

Frederick County Planning Commission



June 12, 2024

Linganore Town Center

Preliminary Plan

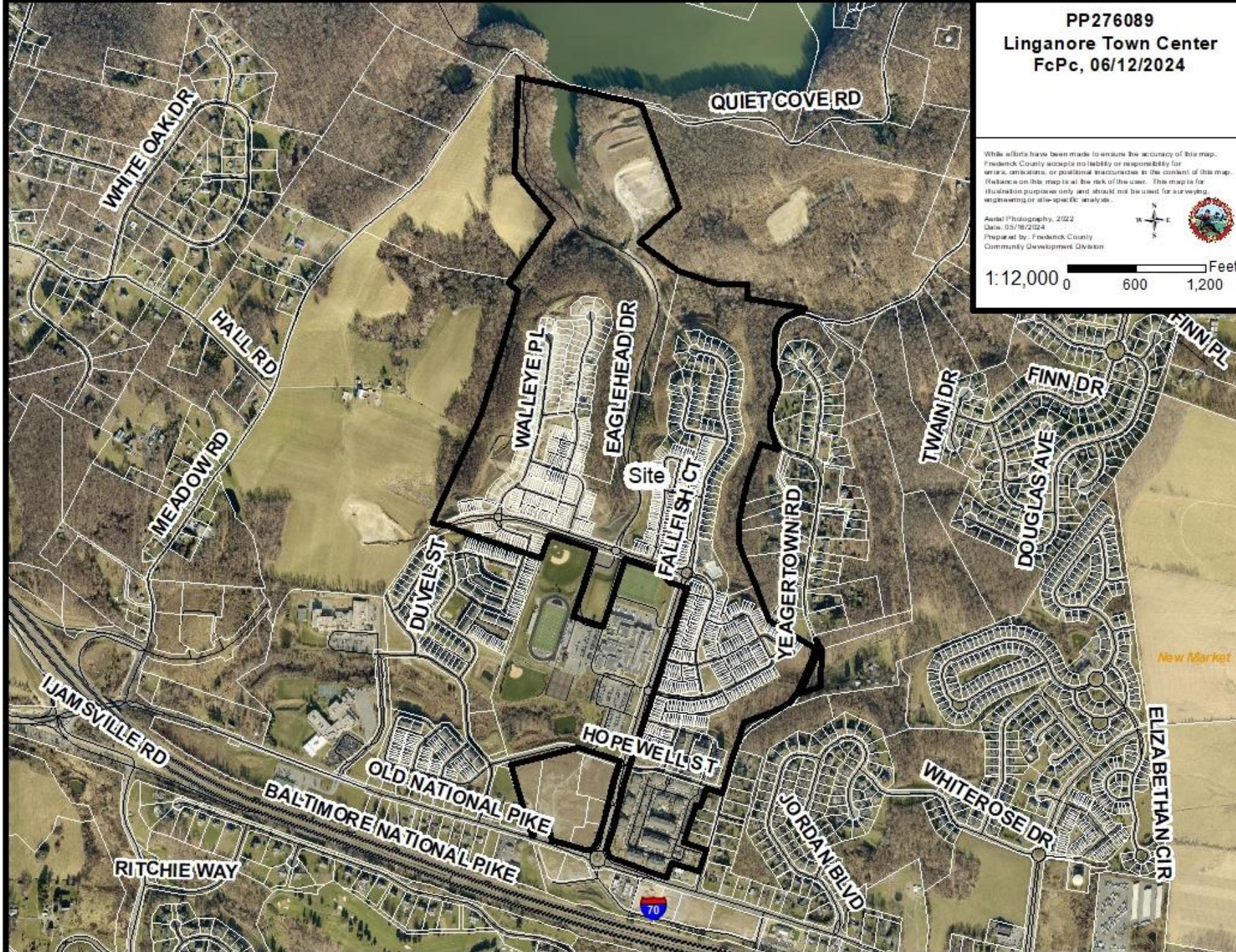
The Applicant is requesting reapproval of the remaining 86 townhome lots and HOA open space parcels for an existing PUD subdivision.

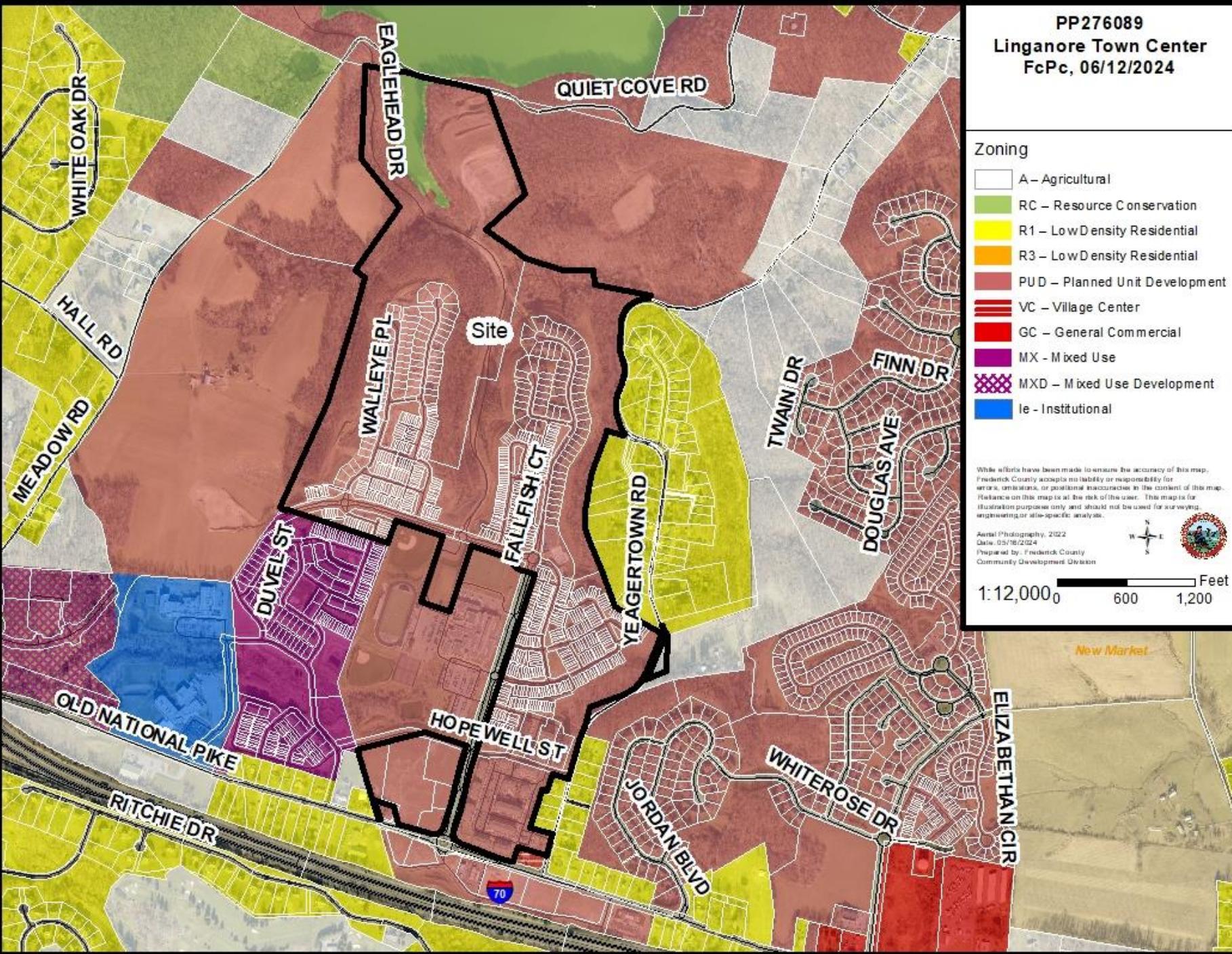
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Aerial Photography: 2022
Date: 05/16/2024
Prepared by: Frederick County
Community Development Division



1:12,000 0 600 1,200 Feet





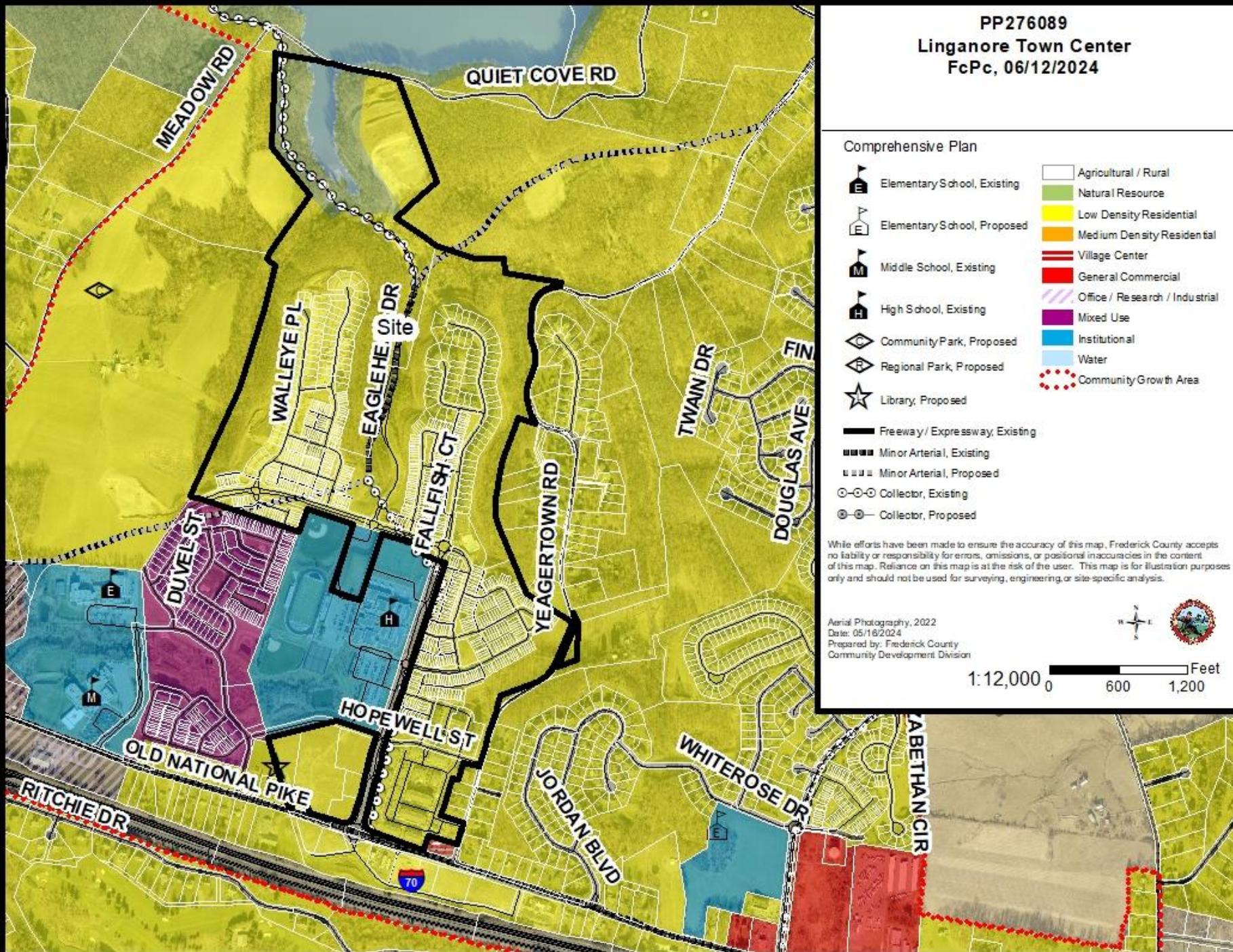
Comprehensive Plan

-  Elementary School, Existing
-  Elementary School, Proposed
-  Middle School, Existing
-  High School, Existing
-  Community Park, Proposed
-  Regional Park, Proposed
-  Library, Proposed
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Existing
-  Collector, Proposed

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1:12,000 0 600 1,200 Feet



ME KEY	STREET NAME KEY
STREET	ALLEY N NORTHERN HARRIER ALLEY
STREET	ALLEY O SHORT BOW ALLEY
STREET	ALLEY P PUMPKINSEED ALLEY
STREET	ALLEY S SPLAKE ALLEY
STREET	ALLEY U SOUTH BURBOT ALLEY SOUTH
STREET	ALLEY V NORTH BURBOT ALLEY NORTH
STREET	ALLEY X LENAPE ALLEY
STREET	ALLEY Y LENAPE ALLEY
(LOT)	ALLEY Z LENAPE ALLEY
(LOT)	ALLEY AA TOMAHAWK ALLEY
(LOT)	ALLEY AB TOMAHAWK ALLEY
NE STREET	ALLEY AH GOSHAWK ALLEY
STREET	ALLEY AI LEVANNA ALLEY
STREET	ALLEY AJ LEVANNA ALLEY
STREET	ALLEY AK ARLOMADO LANE
IN STREET	ALLEY AQ PELICAN POINT ALLEY
STREET	ALLEY AR STONEROLLER ALLEY
STREET	ALLEY AT HAMMERSTONE ALLEY
COURT	ALLEY AU HAMMERSTONE ALLEY
STREET	ALLEY AV HAMMERSTONE ALLEY
STREET	ALLEY AX SAW WHIT ALLEY
TERRACE	ALLEY AZ BLUEGILL ALLEY
STREET	ALLEY BA STONECAT ALLEY
NT STREET	ALLEY BB STONECAT ALLEY
RR STREET	ALLEY BC STONECAT ALLEY
PLACE	ALLEY BD BURIN ALLEY
STREET	

PARCEL HOA N-3
(THIS APPLICATION)

LOTS 626-712, PARCELS
HOA C, N-1, N-2 & N-4
(THIS APPLICATION)

ARCEL HOA D
THIS APPLICATION)

ARCEL HOA B
THIS APPLICATION)

PUD COMPOSITE PLAN CS-02

RODGERS
CONSULTING

PRELIMINARY PLAN
Linganore Town Center

Symbol	Site Type/Classification	Percent Slope
Bd	Brinklow-Brownlow channery loams	15-25% slopes
Ceb	Catoctin-Spotsville Complex	3-9% slopes
CdC	Catoctin-Spotsville Complex	15-25% slopes
Ca	Catoctin and Hatfield loams	0-3% slopes
Cc	Catoctin and Catoctin loams	15-25% slopes
Edr	Edegonian gravelly loams	5-15% slopes
ErE	Edegonian rock outcrop complex	75-45% slopes
GoB	Glenville silt loam	3-8% slopes
GvB	Glenville loam	3-8% slopes
HgB	Hughesburg-Catoctin loams	25-65% slopes
HgA	Hughesburg-Catoctin loam	0-3% slopes
RoL	Ronksdale-Lant silt loam	0-8% slopes
LyG	Linganore-Haystacks channery silt loams	8-11% slopes
LyG	Linganore-Haystacks channery silt loams	15-25% slopes

AREA SUMMARY	
AREA IN PUD ZONE	240.8 AC
AREA IN SINGLE FAMILY LOTS	54.7 AC
AREA IN MULTIFAMILY CONDO LOT	7.6 AC
AREA IN MULTIFAMILY APT LOT	13.1 AC
AREA IN HOA PARCELS	11.6 AC
AREA IN HOA STREET DEDICATION	25.6 AC
AREA IN CLUBHOUSE PARCEL ⁸	1.8 AC
AREA IN COMMERCIAL ¹²	12.8 AC
AREA IN OPEN SPACE	100.0 AC
ROW DEDICATION	5.6 AC
TOTAL	240.8 AC

100% 240.0 AC

100/100

REVISION	DATE	REVISION	DATE	BY
				BASE DATA
				DESIGNED
				DRAWN
				REVIEWED
				RELEASE FOR

DATE Owner/Developer:
 OAKDALE INVESTMENTS LLC

1355 BEVERLY ROAD
MCLEAN, VIRGINIA 22101
PHONE: 1-703-734-2241
CONTACT: JASON WILEY

OAKDALE INVESTMENTS LLC
1355 BEVERLY ROAD
MCLEAN, VIRGINIA 22101
PHONE: 1-703-734-5241
CONTACT: JASON WILEY

PUD COMPOSITE PLAN

CS-02

RODGERS
CONSULTING

o, Maryland 20
rodgers.com

PRELIMINARY PLAN
Linganore Town Center

TAX MAP 79, PARCEL 6 &17
ELECTION DISTRICT NO. 9

SCALE:	1"=200'
JOB No.	064301
DATE:	FEB. 2024
INDEX No.	CS-02
SHEET No.	

FREDERICK COUNTY, MARYLAND

RECOMMENDATION

Staff has no objection to the reapproval of the Linganore Town Center Preliminary Plan.

If the Planning Commission approves the Preliminary Plan, the Preliminary Plan is valid for a period of five (5) years from the date of Planning Commission approval (valid through June 12, 2027).

Based upon the findings and conclusions as presented in the original staff reports, the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements once the following conditions are met:

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

1. Planning Commission reapproval of the modification requests that were approved on the previous plan submittals (A/P 14678, A/P 17198), including the modifications specific to this application:
 - a) Reapproval of the Landscape Plan modification to allow for flexible placement of street trees at a distance greater than 35' on center along the public and private roads throughout Linganore Town Center as well as the reduction of the planting panel width from curb to sidewalk down to 5 feet from the recommended 7 feet.
 - b) Reapproval of the Parking Space number and distribution modification to allow 79 of the 220 target “on-lot” parking spaces of the North Land Bay to be located “off-lot” within the adjacent parcel and overall land bay area in the form of private parking bays and private streets front, or adjacent to the residential units being served.

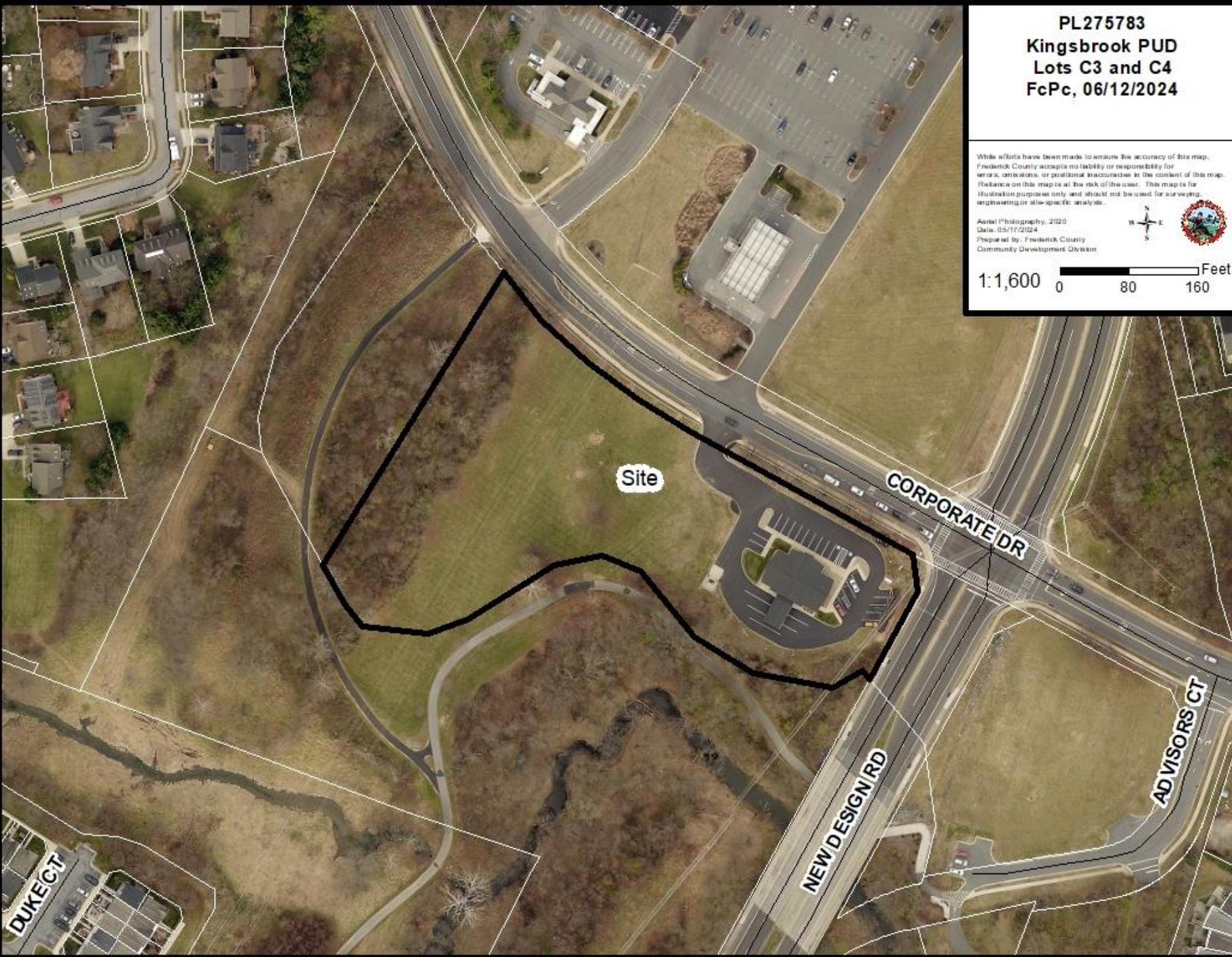
Staff-proposed conditions of approval:

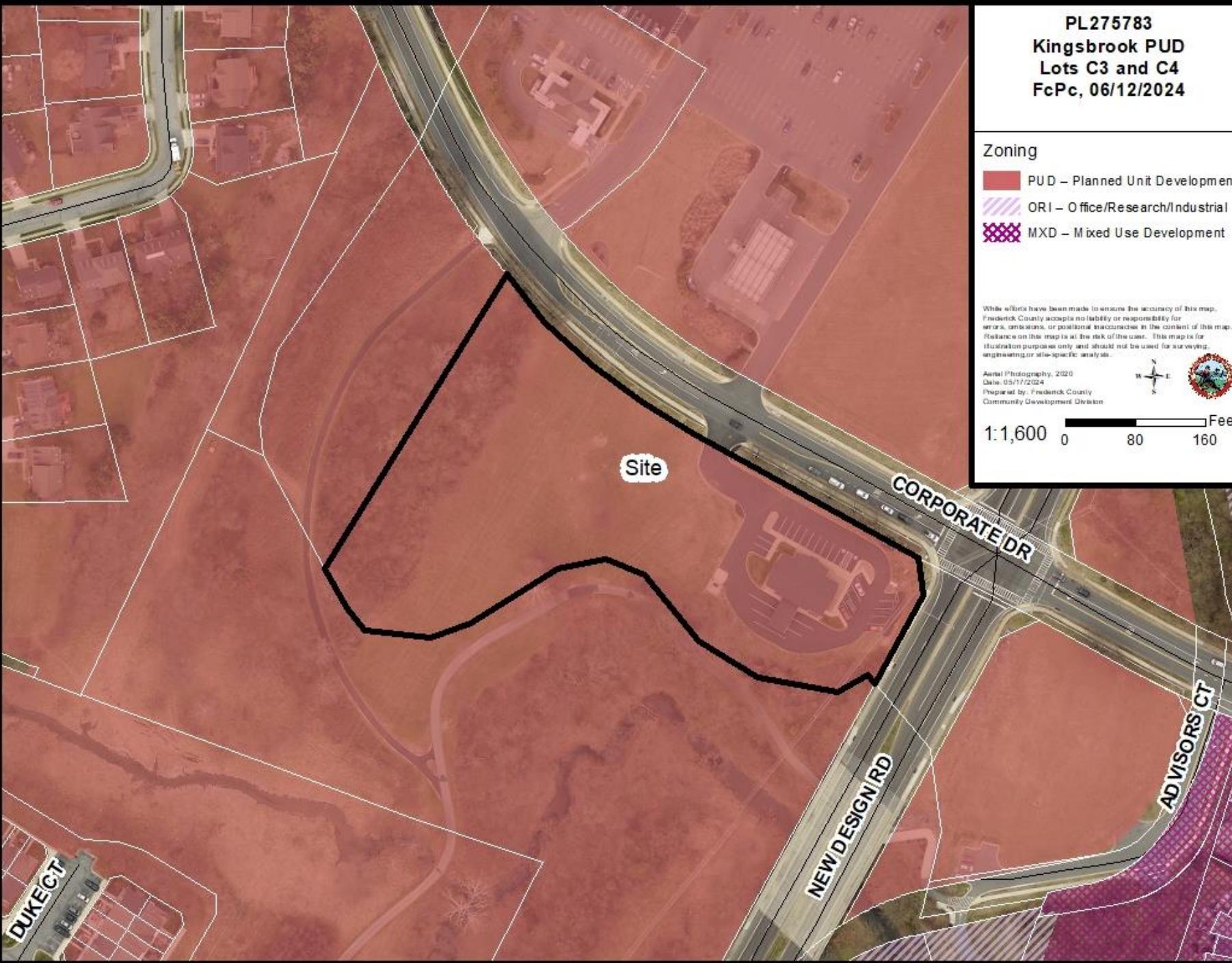
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall continue the payment of the Moderately Priced Dwelling Unit payment in lieu fee at the time of building permit applications.

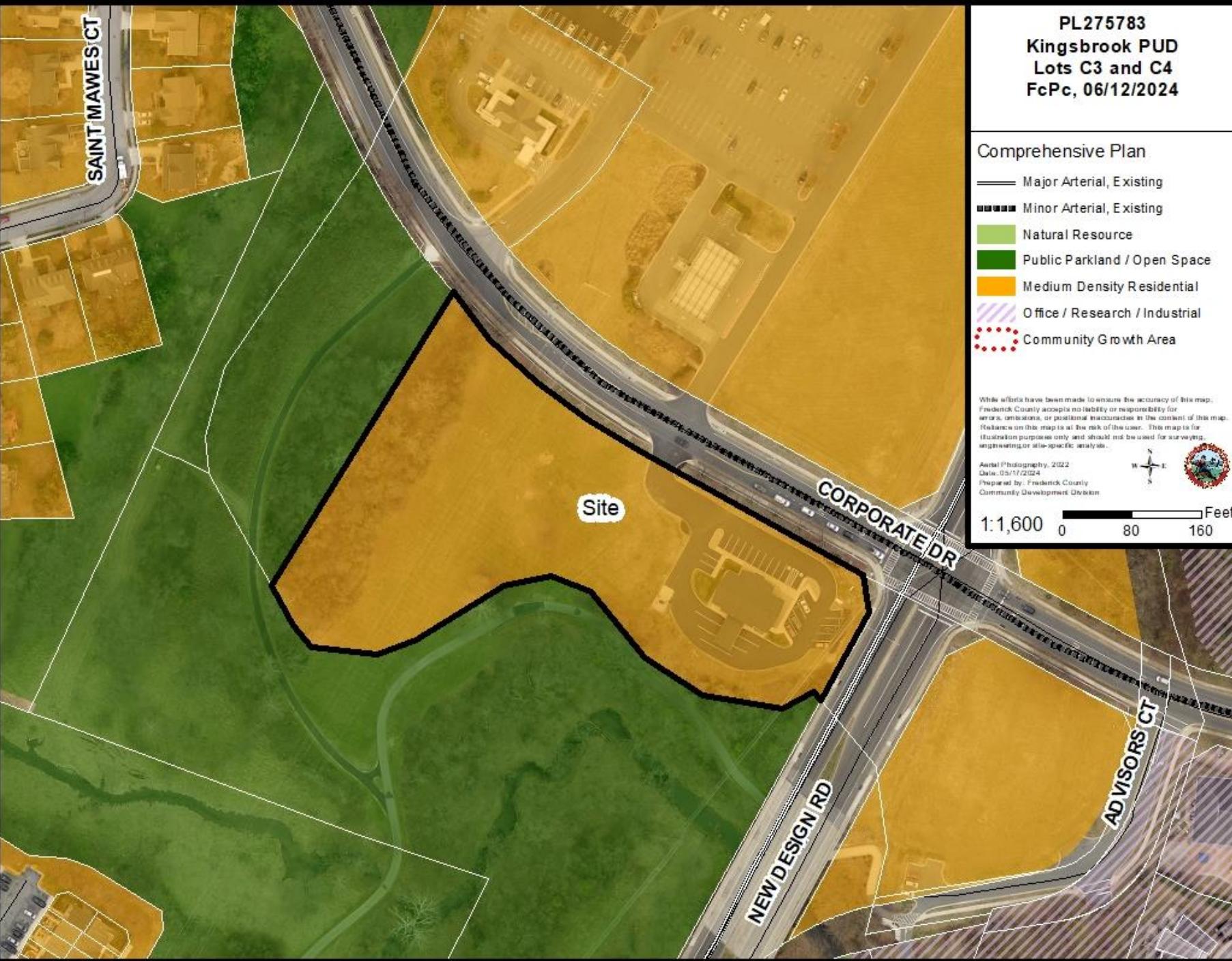
Kingsbrook PUD Lots C3 and C4

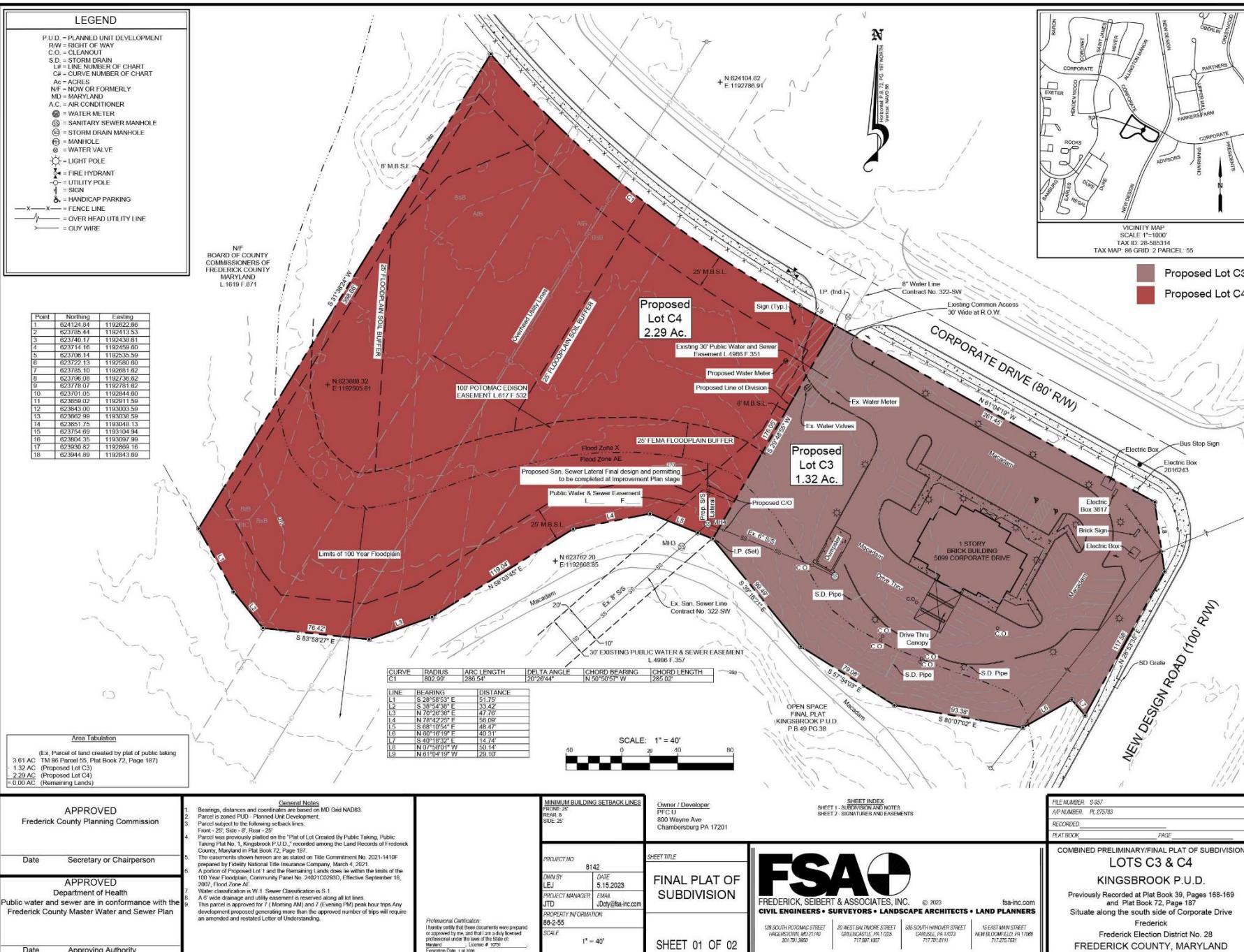
Combined Preliminary/Final Subdivision Plat

The Applicant is requesting Combined Preliminary/Final Subdivision Plat approval to subdivide a 3.61-acre parcel into two (2) lots.









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 (June 12, 2029), or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on June 12, 2027. Therefore, the Plat expires June 12, 2027.

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 conditions are met:

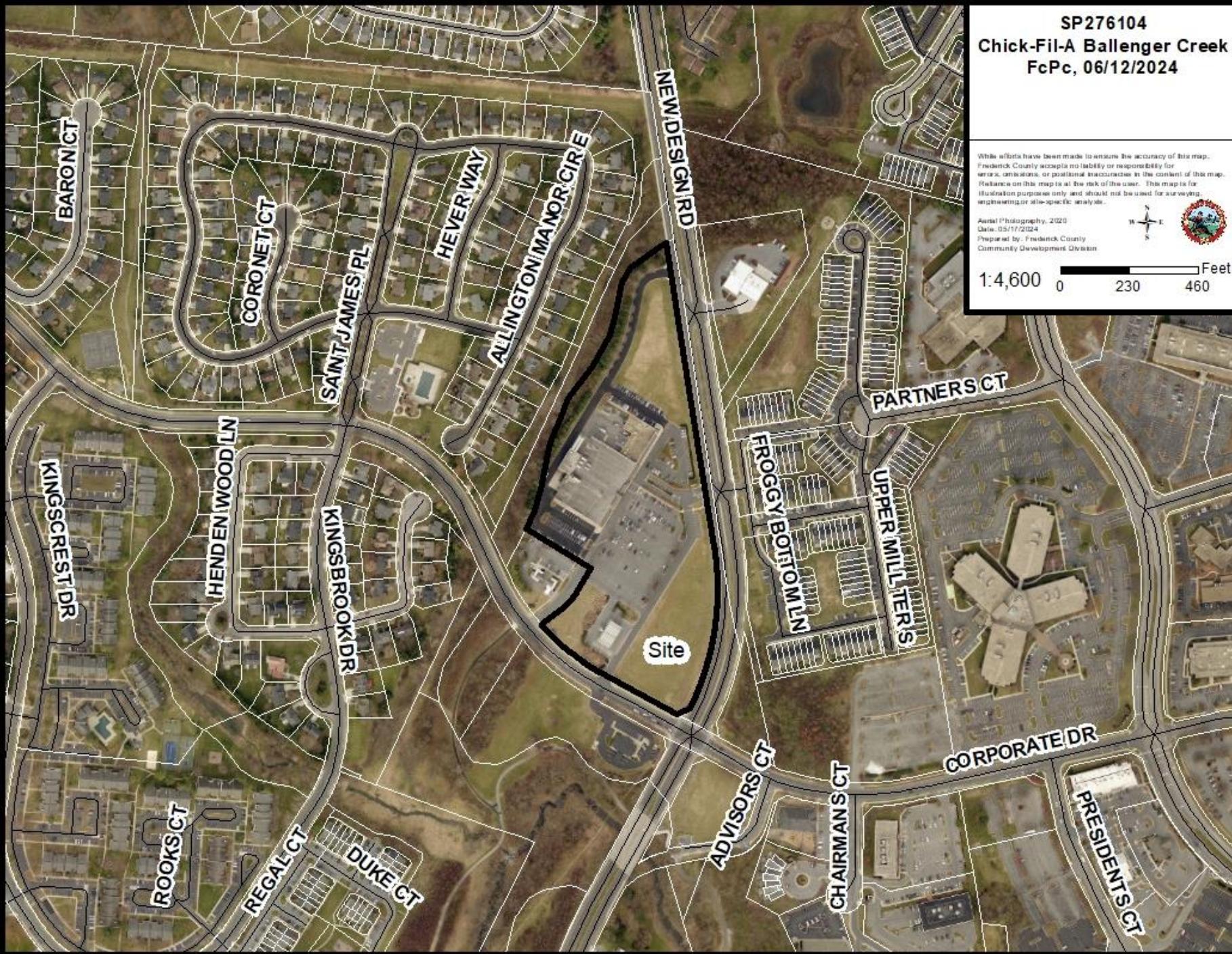
Staff-proposed conditions of approval:

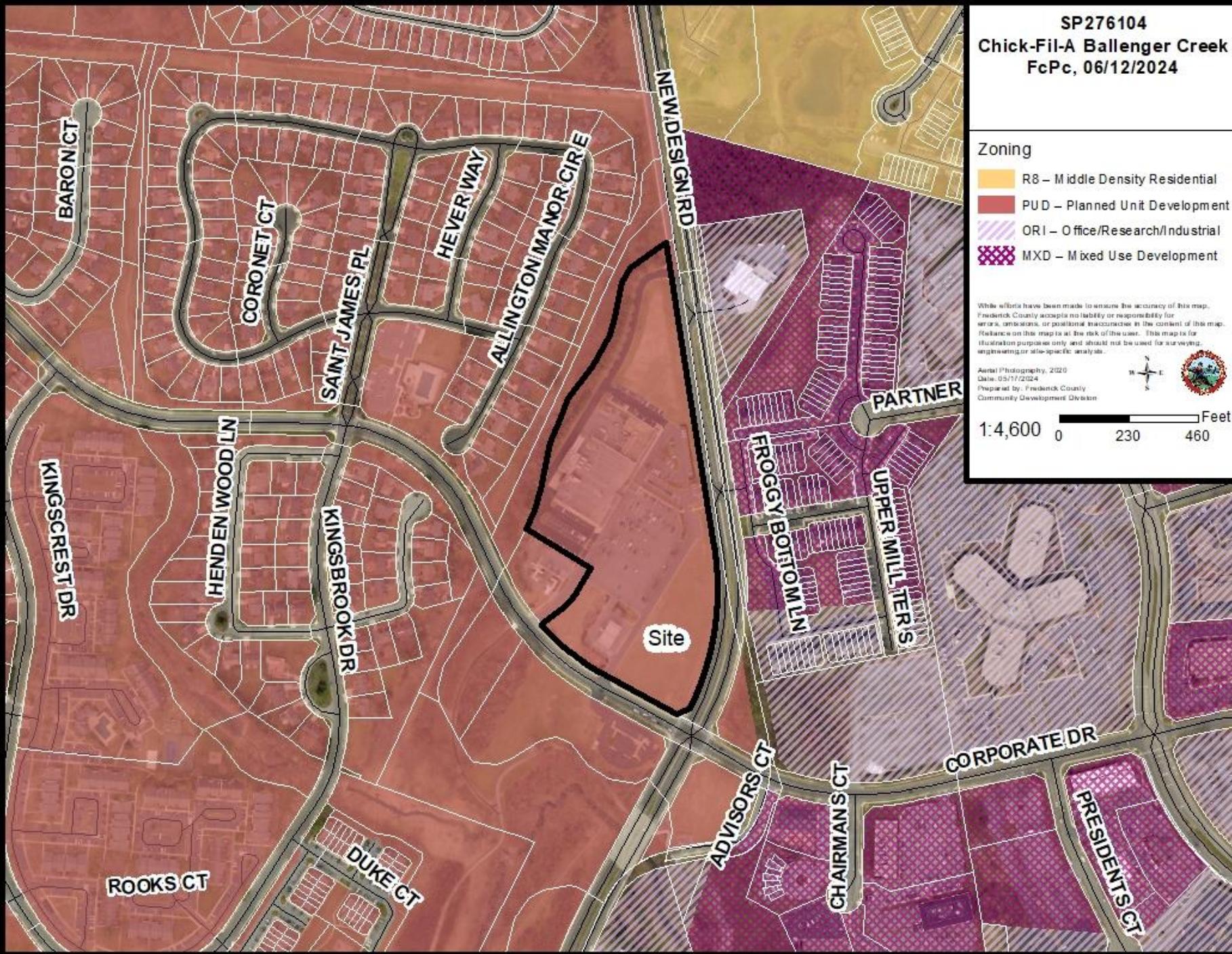
1. The Applicant shall comply with all Staff and agency comments through the completion of the plat.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved, and mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. Add a note stating, "Height to be determined at Site Plan".

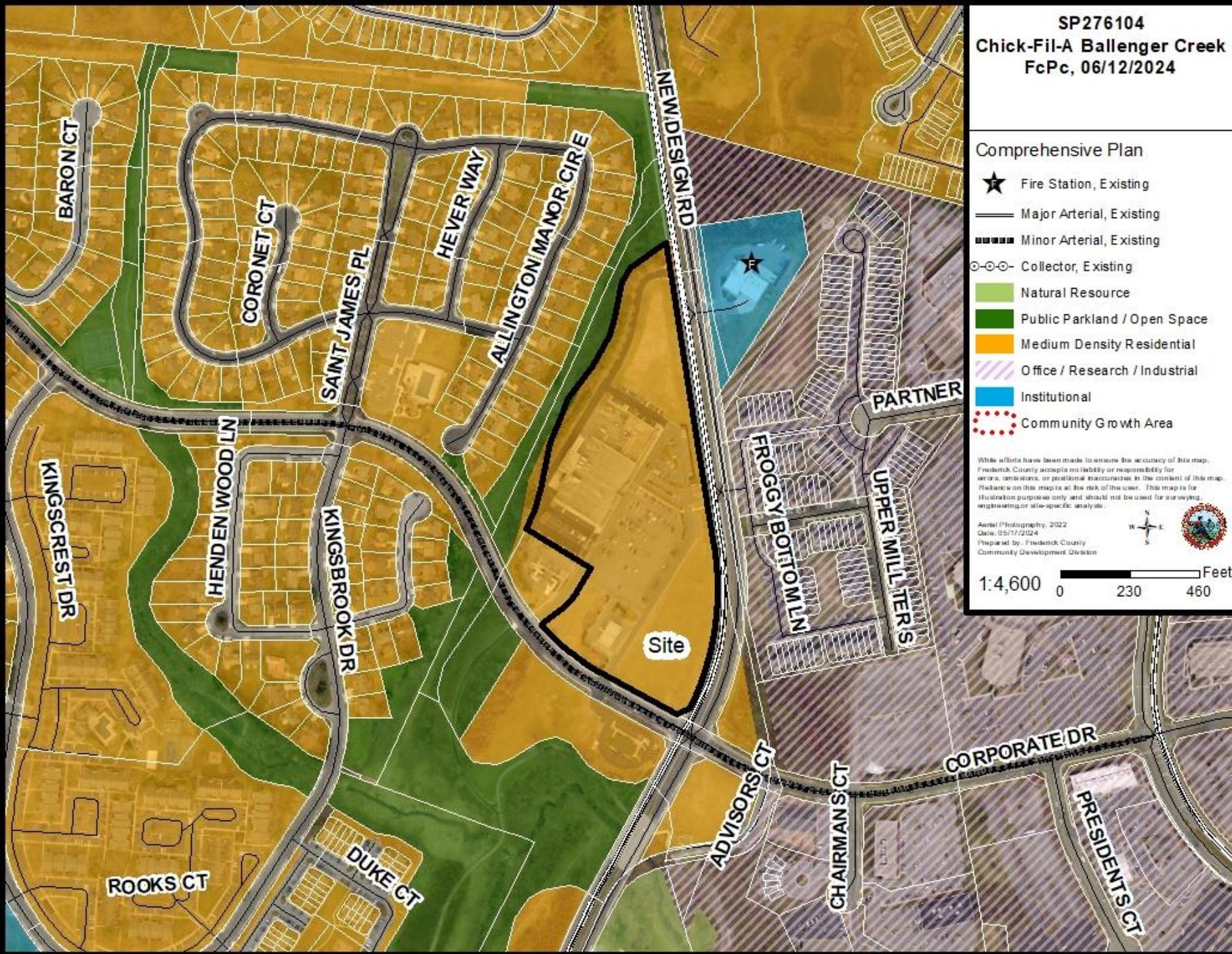
Chick-Fil-A Ballenger Creek

Site Plan

The Applicant is requesting Site Development Plan approval for a 6,005 sq. ft. restaurant located on a 2.36-acre project area, within a 14.197-acre parcel.









CHICK-FIL-A BALLINGER CREEK

KINGSBROOK CROSSING SHOPPING CENTER
FREDERICK, MARYLAND



BOHLER //

MDA220084.00



5/16/2024



1 EXTERIOR ELEVATION

1" = 10'-0"



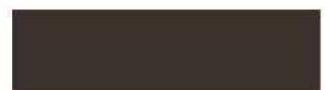
2 EXTERIOR ELEVATION

1" = 10'-0"

EXTERIOR FINISHES



BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE

T/ PARAPET 23'-0 1/2"



1 EXTERIOR ELEVATION
1" = 10'-0"

T/ PARAPET 23'-0 1/2"



2 EXTERIOR ELEVATION
1" = 10'-0"

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 June 12, 2027, or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on June 12, 2027. Therefore, the plan expires June 12, 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 requests from the Applicant:

1. A lighting height modification under §1-19-6.500(G) is requested to provide 20' tall light poles and building mounted lighting, 6' taller than the 14' maximum height required in the PUD zone.
2. A parking space modification under 1-19-6.220(A)(2) to allow for 459 parking spaces, or 115 additional spaces than the required 344 parking spaces.
3. A loading space modification under 1-19-6.210(B) to allow for 1 small loading space, or 1 fewer space than the required 2 small loading spaces.

RECOMMENDATION (continued)

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. 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.
3. Update signage note to include the freestanding sign panels and state the maximum signage square footage allotment for the shopping center.

Westhills Manor Country Inn

Site Plan

The Applicant is requesting Site Plan approval to establish a country inn use on a 23.06-acre Site.



SP275638
Westhill Manor Country Inn
FcPc, 06/12/2024

Zoning

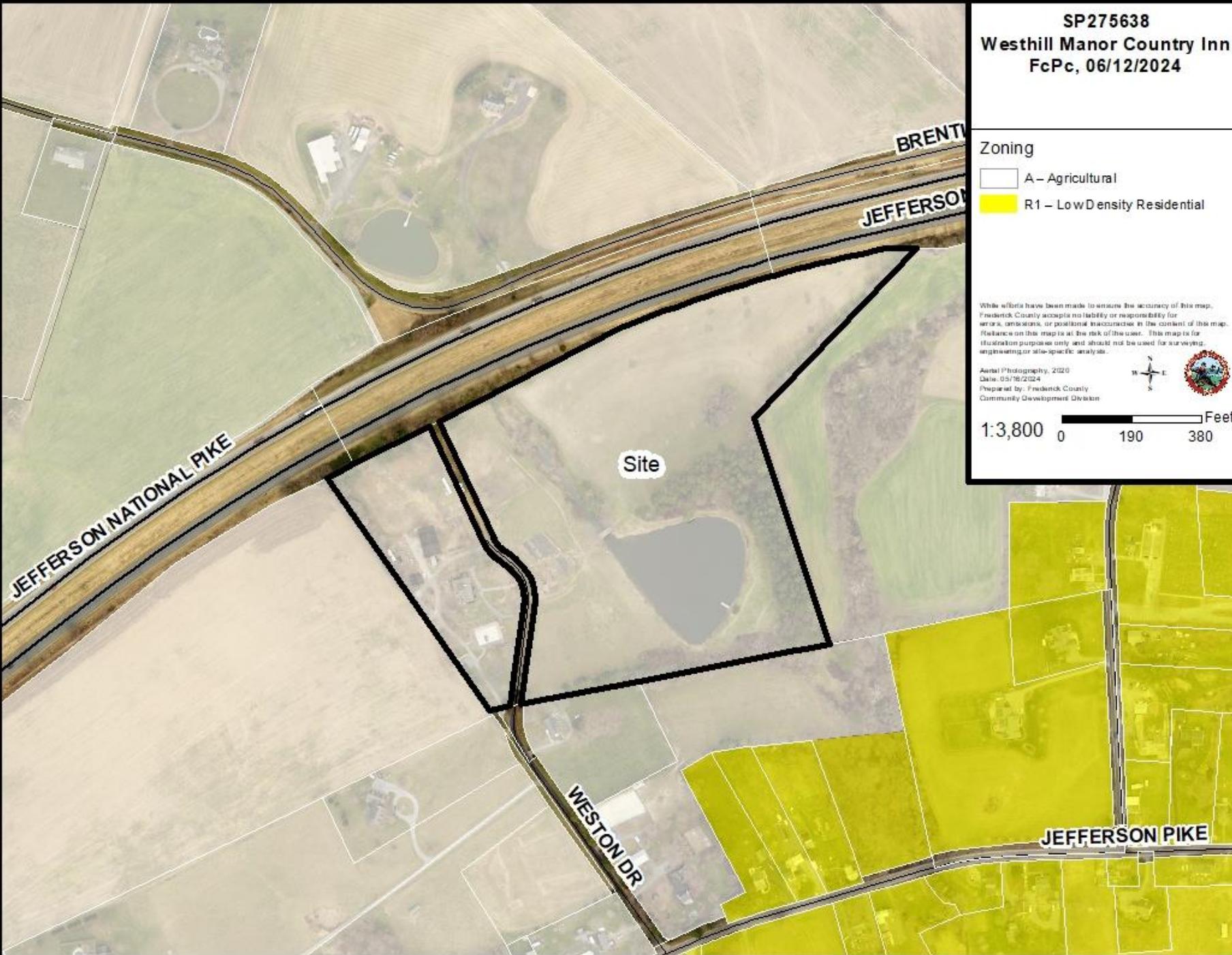
- A - Agricultural
- R1 - Low Density Residential

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Aerial Photography, 2020
Date: 05/16/2024
Prepared by: Frederick County
Community Development Division



1:3,800 0 190 380 Feet



Comprehensive Plan

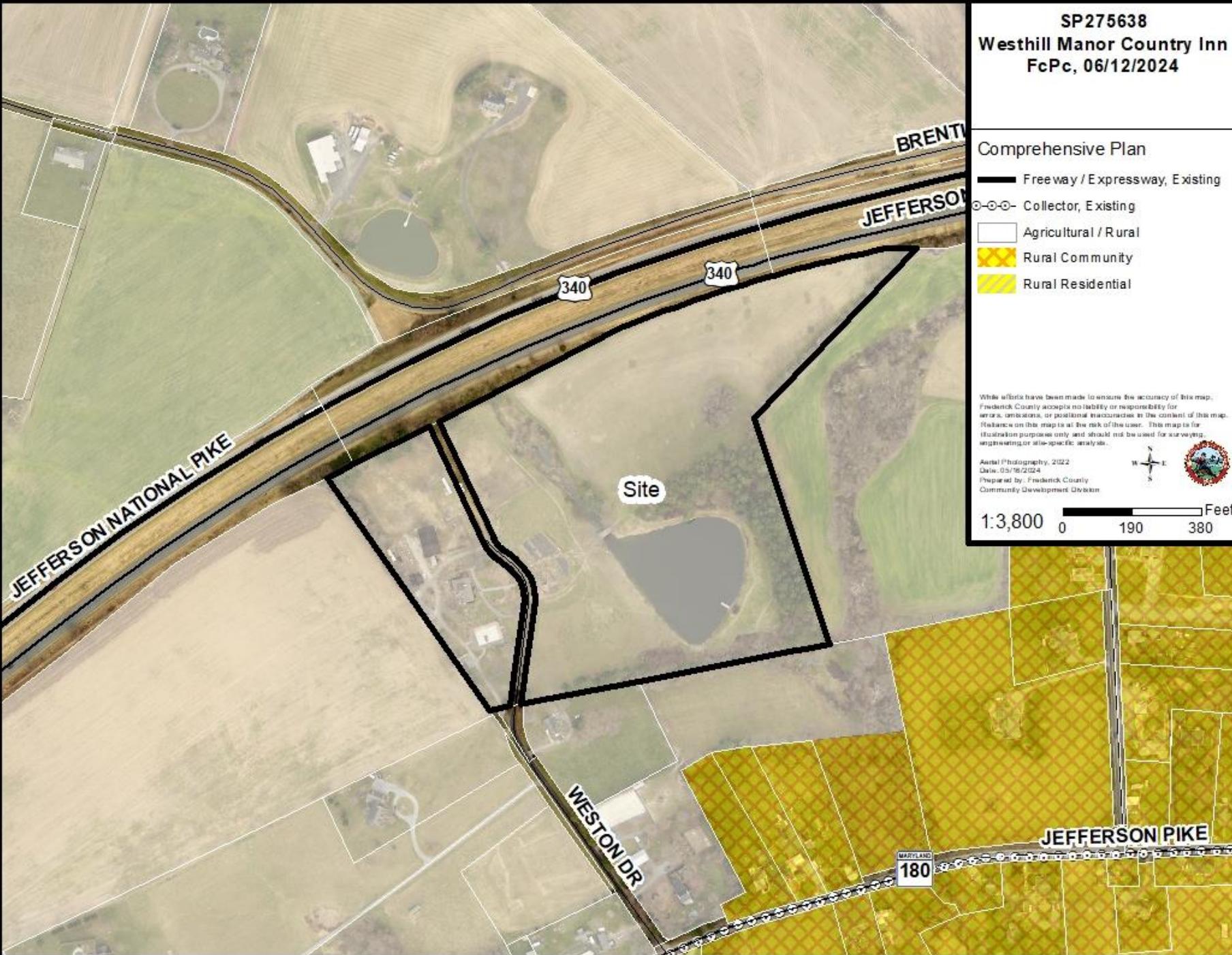
- Freeway / Expressway, Existing
- Collector, Existing
- Agricultural / Rural
- Rural Community
- Rural Residential

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Aerial Photography, 2022
Date: 05/18/2024
Prepared by: Frederick County
Community Development Division



1:3,800 0 190 380 Feet





WESTHILLS MANOR
COUNTRY INN

BOOK 15988 PAGE 50
SITUATED ON THE NORTH SIDE OF WESTON DRIVE
ELECTION DISTRICT NO. 12
FREDERICK COUNTY, MARYLAND

DPPS

CIVIL ENGINEERING ■ STRUCTURAL ENGINEERING
DIVERSIFIED PROJECT PLANNING SERVICES, LLC
5308 GOLD MINE ROAD ■ FREDERICK, MARYLAND 21701
(301)788-1842 ■ E-MAIL joltzing@joltzing.com

REVISIONS
ADDRESSED
ZONING & PLANNING
HEALTH DEPT.
- COUNTY
REVISED
- ADDRESSED
MENTS
INE 2023
DWN.
RND
" = 60'
FILE NO.
ELS MANOR

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 (valid through June 12, 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 Street Tree Modification Request to utilize existing tree lines and landscaping as an alternate landscape plan.

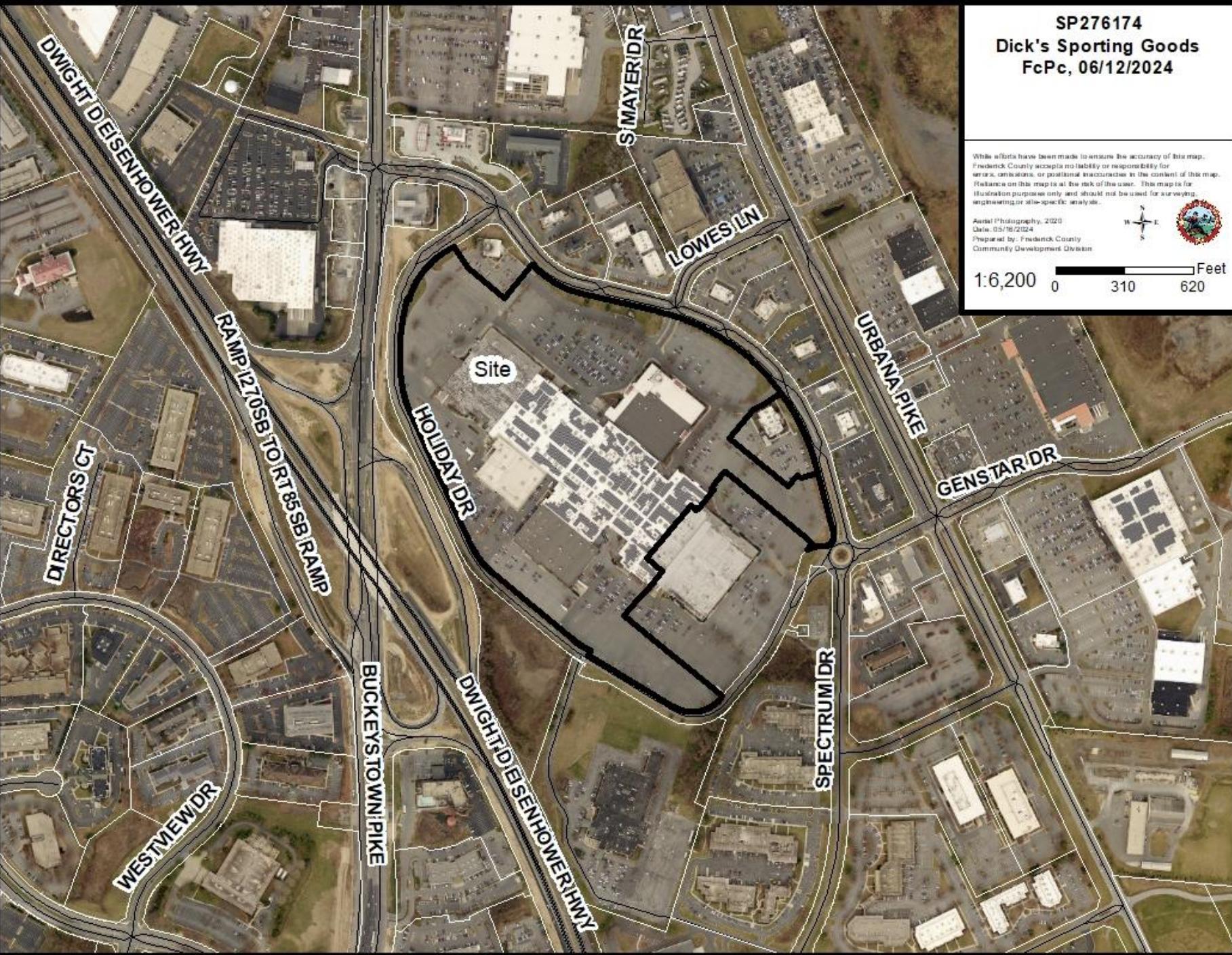
Staff-proposed conditions of approval:

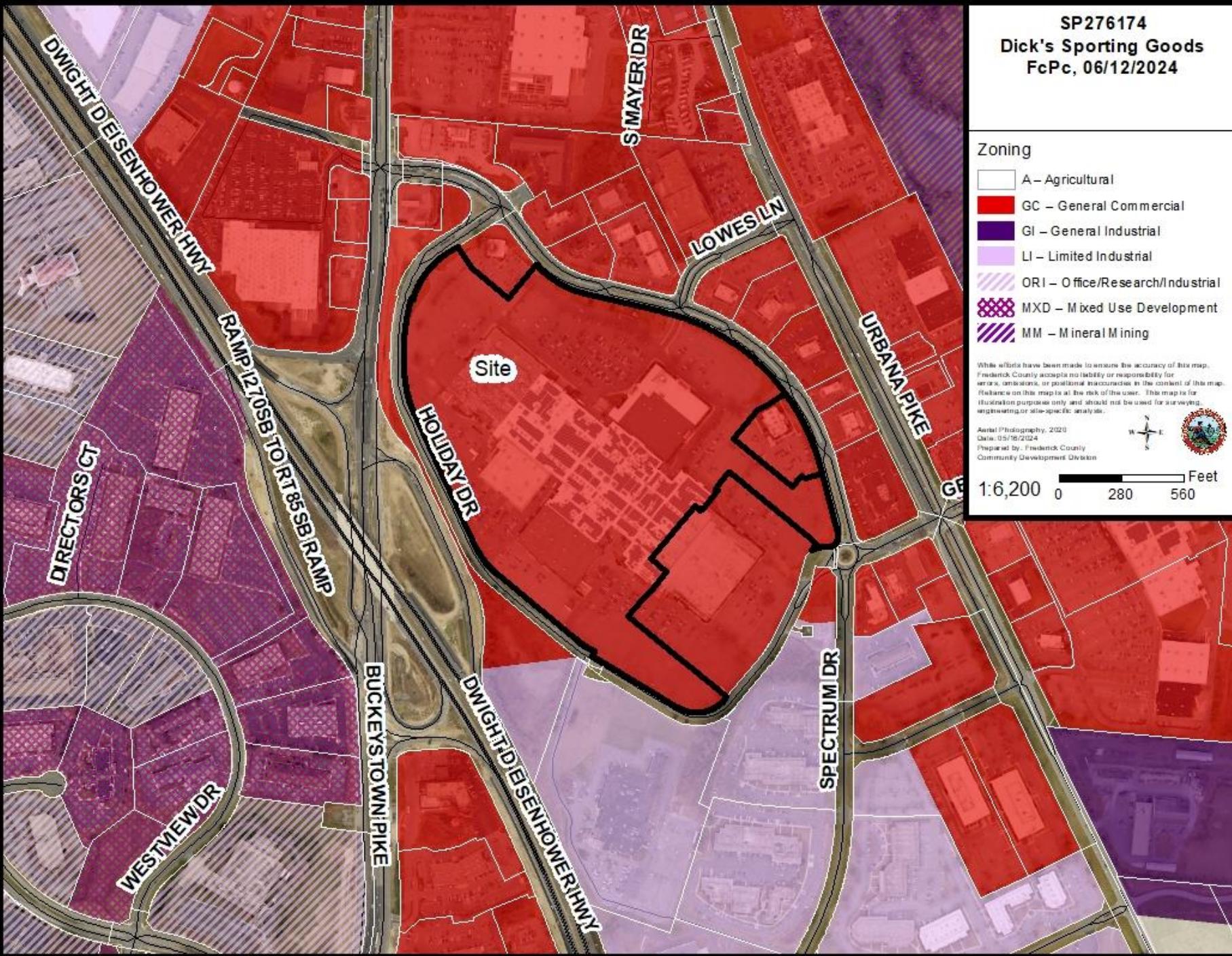
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. The Country Inn use must be established prior to utilizing the Site for events.
4. List and show all existing signage and provide the signage calculation to ensure that all existing signage meets code requirements.

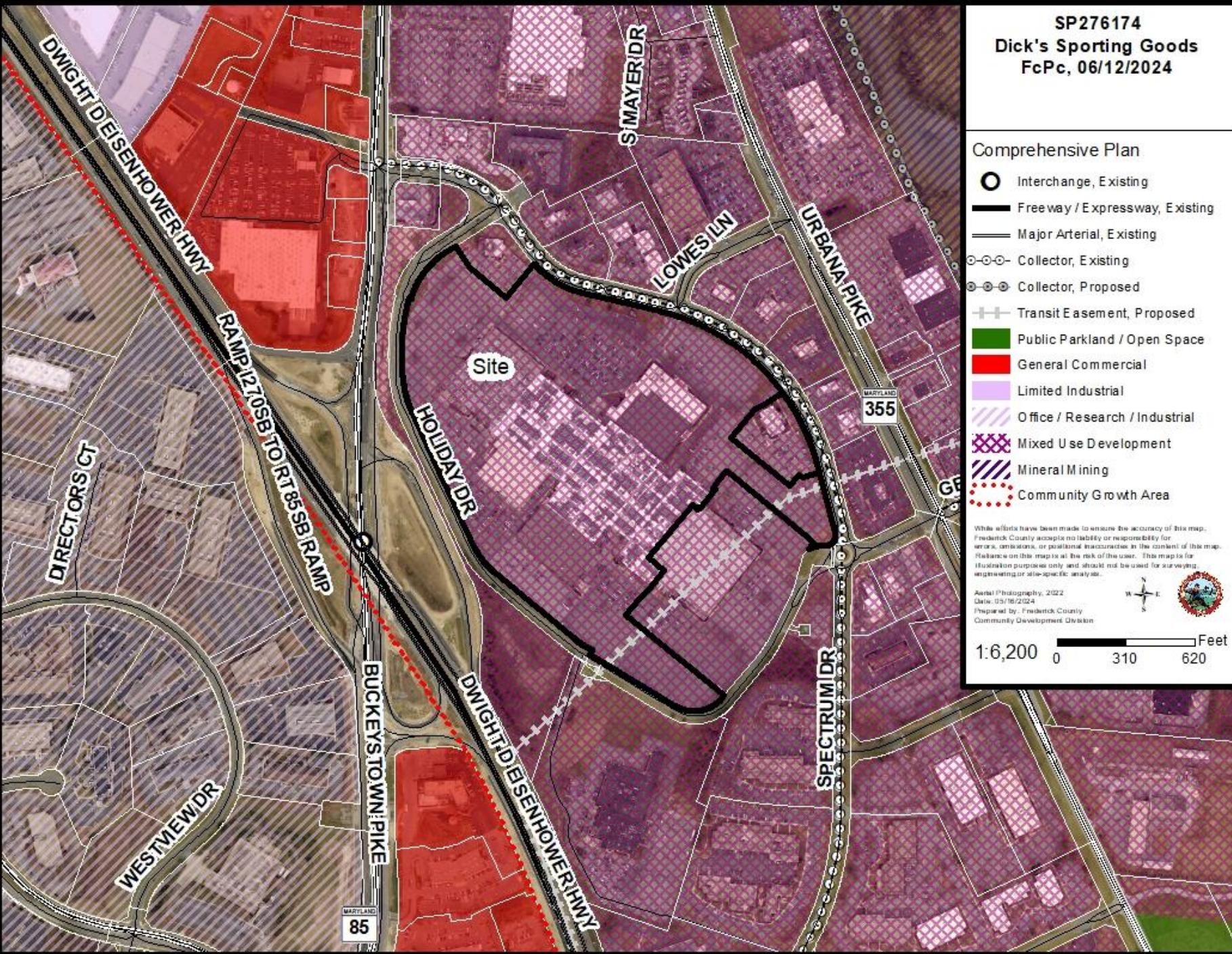
Dick's Sporting Goods

Site Plan

The Applicant is requesting Site Development Plan approval for an 18,513 sq ft outdoor athletic recreation area addition for a sports goods store use located on a 48.06-acre Site.







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 (valid through June 12, 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 requests from the Applicant:

1. Approval of a Parking Space Modification Request to allow for 3,235 parking spaces, or 164 fewer than the required 3,399 parking spaces for the entire development.
2. Approval of the modification of the 18-foot maximum height for light poles with a commercial use to allow 40-foot tall pole mounted lights for the outdoor recreation area addition.

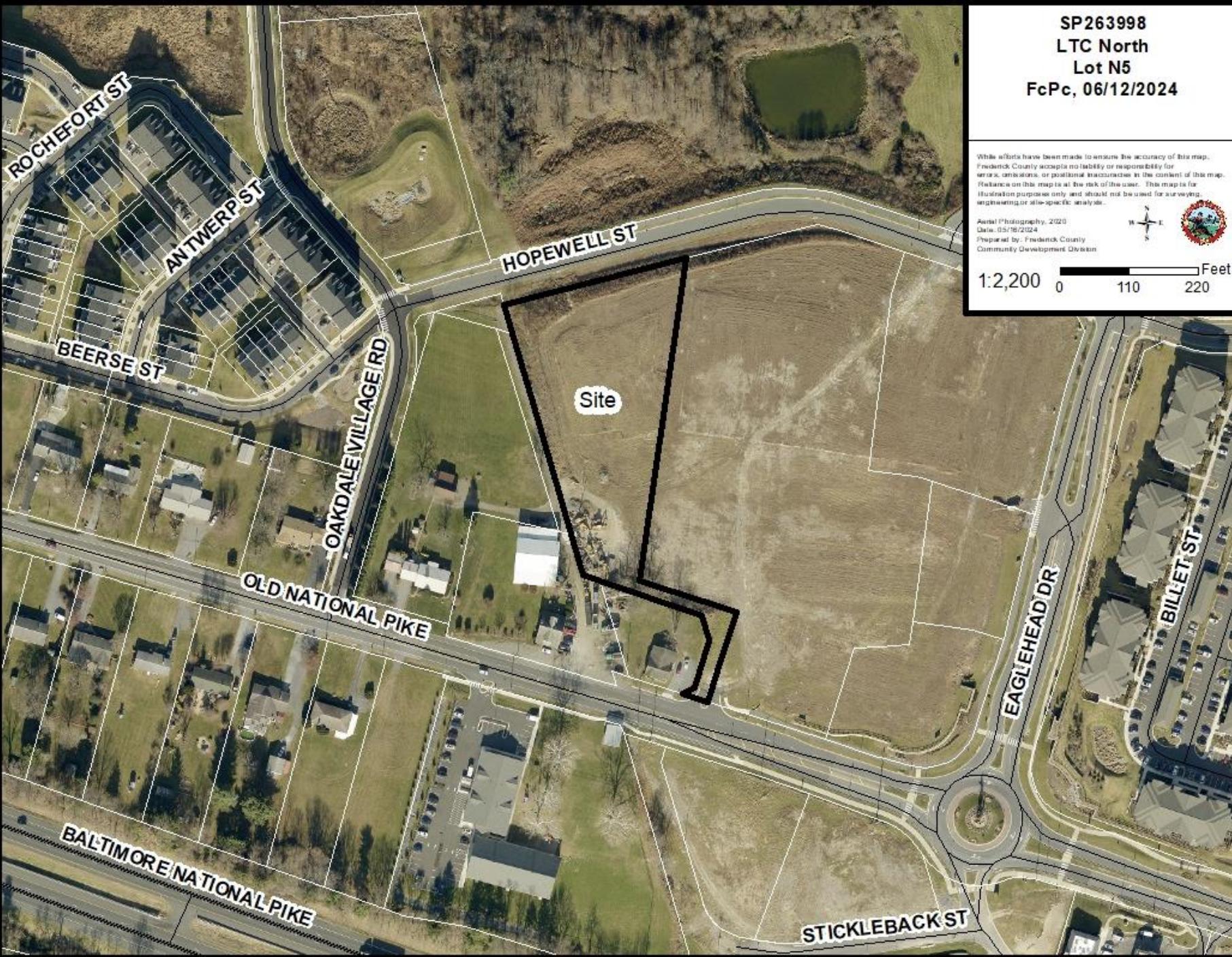
Staff-proposed conditions of approval:

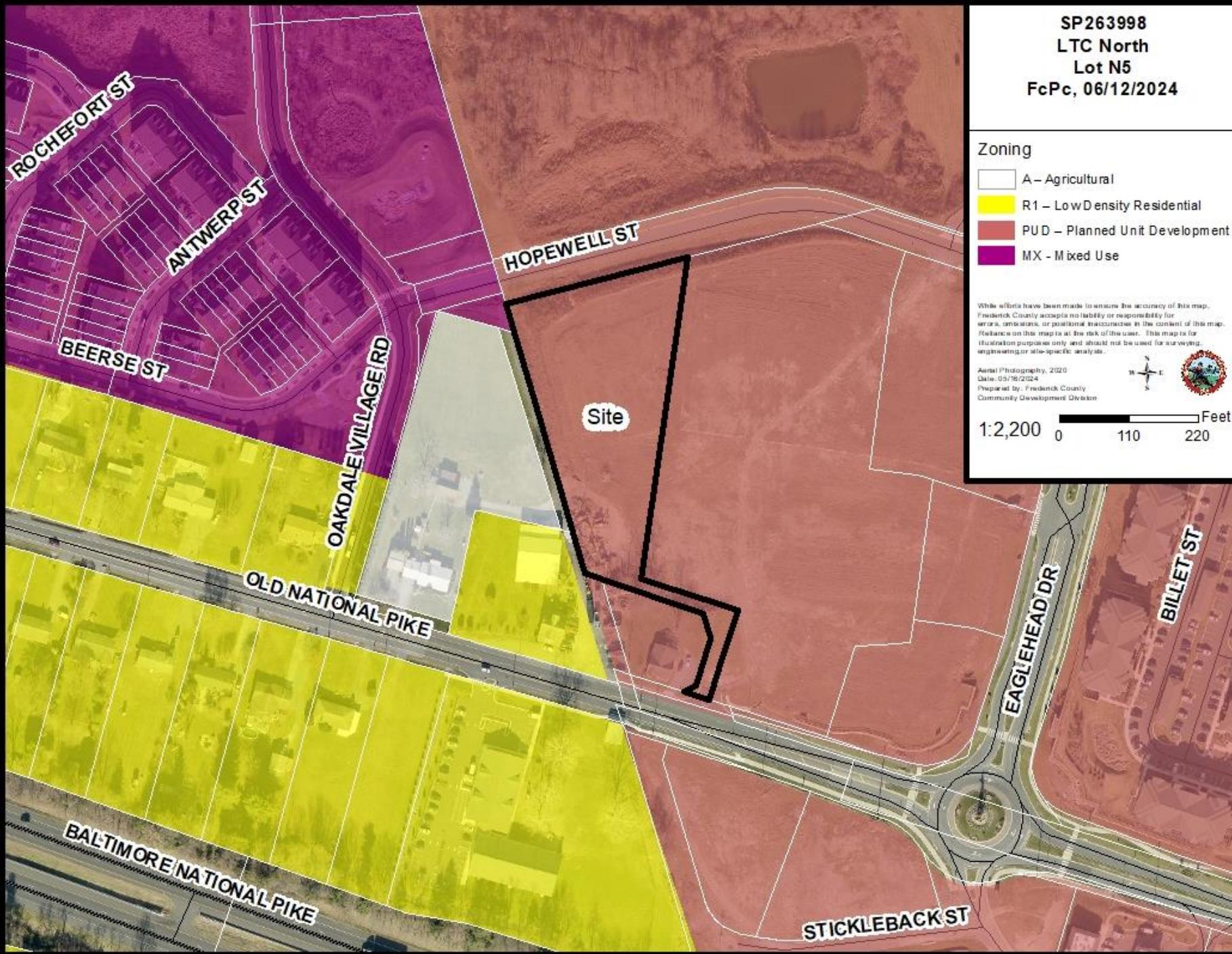
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

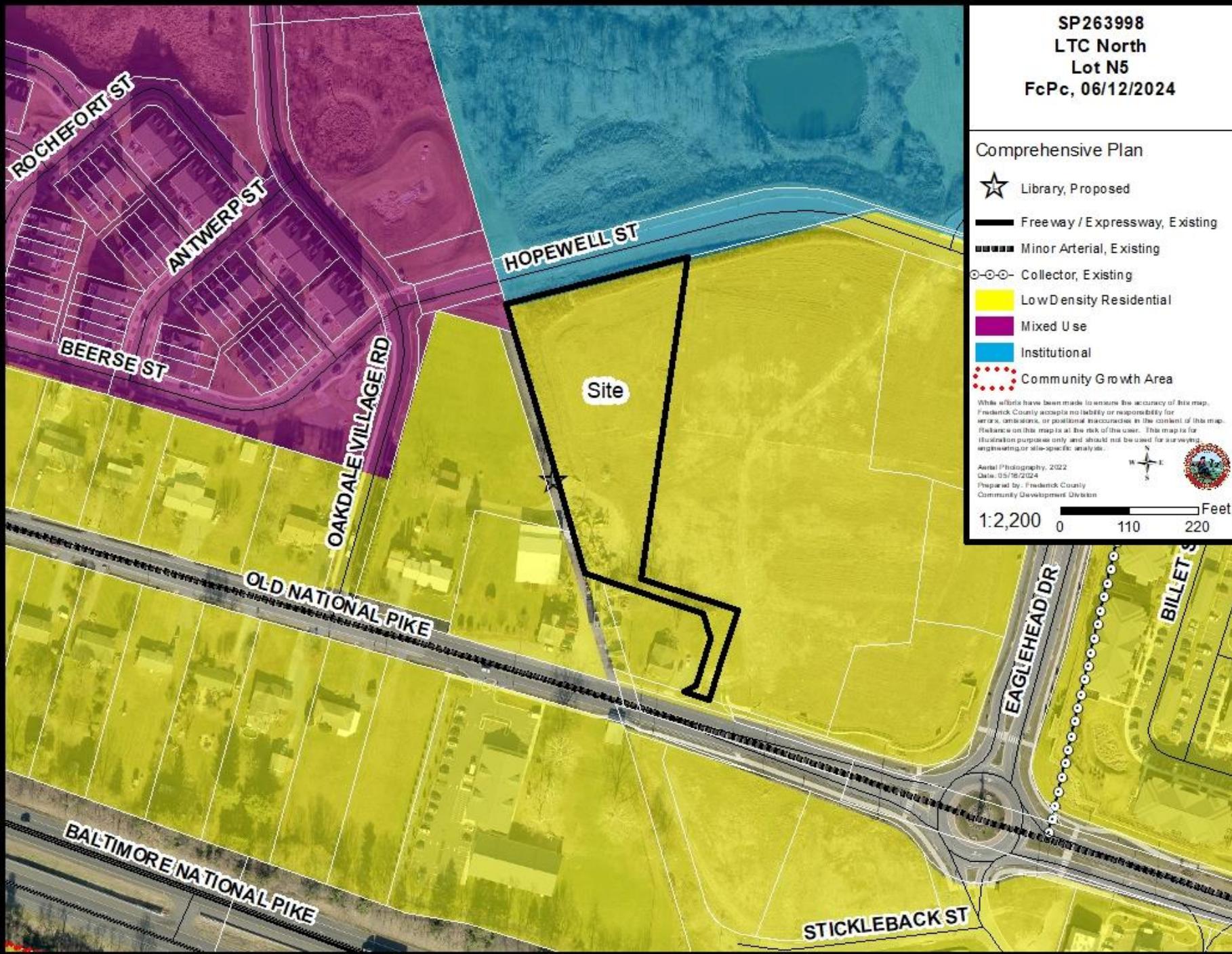
Linganore Town Center North Commercial – Lot N5

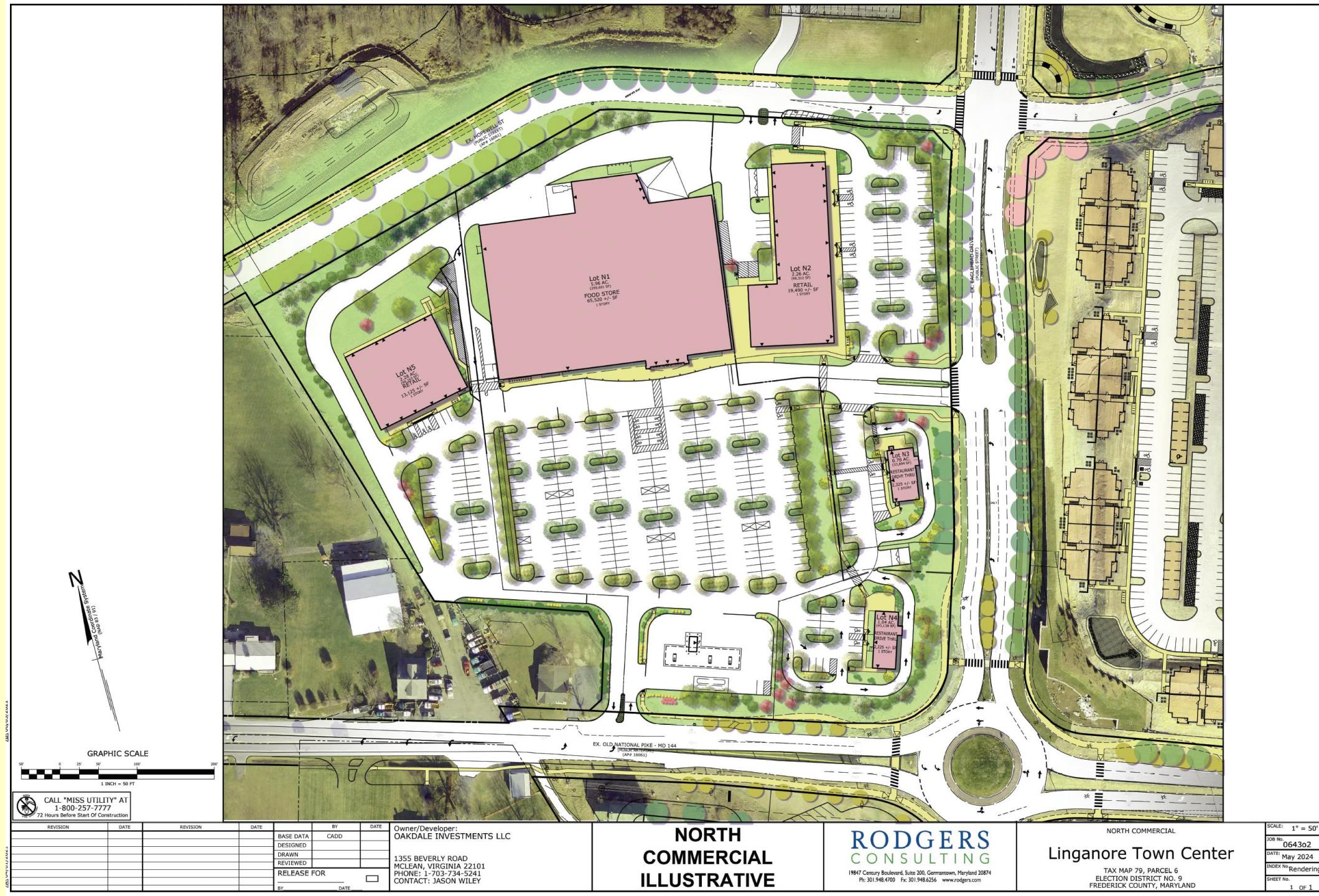
Site Plan

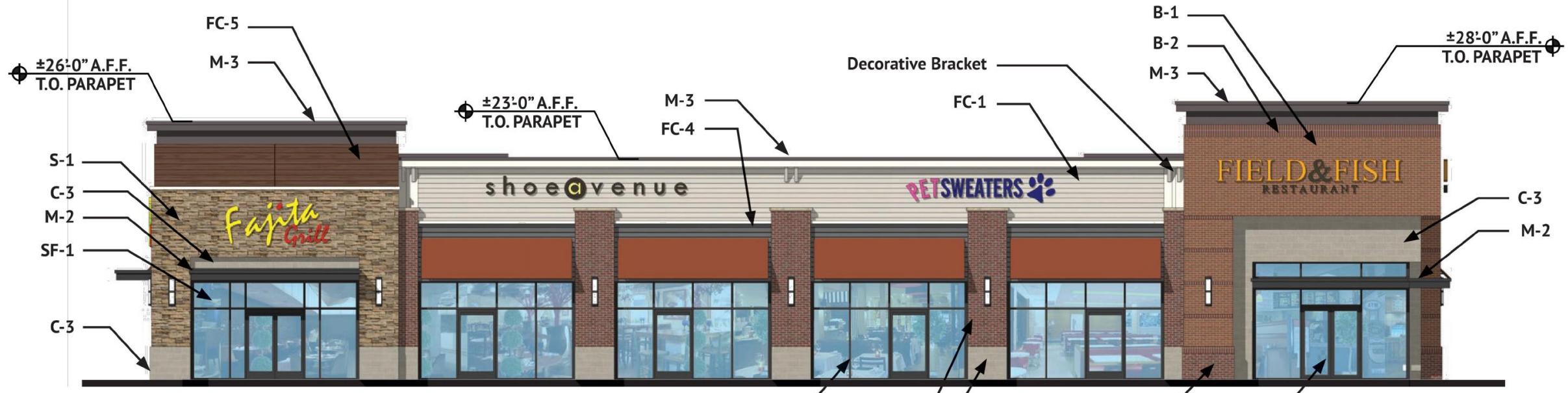
The Applicant is requesting Site Development Plan approval for a 13,125 sq. ft. building for a retail use located on a 2.28-acre Site.



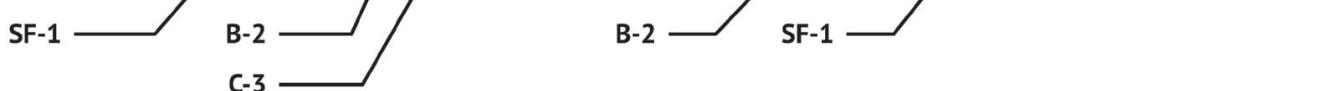




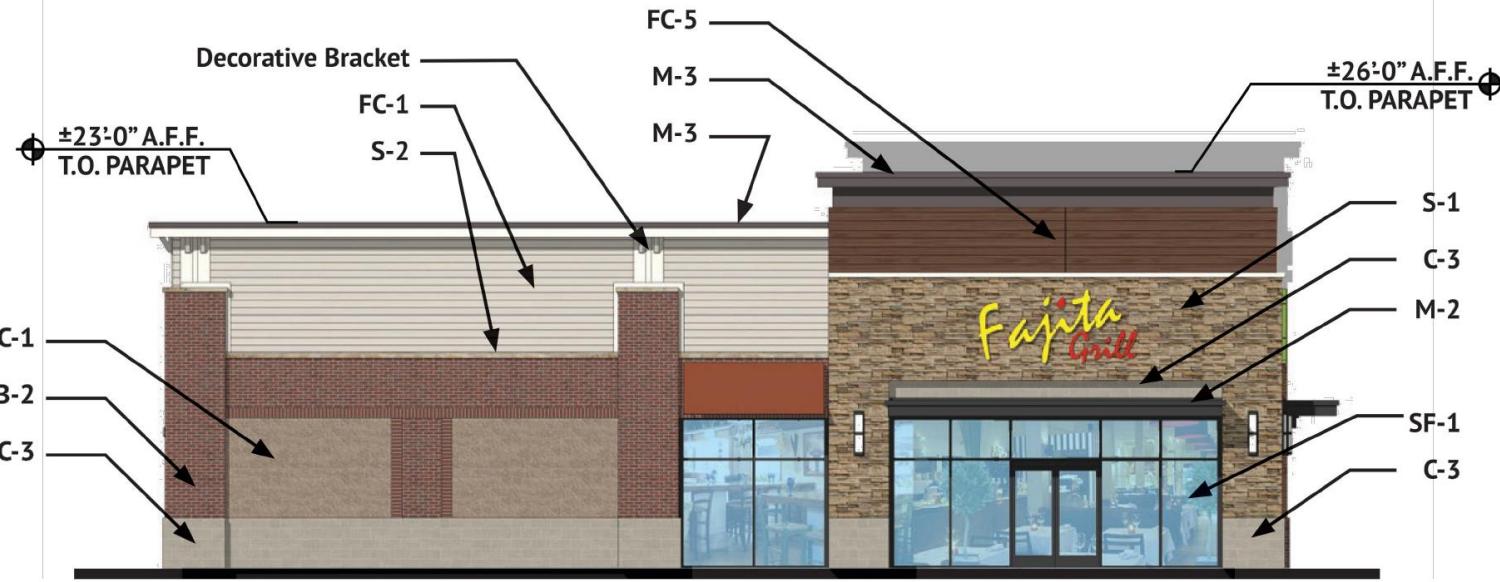




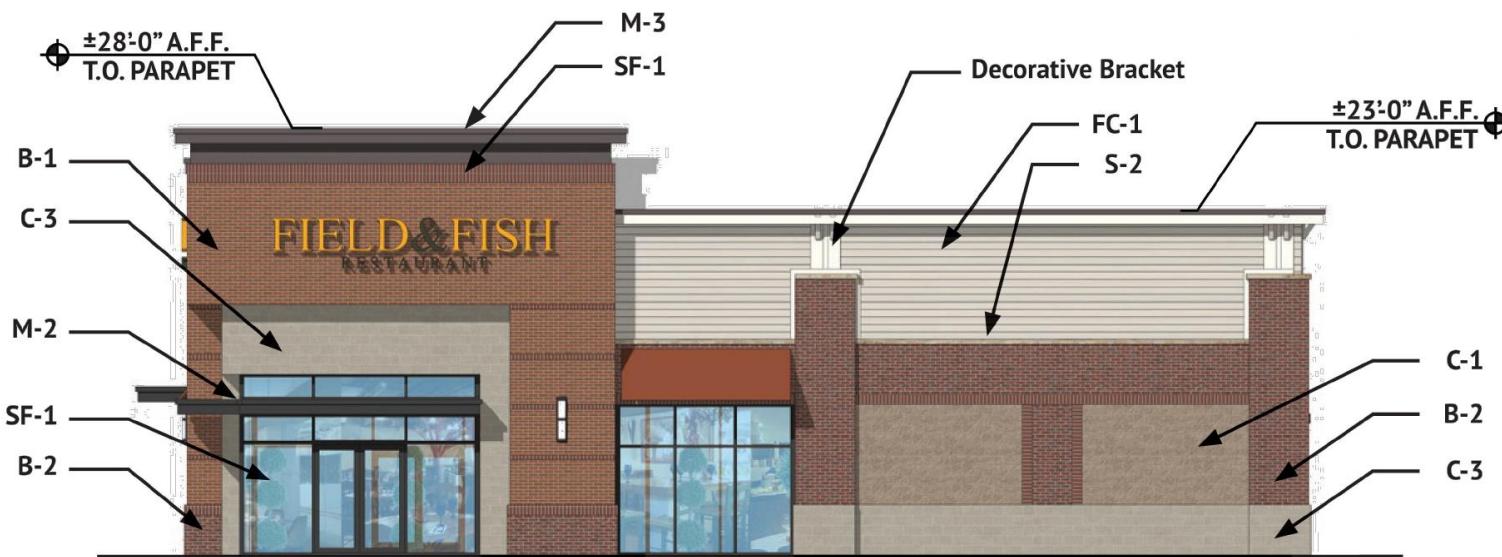
Lot N5 Retail Shops Building South Elevation



Lot N5 Retail Shops Building North Elevation



Lot N5 Retail Shops Building West Elevation



Lot N5 Retail Shops Building East Elevation

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Linganore Town Center North Commercial – Lot N5. 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 June 12, 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 modifications are granted and conditions met:

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

1. Approval of a Loading Space Modification Request to allow for two large loading spaces, or one more than the required one large loading space.
2. Approval of the modification of the 14-foot maximum height for light poles in a PUD Zoning district to allow 18-foot tall pole mounted lights.
3. Approval of the light spillage modification to allow for light values to exceed 0.5 footcandles at the internal property lines.
4. Approval of a street tree modification to allow for an alternative street tree planting design.
5. Approval of a site and building design modification to allow for an alternative site design to allow for parking to be located in the front of the building, due to the internal parking approved for the entire development.

Staff-proposed conditions of approval:

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