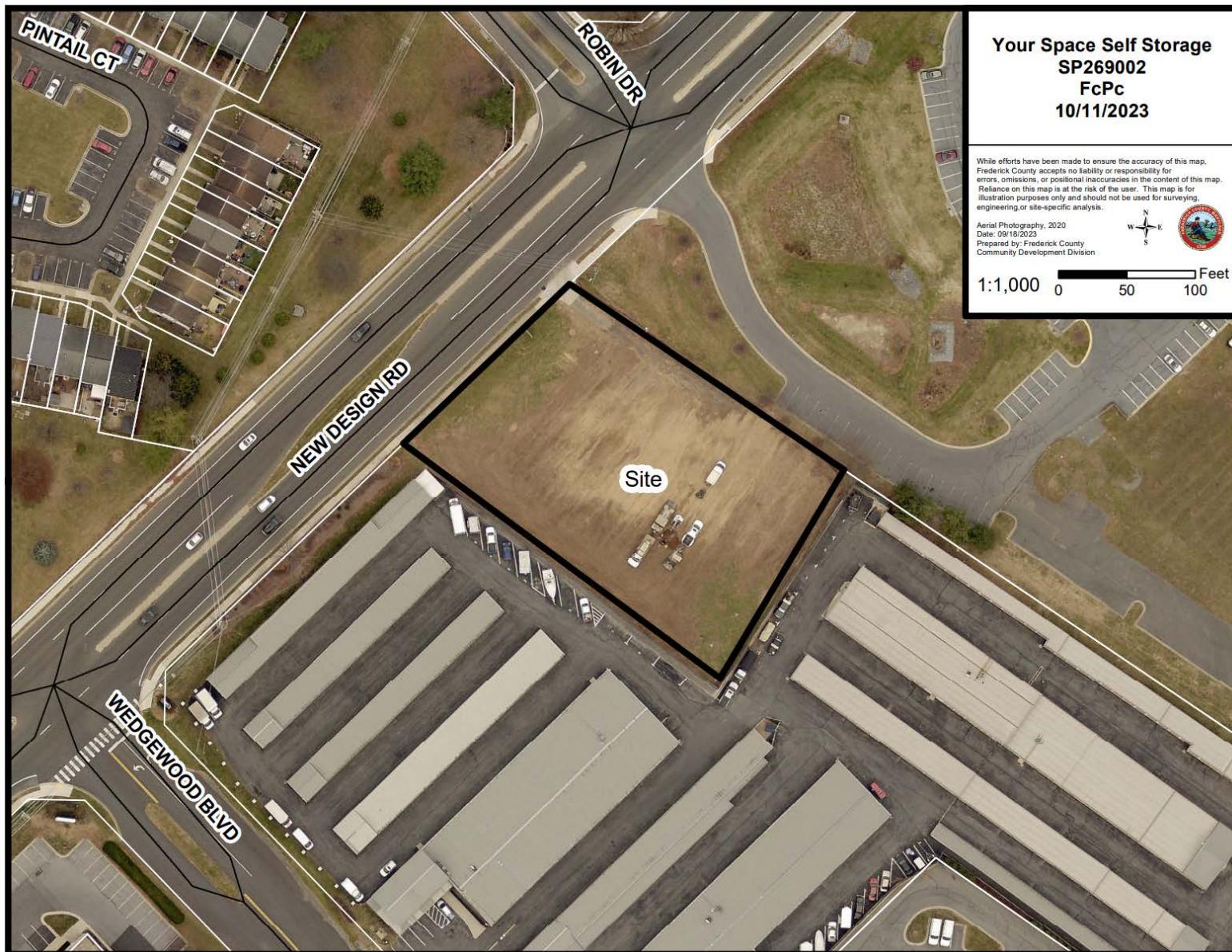
**Staff-proposed conditions of approval:**

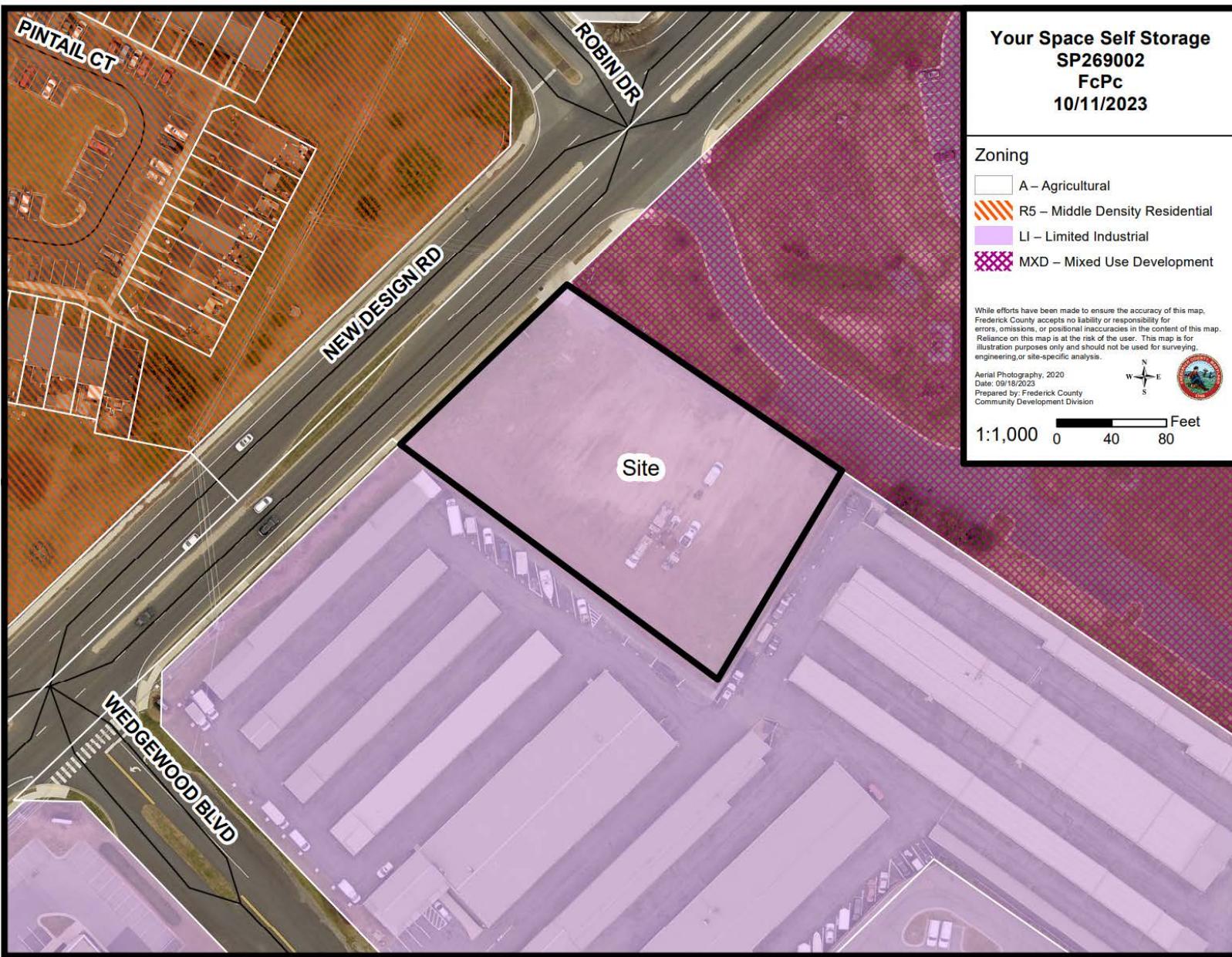
1. The Applicant shall comply with all Staff and agency comments through the completion of the plat. Wells will need to be drilled and septic areas approved prior to plat recordation as per Health Department requirements.

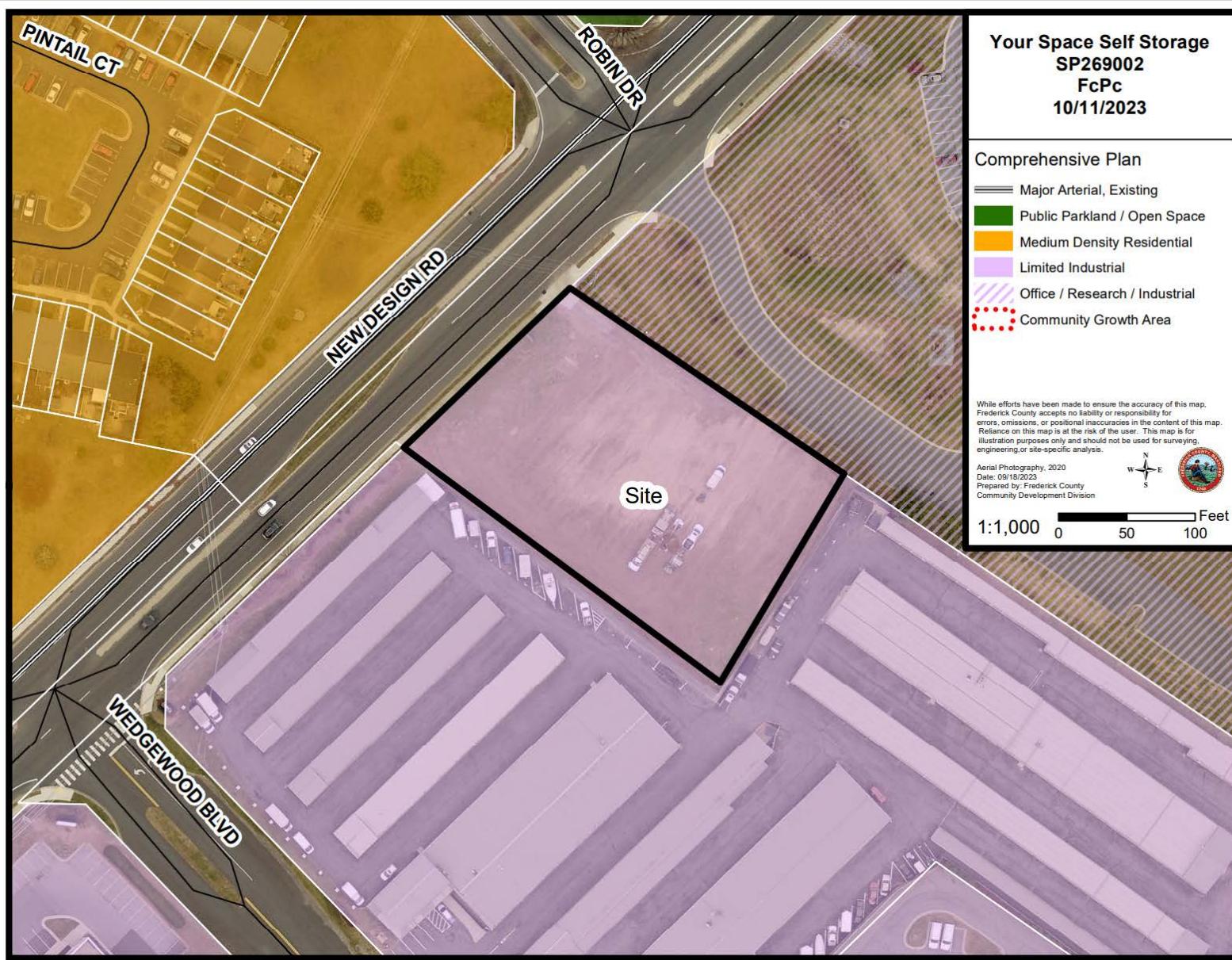
# *Your Space Self Storage*

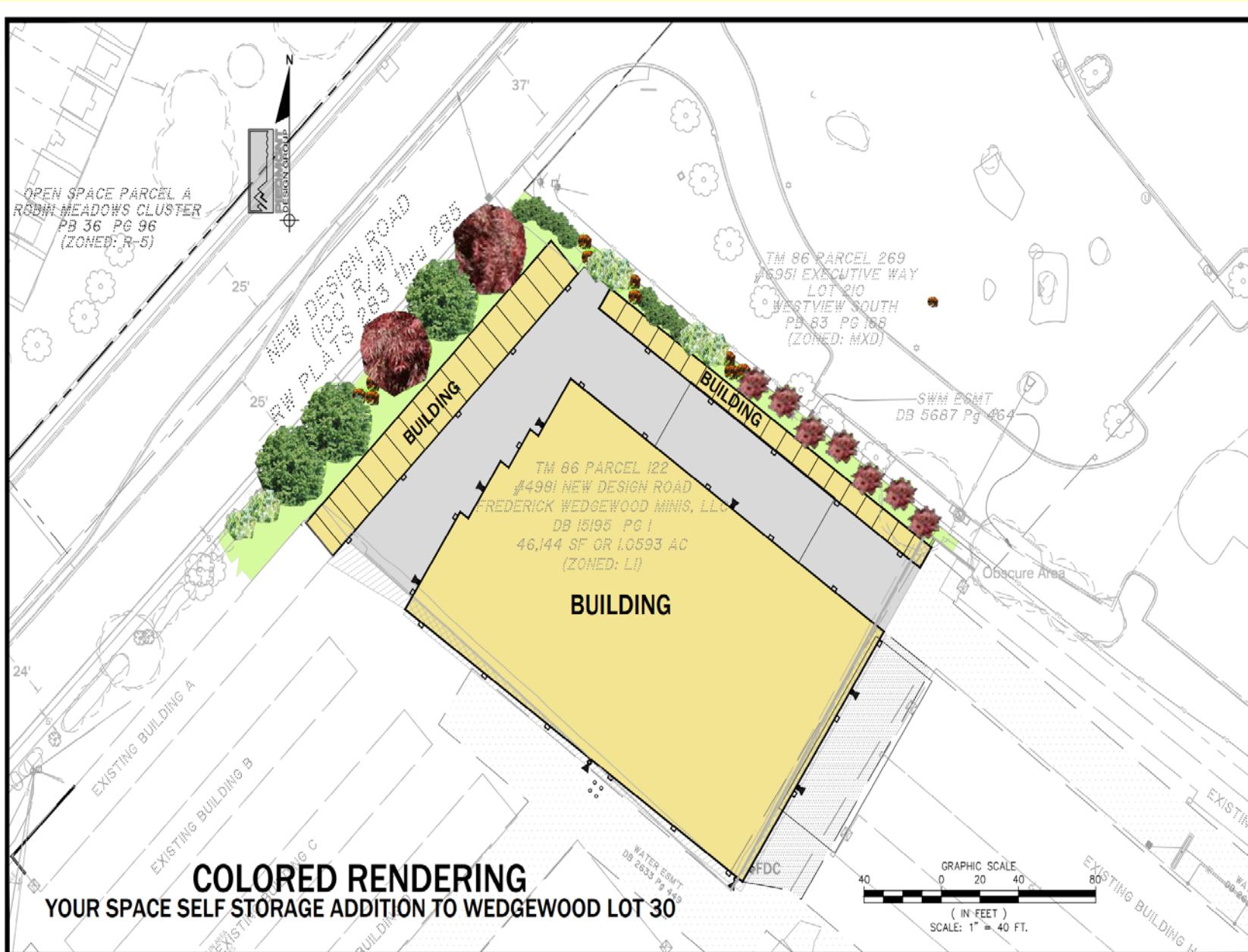
## *Site Plan*

The Applicant is requesting Site Development Plan approval to add three self-storage buildings totaling 58,600 sq. ft. to the existing self-storage facility located on a 1.06 acre portion of the overall 6.6 acre Site.





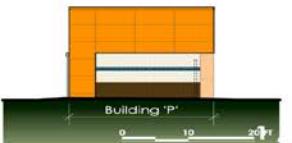
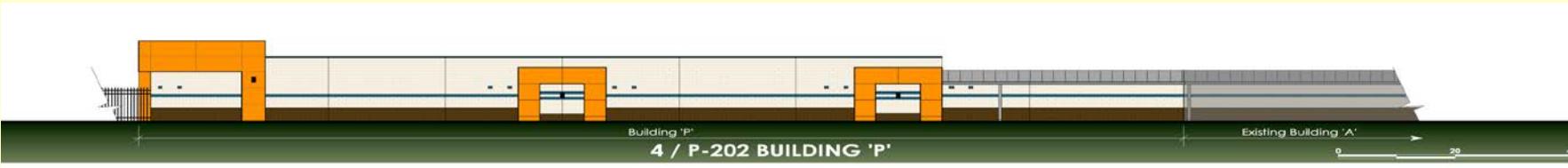




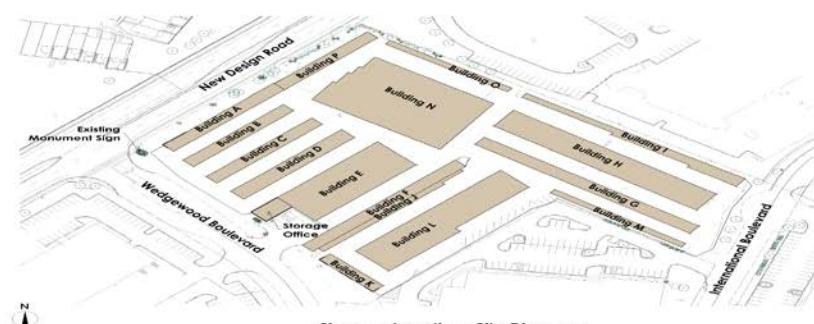


**bwdarchitects** | P-200 | Building 'N'





## MDarchitects P-202 Building 'P'



### Proposed Signage Internally-illuminated Office Wall Sign @ Bldg E (53.5 SF)

Per §1-19-6.320 Signs Permitted and Regulated in the Zoning District, Sign Type (7) Commercial and Industrial owner identified with building project  
Maximum Sign Size Permitted is 10'-28.83 LF = 53.69 SF Allowed Sign Size

Per §1-19-6.450 Self Storage Units (A)(1), Signage shall be allowed and calculated only for the main or office building. Proposed 53.5 SF Internally-illuminated Wall Sign COMPLIES



### Existing Monument Signage

Per §1-19-6.340 Electronic Message Signs (A)(6) Signs shall not exceed the total sign area permitted on the site and shall not exceed a maximum of 32 SF. Electronic Message Sign COMPLIES

## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (October 11, 2023). The APFO is valid for a period of 3 years and expires on October 11, 2026. Therefore, the site plan expires October 11, 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:

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

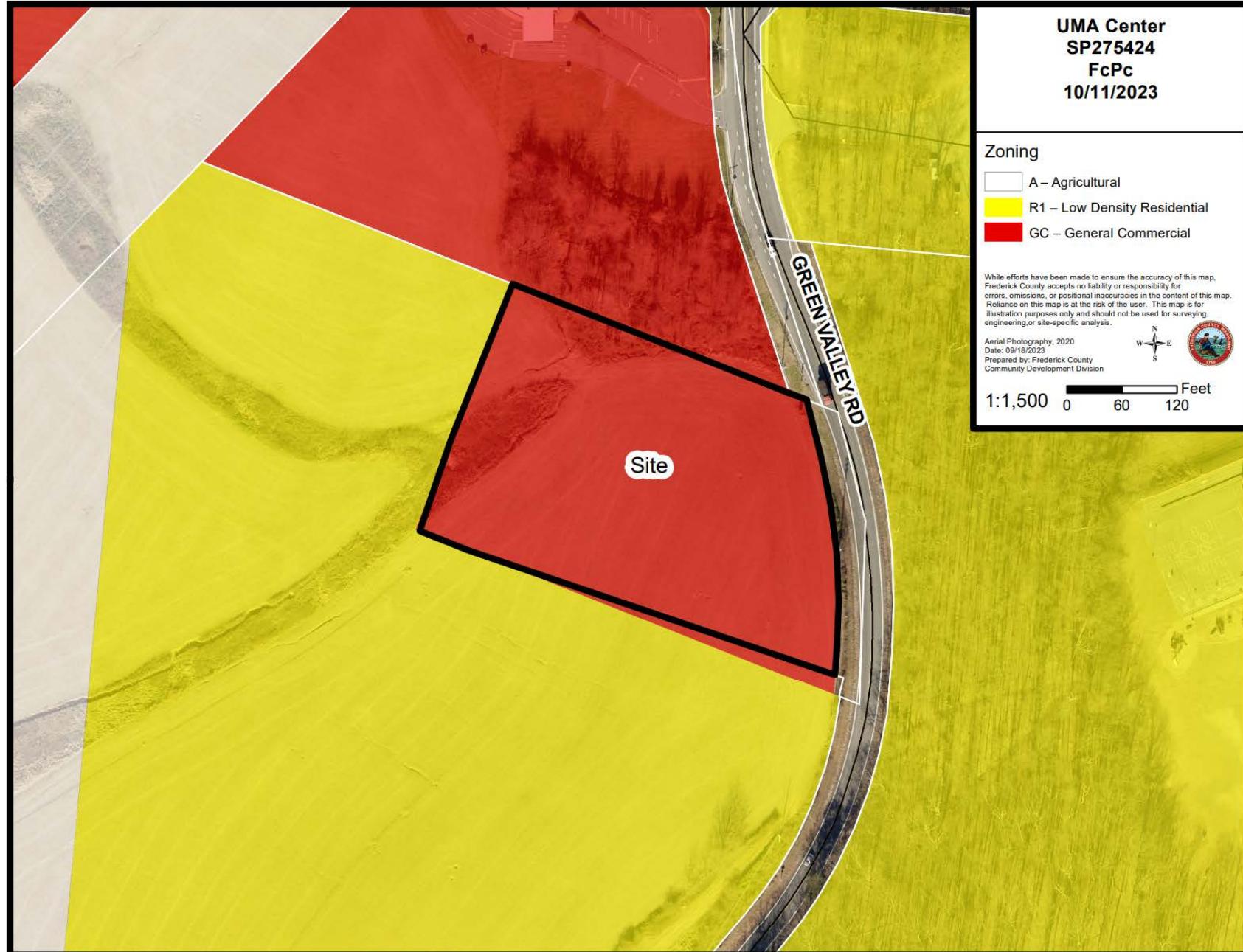
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Addition Plat (PL273669) must be recorded prior to final site plan approval and the recordation information must be noted on the site plan.
3. Applicant must confirm the height of building "N".
4. Remove all proposed signage that would increase the existing nonconformity and note the height of the existing freestanding sign on the plan.
5. Add a native column to the landscape table.
6. The required 20% open space must be shown on the 1.06 acre lot being added to Lot 30.
7. 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.

# *UMA Center*

## *Site Plan*

Applicant requests Site Development Plan approval for a 7,060 sq. ft. Place of Worship (Mosque) located on a 2.84 acre Site.





UMA Center  
SP275424  
FcPc  
10/11/2023

Zoning

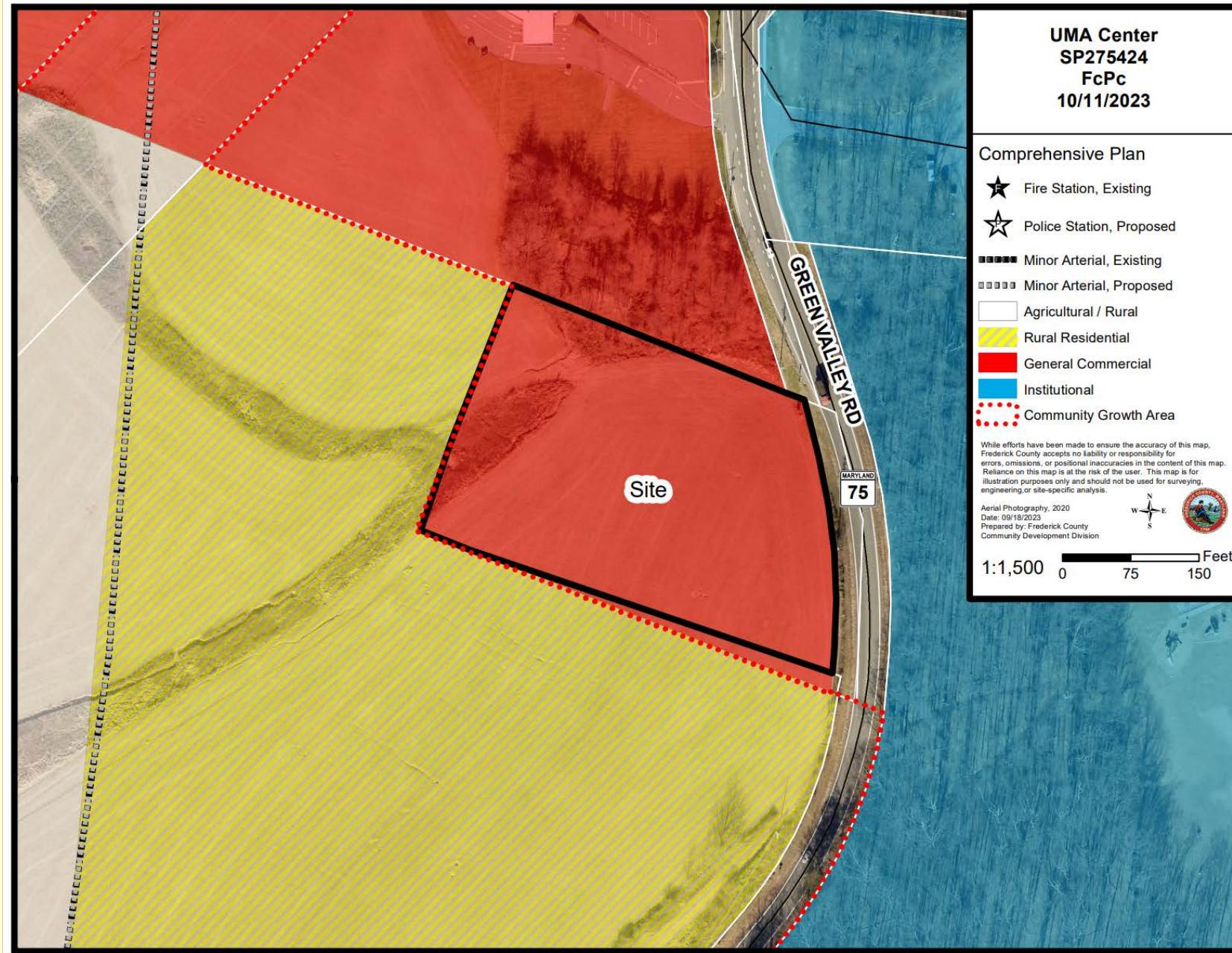
- A - Agricultural
- R1 - Low Density Residential
- GC - General Commercial

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Aerial Photography, 2020  
Date: 09/18/2023  
Prepared by: Frederick County  
Community Development Division



1:1,500 0 60 120 Feet





## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (October 11, 2026) The APFO is valid for a period of 3 years and expires on October 11, 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 modifications are granted and conditions are met:

**Planning Commission approval of the following modification request from the Applicant:**

1. A loading space modification (1-19-6.210(D) to allow one small (10'X20') loading space rather than the large one required.
2. A parking modification (1-19-6.220(A)(1)) to allow 59 spaces rather than the 50 required.

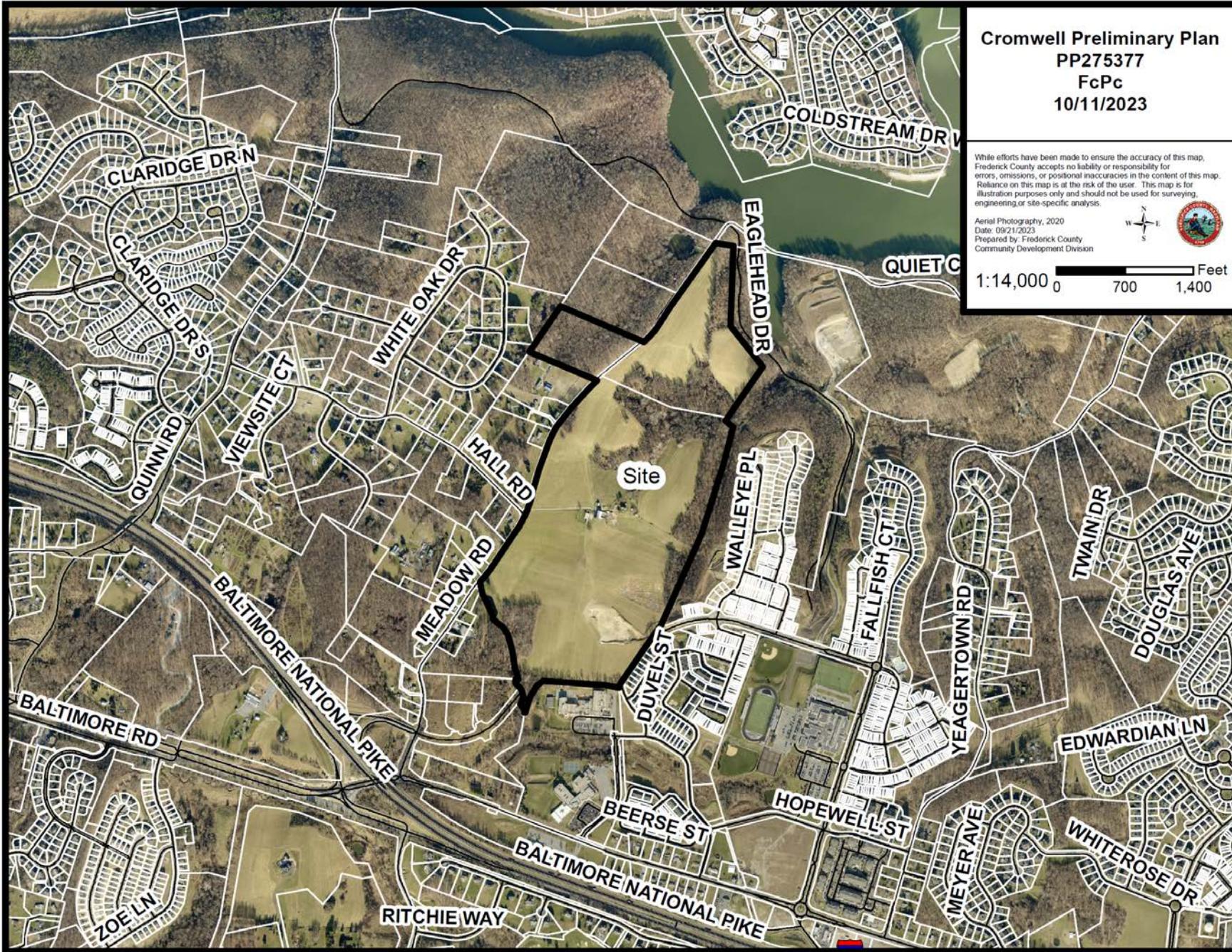
**Staff-proposed conditions of approval:**

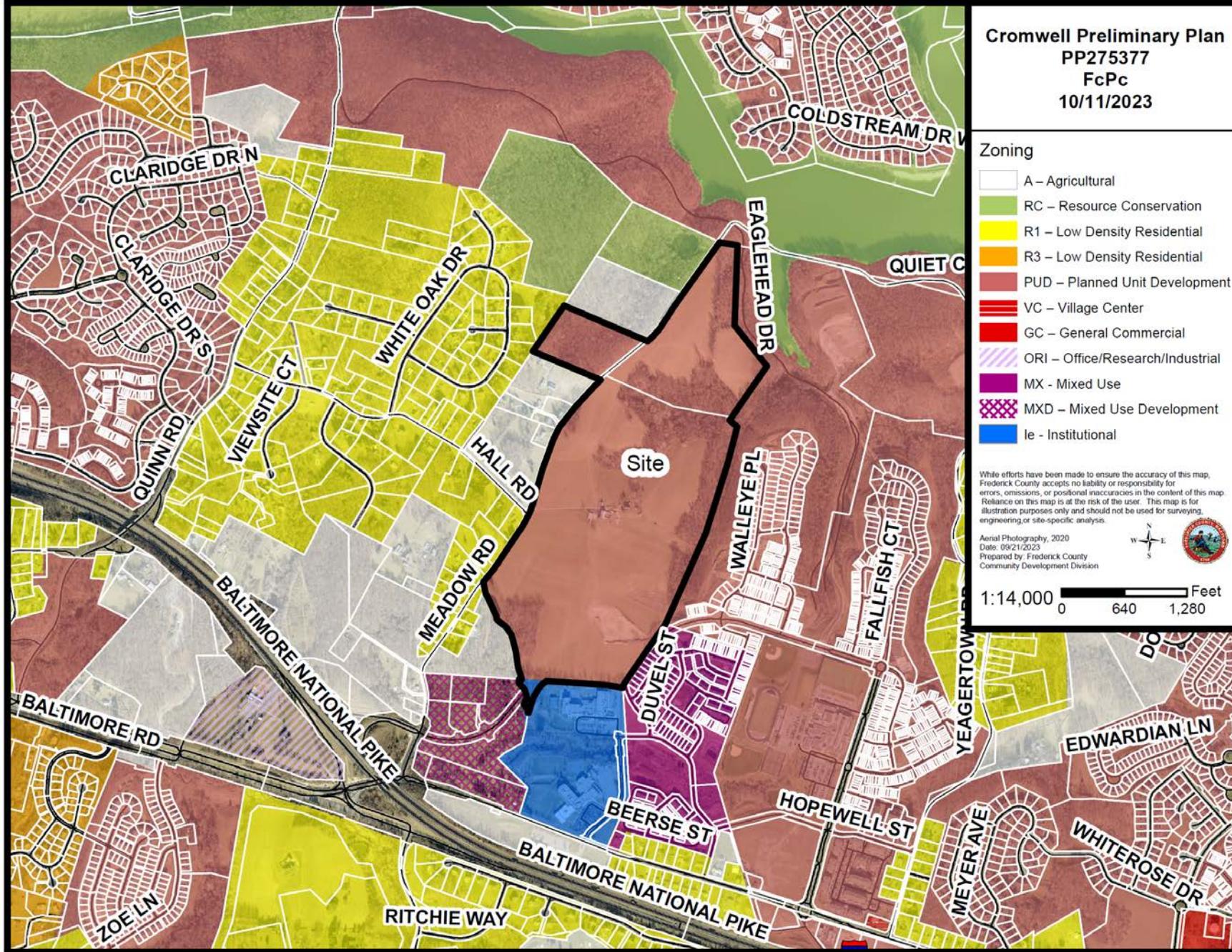
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Note the height at the front of the building and adjust setbacks if needed.
3. Switch the white pines for a deciduous tree species.
4. Add additional evergreen screening to the southern property line.
5. Recalculate canopy coverage to not include street trees.
6. Add a native column to the landscape table and replace the viburnum with a native species.
7. FRO plan must be approved and mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

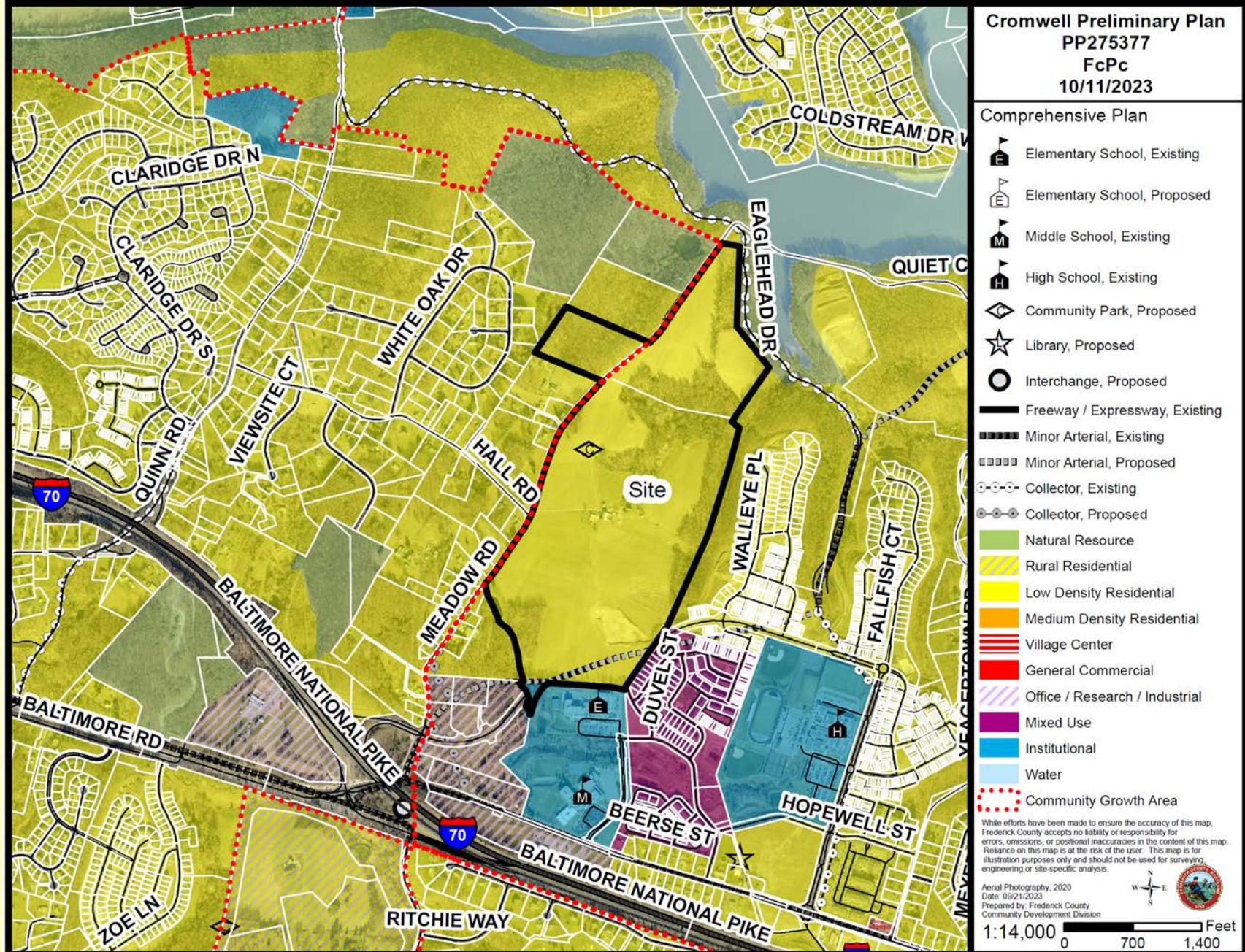
# *Cromwell*

## *Preliminary Plan*

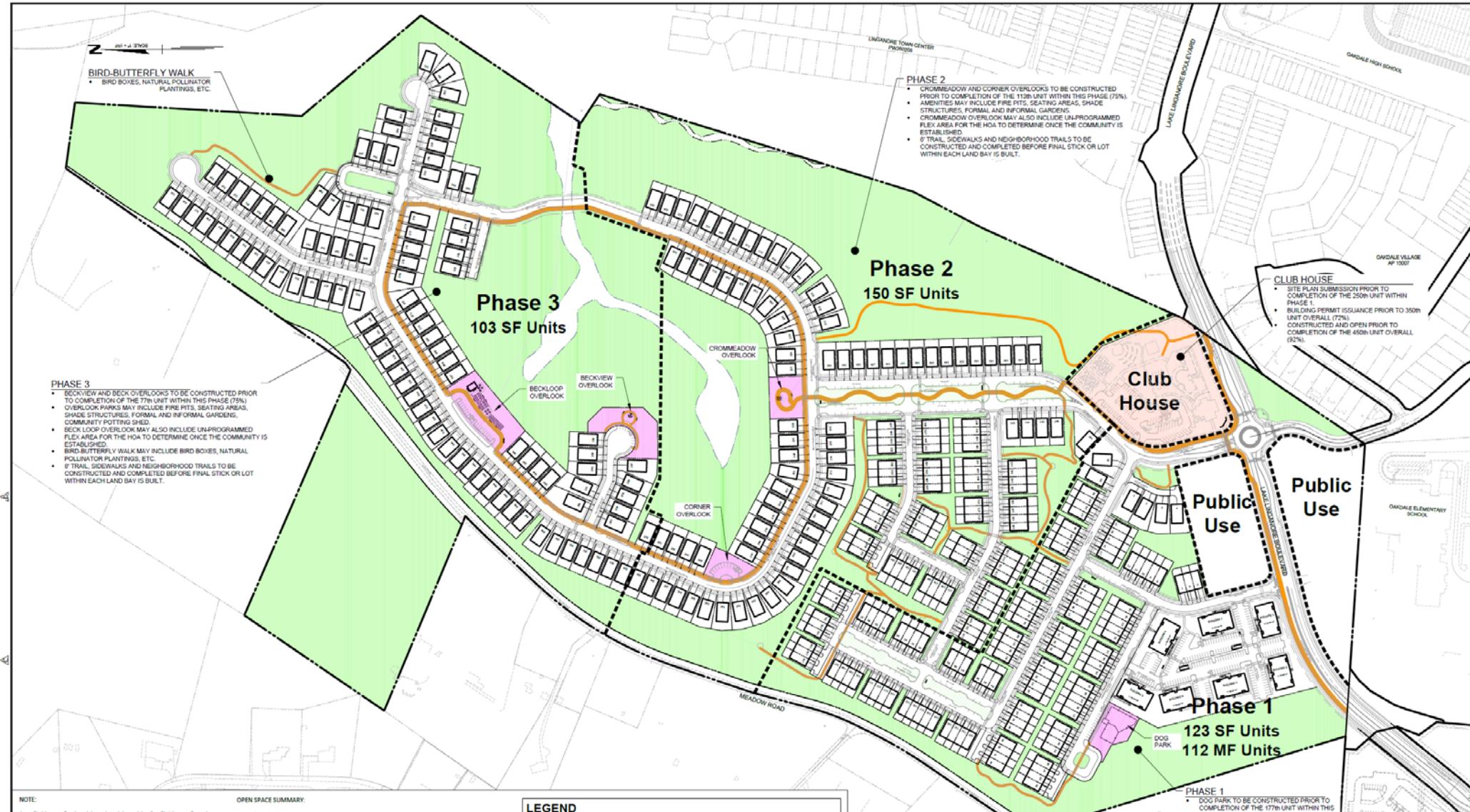
The Applicant is requesting Preliminary Subdivision Plan approval for 488 age-restricted units (192 single family detached, 184 townhome, 112 multifamily units) located on a 160.87-acre Site.











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

REVISION DATE REVISION DATE BY DATE

Required: Per Chapter 1-20-710(5), the following minimum amenities shall be required:

- (a) Trail system, walking paths and sidewalks;
- (b) Clubhouse / multi-purpose building @ 20 SF / DU 486 ± 20 - 9,720 SF min (20,000 SF max.);
- (c) Active Recreational Open Space @ 1/3 acre / 100 DU's: 4.86 x 0.33 ± 1.6 AC min. (69,862 SF);
- (d) Passive Recreational Space;
- (e) Phasing Schedule;

Provided: Elements outlined below are preliminary and are subject to change at time of Site Plan review.

- (a) ± 1.5 miles of 8' Trail system not including additional neighborhood walking paths and sidewalks;
- (b) Clubhouse / or / multi-purpose buildings: 9,720 SF min (20,000 SF max.);
- (c) Clubhouse Parcel may include seating rooms, outdoor pool, amphitheater, tot lot, pickleball courts and multi-purpose building @ 3.8 AC / DU 534: 1.53 x 0.33 ± 0.5 AC min.
- (d) Dog park, overlook and pocket parks that may include seating areas, fire pits and garden areas;
- (e) Refer to the amenity phasing schedule, at least one primary amenity added per land bay phase.

Required: Per Chapter 1-20-710(5), the following minimum amenities shall be required:

Provided: HOA Open Space Parcels (Excluding floodplain): 71.4 AC ± HOA Community Parcel: 2.5 AC ± HOA Clubhouse Parcel: 3.8 AC ± Total Open Space Provided: 77.7 AC ±

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## OPEN SPACE & AMENITY EXHIBIT

**RODGERS**  
CONSULTING

1940 Century Boulevard, Suite 200, Germantown, Maryland 20874  
(703) 324-5241  
JASON WILEY

**CROMWELL**

TAX MAP 785/79, PARCELS 12 & 101  
ELECTION DISTRICT NO. 9  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 150'  
JOB NO: 0643Q  
DATE: JUNE 2023  
INDEX NO: EXH-4  
SHEET NO: 1 of 1

# **RECOMMENDATION**

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (October 11, 2028). The APFO is valid for a period of 8 years and expires on October 11, 2031. Therefore, the plan expires October 11, 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 are met:

**Planning Commission approval of the following modification request from the Applicant:**

1. A parking space modification is requested to allow for 1,547 parking spaces, 479 more spaces than the required 1,068 spaces.
2. A parking lot modification is being requested for a reduction of the dimensions of a standard parking lot from 60 feet to 58 feet, which allows for the reduction of the drive aisle from 24 feet to 22 feet within the multifamily apartment parking lot areas of the project.
3. A landscape modification to reduce the planting panel width between the curb and sidewalk from the required 7 feet to 5 feet.
4. A landscape modification to allow for alternate planting design for street trees due to site distance setback requirements and water and sewerage easements.
5. A modification to allow for lots to have access on private roads within a PUD subdivision.
6. A modification to allow for the removal of 15 specimen trees.

**Staff-proposed conditions of approval:**

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. MPDU agreement must be approved and finalized prior to final preliminary plan approval.
3. 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 to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.