

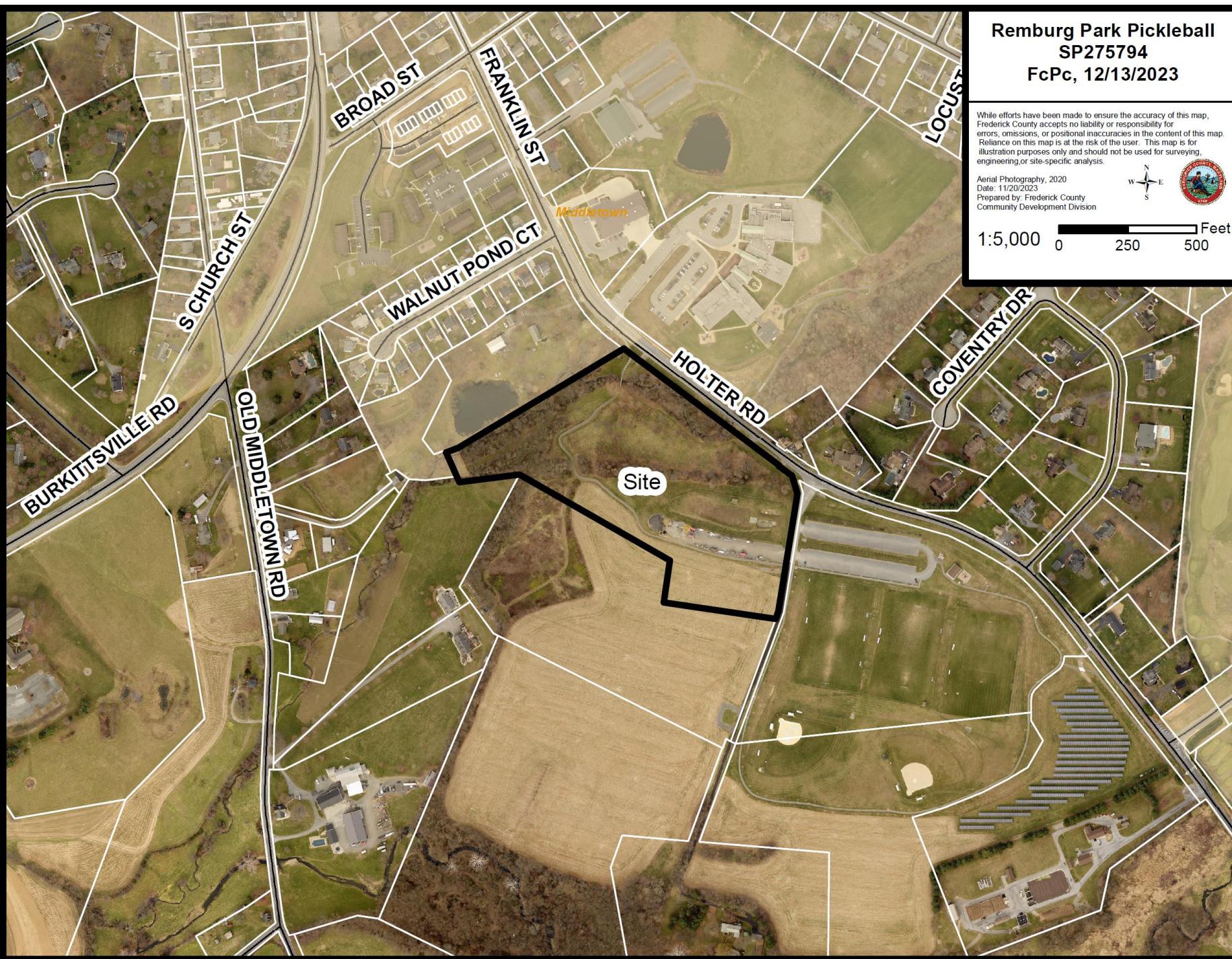
Frederick County Planning Commission

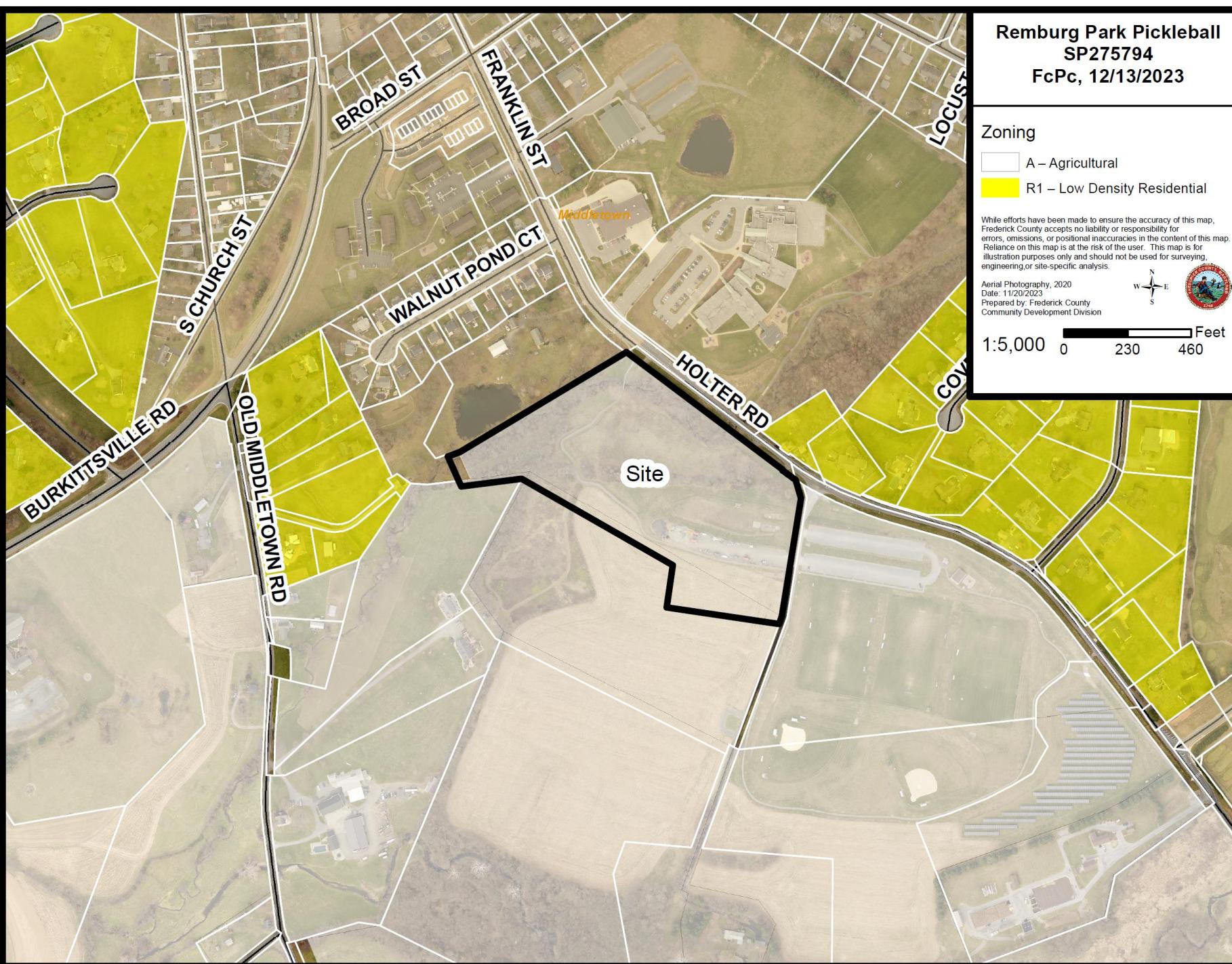


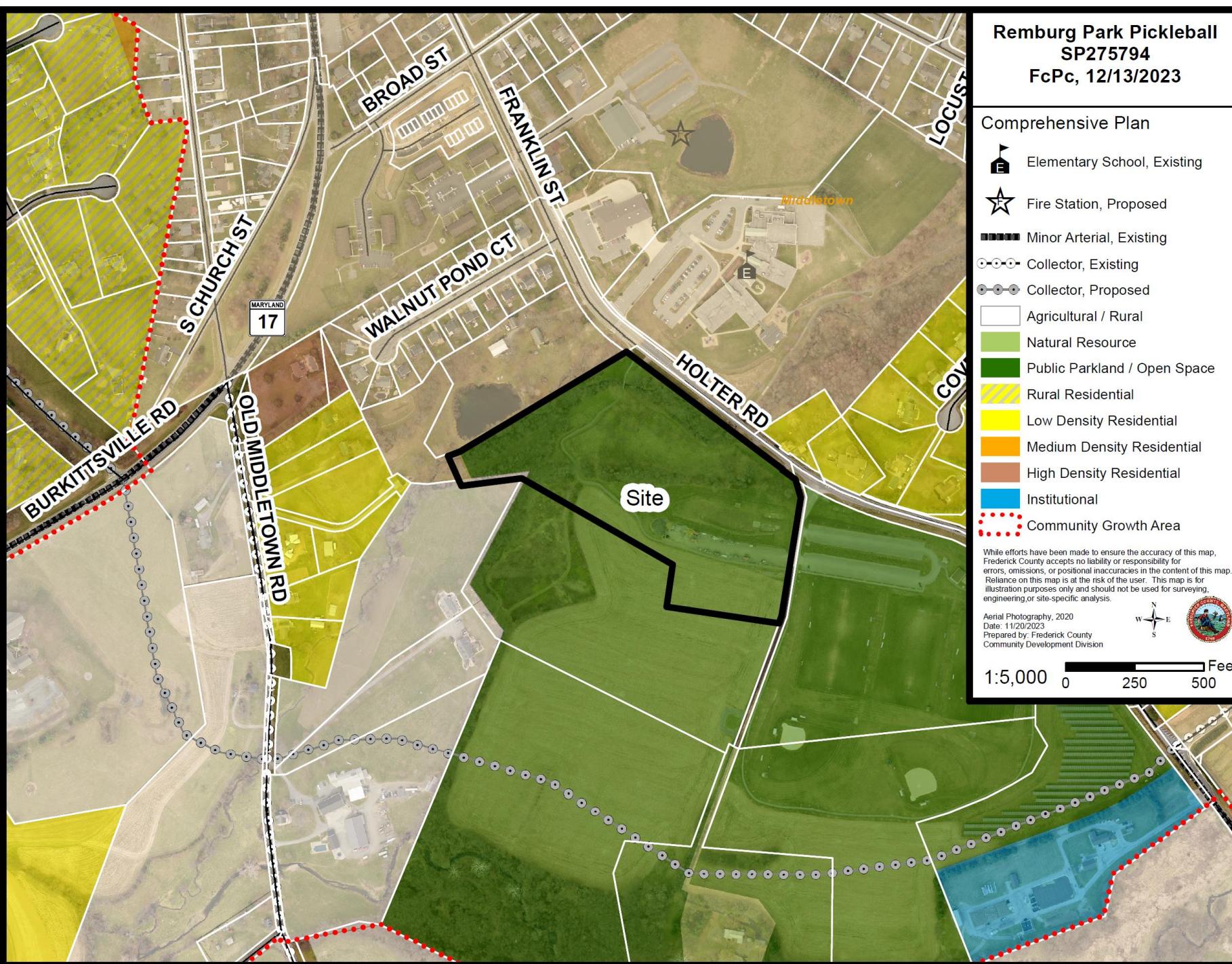
December 13, 2023

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.











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.

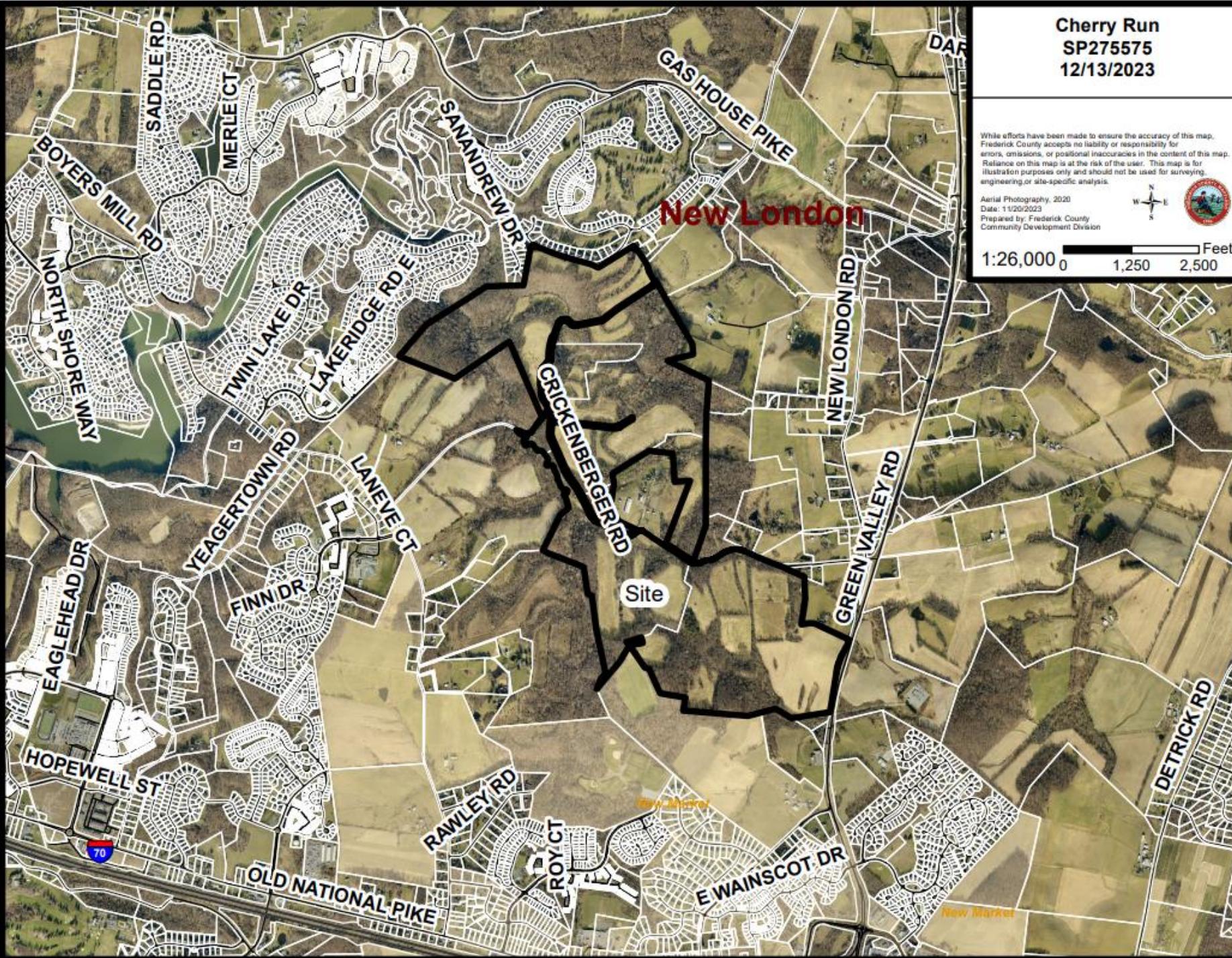
Cherry Run
SP275575
12/13/2023

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: 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
- le - Institutional

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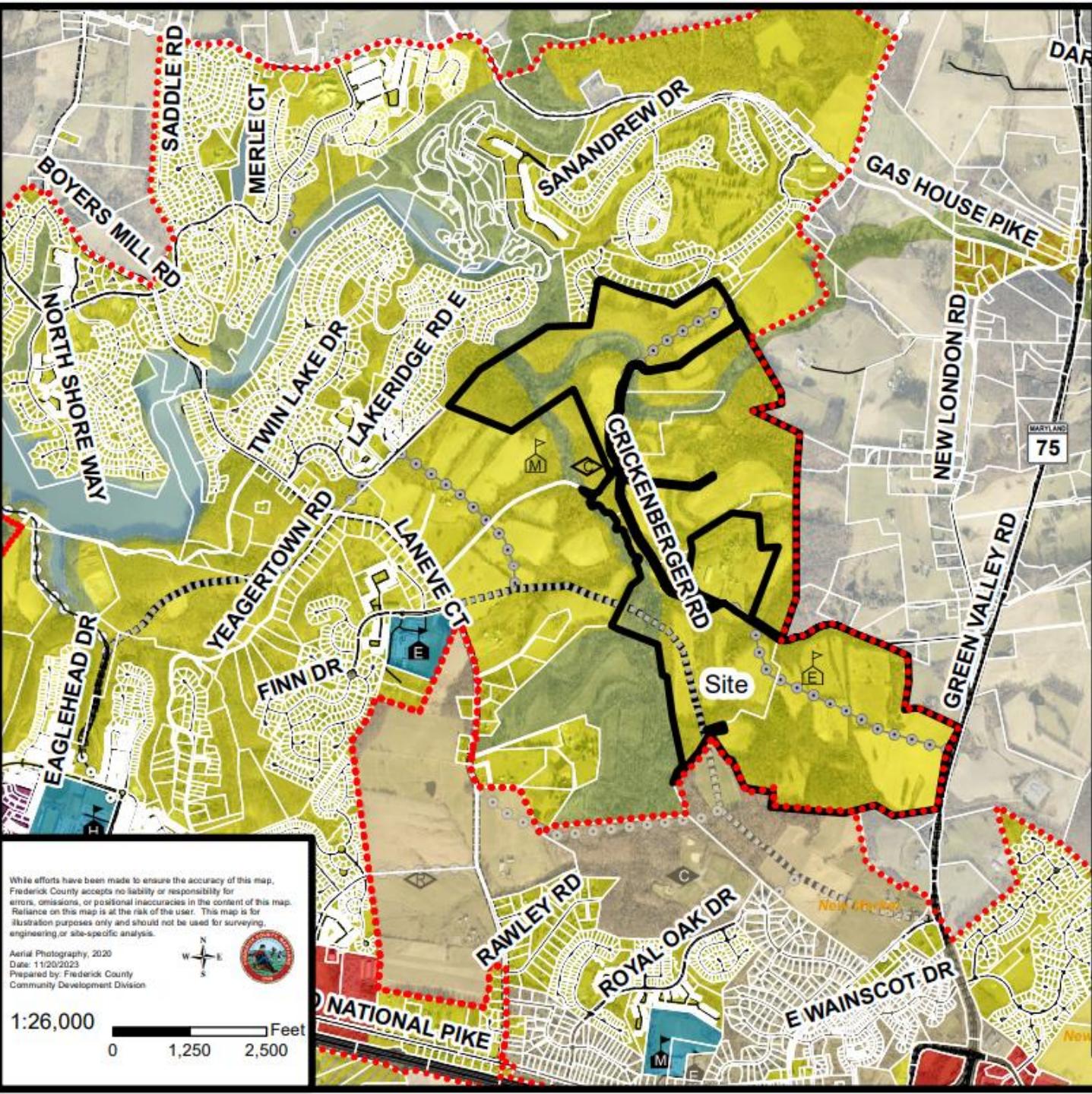
Aerial Photography, 2020
Date: 11/20/2023
Prepared by: Frederick County
Community Development Division

1:26,000  Feet



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



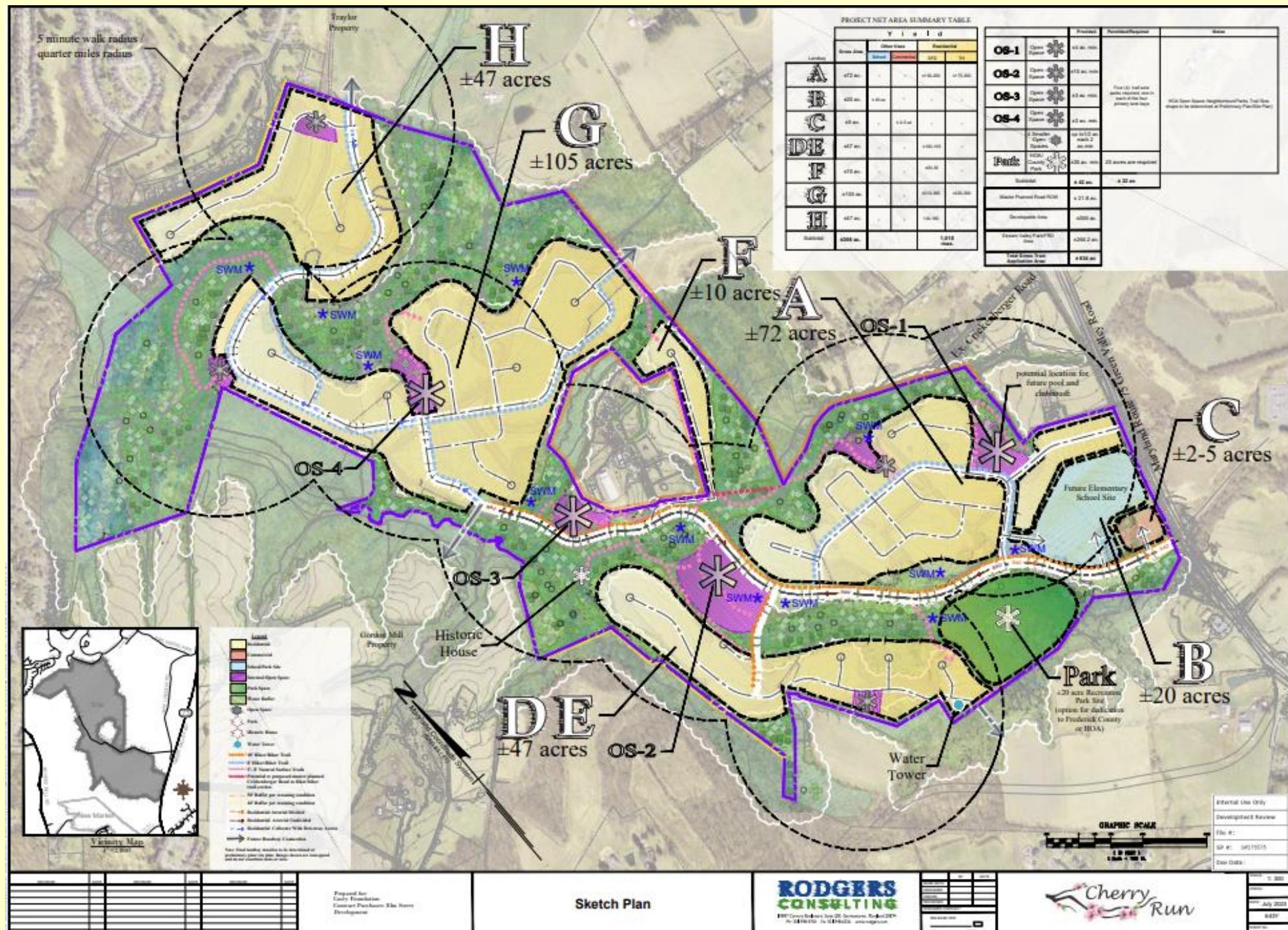
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Aerial Photography, 2020
Date: 11/20/2023
Prepared by: Frederick County
Community Development Division



1:26,000

0 1,250 2,500 Feet

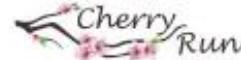


Preliminary Note for Construction

Final Use Only
Developed & Reviewed
#:
R: 04015535
Date: 10/2000
Version: 1.0
Reviewed: July 2000
Reviewed By: S. D. (SD)
Reviewed On: 04/07/01

RODGERS
CONSULTING
1801 Century Boulevard, Suite 200, Greenwood, Indiana 46143
Ph: 317.889.0510 Fax: 317.889.2322 www.rodgers.com

Sketch Plan



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

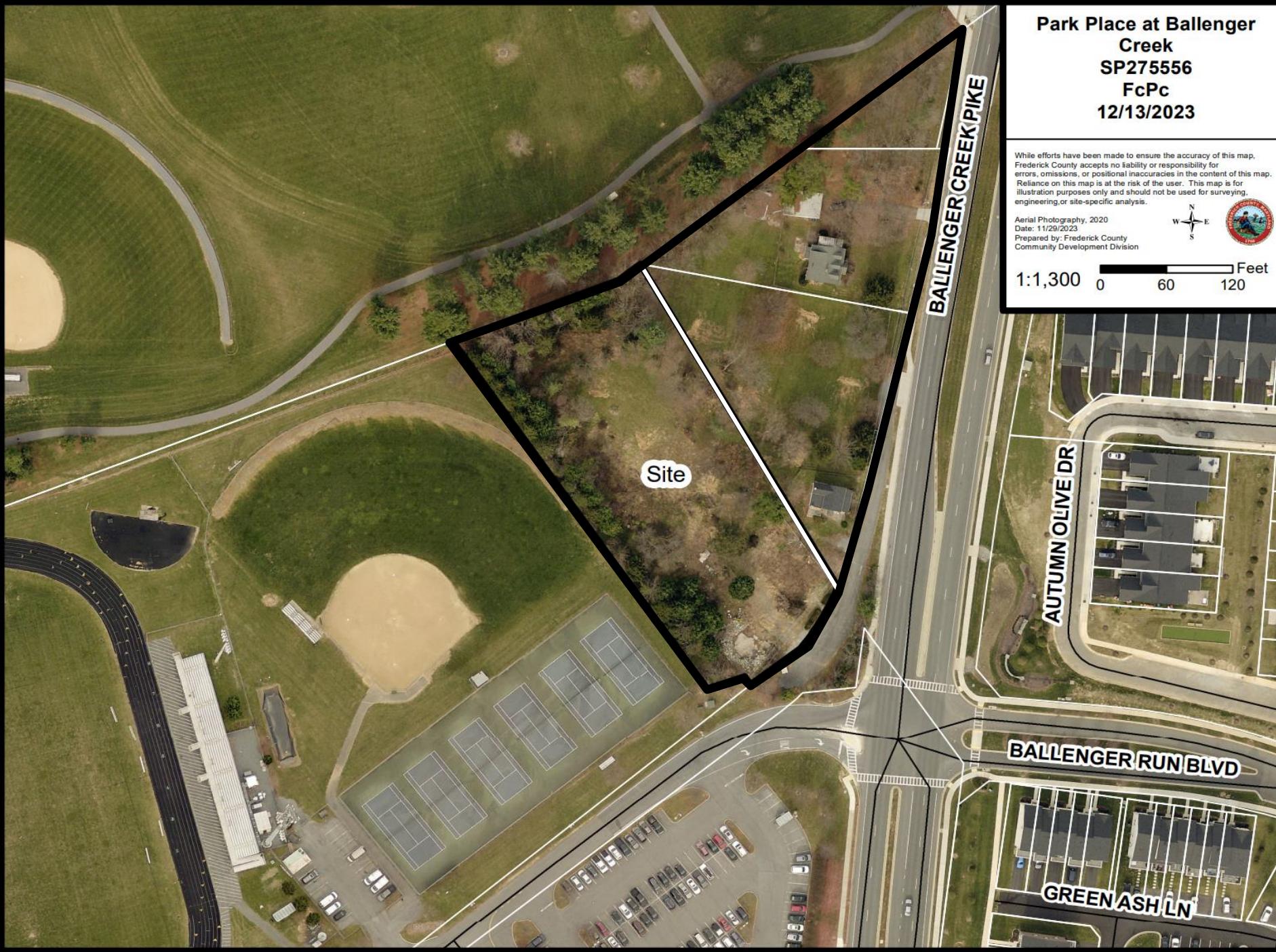
Park Place at Ballenger Creek
SP275556
FcPc
12/13/2023

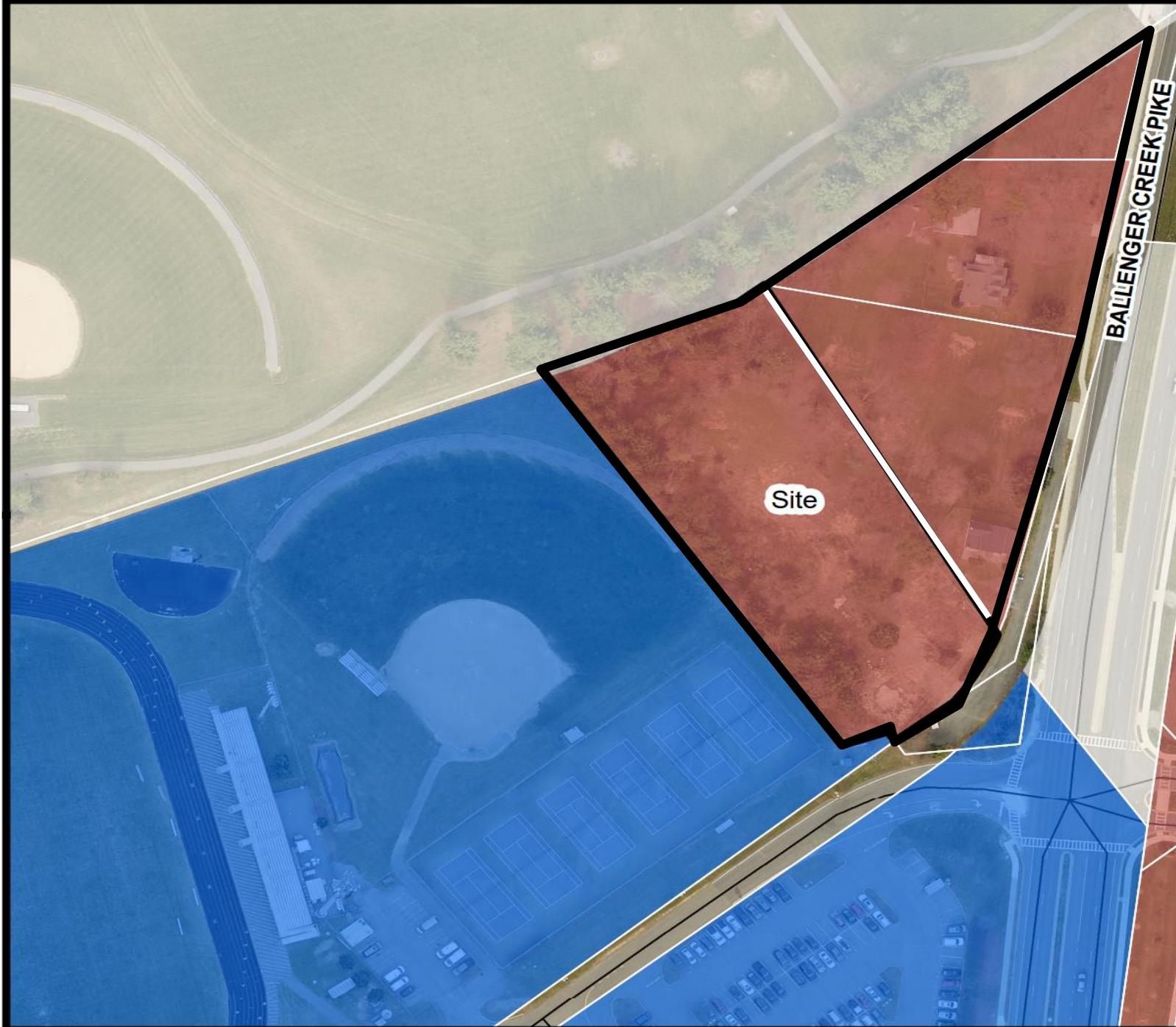
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Aerial Photography, 2020
Date: 11/29/2023
Prepared by: Frederick County
Community Development Division



1:1,300 0 60 120 Feet





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

Zoning

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

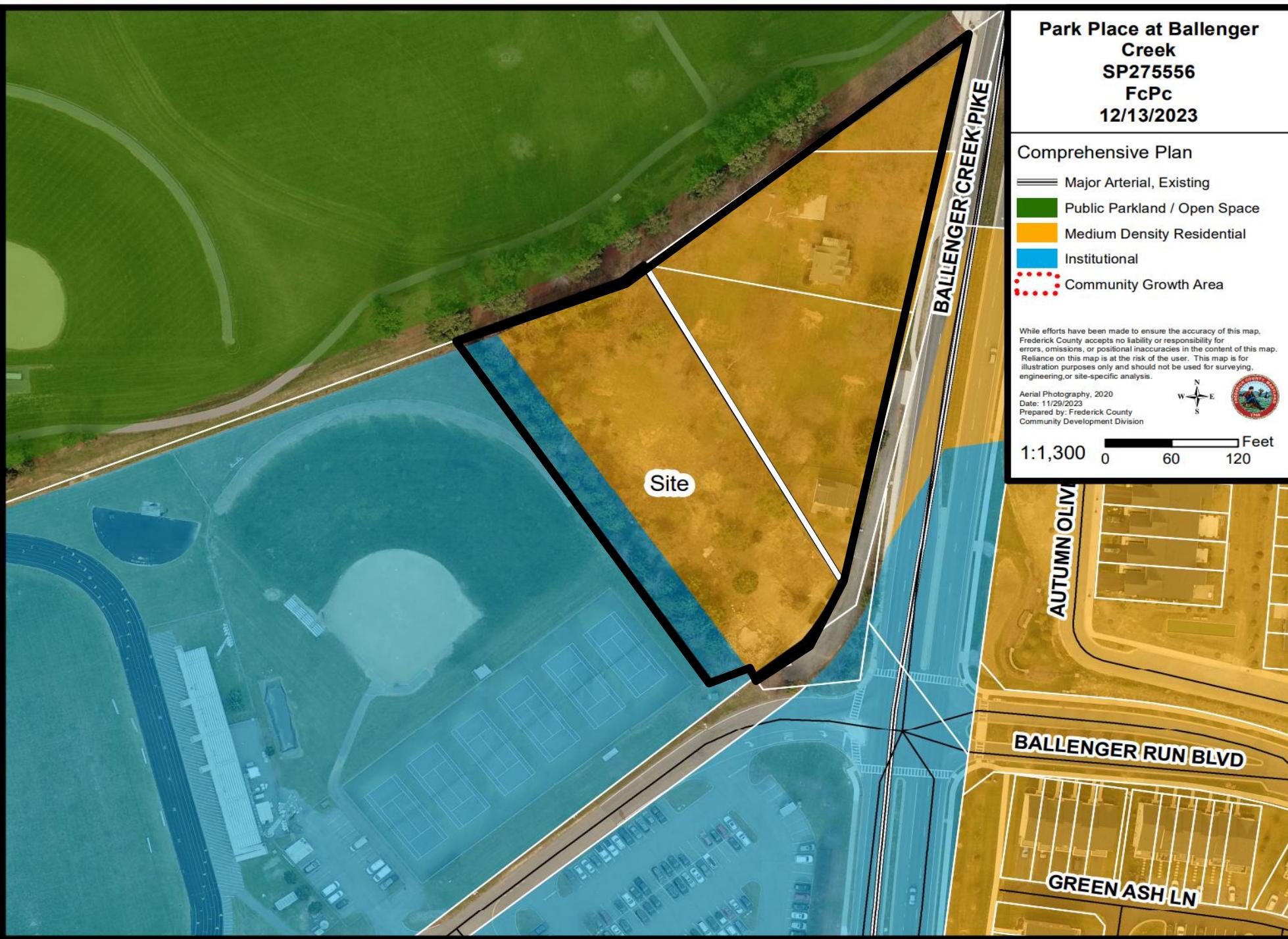
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Aerial Photography, 2020
Date: 11/29/2023
Prepared by: Frederick County
Community Development Division



1:1,300 0 50 100 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

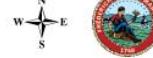
Final Site Plan

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

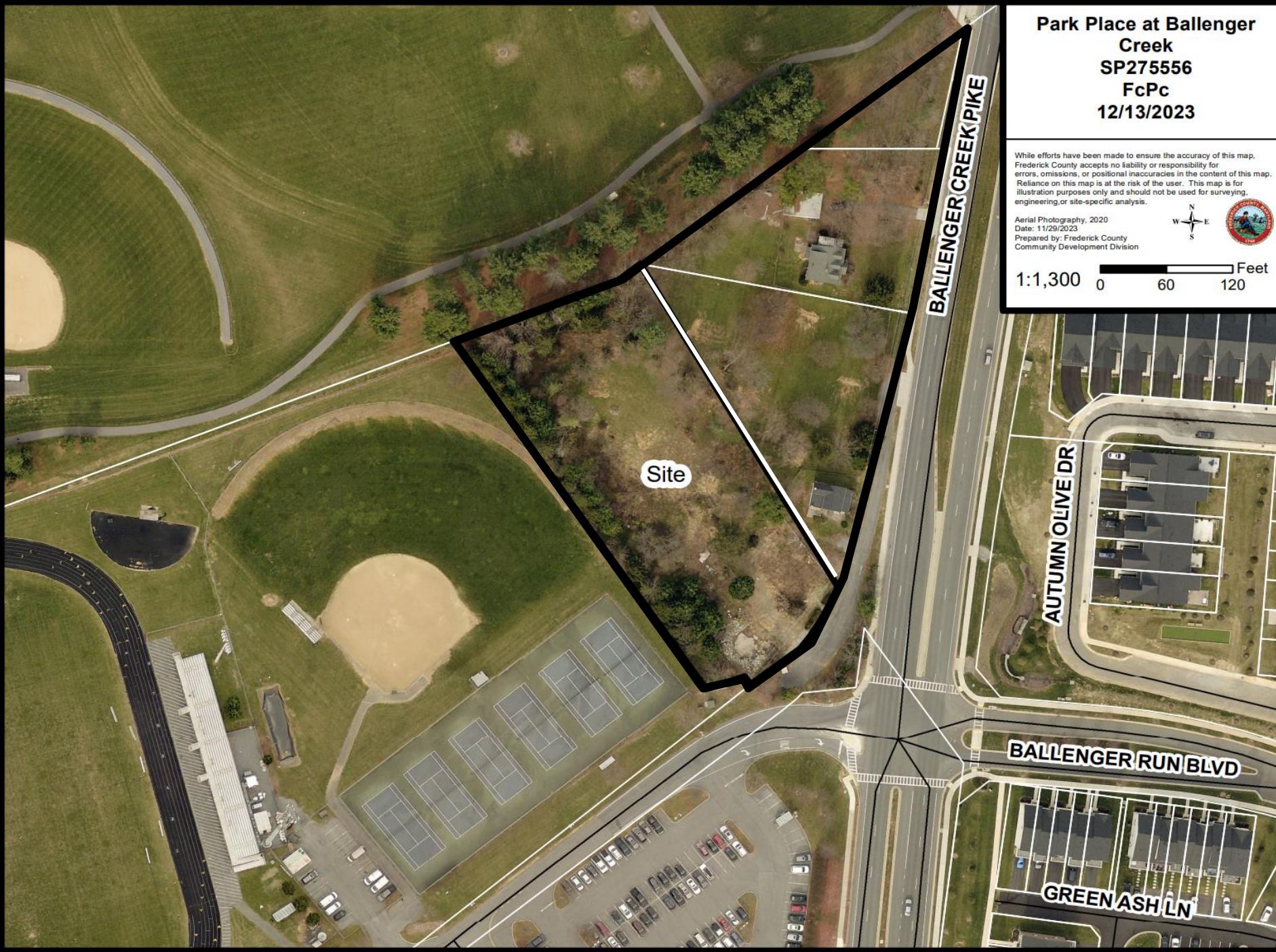
Park Place at Ballenger Creek
SP275556
FcPc
12/13/2023

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Aerial Photography, 2020
Date: 11/29/2023
Prepared by: Frederick County
Community Development Division



1:1,300 0 60 120 Feet



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

Zoning

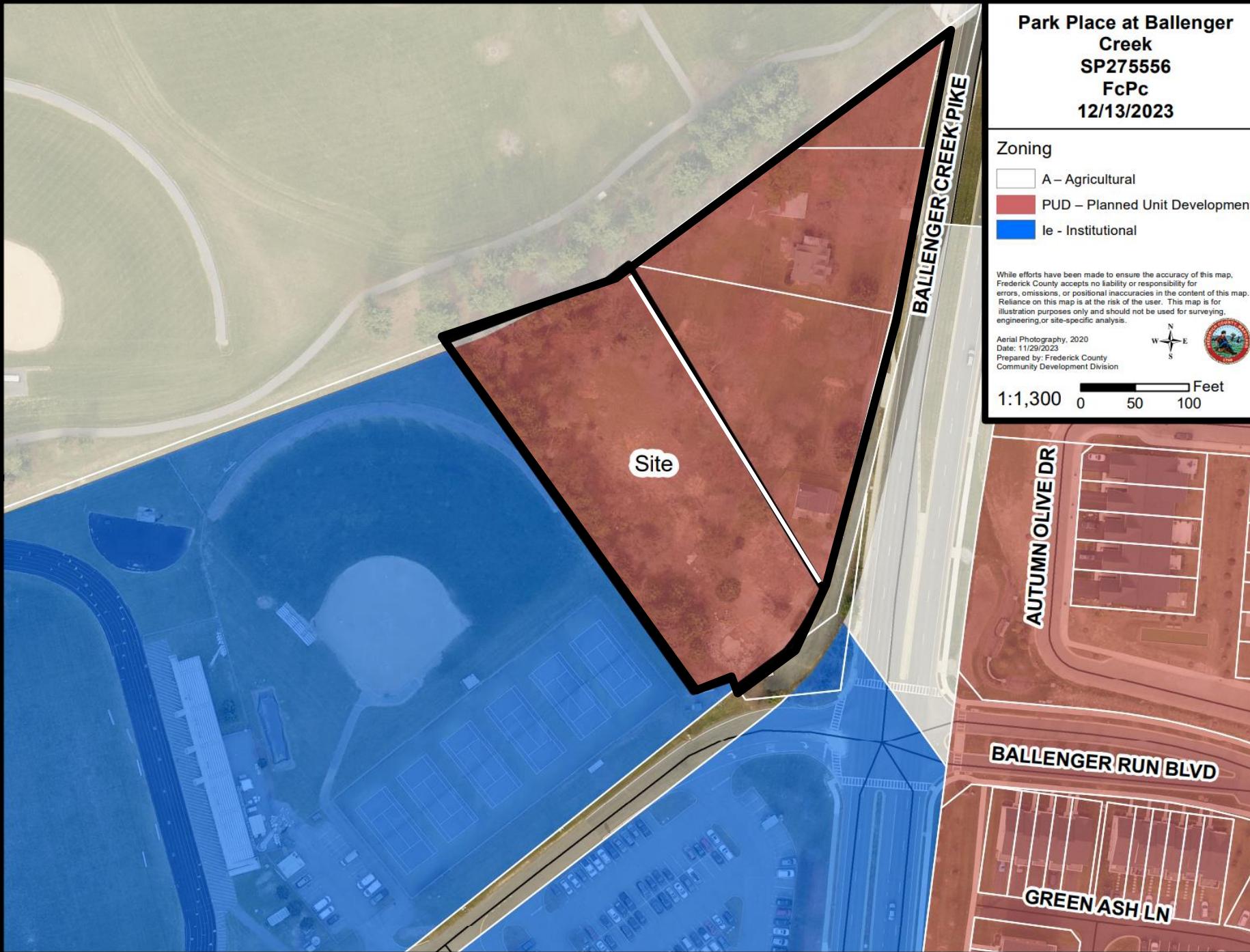
- A – Agricultural
- PUD – Planned Unit Development
- Ie – Institutional

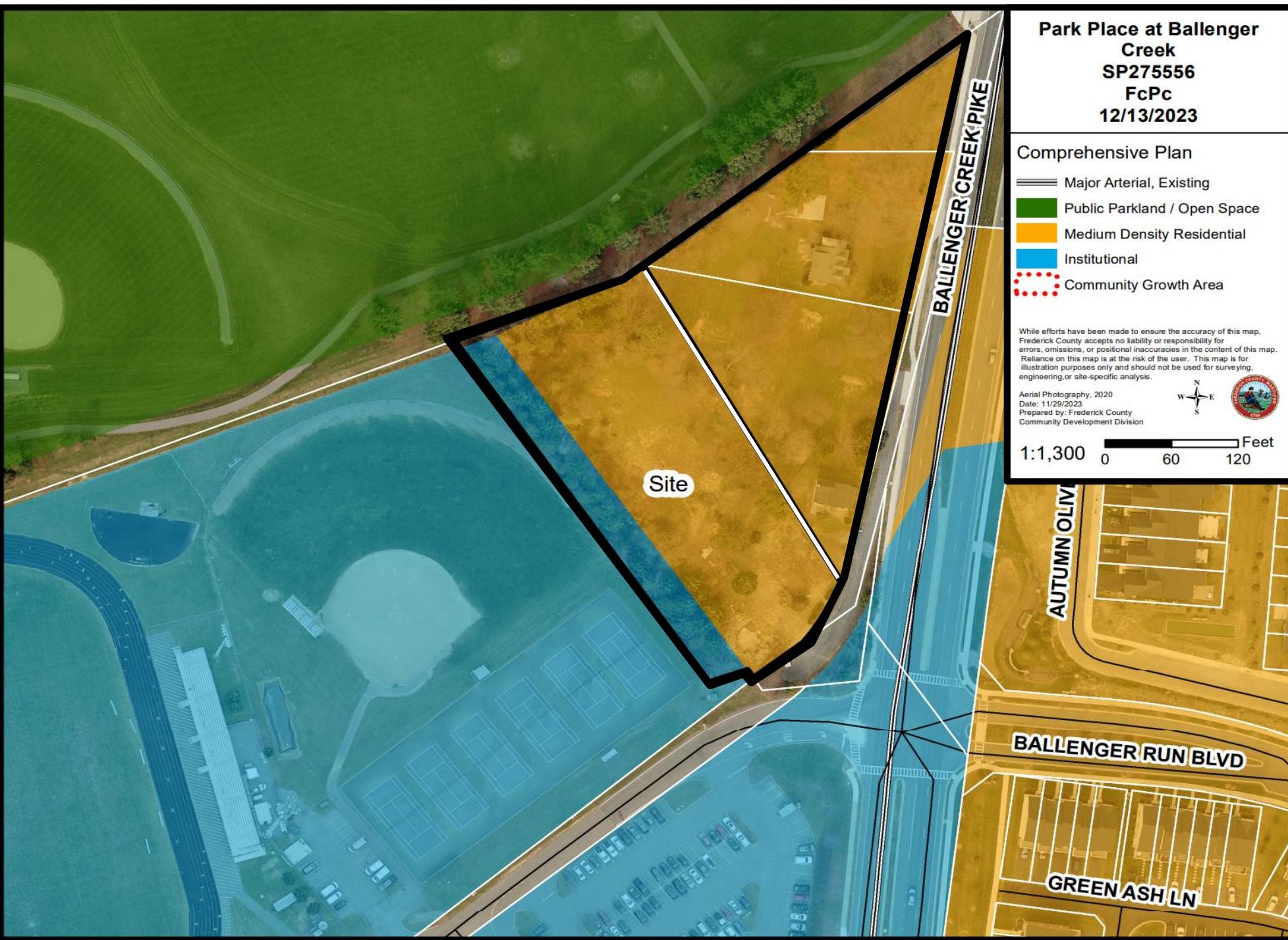
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Aerial Photography, 2020
Date: 11/29/2023
Prepared by: Frederick County
Community Development Division



1:1,300 0 50 100 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:

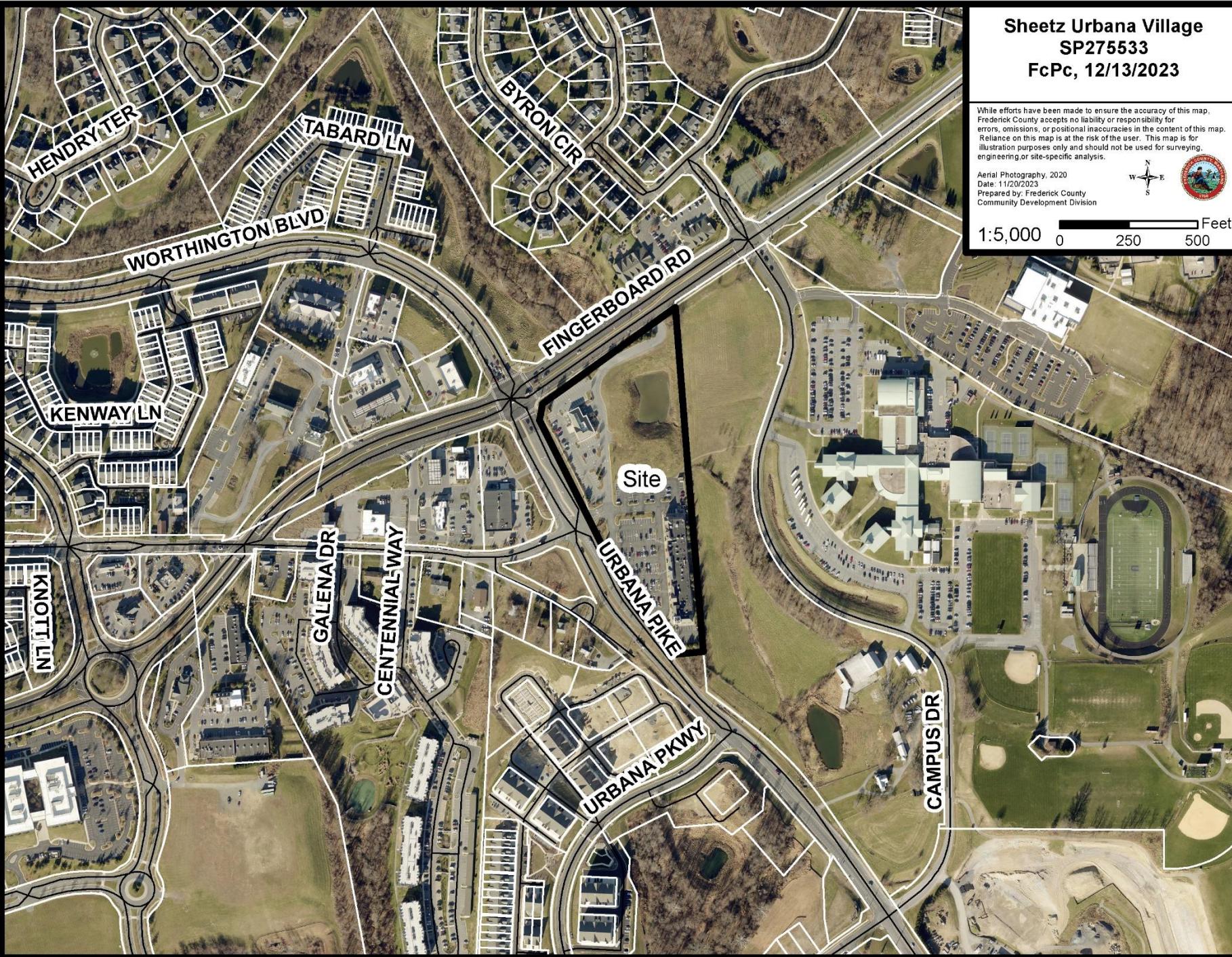
Staff recommends that the following items be added as conditions of approval:

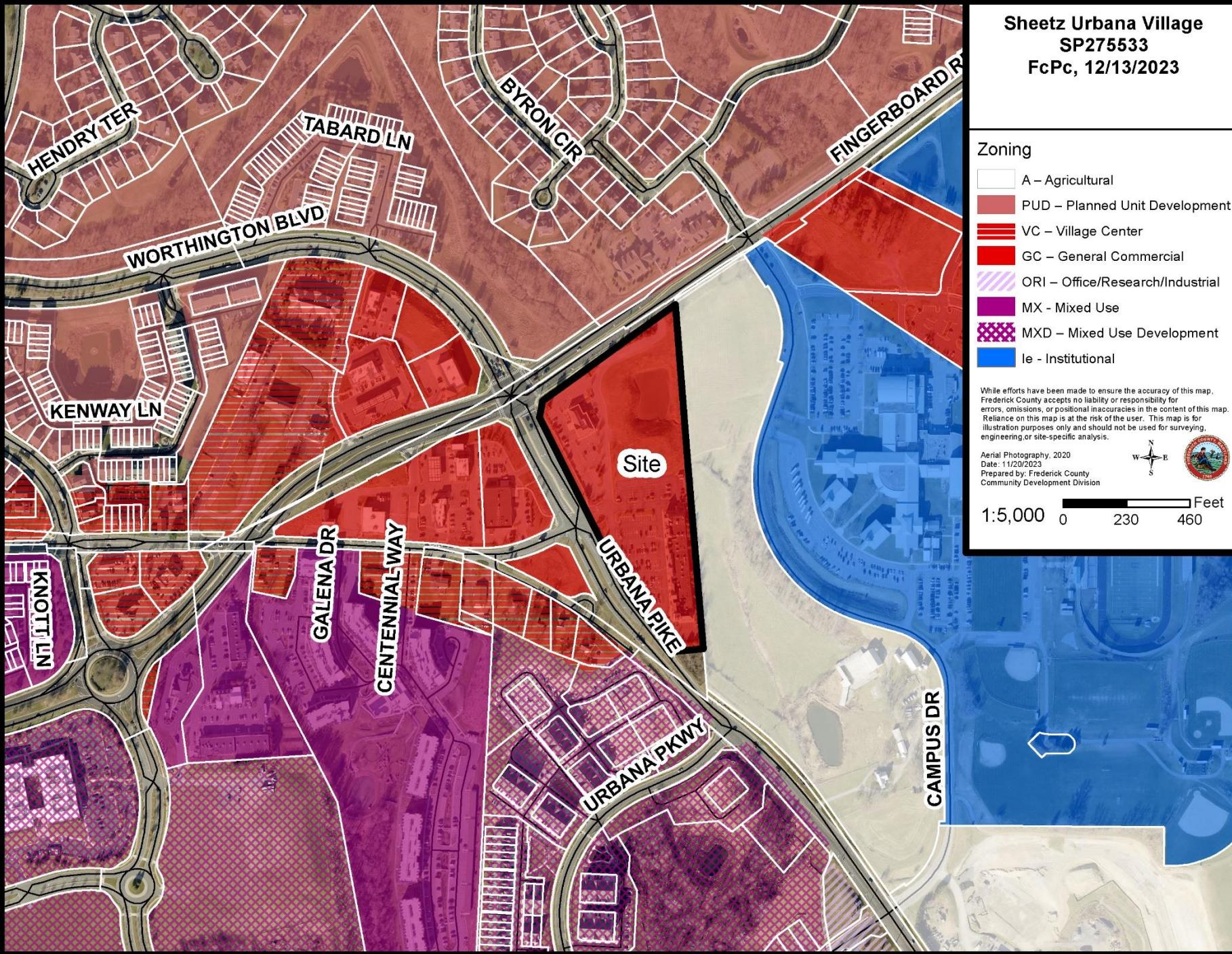
1. Address all agency comments as the plan proceeds through to completion.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever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

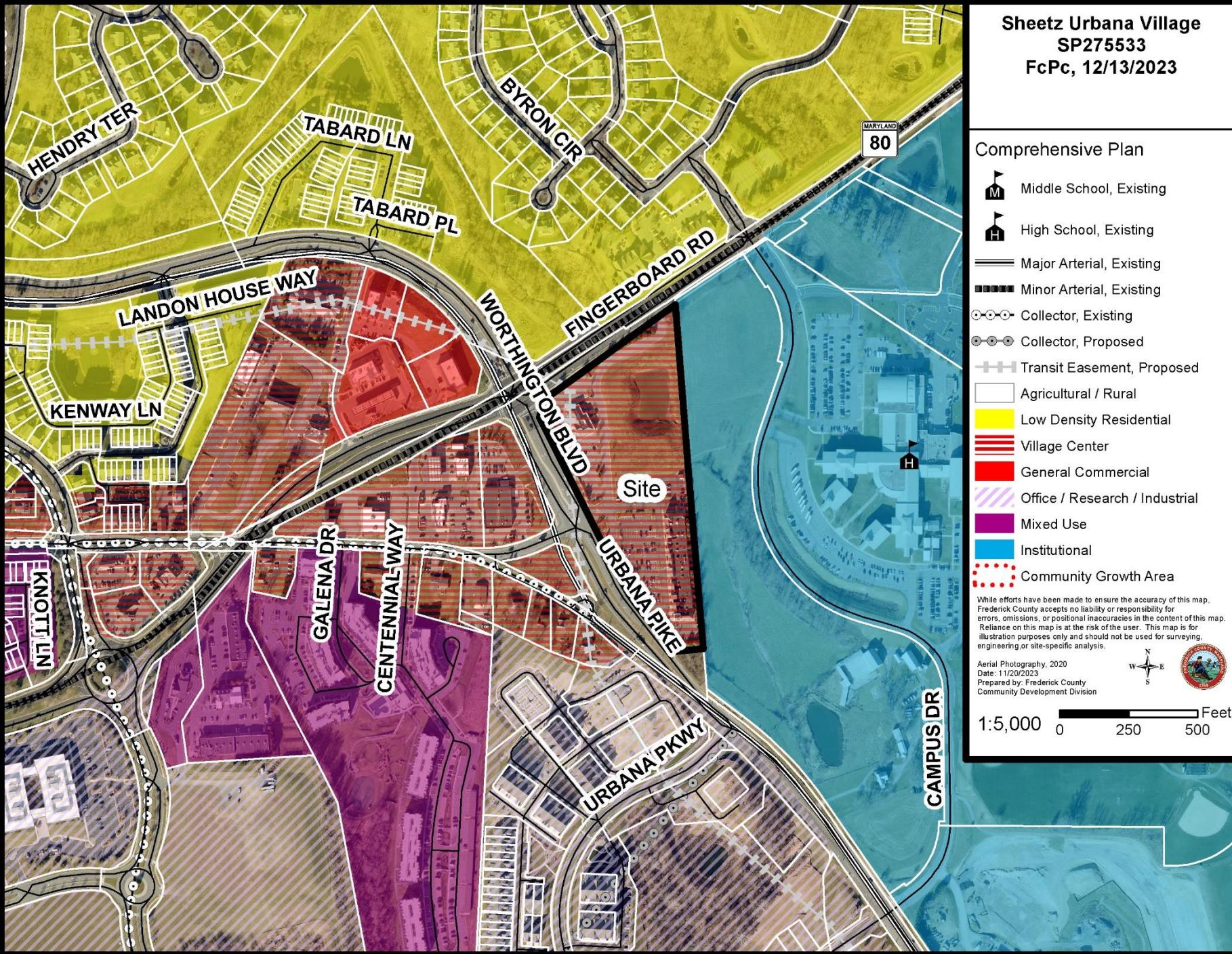
Sheetz Urbana Village Center

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

URBANA VILLAGE CENTER IJAMSVILLE
FREDRICK, MARYLAND

BOHLER //



1 FRONT ELEVATION

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL GLASS SASHES HAVE AN ANGLE BIAS. LOOKS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR CROWNDWELL UNLESS NOTED OTHERWISE.
- HX JAMB/STRIKING PLATE: W/ WLM. NO COUCHS OR MOLDINGS ARE TO BE CENTERED EQUALLY.
- EXTERIOR DOORS ARE 30" X 80". STONE SILL, COASTLY WITH 3/8" ON THE BOTTOM JOINT. STONE-2015. HORIZONTAL SILL - 1/2" X 1/2" (NEITHER SEALANT) AND YOU SHALL MATCH THE COLOR OF THE STONE.

BATCH THE COLOR OF THE STOREFRONT EXTERIOR ELEVATION KEYNOTES:

EXTERIOR ELEVATION RETROFITTED.

- ① BROOKHEEVE (0.860 VCD BY CONTINENTAL BRICK CO.)
- ② CANT STONE III - COLOR = CRAB ORCHARD
- ③ ANTIQUE CRIST STONE MASONRY VENEER COLOR = CRAB DCK (ARD)
- ④ EXTERIOR DOOR FRAME, REEF EFC TWO'S
- ⑤ ARCHITECTURAL GARDEN COLOR = HAZEL, RED, PALM JHM TWO COAT



2 LEFT ELEVATION



A WALL MOUNTED "SHEETZ" BUILDING SIGN

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email talumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

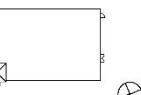
JURBANA

OWNER:
HEETZ, INC.

700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



TEMPERATURE

505.17.2023
214388
RJK
NMV
6139_v1.4

EXTERIOR FINISHES



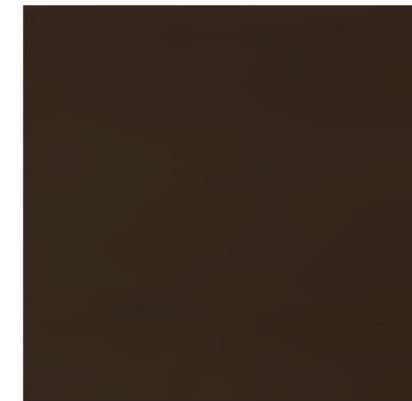
(1): BRICK VENEER
MFR: CONTINENTAL BRICK CO.
FIN: O/S 680 MOD



(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



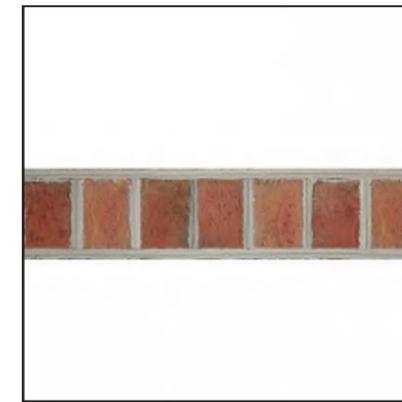
(13): DOWNSPOUT, DARK BRONZE



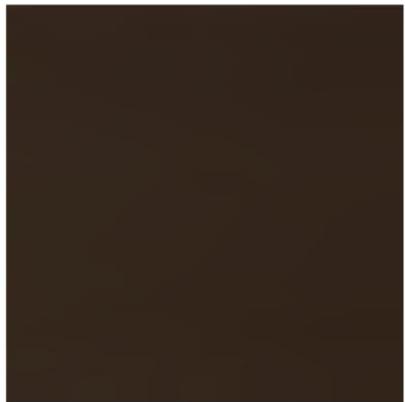
(15): NON-ILLUMINATED SHED-STYLE AWNING AND FRAME ASSEMBLY
MFR: BLAIR IMAGE/IMAGE ONE
FIN: AWNING - CARDINAL RED
FRAME - DARK BRONZE



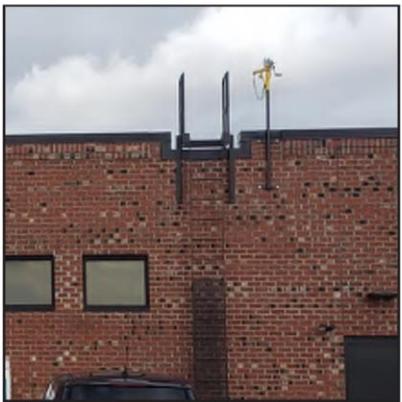
(16): BRICK SOLDIER COURSE
MFR: CONTINENTAL BRICK CO.
FIN: 0/S 680 MOD



(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



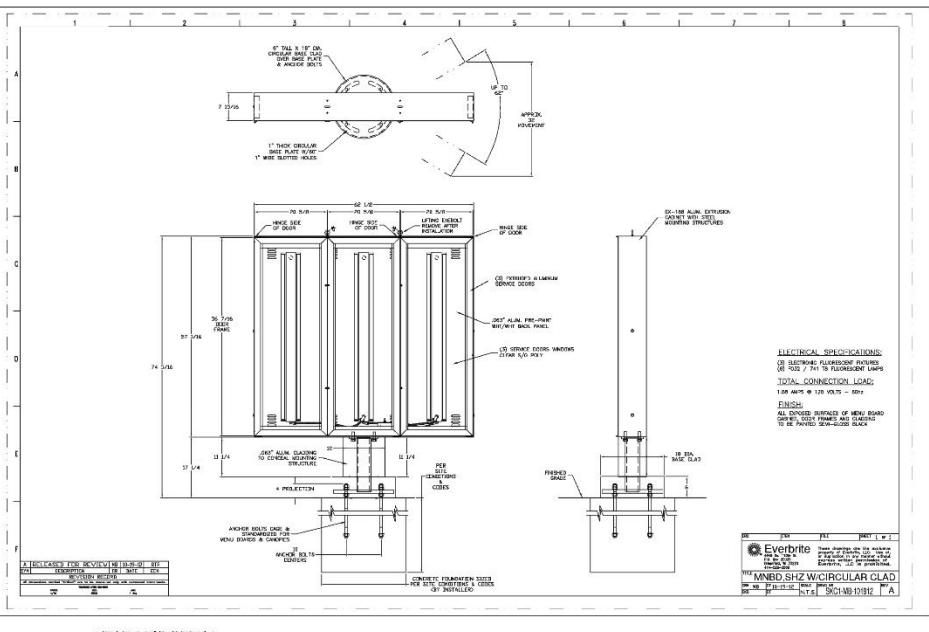
(20): STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD AND DOWNSPOUT, DARK BRONZE



(22): ALUMINUM STOREFRONT SYSTEM, DARK BRONZE



DRIVE THRU ORDER POINT ELEVATION
SCALE: 5'-0" x 4'-0"



MNUBOARD DETAILS

MARK	DATE	DESCRIPTION
		ISSUE: 05/15/2023
RELEASER NO:		
AUTHOR BY:	DAH	
REVIEW BY:		
SHEET TITLE:		

DRIVE THRU
SIGN DETAILS

C-905

(SHEET 18 OF 21)

Convenience Architecture
and Design P.C.
351 Sheetz Way, Clayburg, PA 16025

phone (814) 239-0013
email tcolumbus@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE
URBANA

OWNER:
SHEETZ, INC.

5700 SIXTH AVE
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

PROJECT NAME:
NEW SHEETZ SITE
URBANA

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

CONSULTANT

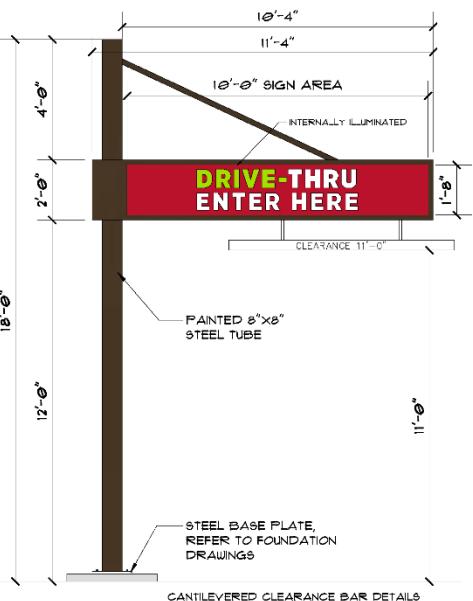
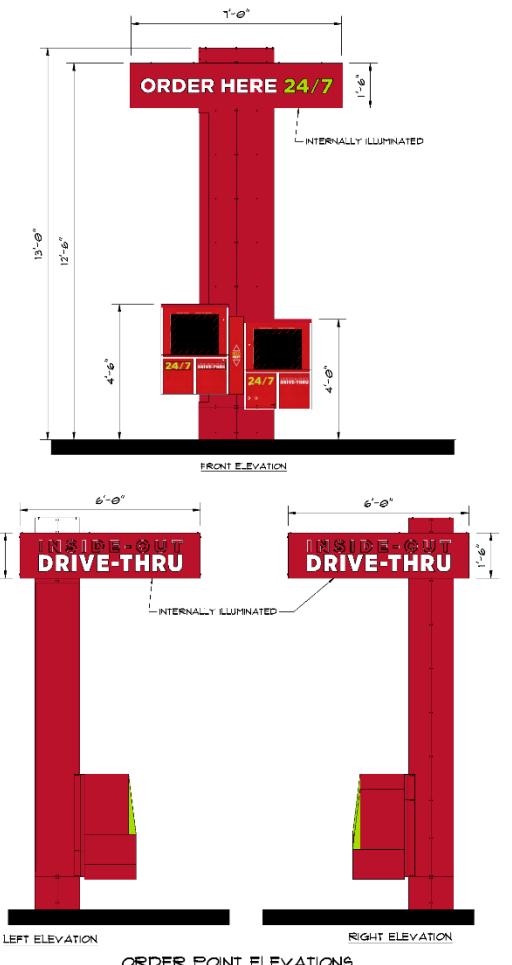
PROFESSIONAL

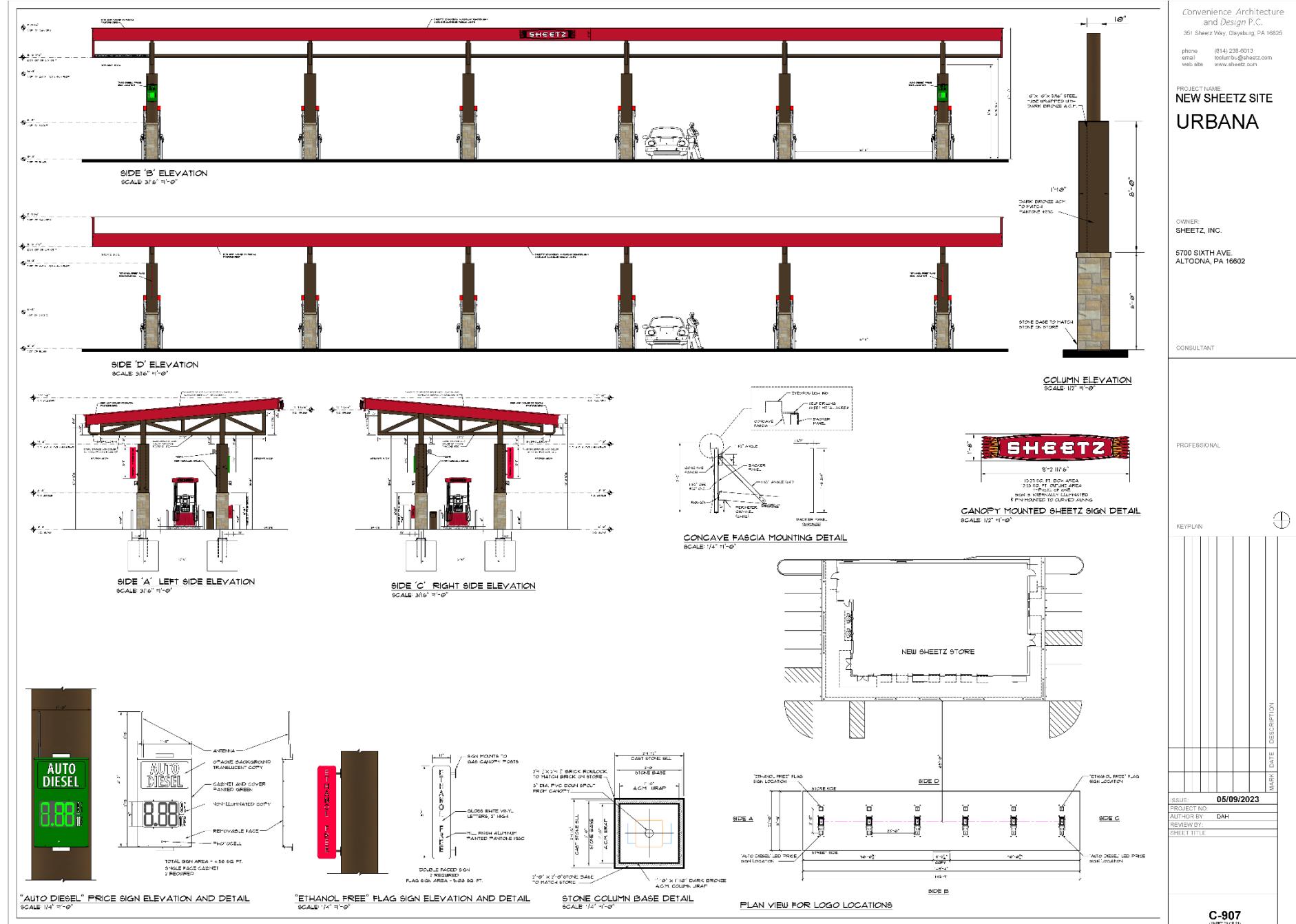
KEYPLAN

MARK	DATE	DESCRIPTION
ISSUE	05/15/2023	
PROJECT NO.		
AUTHOR BY:	DAH	
REV/BY:		
SHEET TITLE		

DRIVE THRU
SIGN DETAILS

C-906
SHEET 6 OF 6





OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

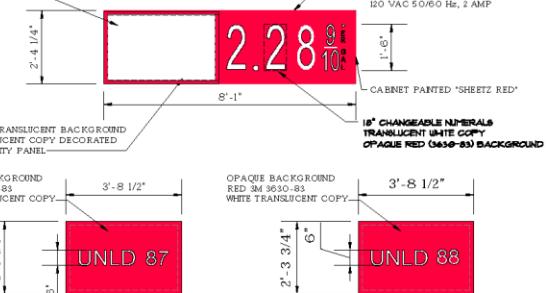
PROFESSIONAL

KEYPLAN

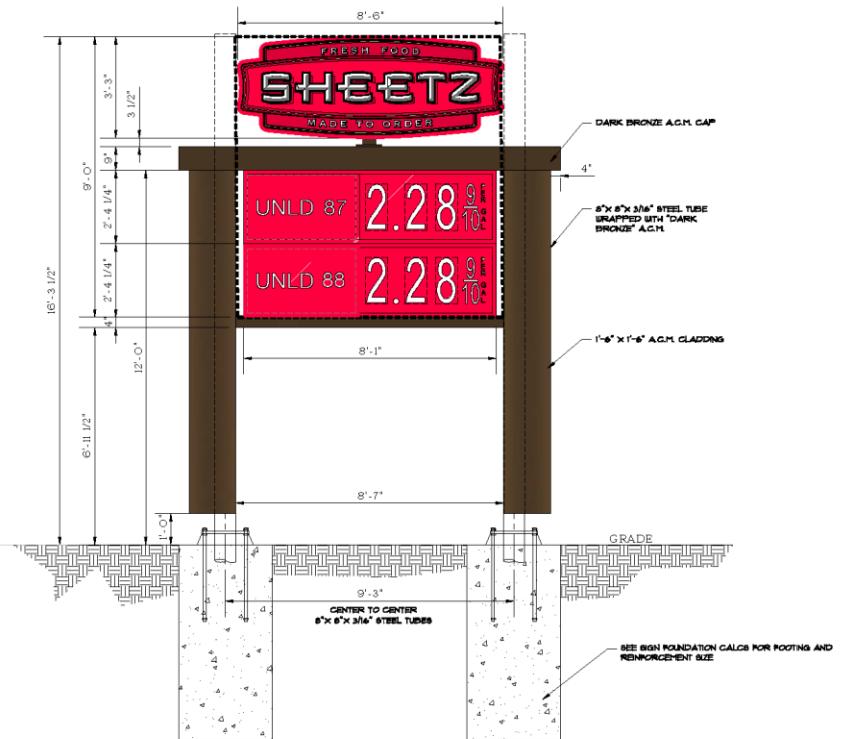
0/0	11/20/2023	DATE
OBJECT NO.		VIEW BY
AUTHOR BY	JAE	
VIEW BY		
HEET TITLE		
ROAD SIGN DETAILS		
C-908		

A technical drawing of a vertical column section. The top part is a red rectangular frame with a central white circle, labeled 'DARK BRONZE ACM CAP'. Below this is a dark brown rectangular section labeled 'dark bronze acm clad'. The bottom part is a white rectangular frame with a central white circle, labeled 'dark bronze acm clad'. A vertical dimension line on the left indicates a height of 16'-3 1/2".

DOUBLE FACED GAS PRICE SIGN SIDE ELEVATION
SCALE: 1/2"=1'-0"



DOUBLE FACED GAS PRICE SIGN FRONT ELEVATION
SCALE: 1/2"=1'-0"



DOUBLE FACED GAS PRICE SIGN FRONT ELEVATION
SCALE: 1/2"=1'-0"



IGN DETAILS

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.