

Frederick County Planning Commission



March 13, 2024

Sheetz Oakdale Crossing Lot 2

Site Plan

The Applicant is requesting Site Development Plan approval for a 6,139 sq. ft. building for a convenience store with a 4,775 sq. ft. fuel canopy located on a 1.92-acre Site.

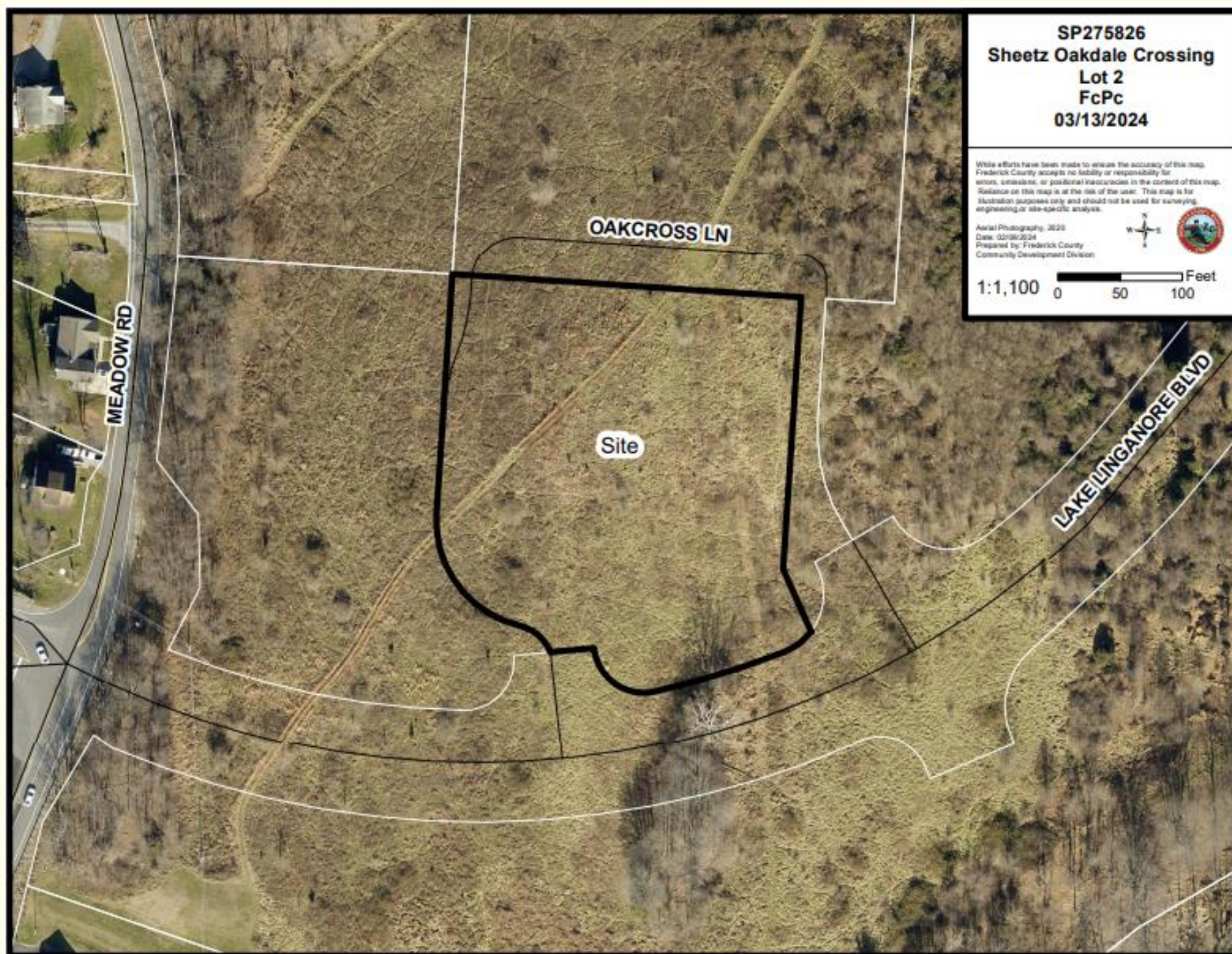
SP275826
Sheetz Oakdale Crossing
Lot 2
FcPc
03/13/2024

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Aerial Photography, 2020
Date: 02/26/2024
Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 Feet



SP275826
Sheetz Oakdale Crossing
Lot 2
FcPc
03/13/2024

Zoning

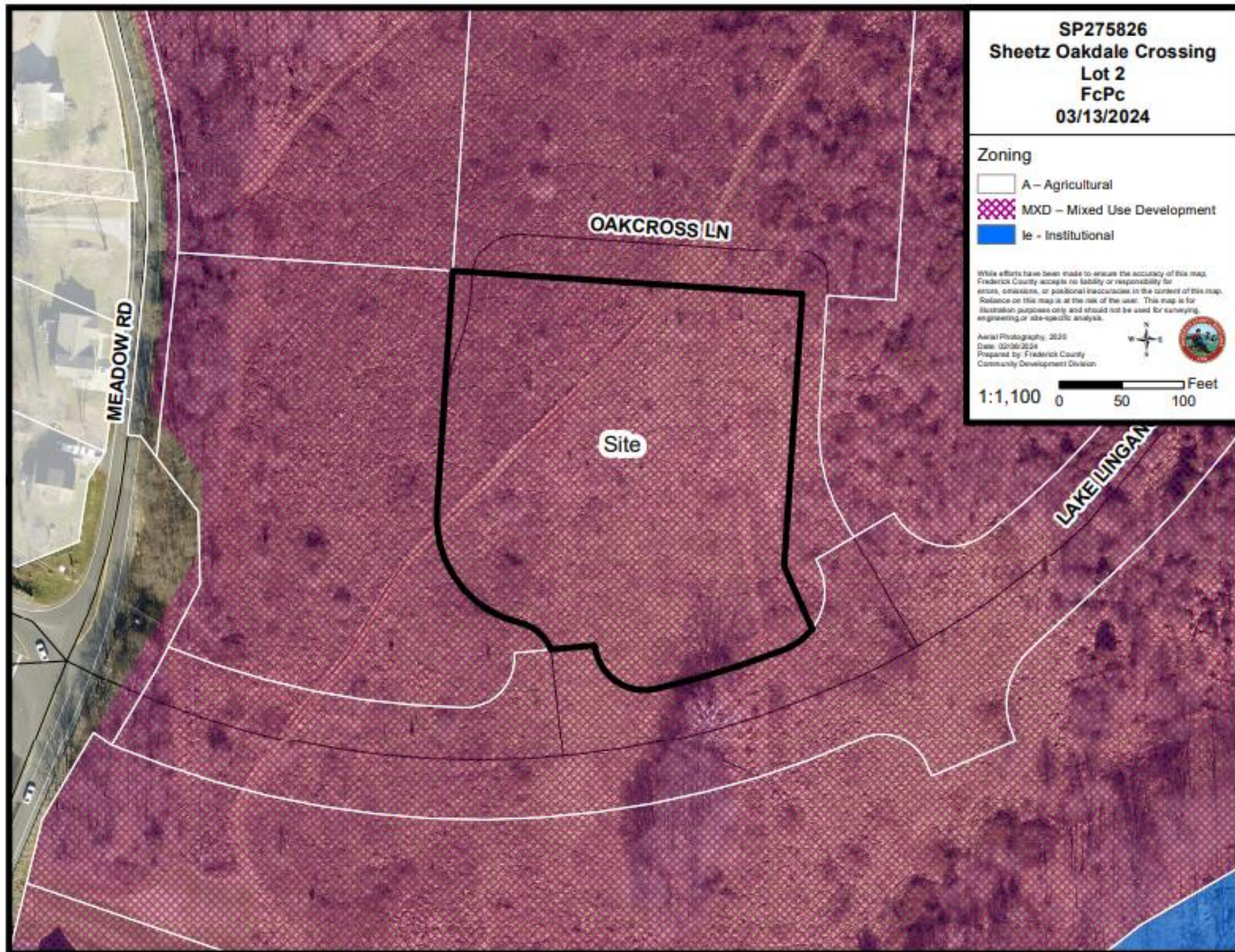
-  A – Agricultural
 MXD – Mixed Use Development
 Ie – Institutional

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Aerial Photography, 2020
Date: 02/06/2024
Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 Feet



SP275826
Sheetz Oakdale Crossing
Lot 2
FcPc
03/13/2024

Comprehensive Plan

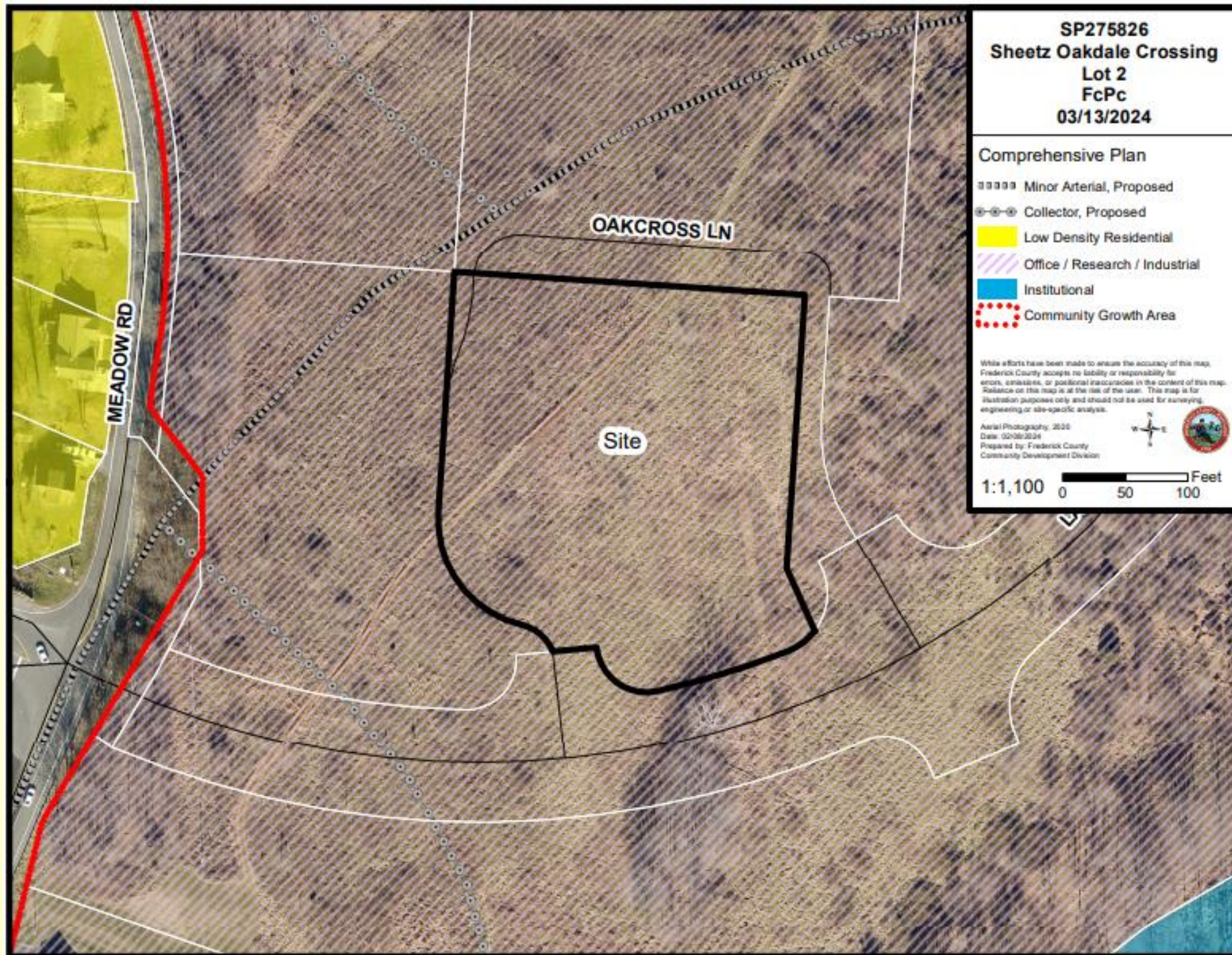
- Minor Arterial, Proposed
- Collector, Proposed
- Low Density Residential
- Office / Research / Industrial
- Institutional
- Community Growth Area

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Aerial Photography: 2020
Date: 02/06/2024
Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 Feet





SHEETZ LAKE LINGANORE

MDA230045.00



2/12/2024



LAKE LINGANORE BLVD.
FREDRICK, MARYLAND

BOHLER //



RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Sheetz Oakdale Crossing Lot 2. 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 March 13, 2027).

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 and conditions met:

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

1. Approval of the modification for alternate street tree planting location as provided in Section 1-19-6.400(A) to allow 3 of the required street trees to be relocated from the frontage of the property line.
2. Approval of the modification of the 14-foot maximum height for light poles in a MXD Zoning district as provided in Section 1-19-6.500 to allow 18-foot tall pole mounted lights.
3. Approval of the modification to allow for two large loading spaces that are larger than the 12'x50' large loading space size as provided in Section 1-19-6.210(A)(2).
4. Approval of the modification to allow for parking spaces that are larger than the required 9'x18' parking space size as provided in Section 1-19-6.220(B)(2).
5. Approval of the modification to allow 40 total parking spaces, 15 more spaces than the required 25 spaces as provided in Section 1-19-6.220(A)(4).

Staff-proposed conditions of approval:

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

Cromwell

Site Plan

The Applicant is requesting Site Plan approval to construct 184 townhomes and 112 multi-family units on a 40.32-acre Site within the Cromwell Preliminary Plan Site.

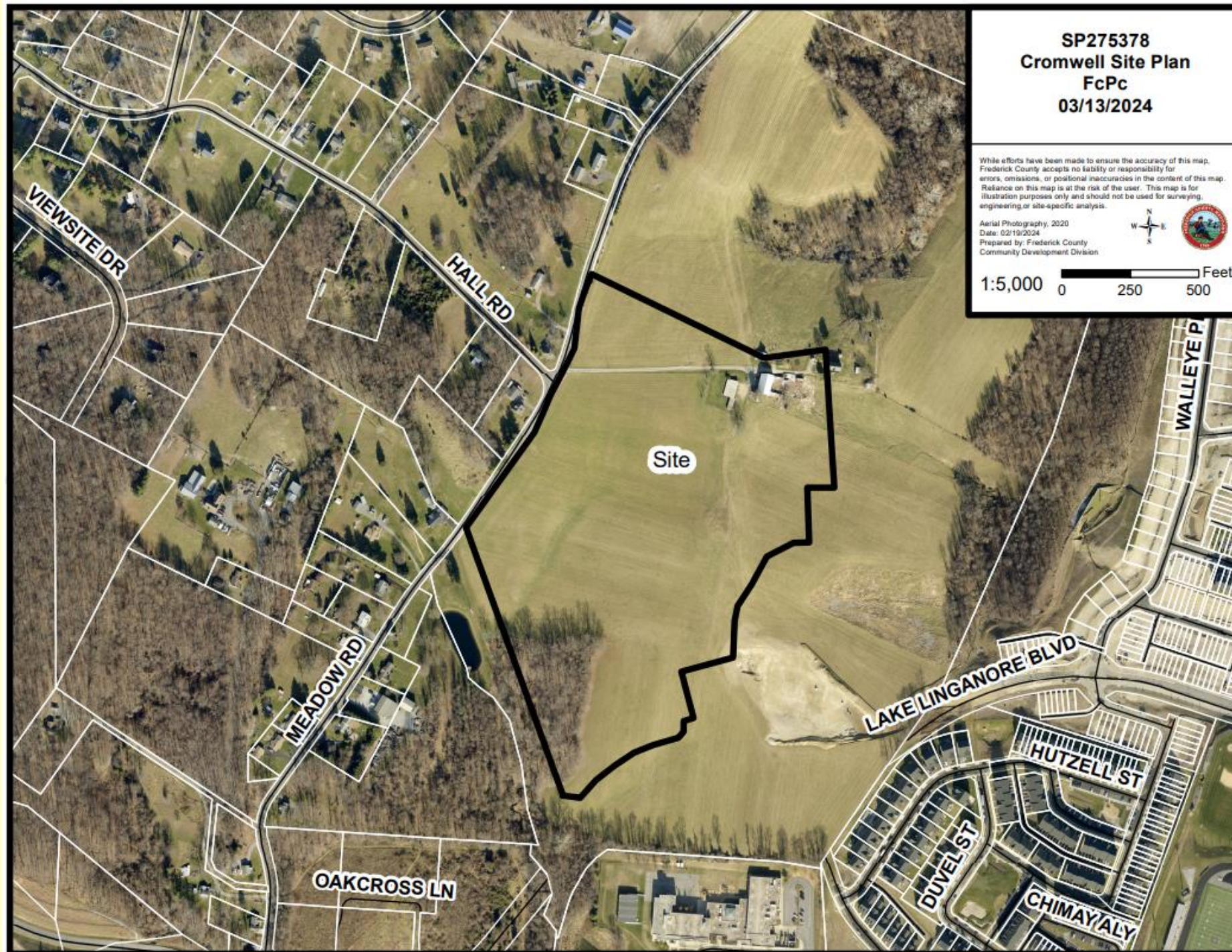
SP275378
Cromwell Site Plan
FcPc
03/13/2024

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Aerial Photography, 2020
Date: 02/19/2024
Prepared by: Frederick County
Community Development Division



1:5,000 0 250 500 Feet



SP275378
Cromwell Site Plan
FcPc
03/13/2024

Zoning

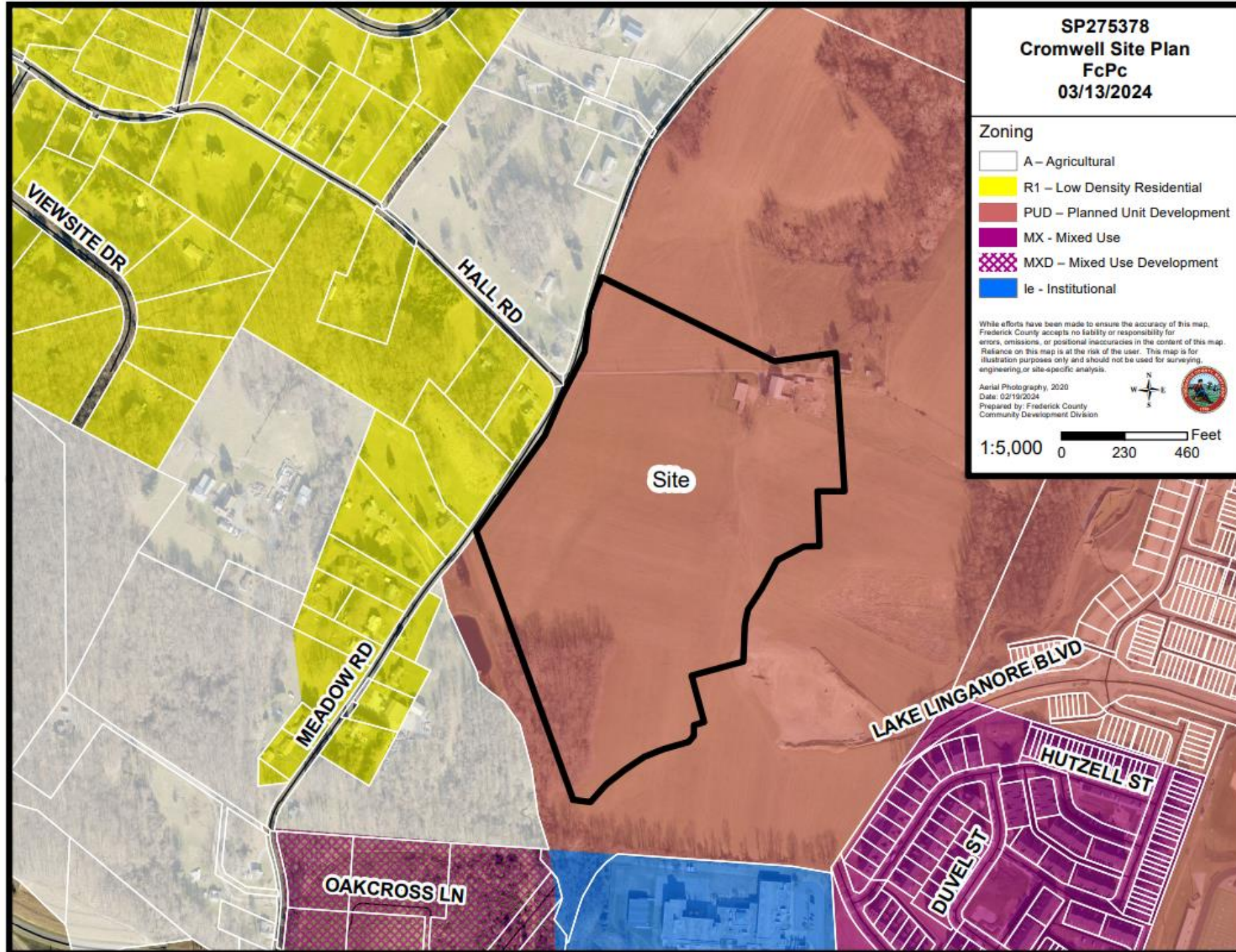
-  A – Agricultural
-  R1 – Low Density Residential
-  PUD – Planned Unit Development
-  MX - Mixed Use
-  MXD – Mixed Use Development
-  Ie - Institutional

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Aerial Photography, 2020
Date: 02/19/2024
Prepared by: Frederick County
Community Development Division

















1:5,000  Feet



SP275378
Cromwell Site Plan
FcPc
03/13/2024

Comprehensive Plan

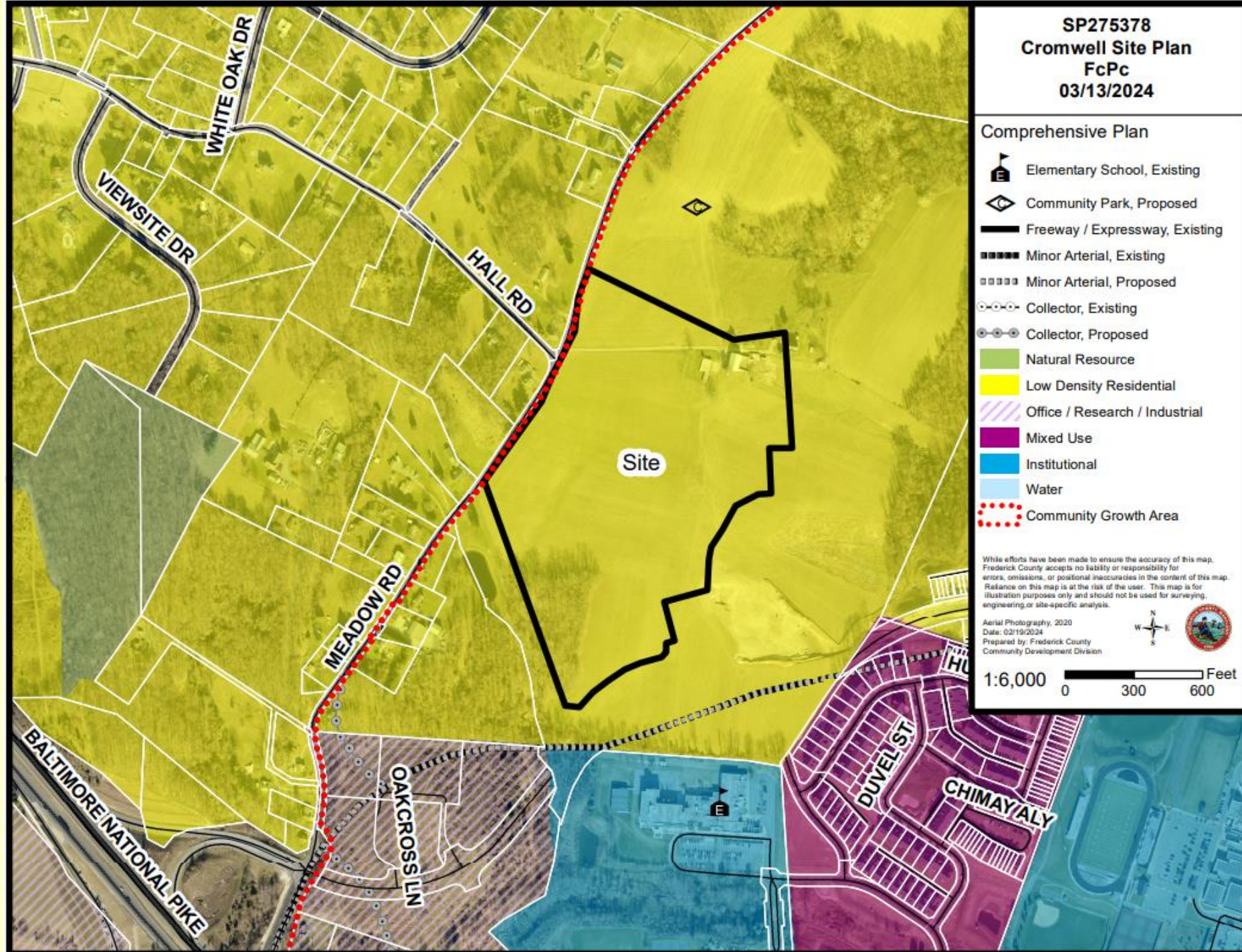
-  Elementary School, Existing
-  Community Park, Proposed
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Existing
-  Collector, Proposed
-  Natural Resource
-  Low Density Residential
-  Office / Research / Industrial
-  Mixed Use
-  Institutional
-  Water
-  Community Growth Area

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Aerial Photography, 2020
Date: 02/19/2024
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Community Development Division



1:6,000  Feet





RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Cromwell. 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 March 13, 2027).

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 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.