

# Frederick County Planning Commission

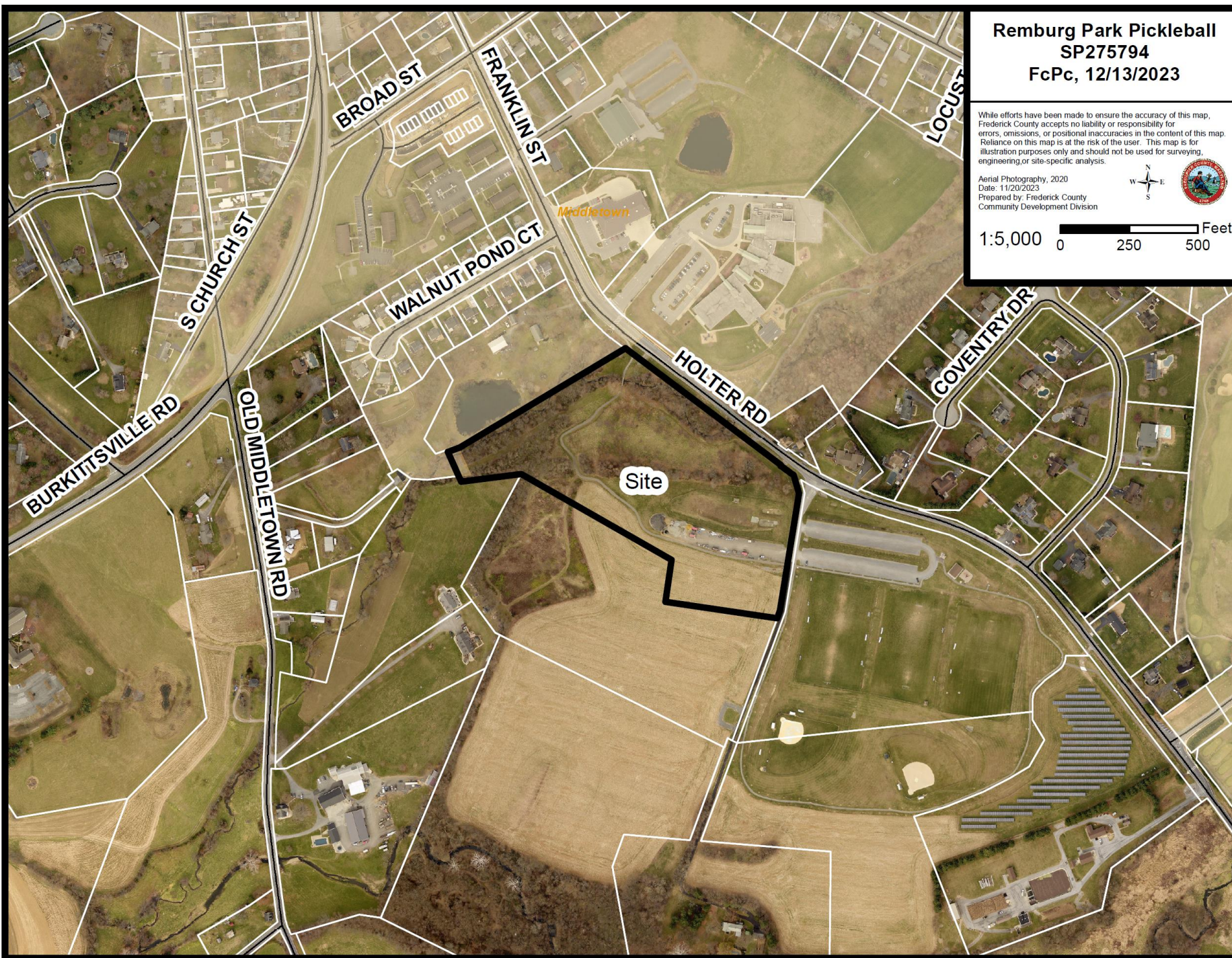


December 13, 2023

# *Remsberg Park Pickleball Site Plan*

The Applicant is requesting Site Plan approval to construct four 50-foot-tall light poles for the recently constructed pickleball courts.





**Remburg Park Pickleball**  
**SP275794**  
**FcPc, 12/13/2023**

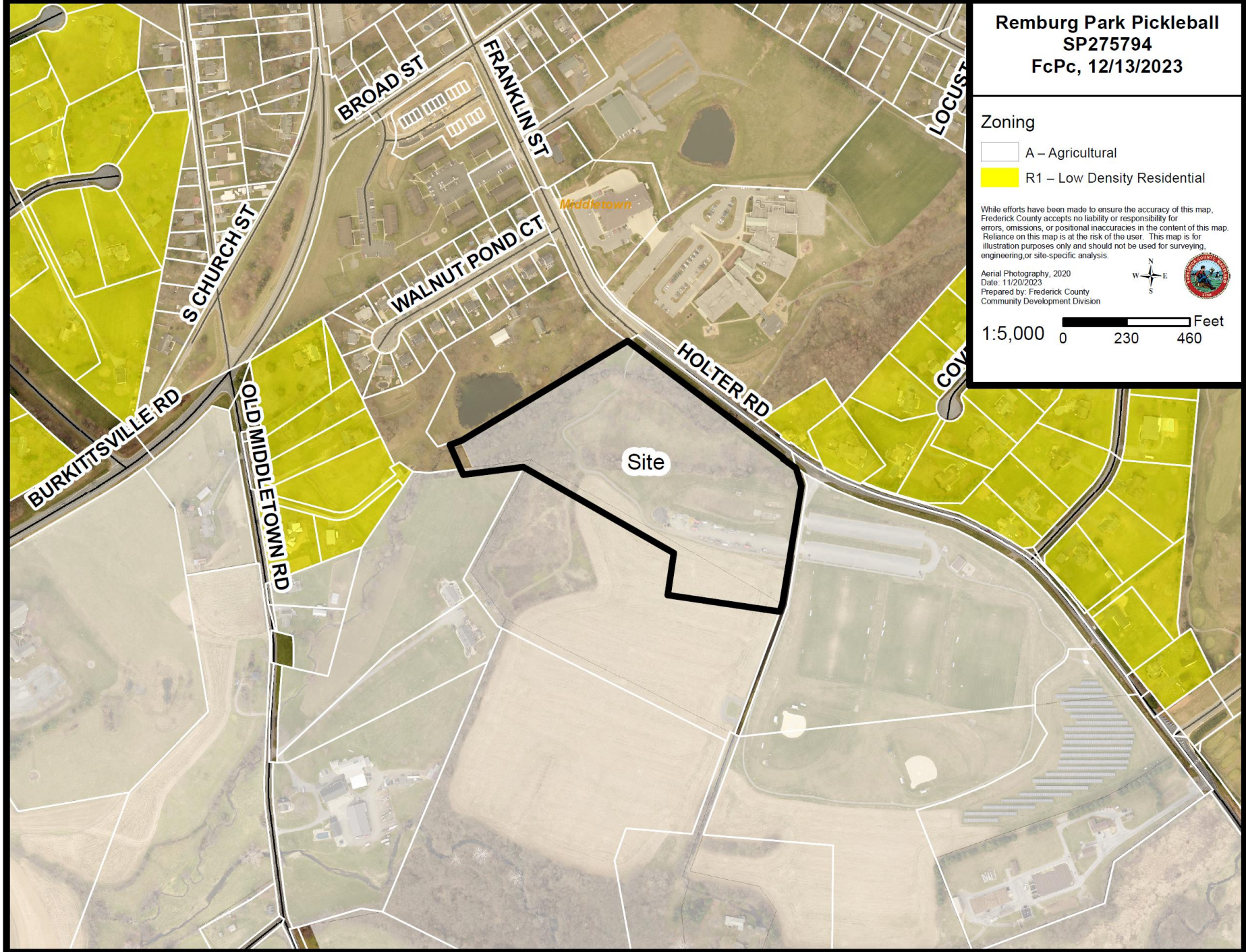
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Aerial Photography, 2020  
Date: 11/20/2023  
Prepared by: Frederick County  
Community Development Division





1:5,000 0 250 500 Feet





**Remburg Park Pickleball**  
**SP275794**  
**FcPc, 12/13/2023**

**Zoning**

-  A – Agricultural
-  R1 – Low Density Residential

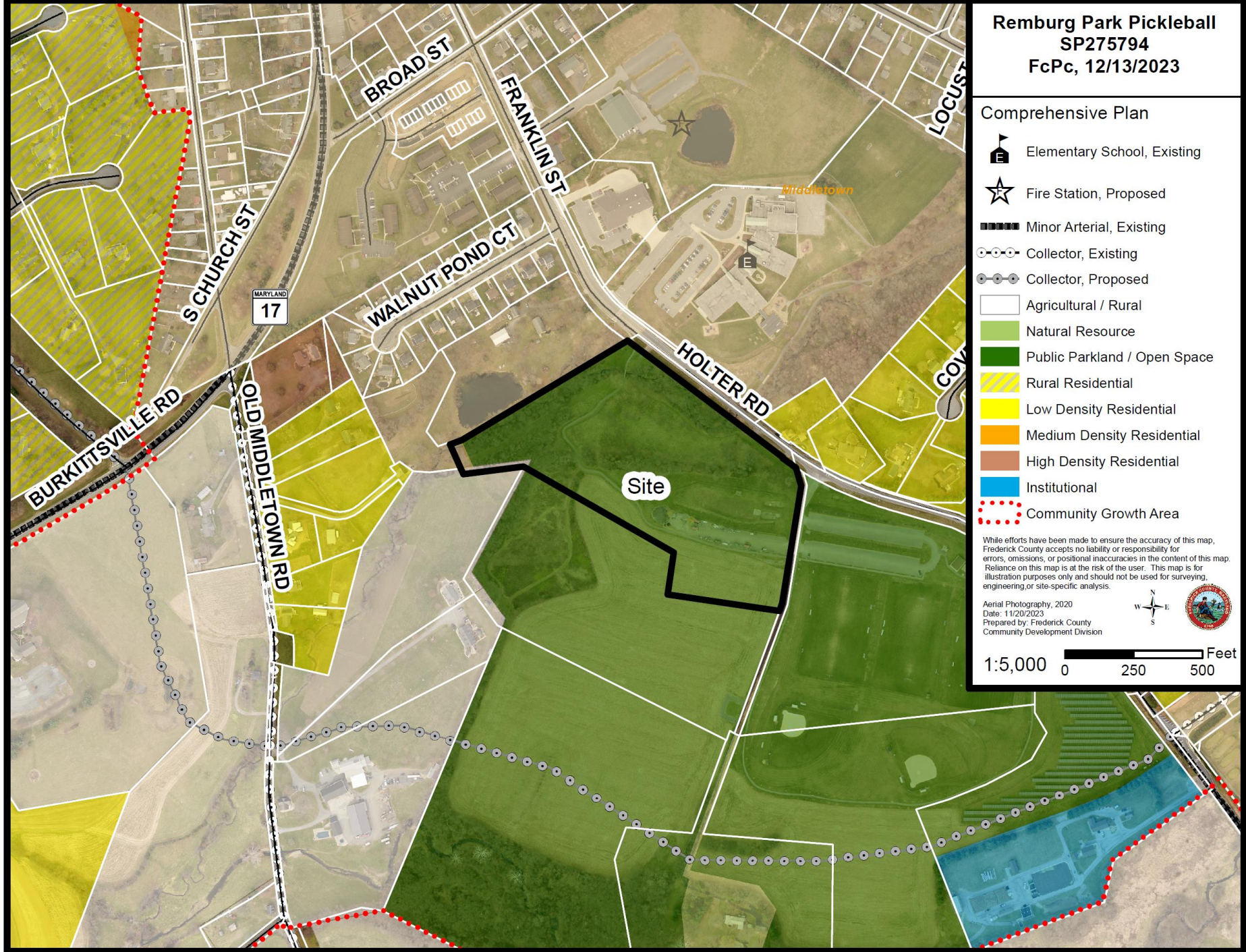
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1:5,000  Feet  
0 230 460






**Remburg Park Pickleball**

**SP275794**


**FcPc, 12/13/2023**


**Comprehensive Plan**


 Elementary School, Existing

 Fire Station, Proposed

 Minor Arterial, Existing


 Collector, Existing


 Collector, Proposed


 Agricultural / Rural


 Natural Resource

 Public Parkland / Open Space


 Rural Residential

 Low Density Residential

 Medium Density Residential

 High Density Residential

 Institutional

 Community Growth Area

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1:5,000  Feet  
0 250 500









7403 HOLTER RD

7331 HOLTER RD

7327 COVENTRY DR

7326 COVENTRY DR

7304 COVENTRY DR

7420 HOLTER RD

7328 COVENTRY DR

7302 COVENTRY DR

7325 HOLTER RD

HOLTER RD

COVENTRY DR

HOLTER RD

7390 HOLTER RD

HOLTER RD

7400 HOLTER RD

50 ft



## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan. If the Planning Commission conditionally approves the Site Plan, it is valid for three (3) years (until December 13, 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 modification is granted and conditions are met:

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

1. A lighting modification under §1-19-6.500 to allow for 50-foot-tall light poles.

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

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



# *Cherry Run (Casey)*

## *Sketch Plan*

The Applicant is requesting to discuss a sketch plan of a Preliminary Subdivision Plan for up to 1,010 residential units located on a 634-acre Site.



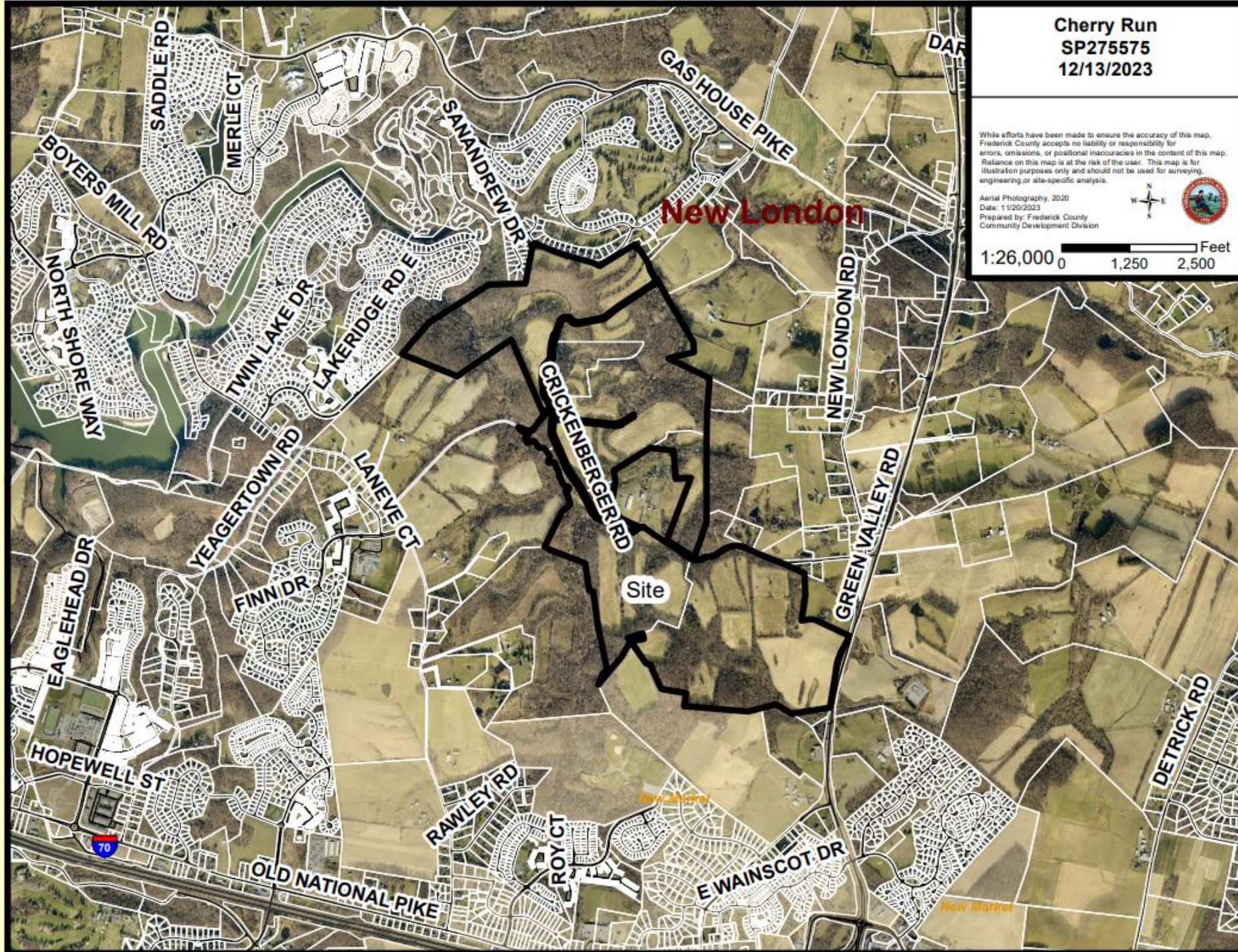
Cherry Run  
SP275575  
12/13/2023

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Aerial Photography, 2020  
Date: 11/20/2023  
Prepared by: Frederick County  
Community Development Division



1:26,000 0 1,250 2,500 Feet





Cherry Run  
SP275575  
12/13/2023

#### Zoning

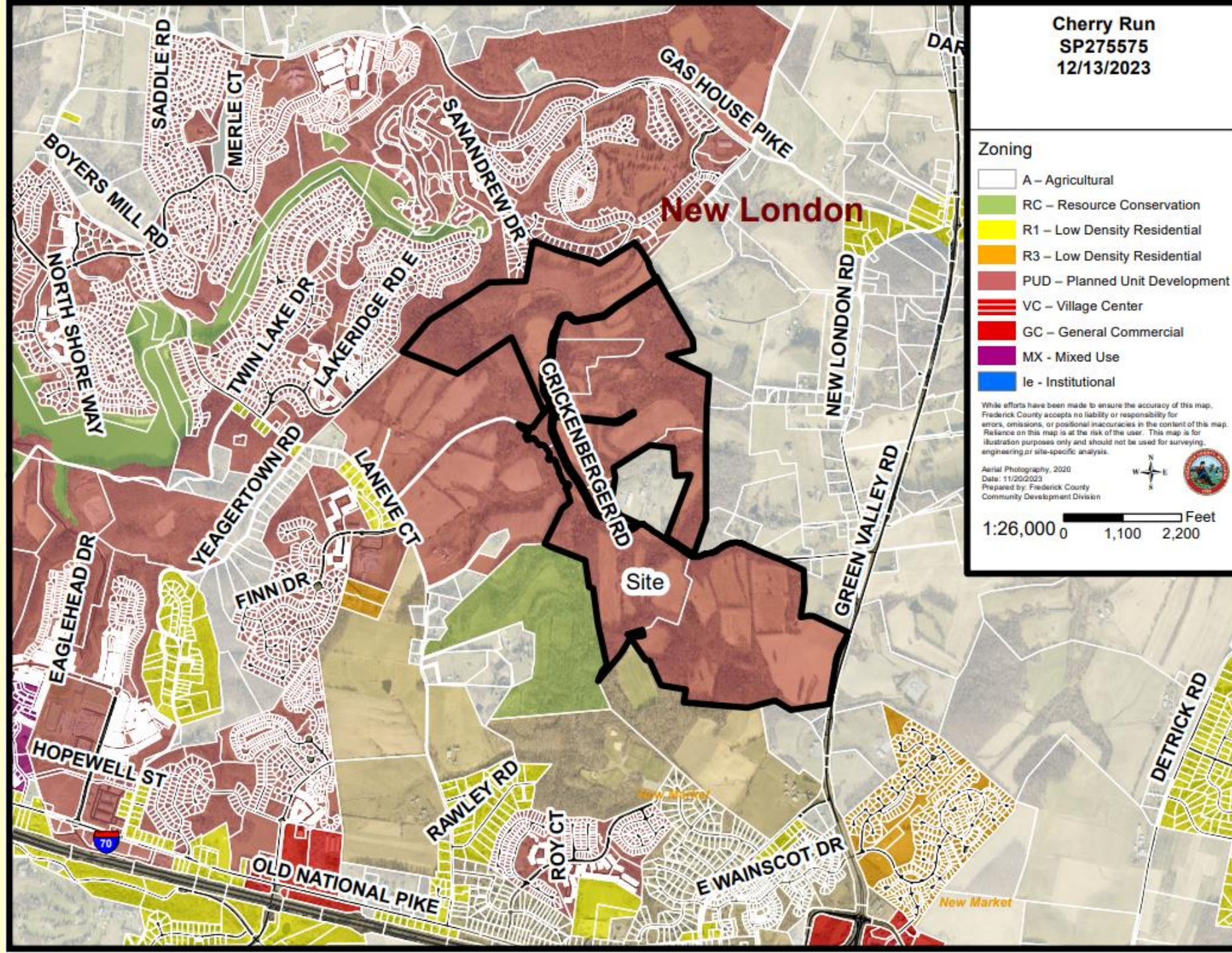
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  R3 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center
-  GC – General Commercial
-  MX – Mixed Use
-  Ie – Institutional

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Aerial Photography, 2020  
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Prepared by: Frederick County  
Community Development Division



1:26,000 0 1,100 2,200 Feet





Cherry Run  
SP275575  
12/13/2023

### Comprehensive Plan

-  Elementary School, Existing
-  Elementary School, Proposed
-  Middle School, Existing
-  Middle School, Proposed
-  High School, Existing
-  Community Park, Existing
-  Community Park, Proposed
-  Regional Park, Proposed
-  Library, Proposed
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Existing
-  Collector, Proposed
-  Agricultural / Rural
-  Natural Resource
-  Rural Community
-  Rural Residential
-  Low Density Residential
-  Village Center
-  General Commercial
-  Mixed Use
-  Institutional
-  Water
-  Community Growth Area

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1:26,000

0 1,250 2,500 Feet





	Process	Processing/Storage	Notes
<b>OS-1</b>	Open Space 	x1.0 ac. min.	Free (x) land with fields, meadows, wetlands or other rural growing land base
<b>OS-2</b>	Open Space 	x1.0 ac. min.	
<b>OS-3</b>	Open Space 	x1.0 ac. min.	
<b>OS-4</b>	Open Space 	x2.0 ac. min.	
<b>IForest</b>	2.2 Shrubland Open Space Forest County Plan 	x2.0 ac. min.	
			20 acres are required
	Scrubland	x 22.0 ac.	x 30 ac.
	Wetland Forested/Non	x 41.0 ac.	
	Developable Area	x100.0 ac.	
	Greenbelts/Field Park/NO Zone	x200.0 ac.	
	Water Service Area Development Area	x 100.0 ac.	



## **RECOMMENDATION**

Staff has reviewed and provided comments to the proposed sketch plan and has no objection to the proposed project moving forward with the comments and discussions being incorporated into the required future applications. The APFO LOU expires on October 23, 2029.

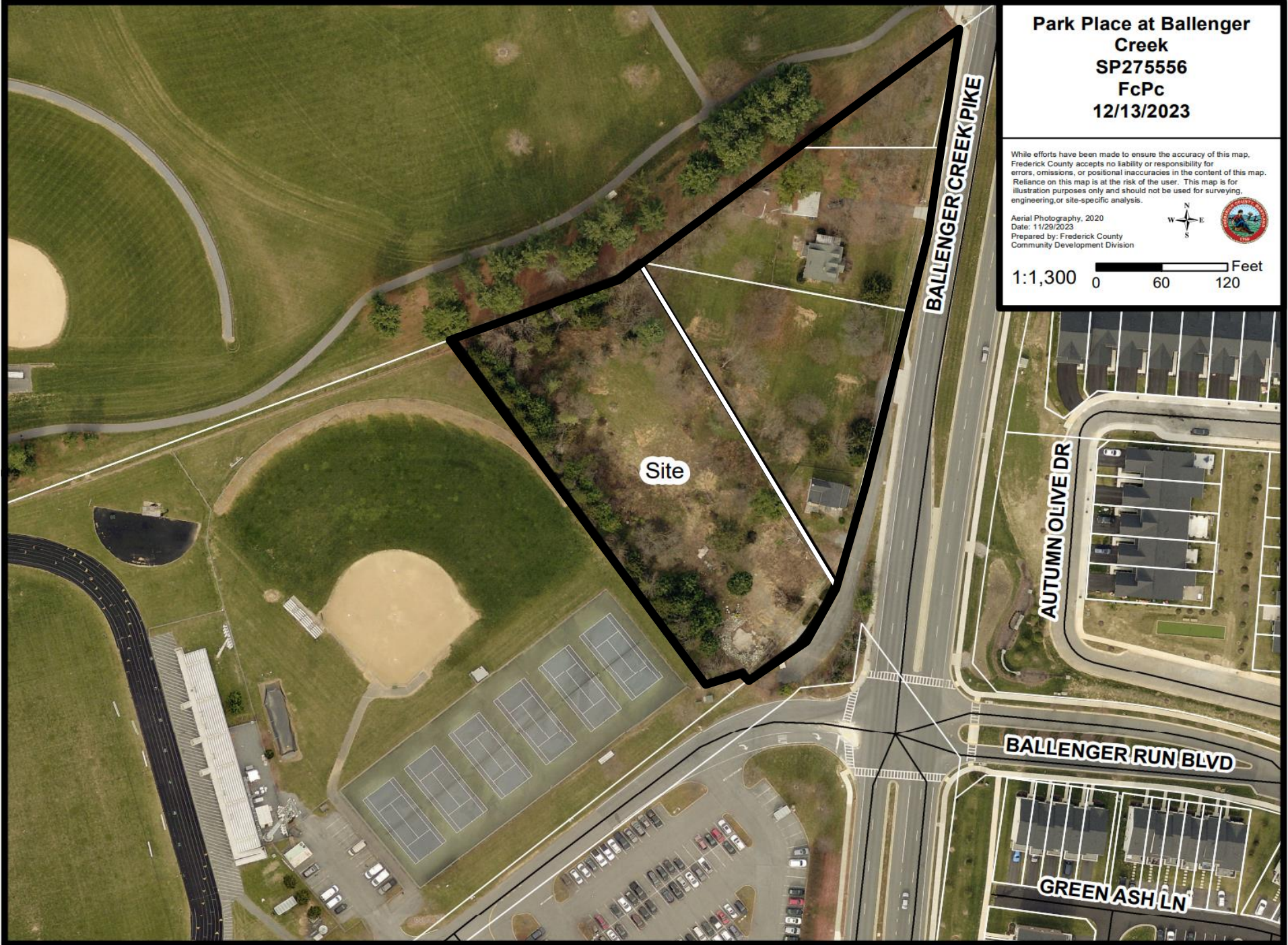


# *Park Place at Ballenger*

## *Preliminary Subdivision Plan*

The Applicant is requesting Preliminary Subdivision Plan approval for 26 townhouse lots on a 2.978 acre Site





**Park Place at Ballenger  
Creek  
SP275556  
FcPc  
12/13/2023**

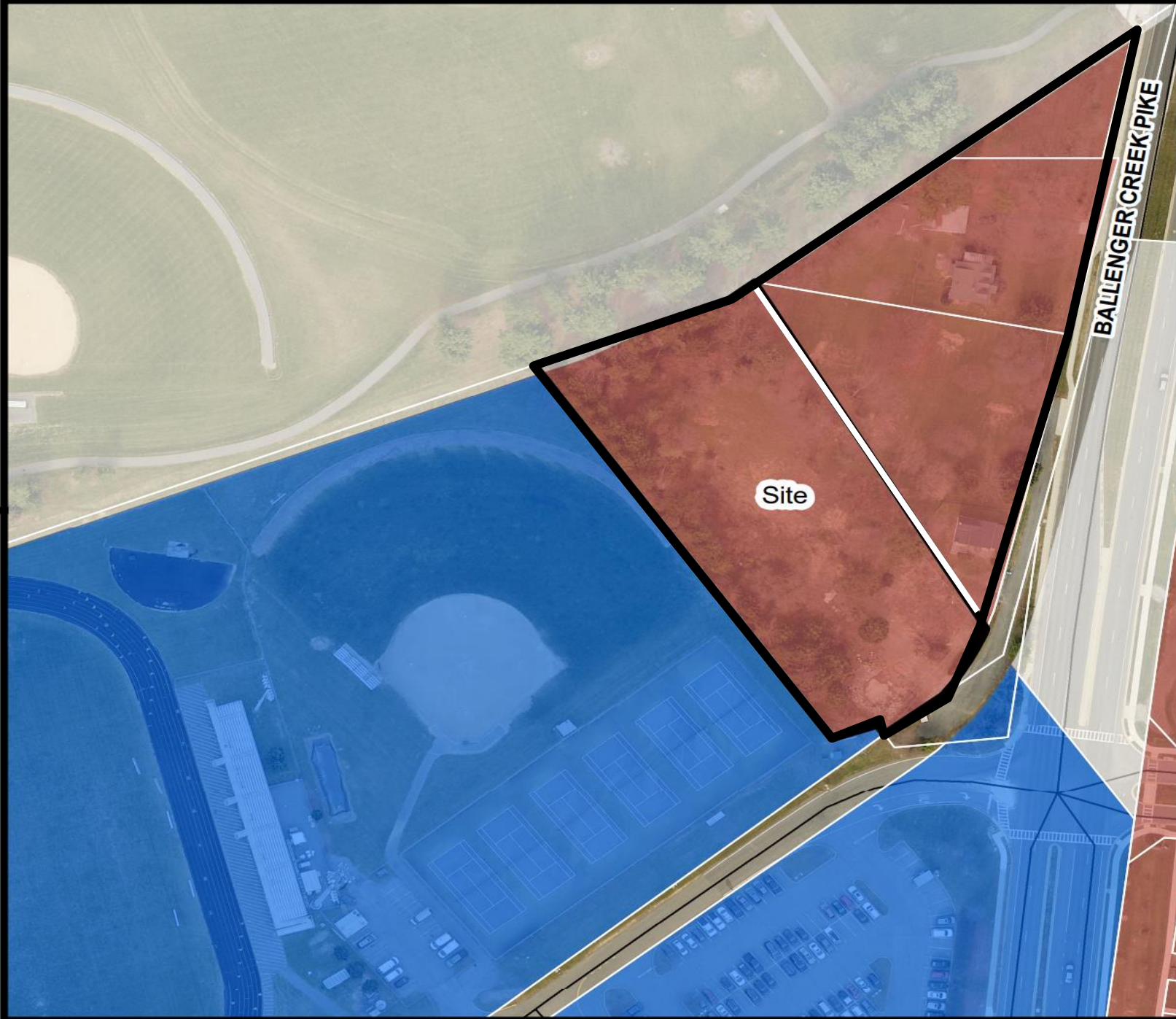
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Date: 11/29/2023  
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Community Development Division



1:1,300 0 60 120 Feet





**Park Place at Ballenger  
Creek  
SP275556  
FcPc  
12/13/2023**


**Zoning**

-  A – Agricultural
-  PUD – Planned Unit Development
-  le - Institutional

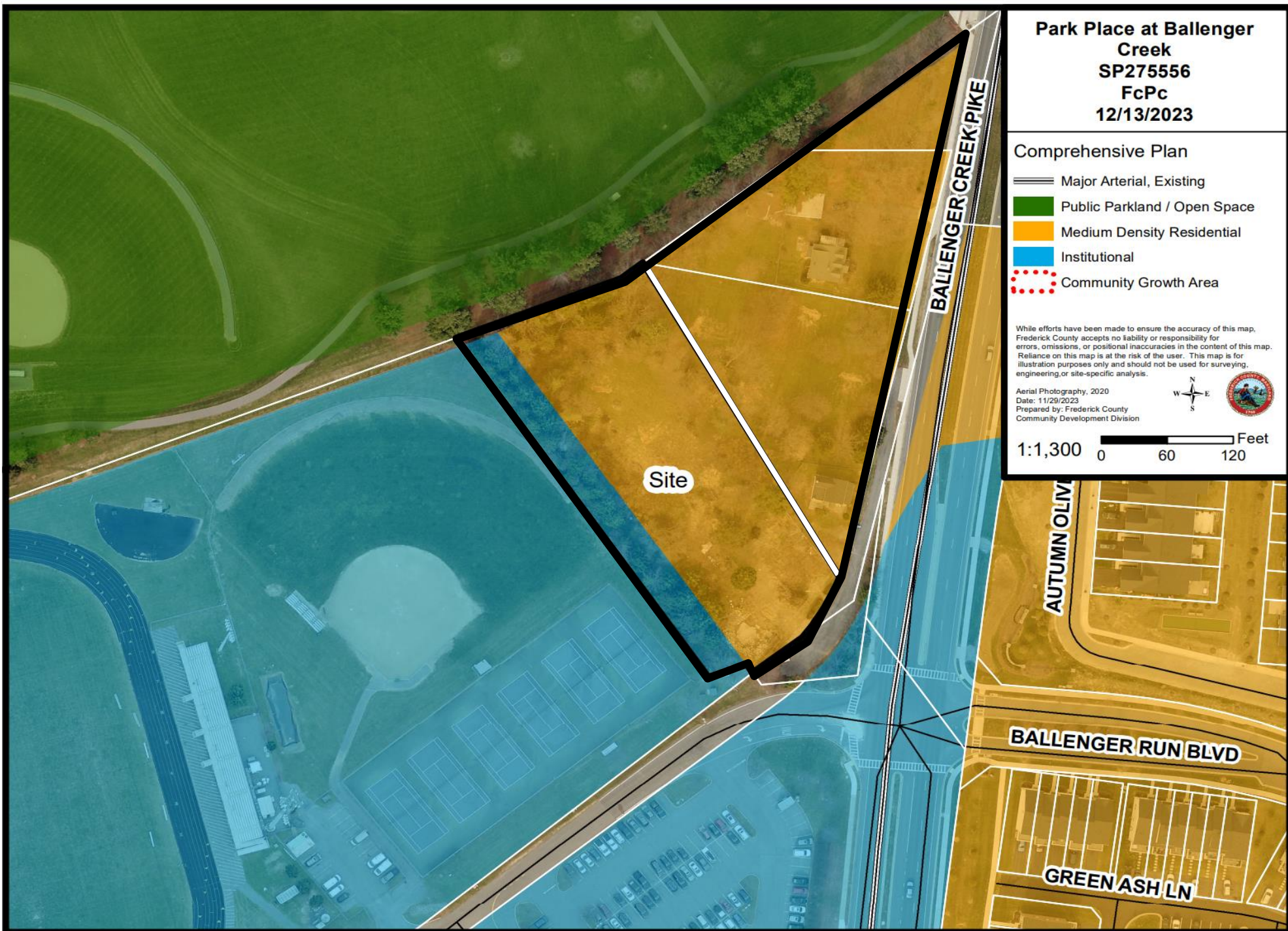
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Community Development Division



1:1,300  Feet  
0 50 100





**Park Place at Ballenger  
Creek  
SP275556  
FcPc  
12/13/2023**

**Comprehensive Plan**

- Major Arterial, Existing
- Public Parkland / Open Space
- Medium Density Residential
- Institutional
- Community Growth Area

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Community Development Division



1:1,300 0 60 120 Feet







# **RECOMMENDATION**

Staff has no objection to conditional approval of the Park Place at Ballenger Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, it is valid for the length of the APFO approval. The APFO is valid only until December 13, 2024; therefore, the Preliminary Subdivision Plan will expire on December 13, 2024.

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 modification request to allow alternate planting areas for street trees.
2. Approval of the modification to allow for light spillage into the County right of way in the area of the street entrance.
3. Approval of a modification to allow a private street.

**Staff-proposed conditions of approval:**

1. Address all agency comments as the plan proceeds through to completion.
2. The Combined Preliminary/Final 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.
3. The MPDU agreement must be executed prior to approval of the Preliminary Plan.

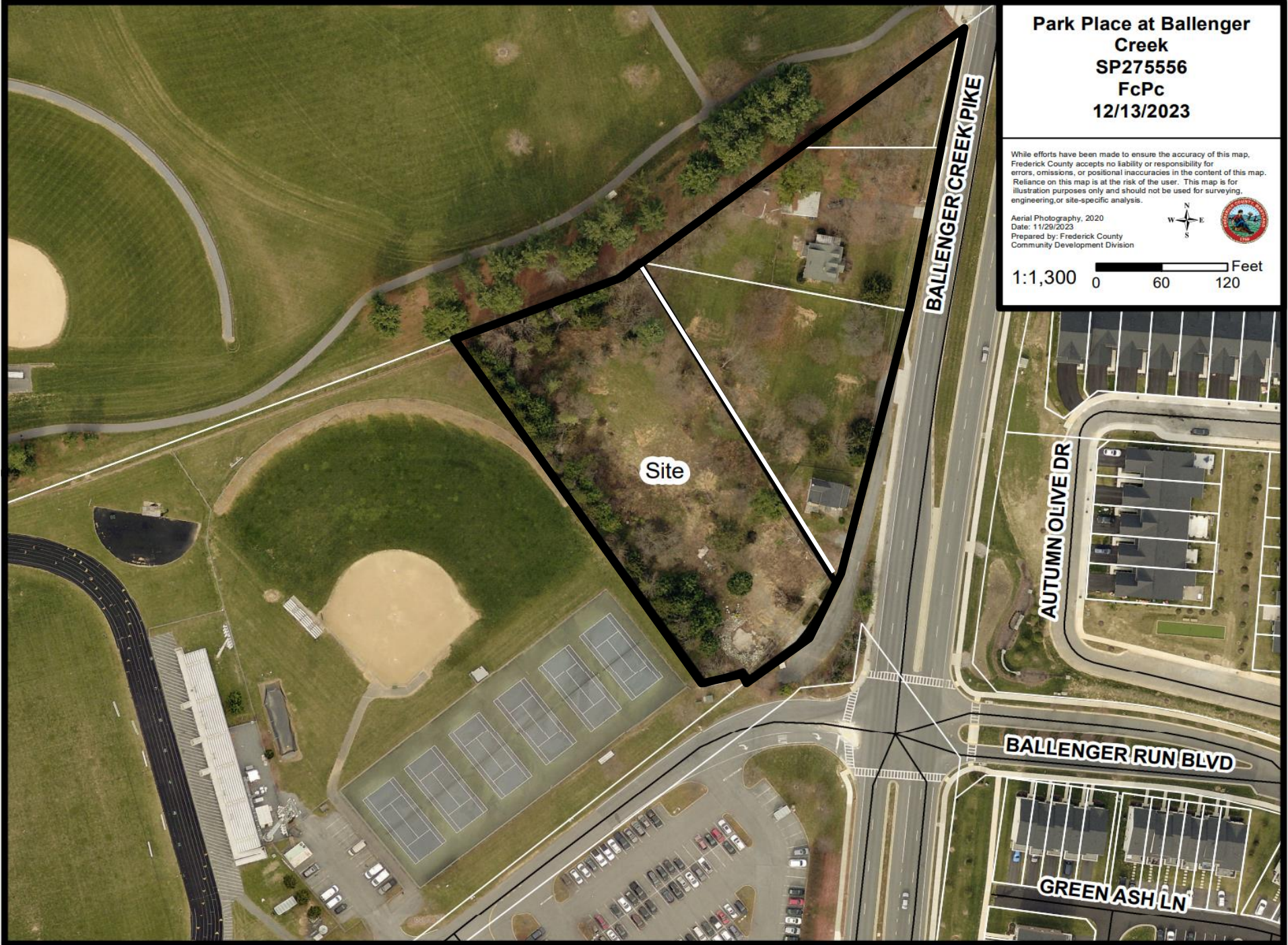


# *Park Place at Ballenger*

## *Final Site Plan*

The Applicant is requesting site plan approval to construct 29 townhouses on a 2.978 acre Site.





**Park Place at Ballenger  
Creek  
SP275556  
FcPc  
12/13/2023**

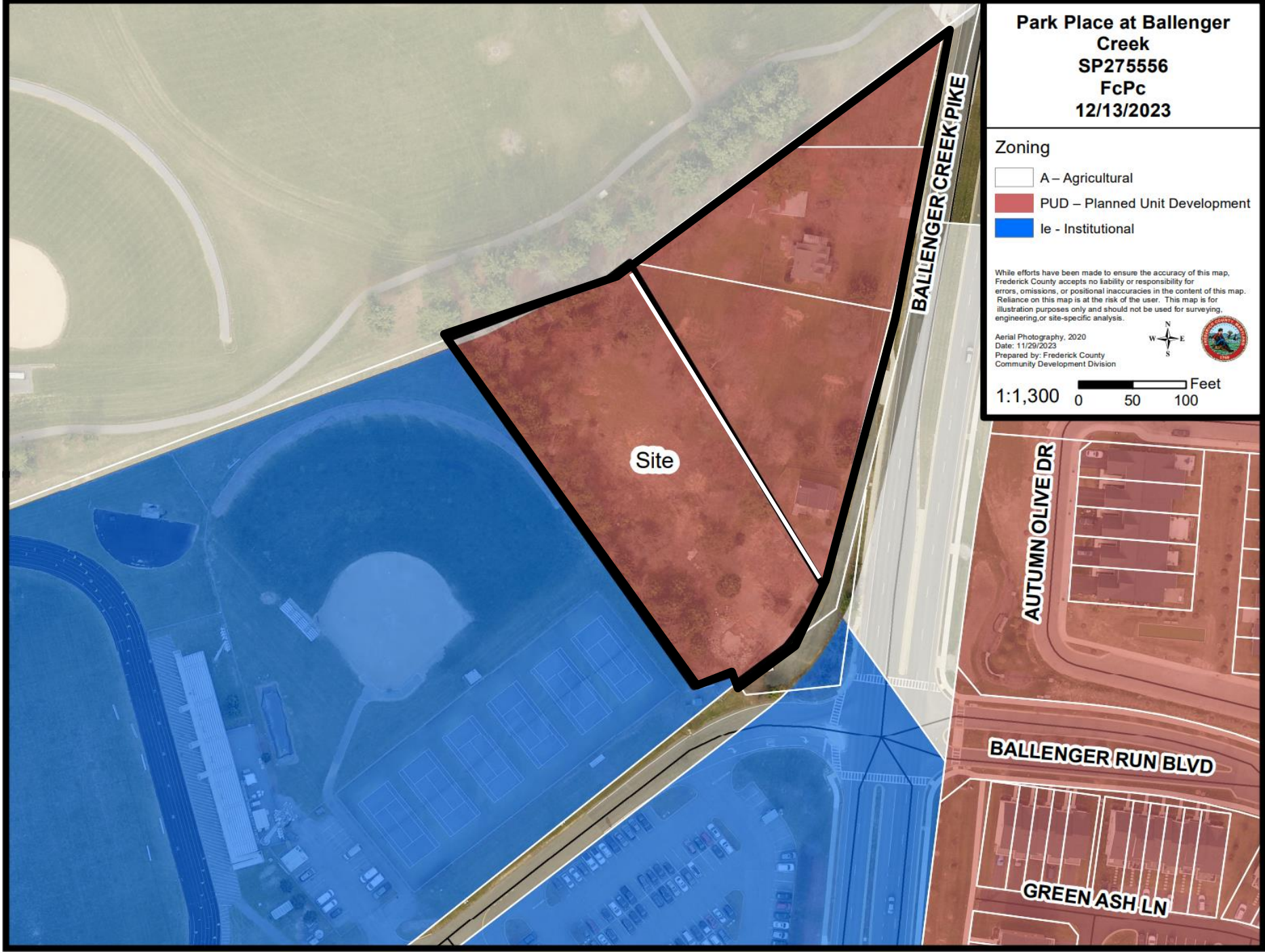
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1:1,300 0 60 120 Feet





**Park Place at Ballenger  
Creek  
SP275556  
FcPc  
12/13/2023**

**Zoning**

- A – Agricultural
- PUD – Planned Unit Development
- Ie - Institutional

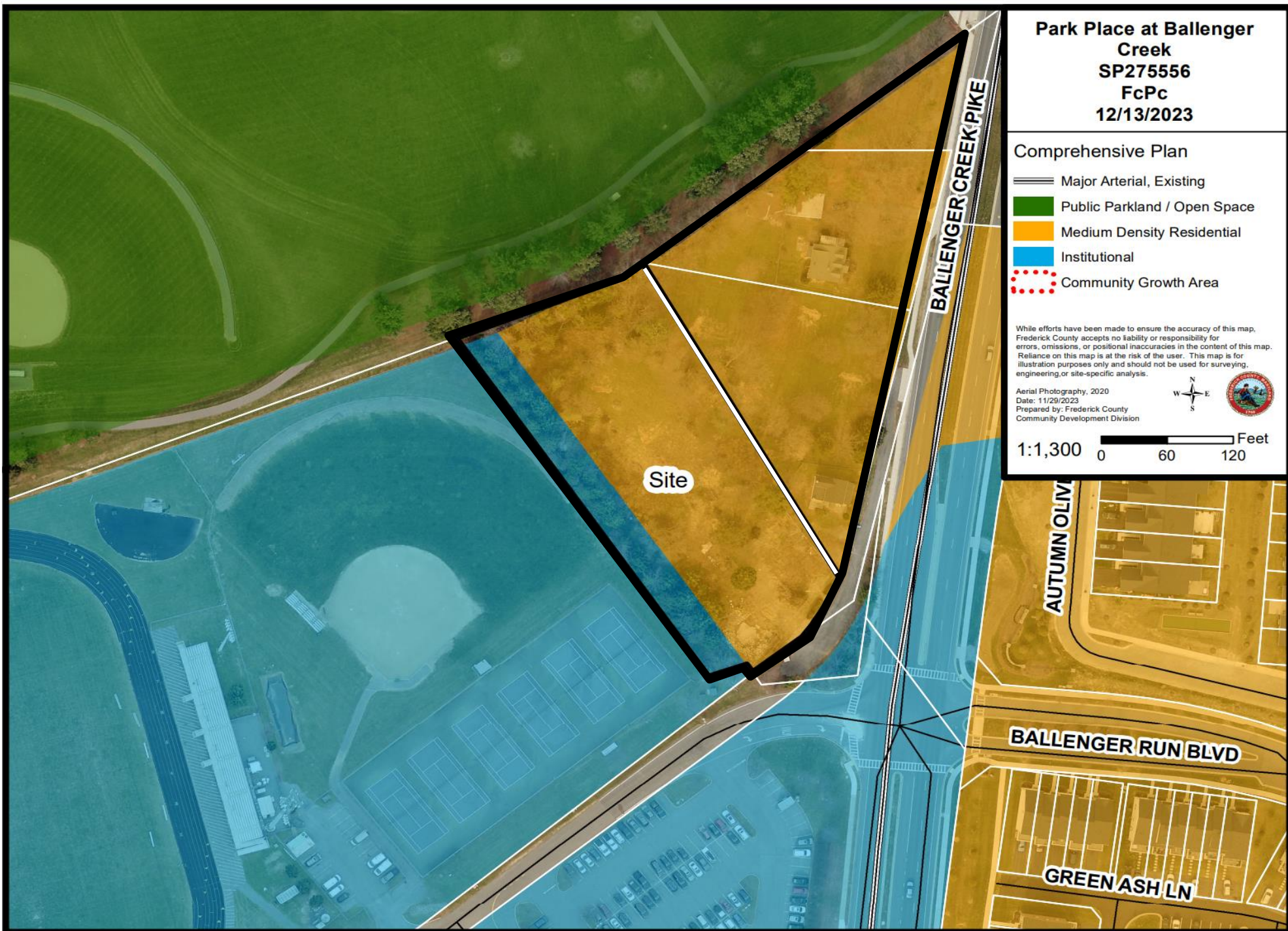
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1:1,300 0100 Feet





**Park Place at Ballenger  
Creek  
SP275556  
FcPc  
12/13/2023**

**Comprehensive Plan**

- Major Arterial, Existing
- Public Parkland / Open Space
- Medium Density Residential
- Institutional
- Community Growth Area

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Community Development Division



1:1,300 0 60 120 Feet







# **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan for Park Place at Ballenger. 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 December 13, 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 conditions are met:

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

1. Address all agency comments as the plan proceeds through to completion.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval.  
FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. Final approval of this Site Development plan application cannot occur until the associated Preliminary Plan receives final approval and the Final Plats are submitted and recorded.

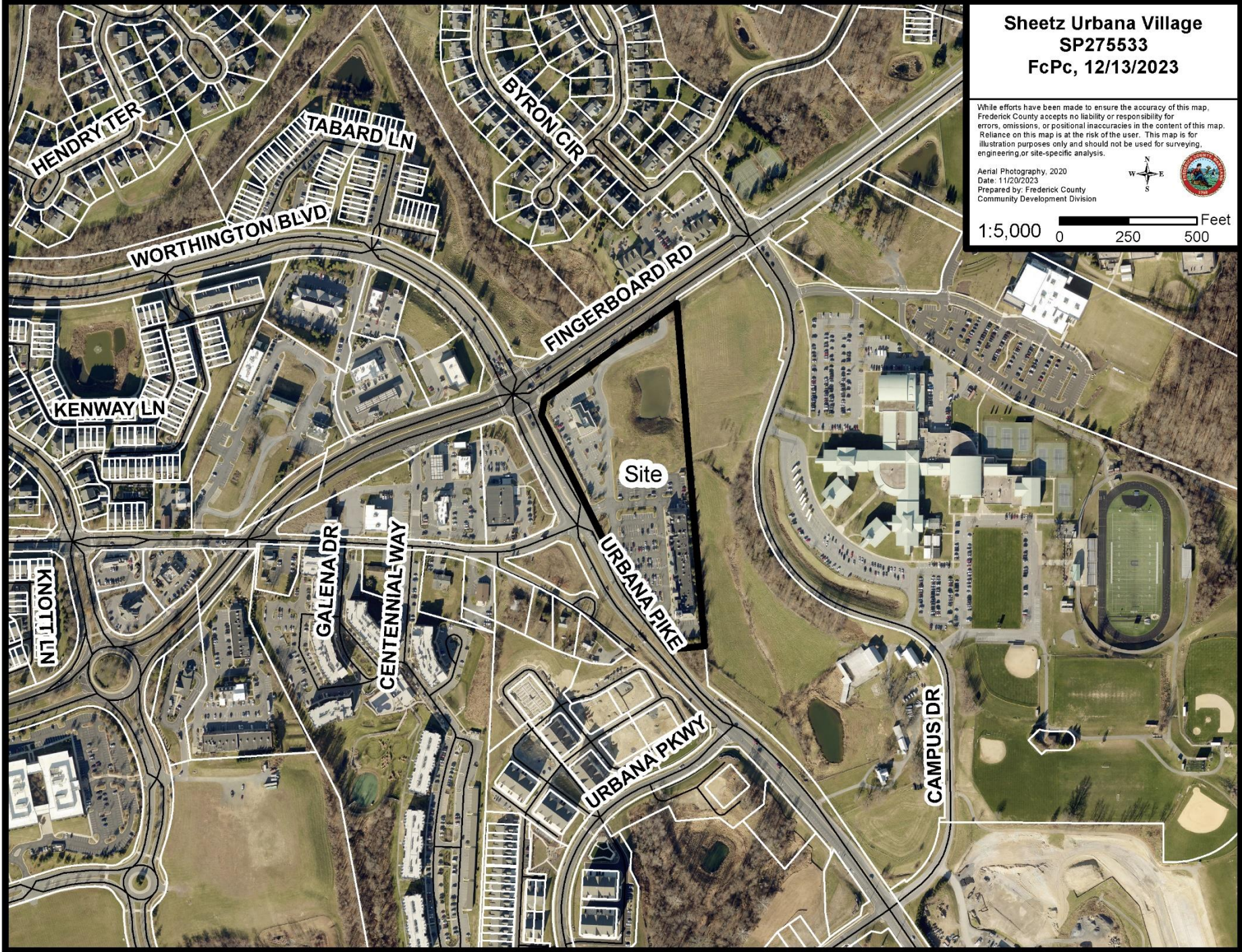


# *Sheetz Urbana Village Center*

## *Site Plan*

The Applicant is requesting Site Plan approval for a 6,139 sq. ft. gas station and convenience store located on a 3.18-acre project area within a 9.25-acre Site.





**Sheetz Urbana Village**  
**SP275533**  
**FcPc, 12/13/2023**

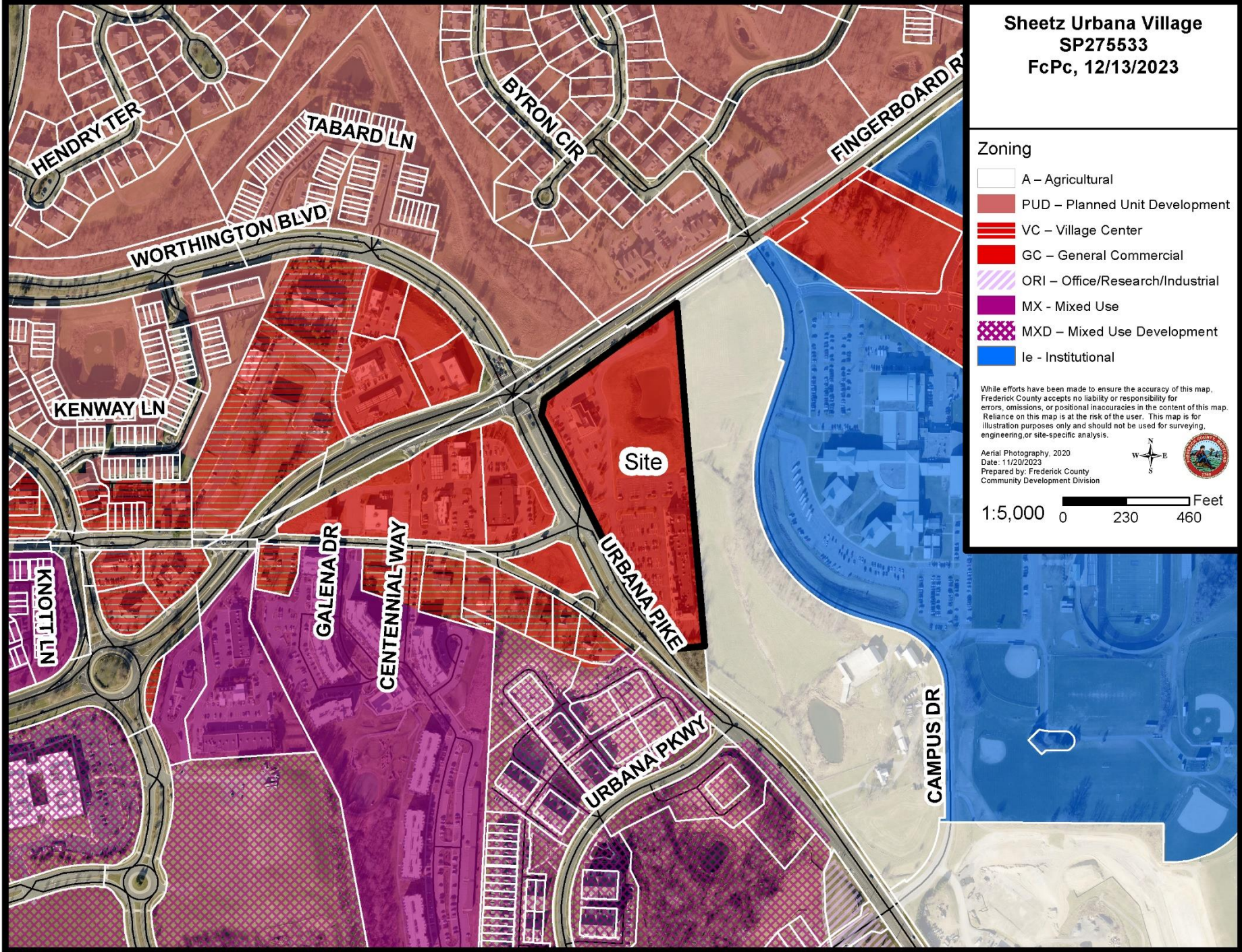
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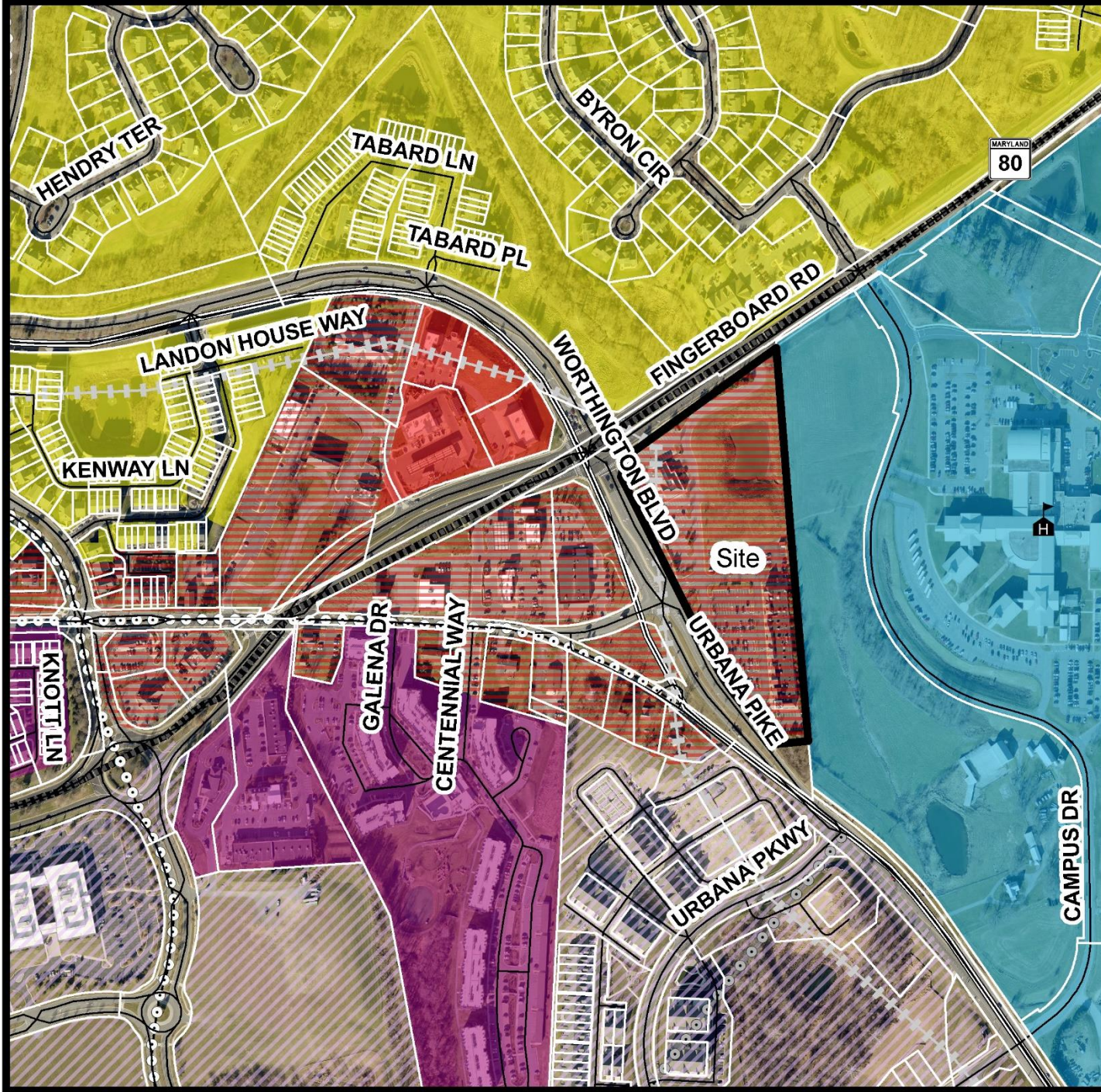


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






**Sheetz Urbana Village**  
**SP275533**  
**FcPc, 12/13/2023**

**Comprehensive Plan**

-  Middle School, Existing
-  High School, Existing
-  Major Arterial, Existing
-  Minor Arterial, Existing
-  Collector, Existing
-  Collector, Proposed
-  Transit Easement, Proposed
-  Agricultural / Rural
-  Low Density Residential
-  Village Center
-  General Commercial
-  Office / Research / Industrial
-  Mixed Use
-  Institutional
-  Community Growth Area

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Community Development Division



1:5,000 0 250 500 Feet





# SHEETZ URBANA

URBANA VILLAGE CENTER IJAMSVILLE  
FREDRICK, MARYLAND

MD212099



11/17/2023

**BOHLER**







PROJECT NAME:  
NEW SHEETZ STORE

URBANA

OWNER:  
SHEETZ, INC.  
5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

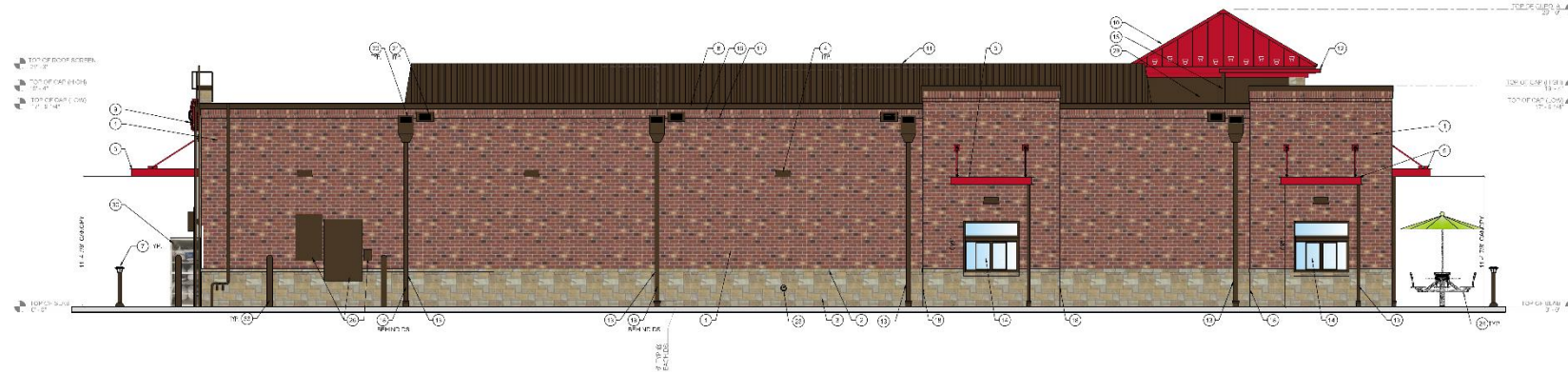
PROFESSIONAL

KEY PLAN

ISSUE: 05.17.2023  
SITE ID NO: 214386  
AUTHOR BY: RJK  
REVIEW BY: NMV  
VERSION: 0139\_V1.4

EXTERIOR  
ELEVATIONS

C-902

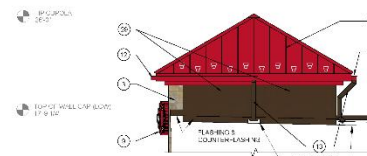


3 REAR ELEVATION  
1/4" = 1'-0"

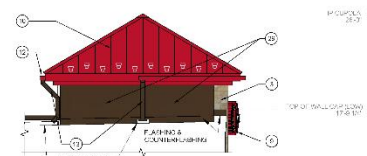
- TYPICAL EXTERIOR ELEVATION NOTES:
- A. UNLESS SPECIFIC MATERIALS ARE INDICATED, ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
  - ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
  - INTERIOR FINISHES SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
  - ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
- EXTERIOR ELEVATION KEYNOTES:
- 1. BRICK VENEER (SEE SPEC MOD OF COAT) - METAL BRICK (C2)
  - 2. CHARTER HOUSE (C2) - CHARTER HOUSE
  - 3. ARCHITECTURAL CORNER (C2) - ARCHITECTURAL CORNER
  - 4. EXTERIOR LIGHT FIXTURE (C2) - EXTERIOR LIGHT FIXTURE
  - 5. ARCHITECTURAL CORNER (C2) - ARCHITECTURAL CORNER
  - 6. BRICK VENEER (C2) - BRICK VENEER
  - 7. EXTERIOR LIGHT FIXTURE (C2) - EXTERIOR LIGHT FIXTURE
  - 8. METAL CORNER (C2) - METAL CORNER
  - 9. WALL MOUNTED BUILDING SIGN (C2) - WALL MOUNTED BUILDING SIGN
  - 10. STAINLESS STEEL METAL ROOF (C2) - STAINLESS STEEL METAL ROOF
  - 11. ROOF VENTILATOR (C2) - ROOF VENTILATOR
  - 12. GUTTER (C2) - GUTTER
  - 13. DOWNSPUT (C2) - DOWNSPUT
  - 14. DRIVE-IN WINDOW (C2) - DRIVE-IN WINDOW
  - 15. METAL STRUTTING (C2) - METAL STRUTTING
  - 16. BRICK VENEER (C2) - BRICK VENEER
  - 17. BRICK VENEER (C2) - BRICK VENEER
  - 18. BRICK VENEER (C2) - BRICK VENEER
  - 19. BRICK VENEER (C2) - BRICK VENEER
  - 20. BRICK VENEER (C2) - BRICK VENEER
  - 21. BRICK VENEER (C2) - BRICK VENEER
  - 22. BRICK VENEER (C2) - BRICK VENEER
  - 23. BRICK VENEER (C2) - BRICK VENEER
  - 24. BRICK VENEER (C2) - BRICK VENEER
  - 25. BRICK VENEER (C2) - BRICK VENEER
  - 26. BRICK VENEER (C2) - BRICK VENEER
  - 27. BRICK VENEER (C2) - BRICK VENEER
  - 28. BRICK VENEER (C2) - BRICK VENEER



4 RIGHT ELEVATION  
1/4" = 1'-0"



5 CUPOLA FROM ROOF  
1/4" = 1'-0"



6 CUPOLA FROM ROOF  
1/4" = 1'-0"



# EXTERIOR FINISHES



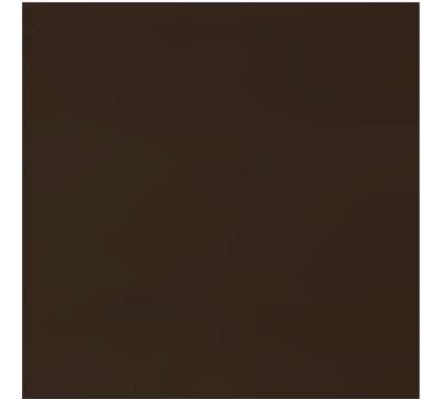
**(1):** BRICK VENEER  
**MFR:** CONTINENTAL BRICK CO.  
**FIN:** 0/S 680 MOD



**(3):** CAST STONE MASONRY VENEER  
**MFR:** ADAMS, AN OLDCASTLE COMPANY  
**FIN:** CRAB ORCHARD  
**MAT:** AGGREGATES



**(5):** ARCHITECTURAL CANOPY, REGAL RED  
**MFR:** MAPES  
**FIN:** REGAL RED, PREMIUM TWO-COAT KYNAR



**(8):** METAL COPING, DARK BRONZE



**(2):** CAST STONE SILL  
**MFR:** ADAMS, AN OLDCASTLE COMPANY  
**FIN:** CRAB ORCHARD



**(6):** BRICK PAVER WALKWAY  
**MFR:** CLOUD CERAMICS  
**FIN:** CUSTOM SHEETZ BLEND, CHEROKEE



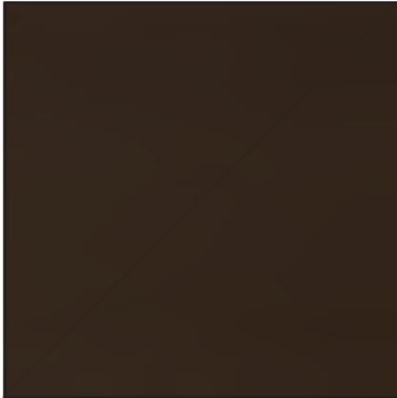
**(10):** STANDING SEAM METAL ROOF  
**MFR:** PAC-CLAD PETERSON, A CARLISLE COMPANY  
**FIN:** CARDINAL RED



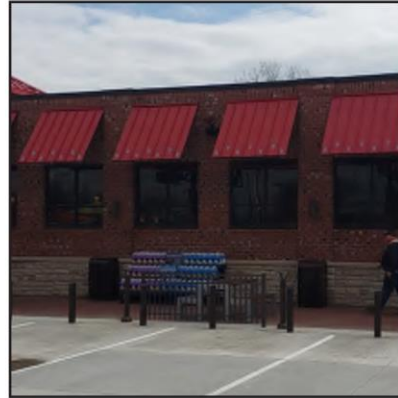
**(12):** GUTTER, RED



# EXTERIOR FINISHES/FIXTURES



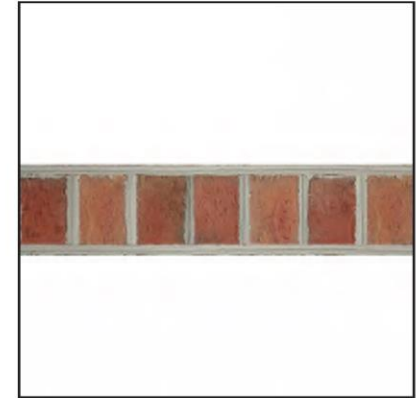
(13): DOWNSPOUT, DARK BRONZE



(15): NON-ILLUMINATED SHED-STYLE  
AWNING AND FRAME ASSEMBLY  
**MFR:** BLAIR IMAGE/IMAGE ONE  
**FIN:** AWNING - CARDINAL RED  
FRAME - DARK BRONZE



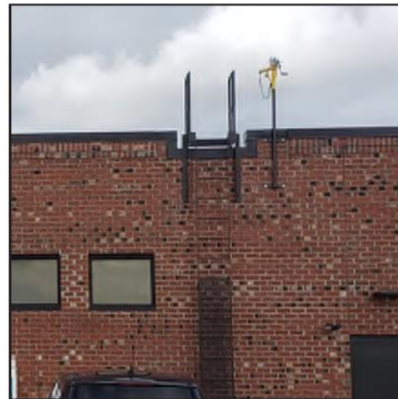
(16): BRICK SOLDIER COURSE  
**MFR:** CONTINENTAL BRICK CO.  
**FIN:** 0/S 680 MOD



(17): BRICK ROWLOCK COURSE  
**MFR:** CONTINENTAL BRICK CO.  
**FIN:** 0/S 680 MOD



(27): HOLLOW METAL DOOR AND FRAME



(19): STEEL ROOF LADDER AND CRANKY  
POST, DARK BRONZE

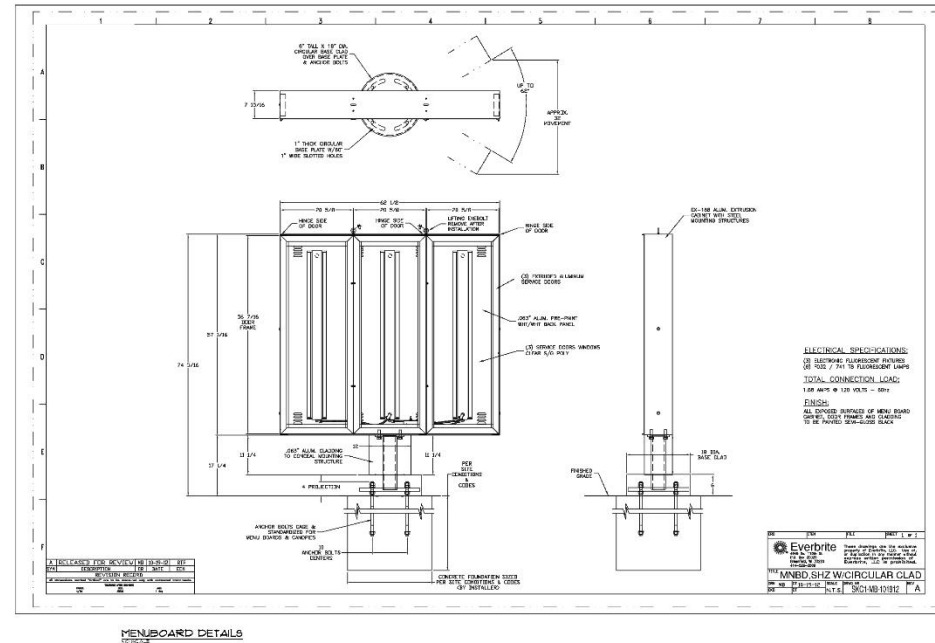


(20): STANDARD THROUGH WALL  
SCUPPER WITH CONDUCTOR HEAD  
AND DOWNSPOUT, DARK BRONZE



(22): ALUMINUM STOREFRONT SYSTEM,  
DARK BRONZE





Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Claysburg, PA 16825

phone (814) 239-6013  
email [tcolumbu@sheetz.com](mailto:tcolumbu@sheetz.com)  
web site [www.sheetz.com](http://www.sheetz.com)

PROJECT NAME:  
NEW SHEETZ SITE  
URBANA

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

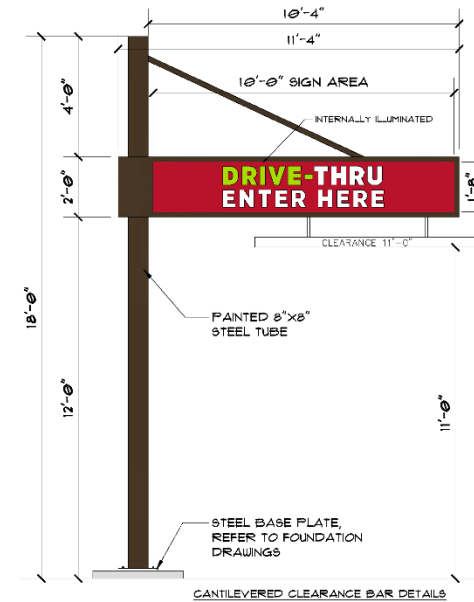
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ISSUE:	05/15/2023
PROJECT NO:	
AUTHOR BY:	DAH
REVIEW BY:	
SHEET TITLE	

### DRIVE THRU SIGN DETAILS

**C-905**  
(SHEET 18 OF 21)







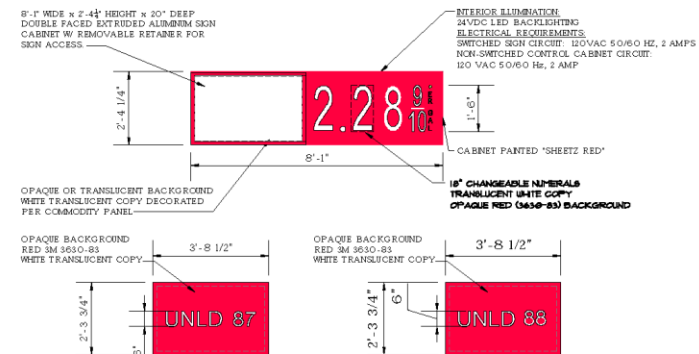




KEYPLAN

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**C-908**





# **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 (December 13, 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 requests from the Applicant:**

1. A parking space modification under 1-19-6.220(A)(2) to allow for 338 parking spaces, or 162 additional spaces than the required 176 parking spaces.
2. A landscape modification under 1-19-6.400(I) to allow the Applicant to mitigate for the parking lot canopy cover deficit by planting 13 additional trees along impervious surface area beyond the delineated parking areas to be credited toward meeting the required 20% canopy coverage.
3. A parking stall size modification under 1-19-6.220(B)(2) to allow for wider (10'x18') parking spaces throughout, and two (2) 13'x18' parking spaces for air pump accessibility.



## **RECOMMENDATION (CONT'D)**

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

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall remove the “Sheetz” logo/brand from the fuel pricing sign.