

Frederick County Planning Commission

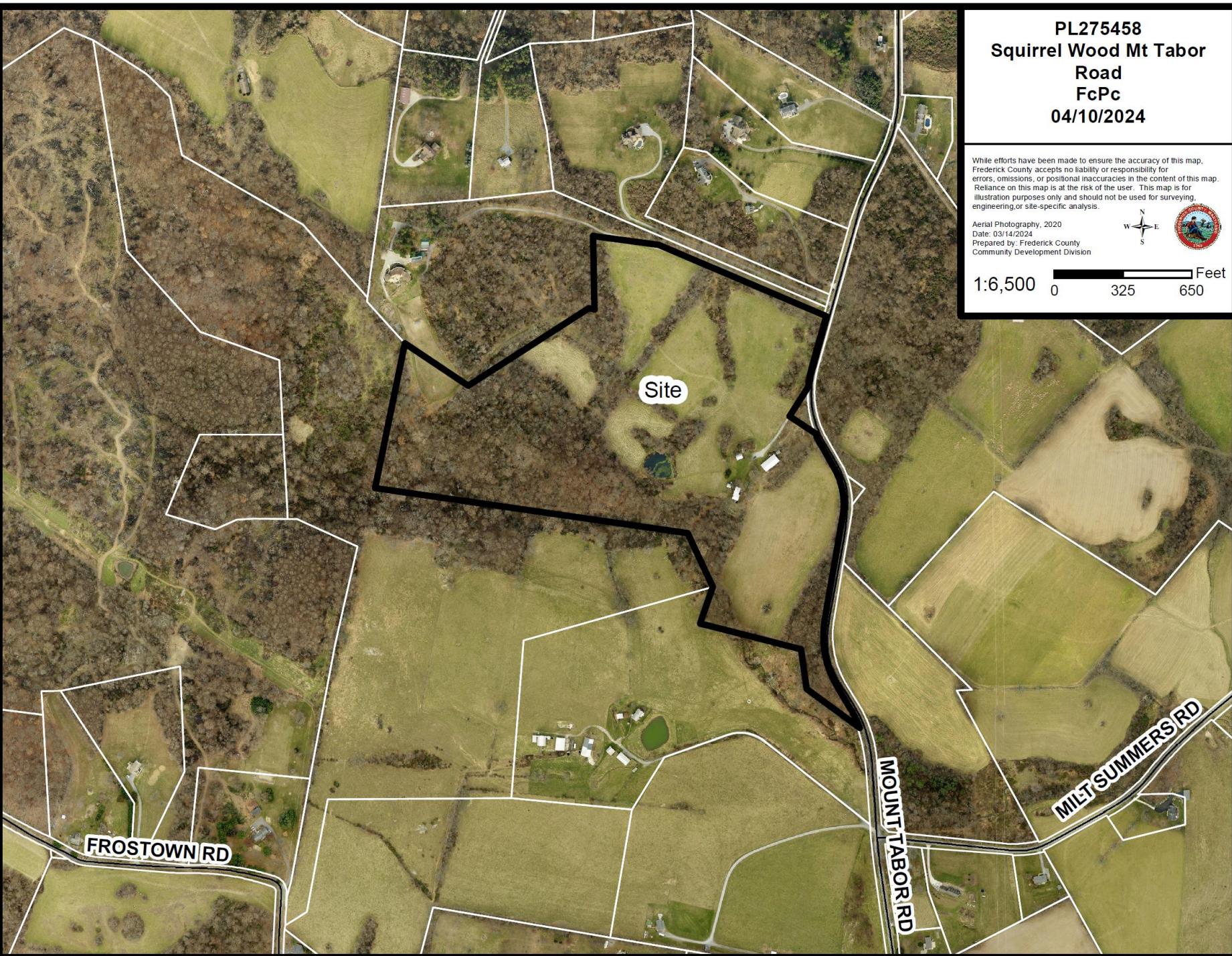


April 10, 2024

Squirrel Wood Subdivision

Combined Preliminary/Final Subdivision

The Applicant is requesting Combined Preliminary/Final Subdivision Plan approval to subdivide 2 lots and a Remainder located on a 54.77-acre Site.



PL275458
Squirrel Wood Mt Tabor
Road
FcPc
04/10/2024

Zoning

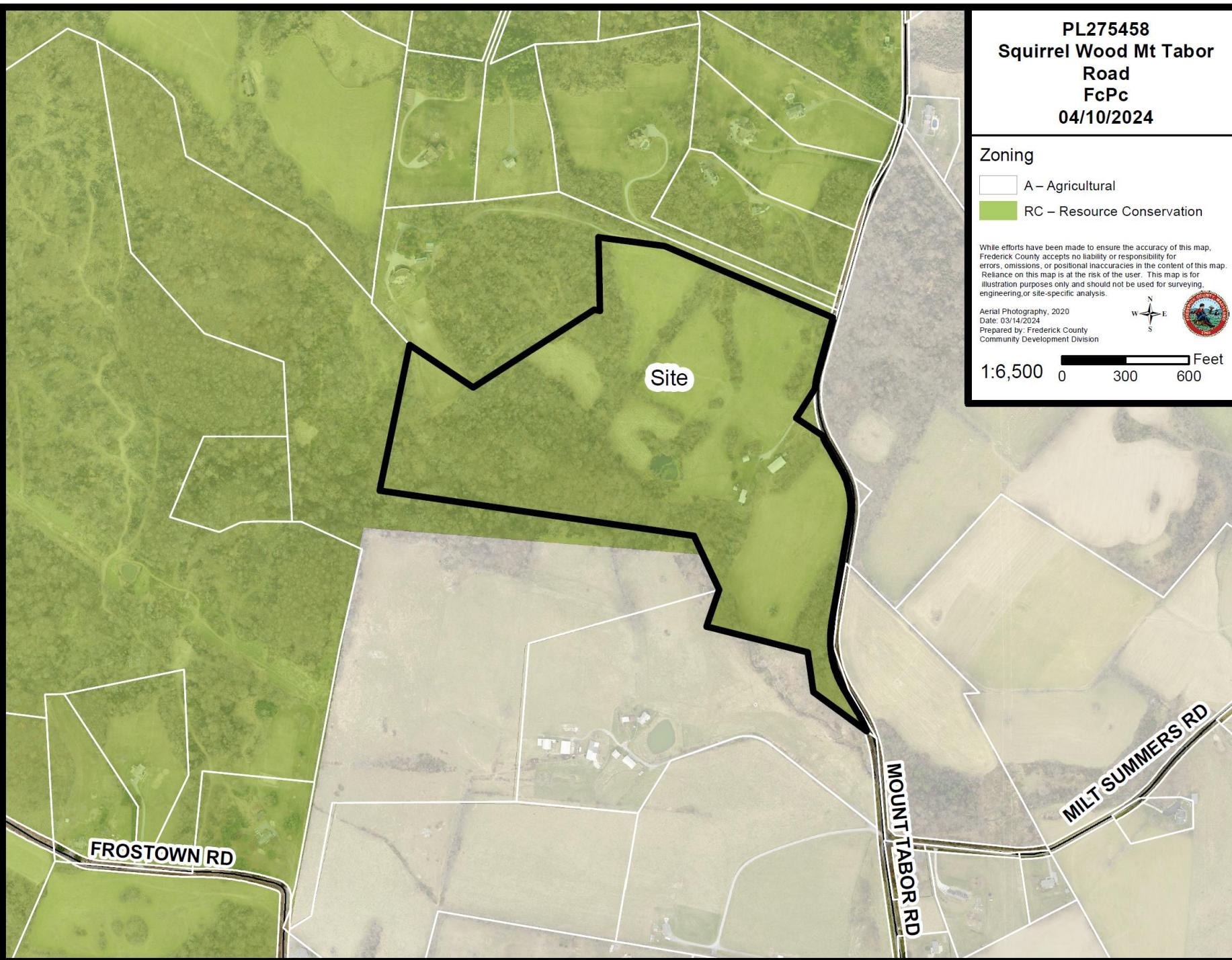
- A – Agricultural
- RC – Resource Conservation

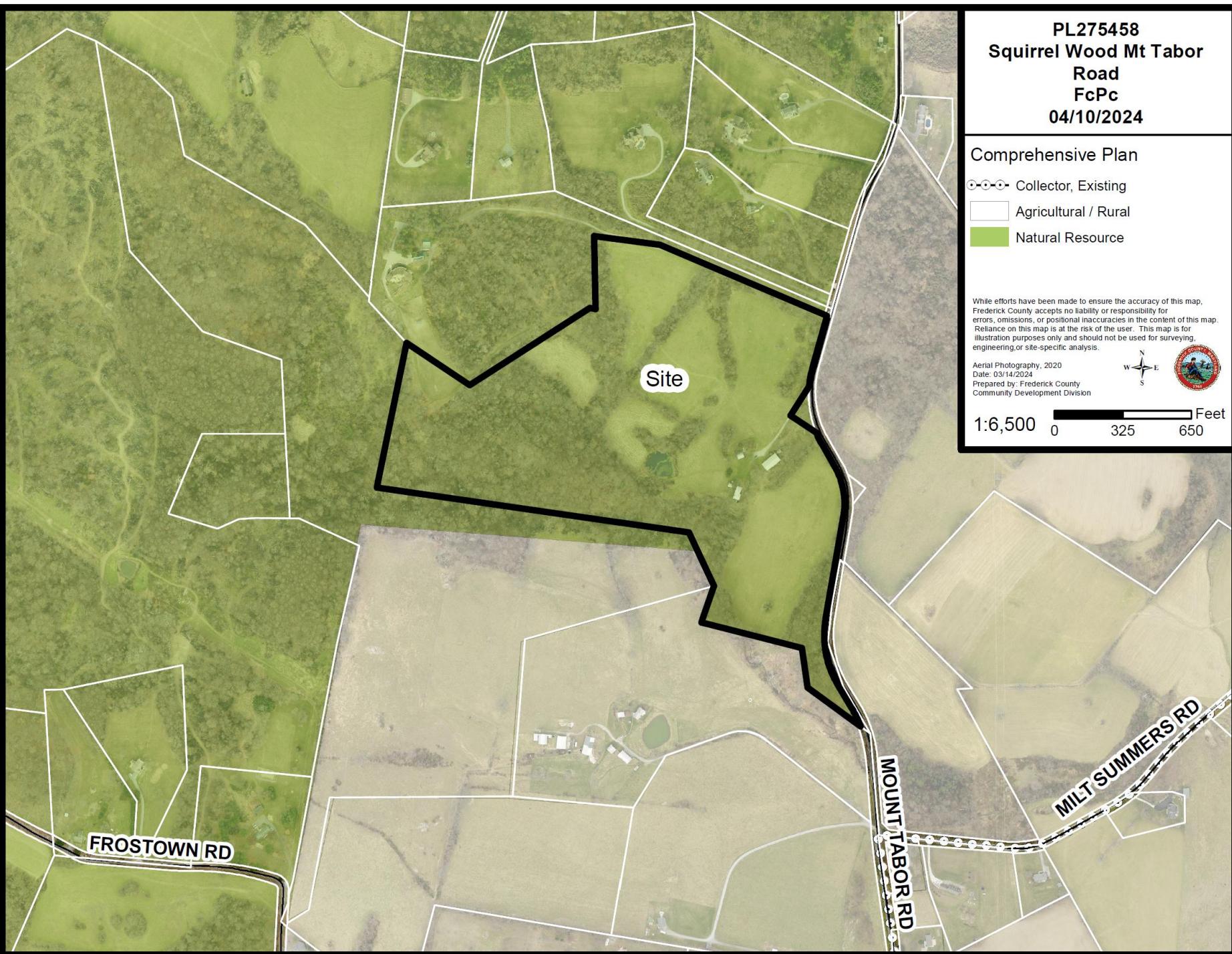
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Aerial Photography, 2020
Date: 03/14/2024
Prepared by: Frederick County
Community Development Division



1:6,500 0 300 600 Feet





RECOMMENDATION

Staff has no objection to conditional approval of the Squirrel Wood Combined Preliminary/Final Plat. If the Planning Commission approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (April 10, 2029) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on April 10, 2027. Therefore, the plat expires April 10, 2027 unless recorded before this 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 Panhandle Modification and Conditions are met:

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

1. A panhandle modification – for use of a panhandle in a Major subdivision to access Lot 11.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plat.
2. Wells will need to be drilled and septic areas approved prior to plat recordation as per Health Department requirements.
3. Label the width of the Common Driveways shown on the plat.
4. Common entrances are to be constructed to meet common entrance standards prior to plat recordation.
5. Amend FRO Plan to allow for access to rear of lots around designated FRO areas.
6. The Combined Preliminary/Final Forest Conservation Plan must be approved, and mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.

Kenel Preliminary Plan

The Applicant is requesting Preliminary Plan approval to subdivide a 19.75 acre lot into 2 lots and open space located on Jefferson Pike south of Frederick.

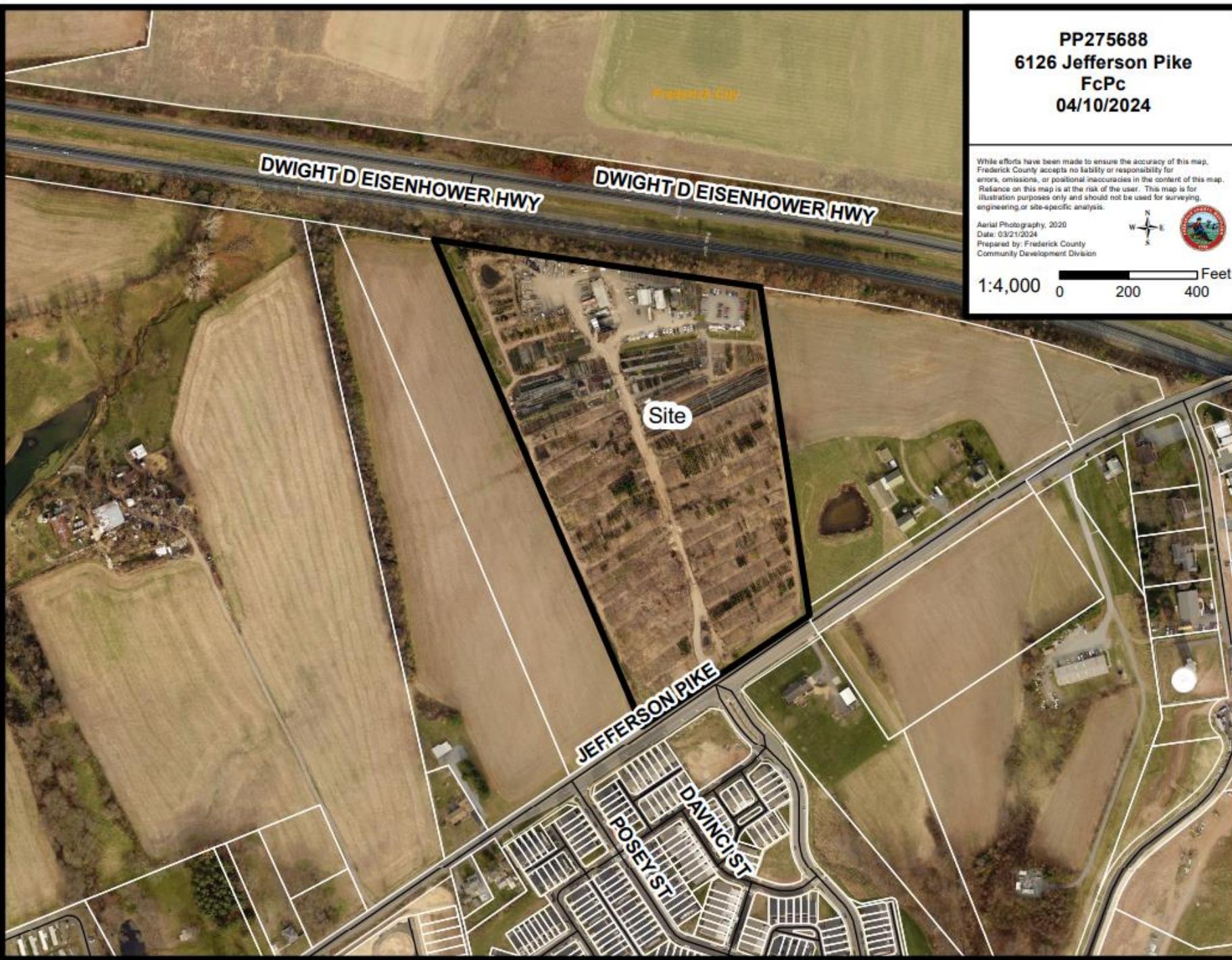
PP275688
6126 Jefferson Pike
FcPc
04/10/2024

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Aerial Photography: 2020
Date: 03/21/2024
Prepared by: Frederick County
Community Development Division



1:4,000 0 200 400 Feet



PP275688
6126 Jefferson Pike
FcPc
04/10/2024

Zoning

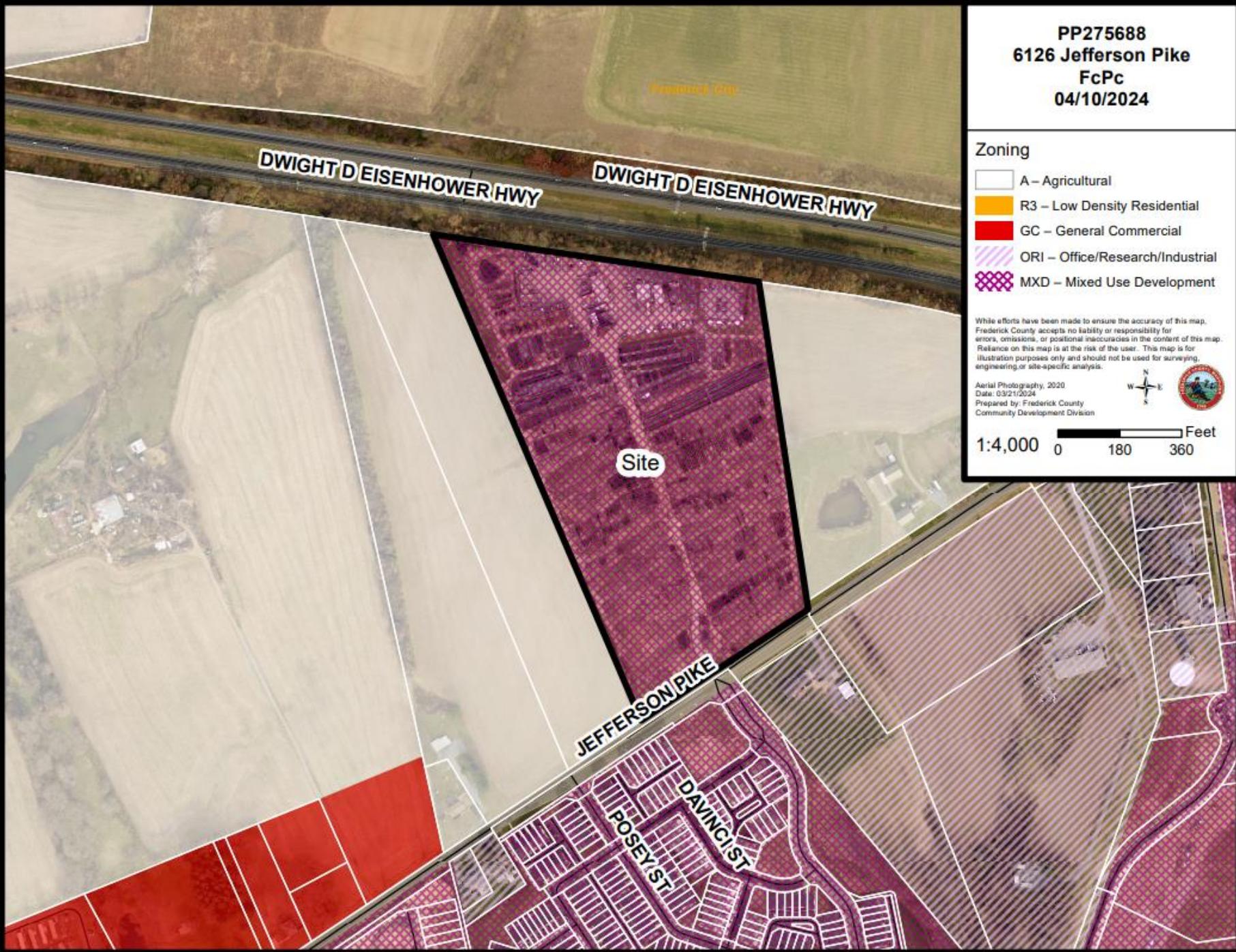
- A – Agricultural
- R3 – Low Density Residential
- GC – General Commercial
- ORI – Office/Research/Industrial
- MXD – Mixed Use Development

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Aerial Photography, 2020
Date: 03/21/2024
Prepared by: Frederick County
Community Development Division



1:4,000 0 180 360 Feet



PP275688
6126 Jefferson Pike
FcPc
04/10/2024

Comprehensive Plan

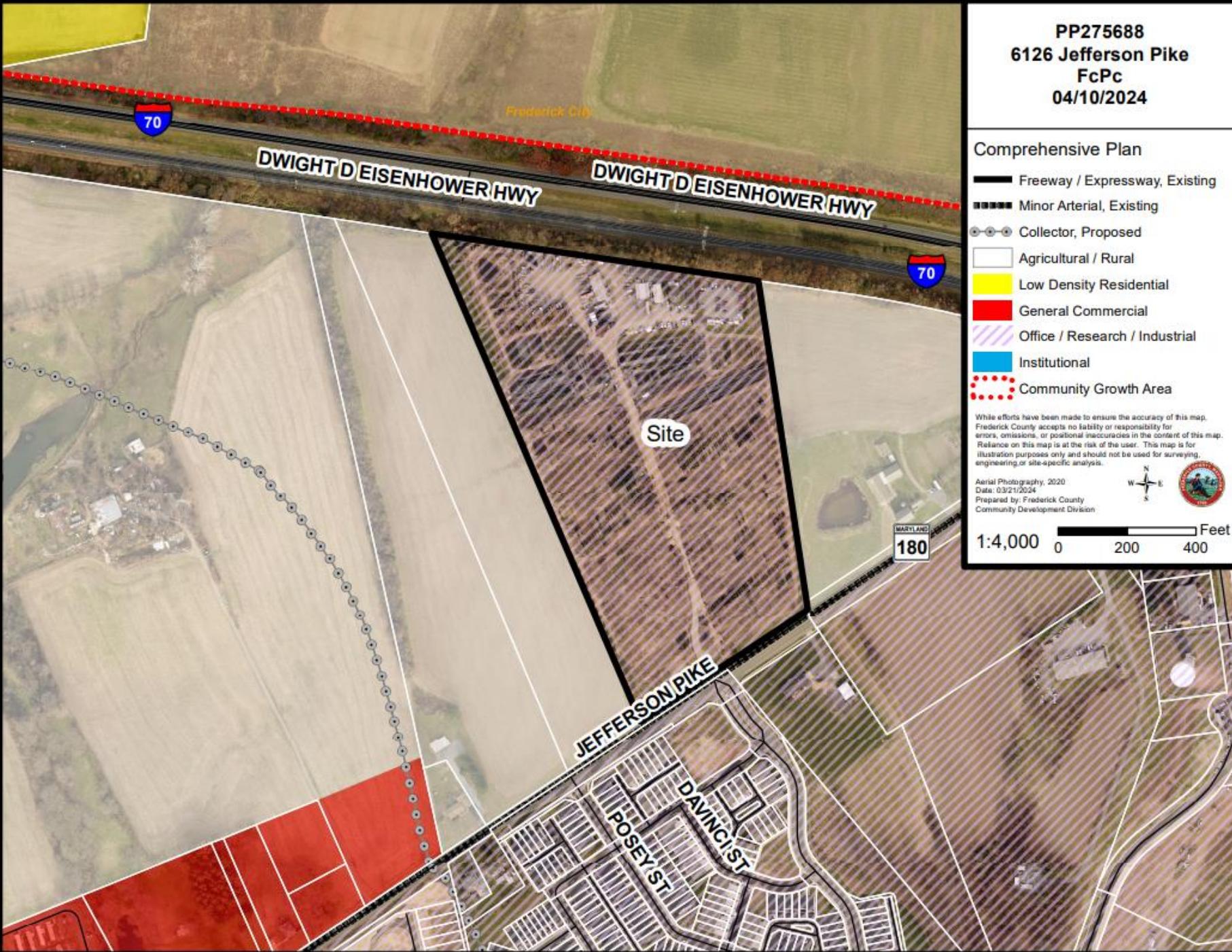
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Proposed
- Agricultural / Rural
- Low Density Residential
- General Commercial
- Office / Research / Industrial
- Institutional
- Community Growth Area

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Aerial Photography, 2020
Date: 03/21/2024
Prepared by: Frederick County
Community Development Division



1:4,000 0 200 400 Feet



RECOMMENDATION

Staff has no objection to conditional approval of this Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (April 10, 2029) or the period of the APFO approval, whichever is less. The APFO expire will on August 9, 2028, therefore the Preliminary Subdivision Plan will remain valid until 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 modification and conditions are met:

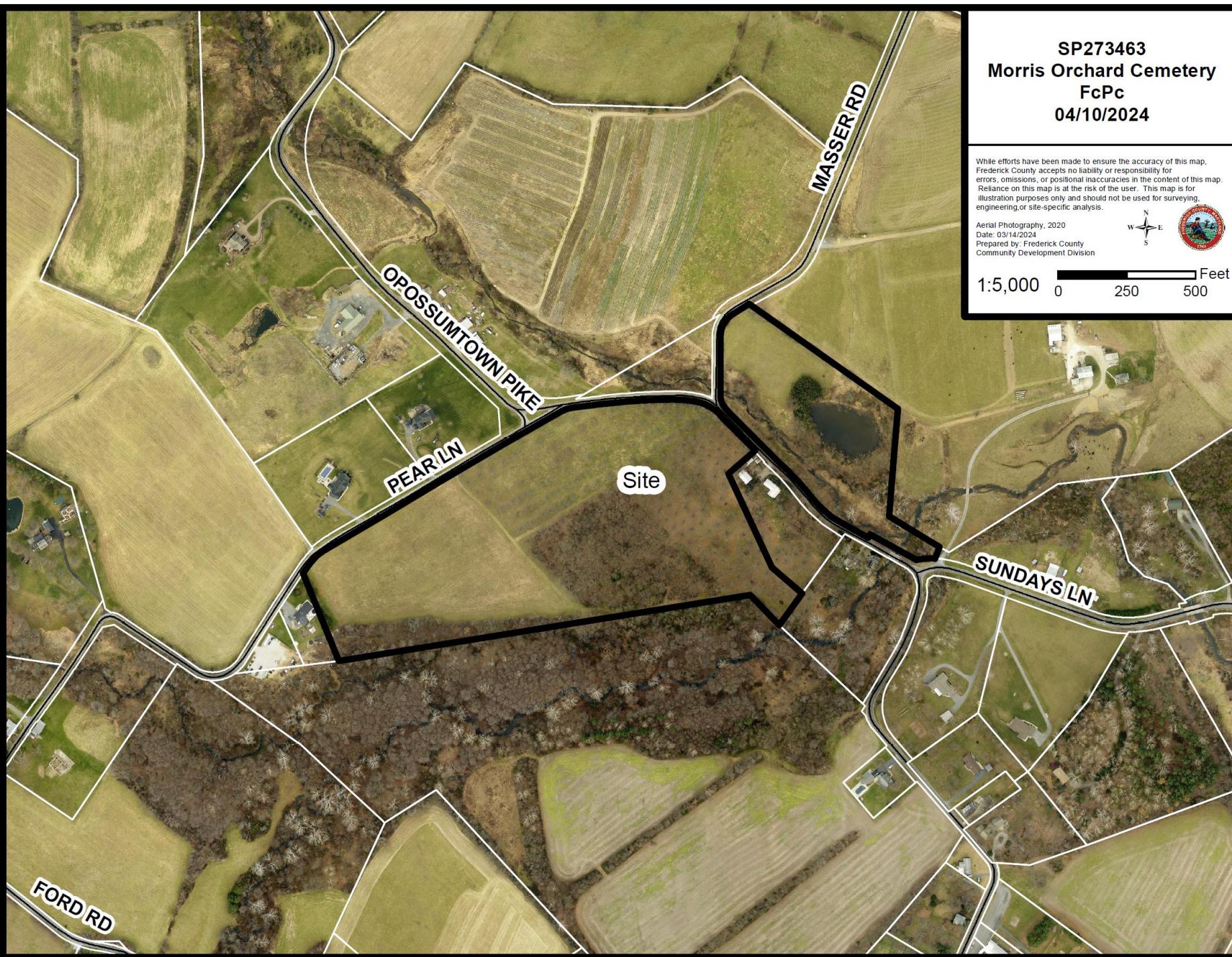
Staff-proposed conditions of approval:

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

Morris Orchard Cemetery

Site Plan

The Applicant is requesting Site Development Plan approval for a natural burial cemetery located on 7.5-acres of an overall 33 acre Site.



SP273463
Morris Orchard Cemetery
FcPc
04/10/2024

Zoning

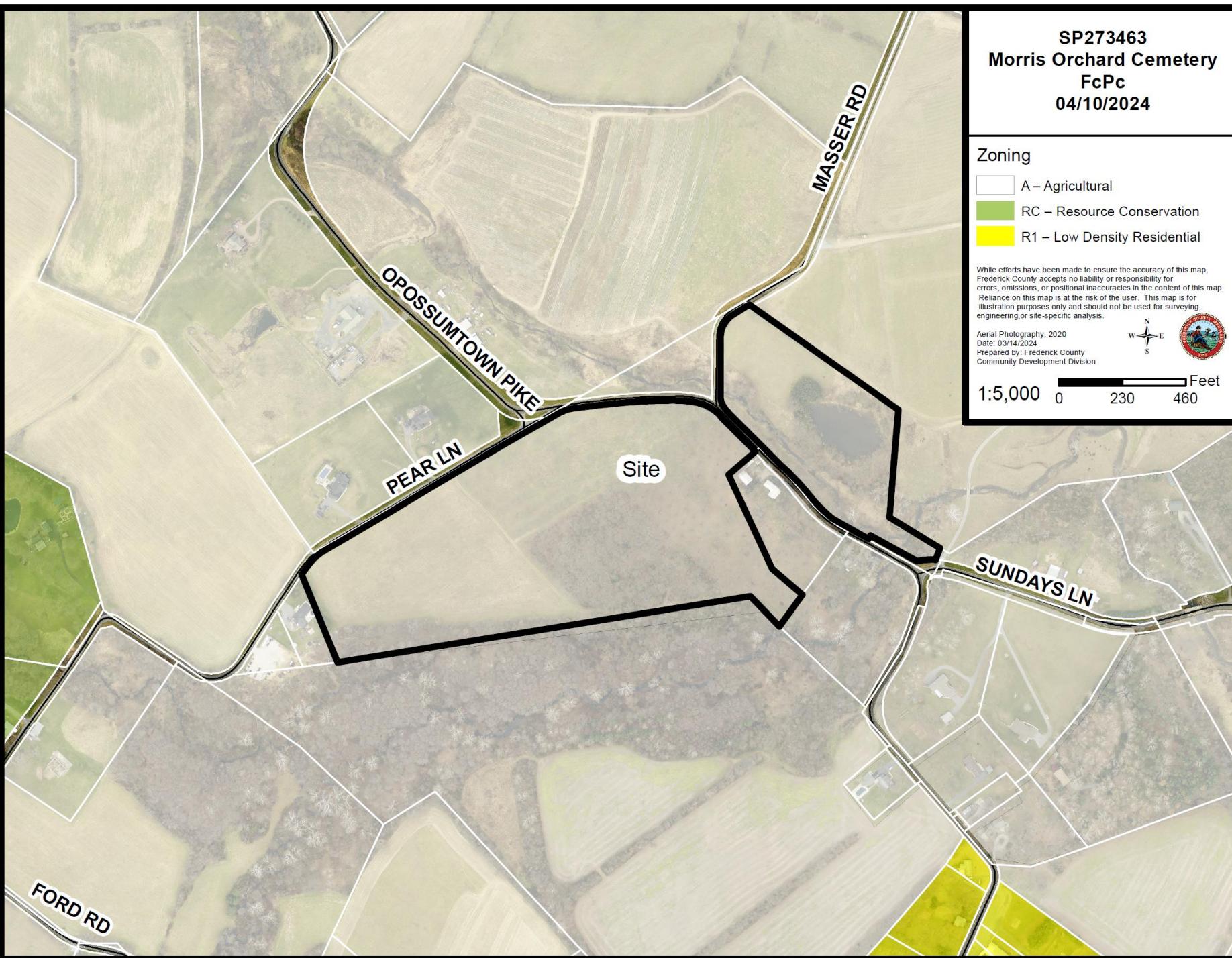
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential

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Aerial Photography, 2020
Date: 03/14/2024
Prepared by: Frederick County
Community Development Division



1:5,000 0 230 460 Feet



SP273463
Morris Orchard Cemetery
FcPc
04/10/2024

Comprehensive Plan

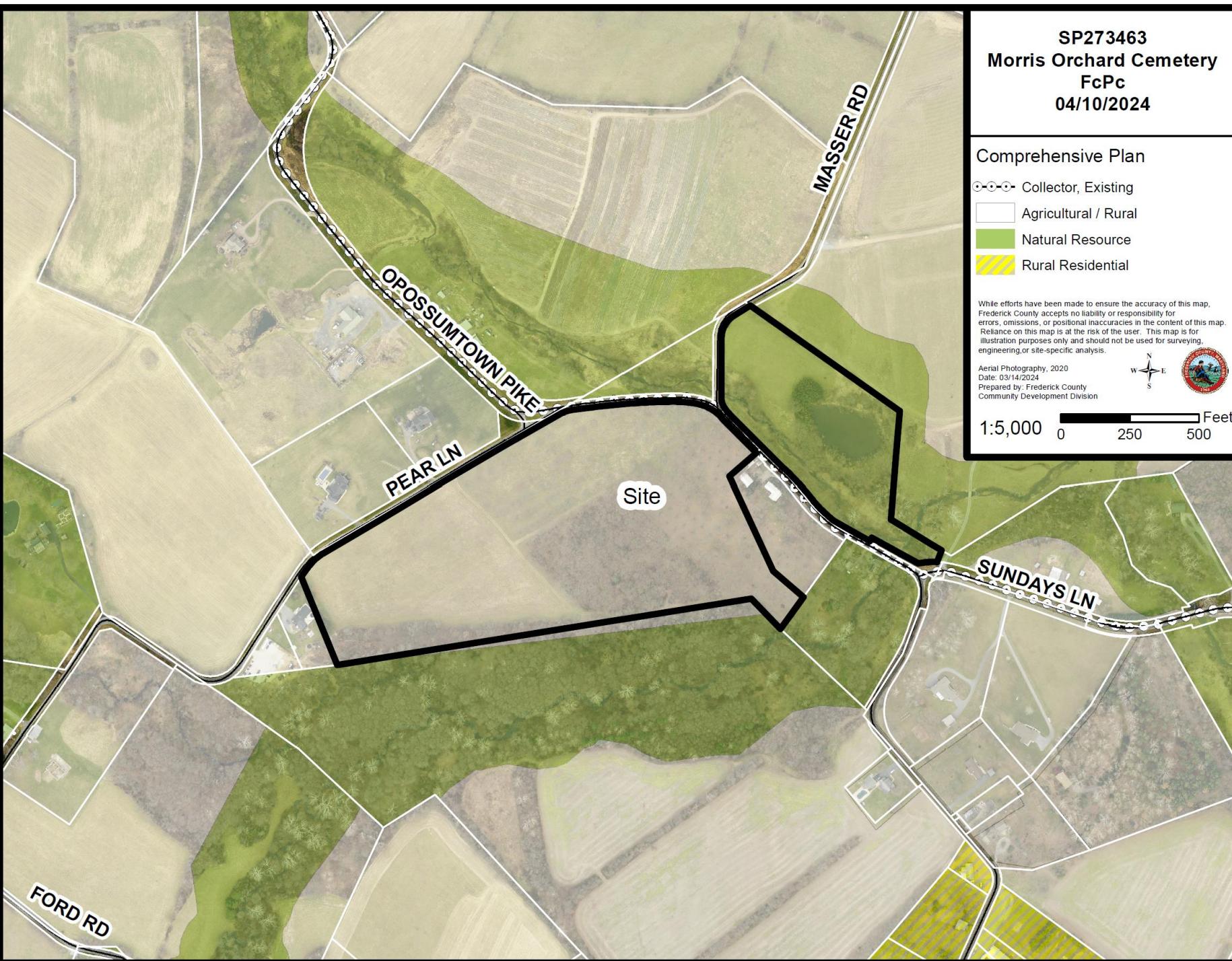
- Collector, Existing
- White Agricultural / Rural
- Green Natural Resource
- Yellow Hatched Rural Residential

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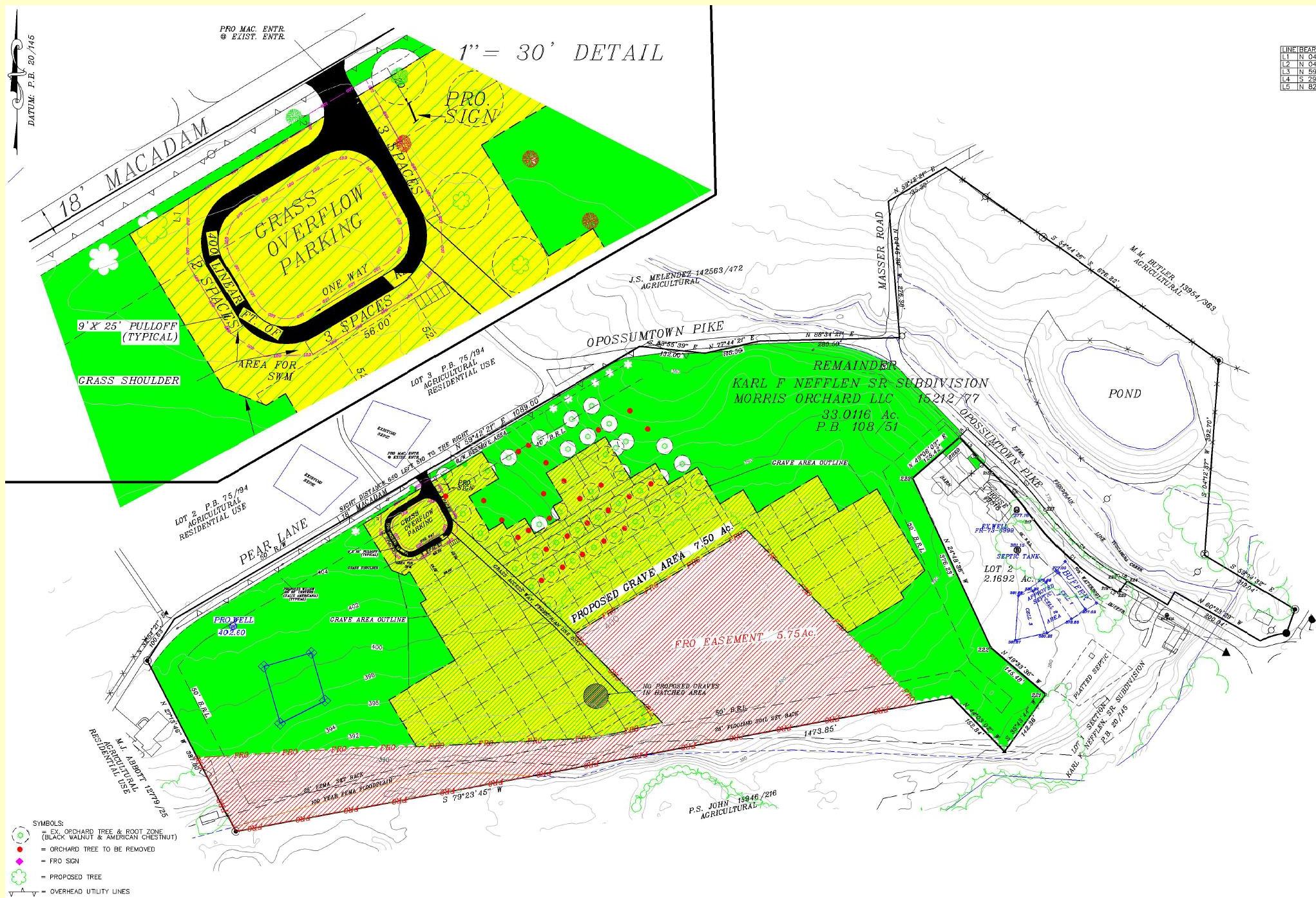
Aerial Photography, 2020
Date: 03/14/2024
Prepared by: Frederick County
Community Development Division



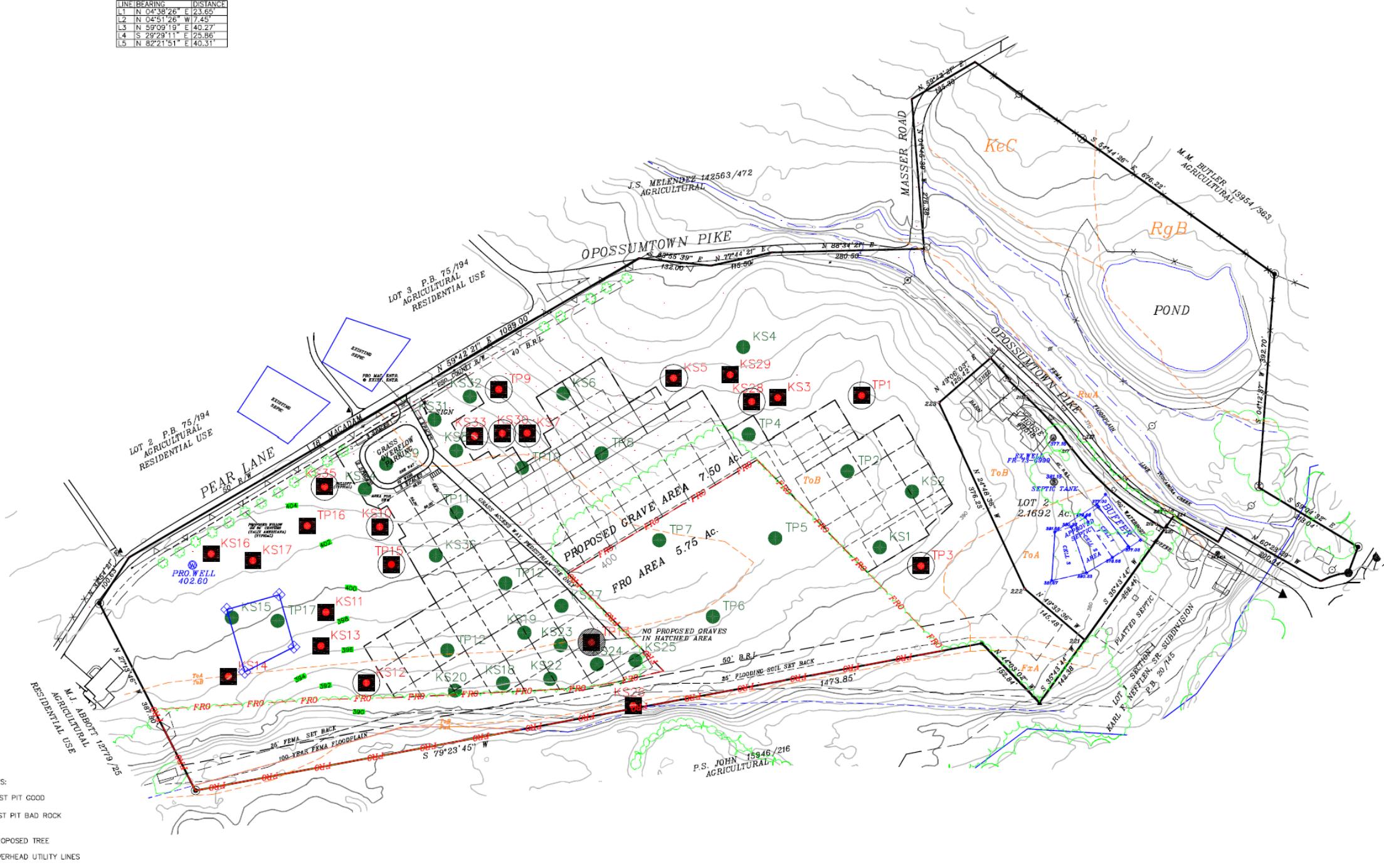
1:5,000 0 250 500 Feet







LINE	BEARING	DISTANCE
L1	N 04°38'26" E	23.65'
L2	N 04°51'26" W	7.45'
L3	N 59°09'19" E	40.27'
L4	S 29°29'11" E	25.86'
L5	N 82°21'51" E	40.31'



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 (until April 10, 2027).

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. Correct the scale note on the drawing, which should be 1' = 100'.
3. Remove the 3 parking spaces shown within $\frac{1}{2}$ the front setback and replace with plants for screening the parking area. Add screening to surround the parking area.
4. Move other parking areas so that they comply the $\frac{1}{2}$ front setback requirement.
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.

12052 Main Street, Liberytown

Site Plan

The Applicant is requesting Site Plan approval for 2 two-story single-family homes located on a 0.95-acre Site with an existing Automobile Repair or Service Shop to remain.

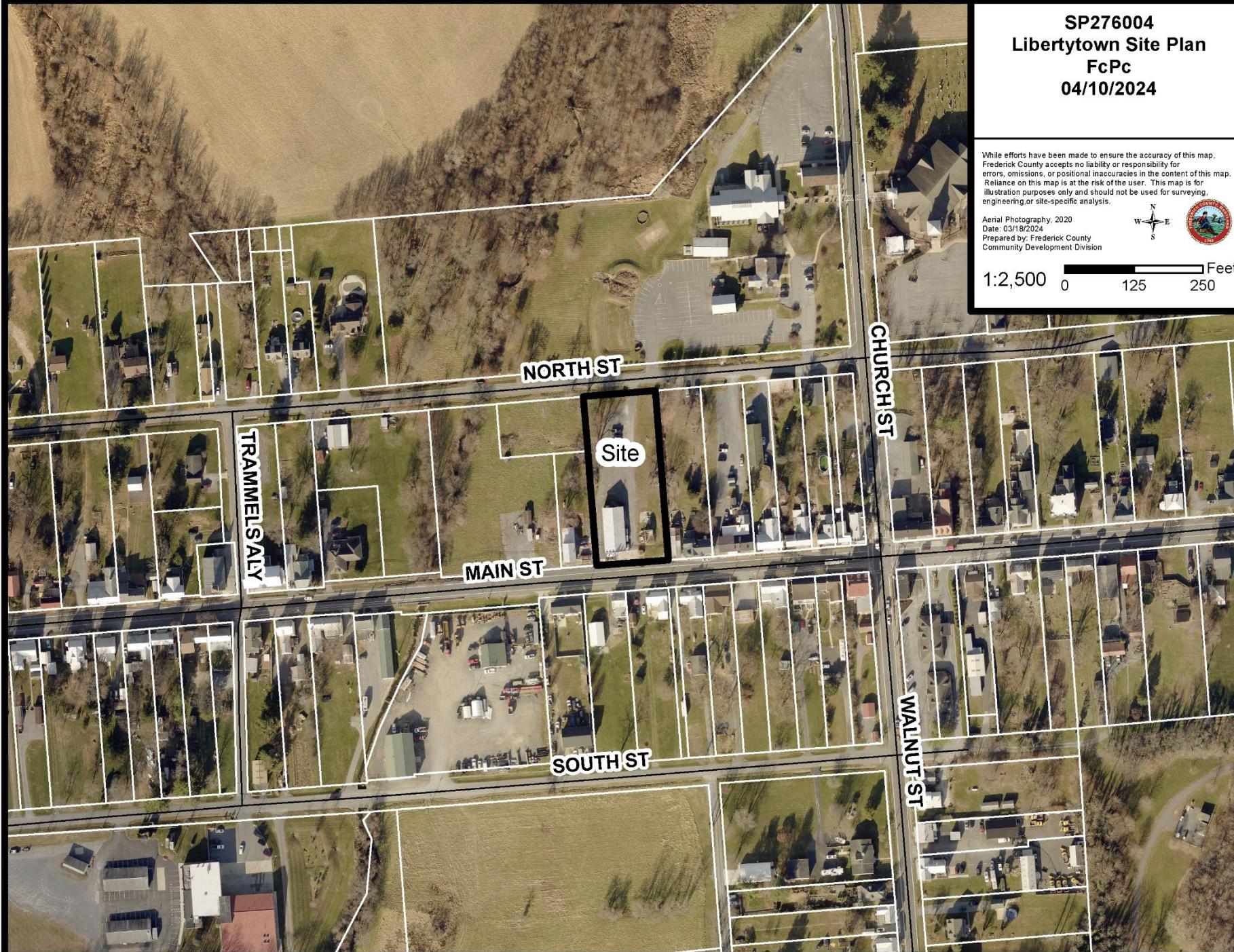
SP276004
Libertytown Site Plan
FcPc
04/10/2024

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Aerial Photography, 2020
Date: 03/8/2024
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet



Zoning

- A – Agricultural
- RC – Resource Conservation
- R3 – Low Density Residential
- VC – Village Center

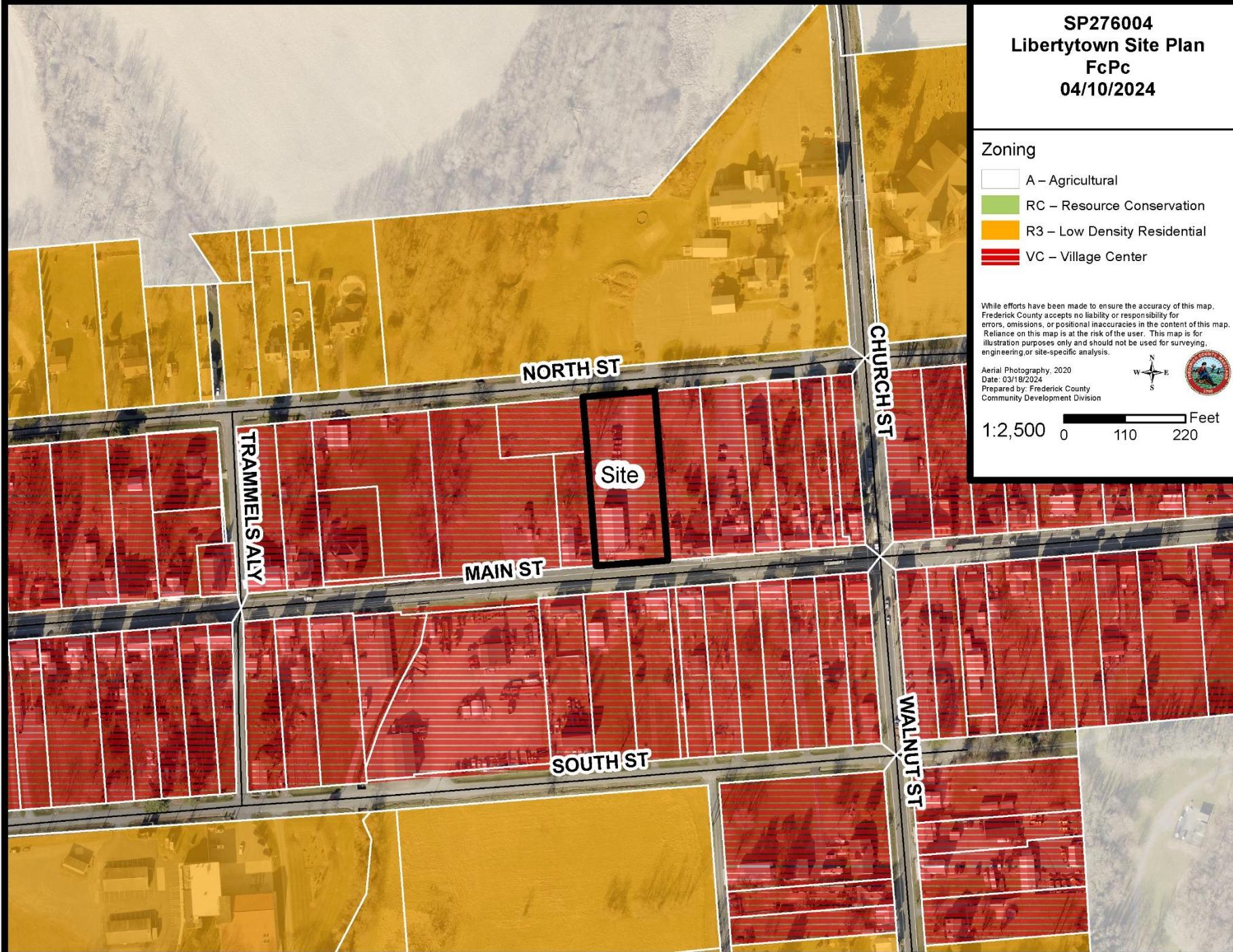
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Aerial Photography, 2020
Date: 03/18/2024
Prepared by: Frederick County
Community Development Division



N
W
E
S

1:2,500 0 110 220 Feet



Comprehensive Plan

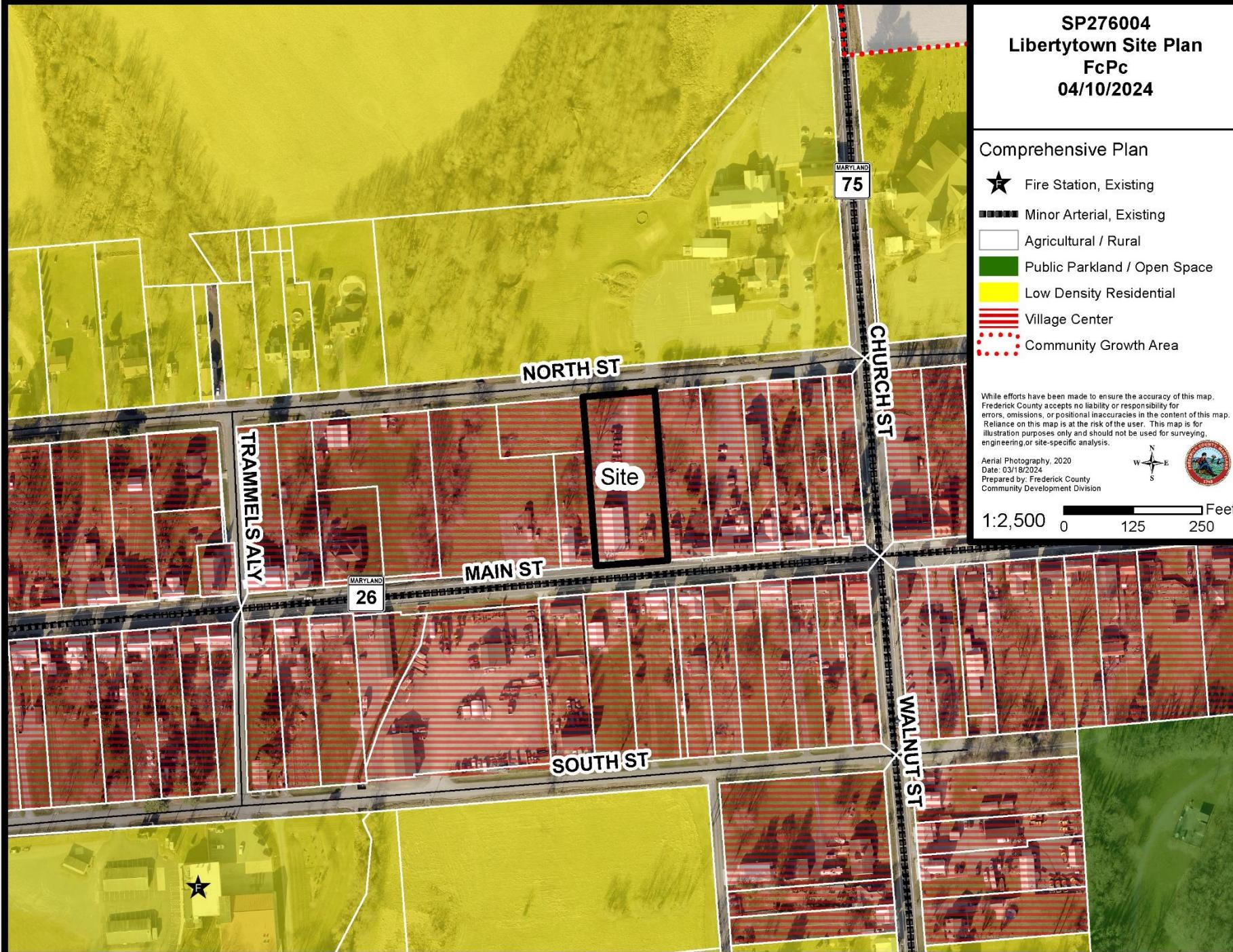
- ★ Fire Station, Existing
- Minor Arterial, Existing
- Agricultural / Rural
- Public Parkland / Open Space
- Low Density Residential
- Village Center
- Community Growth Area

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Aerial Photography, 2020
Date: 03/18/2024
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet





HOUSE RENDERING (BOTH HOUSES)

SHA Tracking #: 33ARFB036XX

CALL "MISS UTILITY" AT 1-800-257-7777
FOR UTILITY LOCATIONS AT LEAST 48 HOURS
PRIOR TO BEGINNING CONSTRUCTION.

Seal & Signature	
PROJECT No.:	312
DATE:	MARCH 2024
SCALE:	1" = 20'
SHEET No.	1 of 1

Terra Solutions Engineering, LLC Community Engineering, LLC Training and Engineering 5316 Charlemagne Court, Suite 105 Frederick, MD 21703 Phone: 301-738-9843 Email: terra.solutions@terrasolutionsinc.com		12052 Main Street, Libertytown Libertytown, Maryland Lot 0-1331, Folio 001/76 Frederick County, Maryland	
Owner/Developer Libertytown Holdings, LLC P.O. Box 288 Libertytown, MD 21762		SITE PLAN RENDERING	
Seal & Signature		NO.	DATE
PROJECT No.: 312		REVISION	DESCRIPTION
DATE: MARCH 2024			BY
SCALE: 1" = 10'			
SHEET No. 1 of 1			

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 (until April 10, 2027).

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. Approval of a modification to allow for an alternate on-site location for Street Trees per Section 1-19-6.400(A)(2) of the Zoning Ordinance.

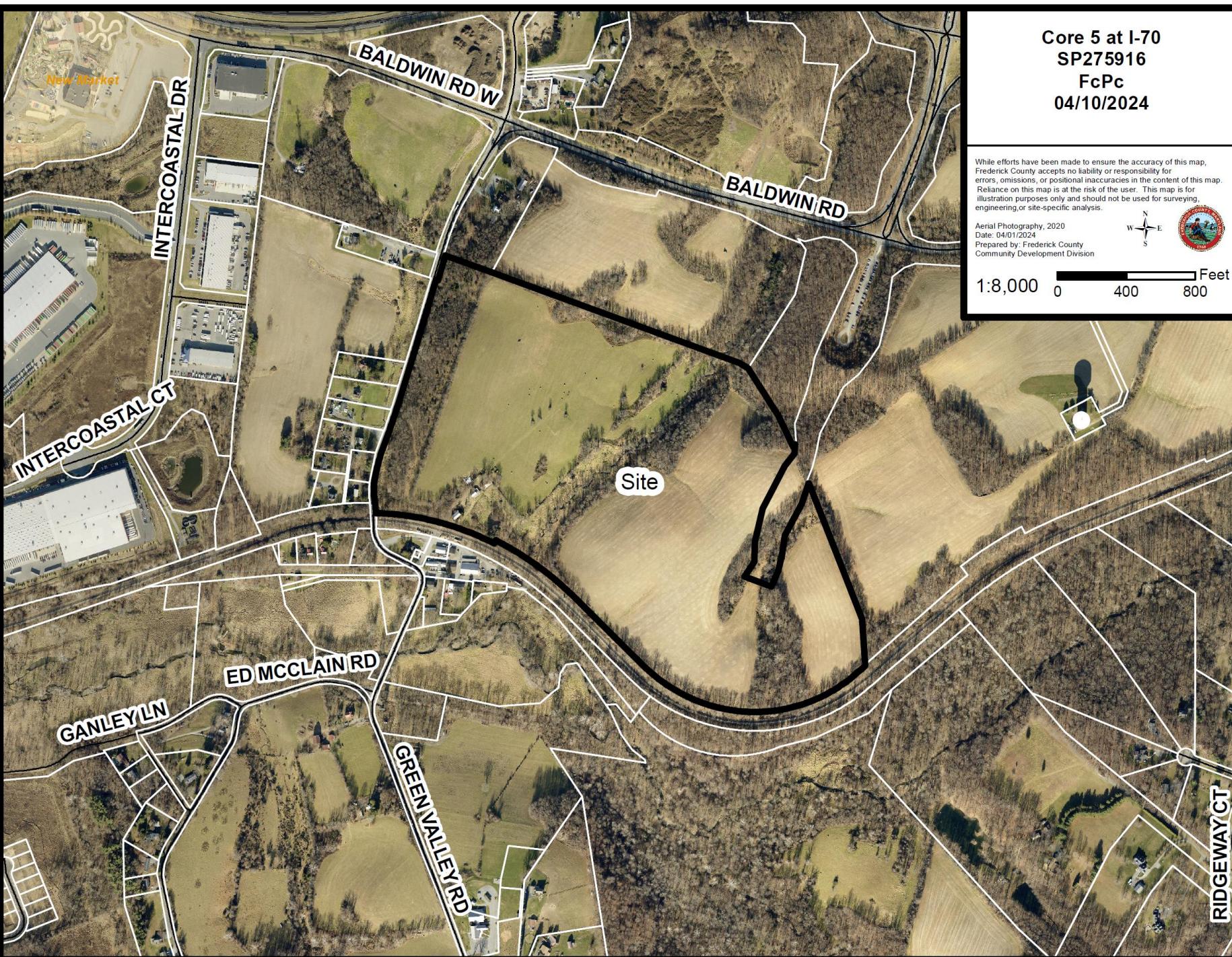
Staff-proposed conditions of approval:

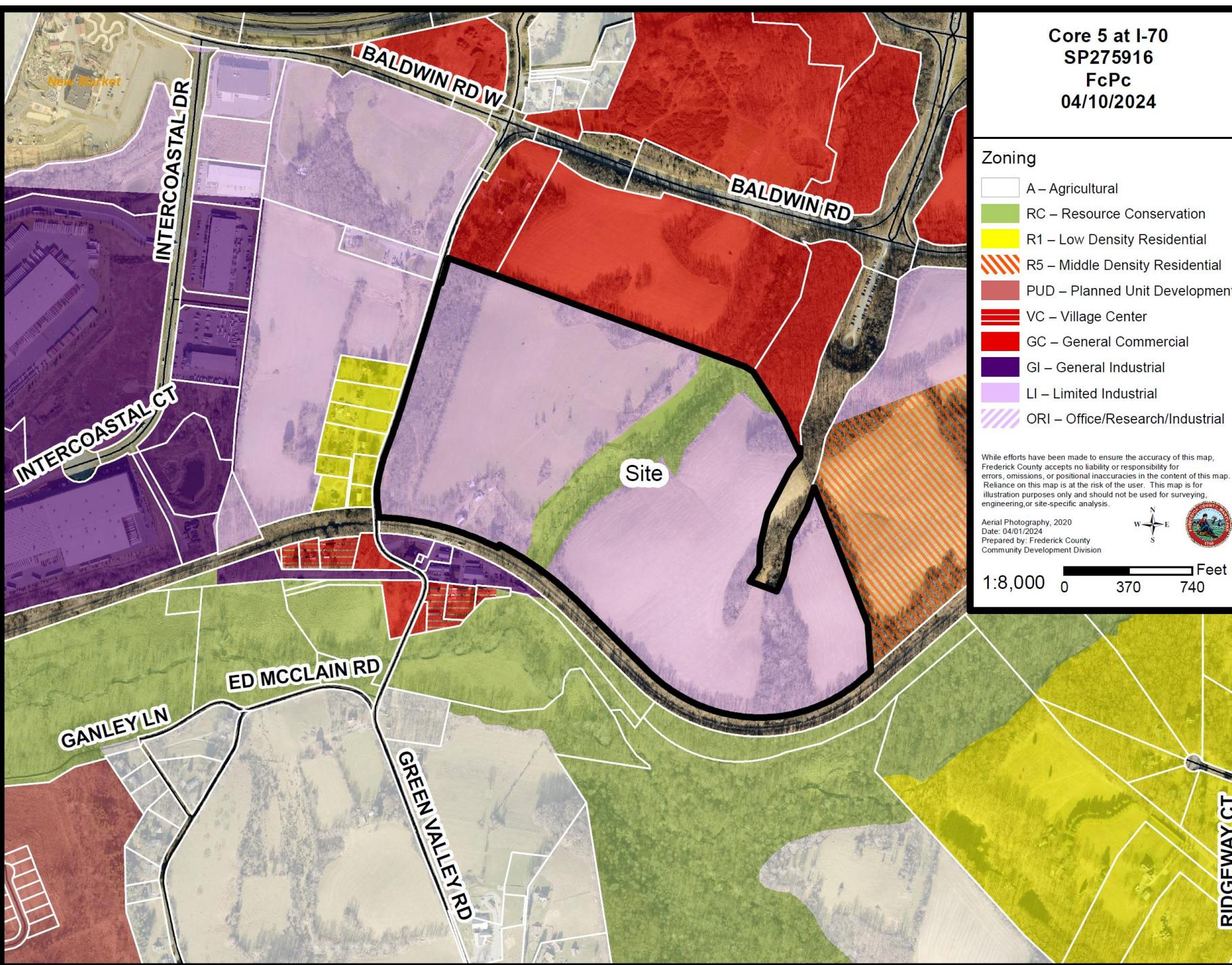
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

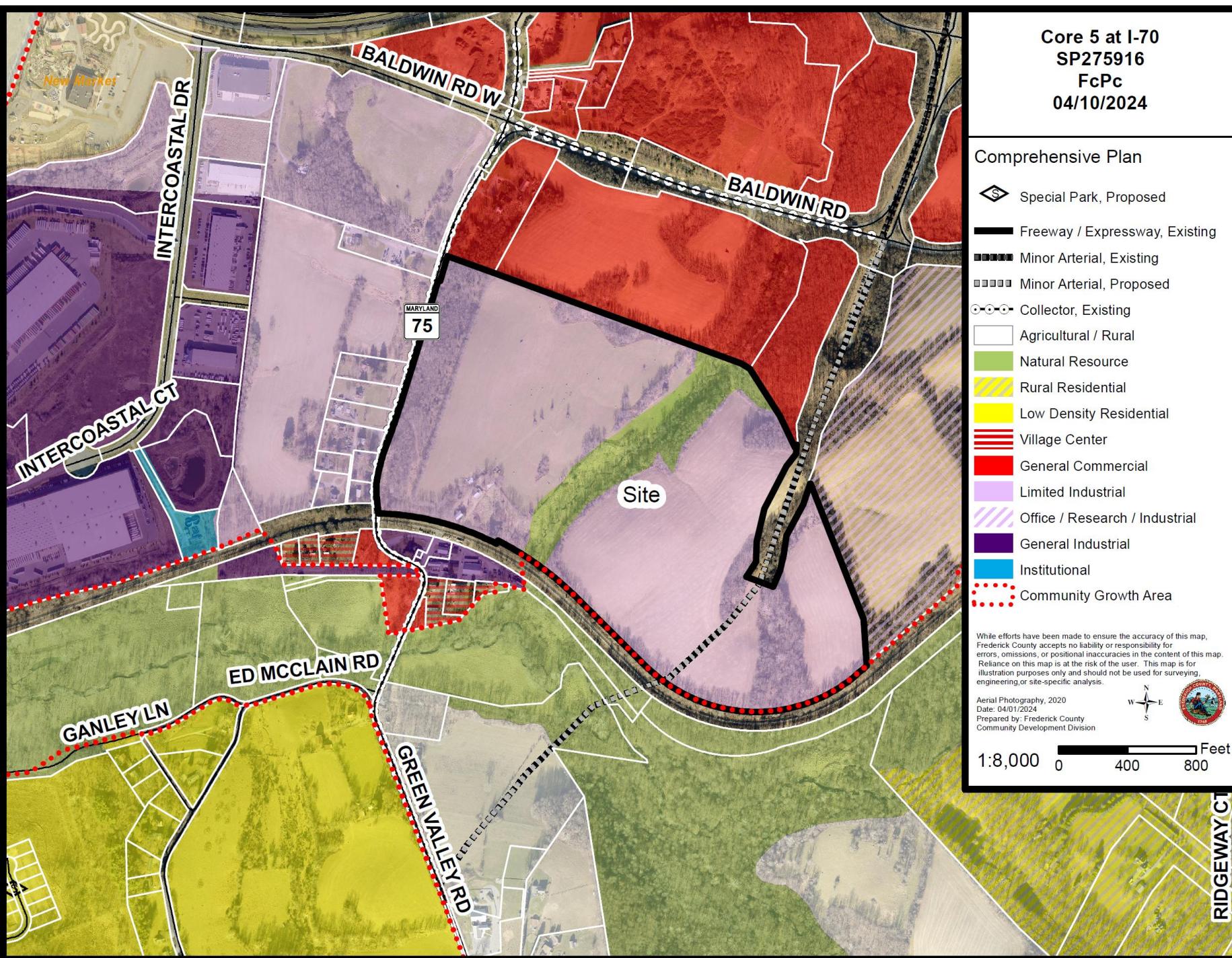
Core 5 at I-70

Site Plan

The Applicant is requesting Site Plan approval to construct two buildings totaling approximately 550,000 SF of warehouse space on 125.66 acres







CORE 5 AT 1-70

ILLUSTRATIVE SITE PLAN

March 19, 2024



KCI Project No. 272208364





ILLUSTRATIVE SITE PLAN (MAY 2023)



ILLUSTRATIVE SITE PLAN (MARCH 2024)

March 22, 2024
KCI Project No. 272208364

CORE 5 AT I-70

FREDERICK COUNTY, MARYLAND



ENGINEERS
PLANNERS
SEEDLERS
CONSTRUCTION MANAGERS
11850 WEST MARKET PLACE
SUITE F
FULTON, MD 20759
KCI TECHNOLOGIES

RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Plan is valid for a period of three (3) years from the date of Planning Commission approval (until April 10, 2027). APFO validity will be concurrent with the site plan.

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 modifications are approved and conditions met:

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

1. 1-19-6.220 Request to allow parking to be calculated at one space per 1,500 SF rather than per 1,000 SF, resulting in 182 fewer parking spaces.
2. 1-19-6.220(H(1)) Request to allow one bike rack per building rather than the 8 (Building A) and 6 (Building B) required by the County Code.

Staff-proposed conditions of approval:

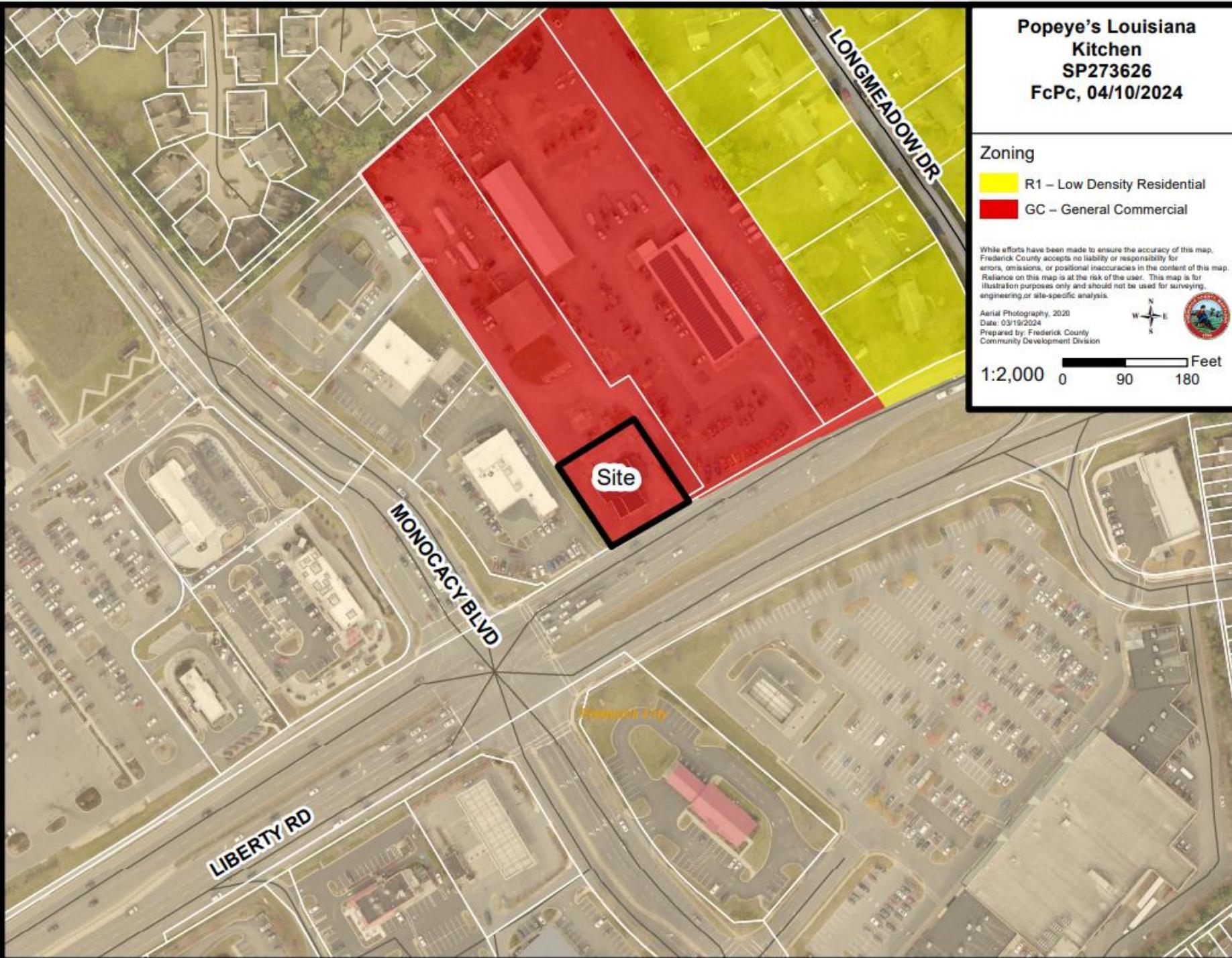
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. Revise the photometric plan to remove lighting and light spill from original entrance.
4. Revise the signage calculations to include Building B.

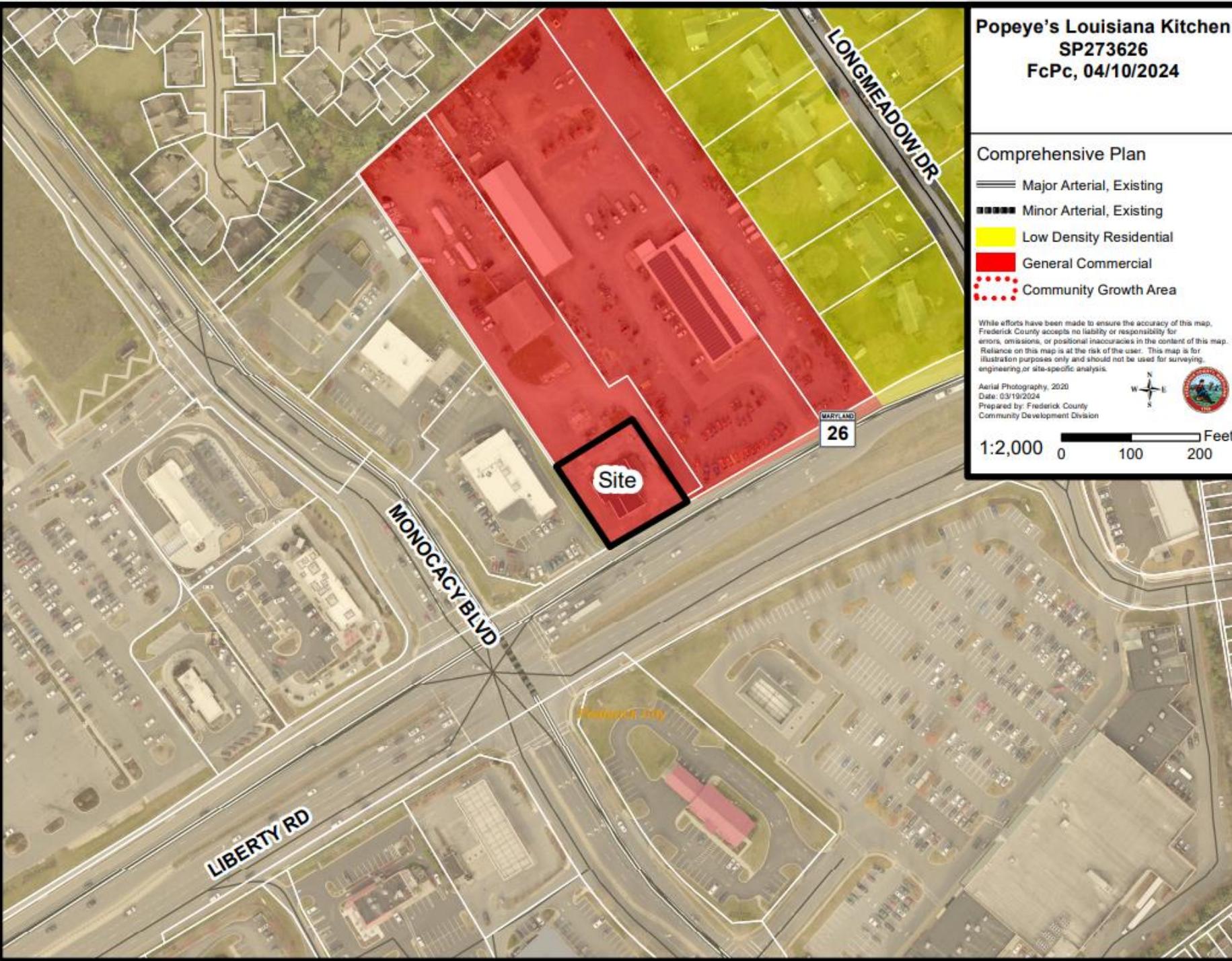
Popeye's Louisiana Kitchen

Site Plan

The Applicant is requesting Site Development Plan approval for a 3,032 sq ft restaurant use located on a 0.45-acre lease area.







8038d LIBERTY ROAD,
FREDERICK, MD 21701



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 and APFO is valid for a period of three (3) years from the date of Planning Commission approval (until April 10, 2027).

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.