

# 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.



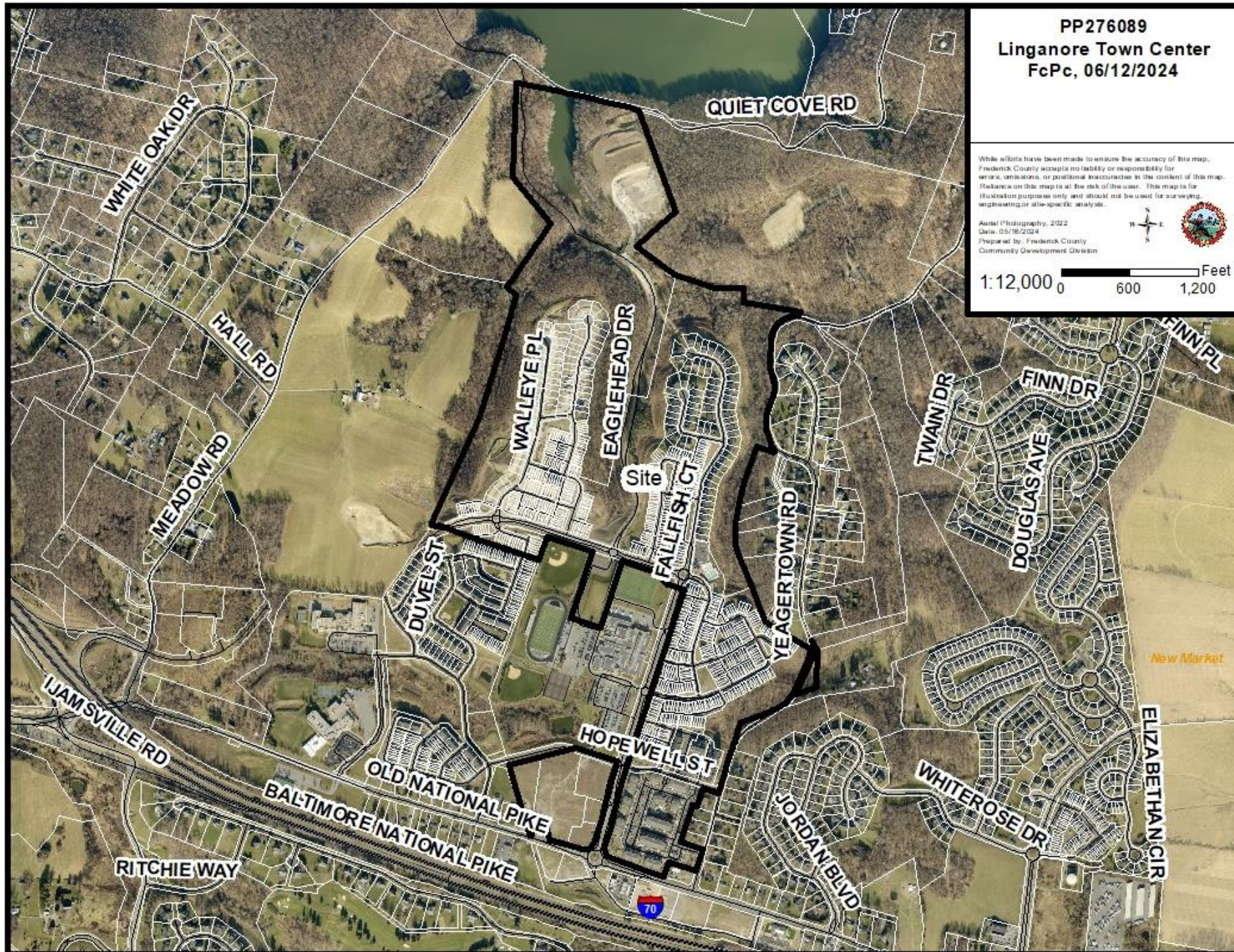
PP276089  
Linganore Town Center  
FcPc, 06/12/2024

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Aerial Photography, 2022  
Date: 05/02/2024  
Prepared by: Frederick County  
Community Development Division



1:12,000 0 600 1,200 Feet





PP276089  
Linganore Town Center  
FcPc, 06/12/2024

Zoning

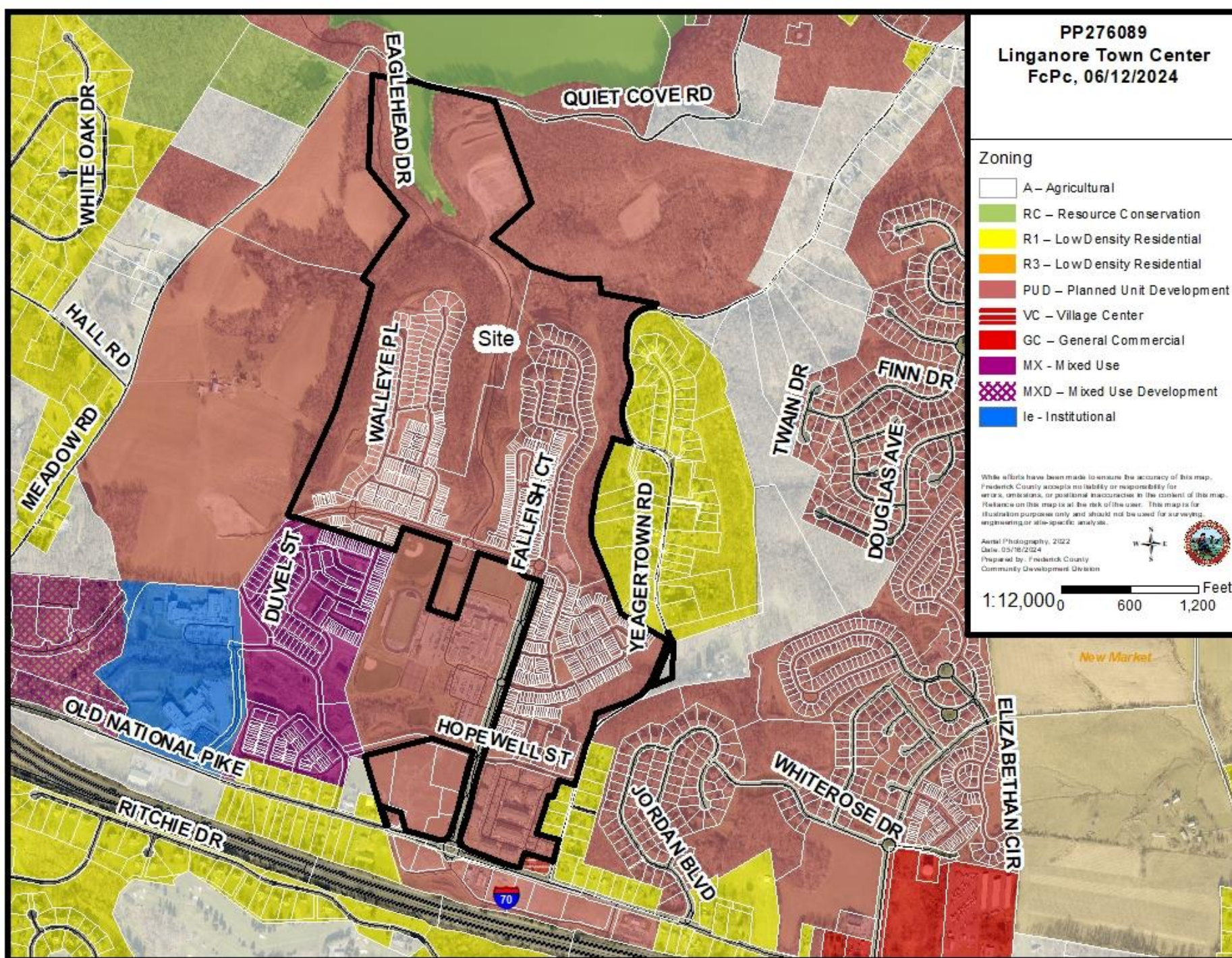
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  R3 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center
-  GC – General Commercial
-  MX – Mixed Use
-  MXD – Mixed Use Development
-  Ie – Institutional

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



1:12,000  Feet





PP276089  
Linganore Town Center  
FcPc, 06/12/2024

Comprehensive Plan

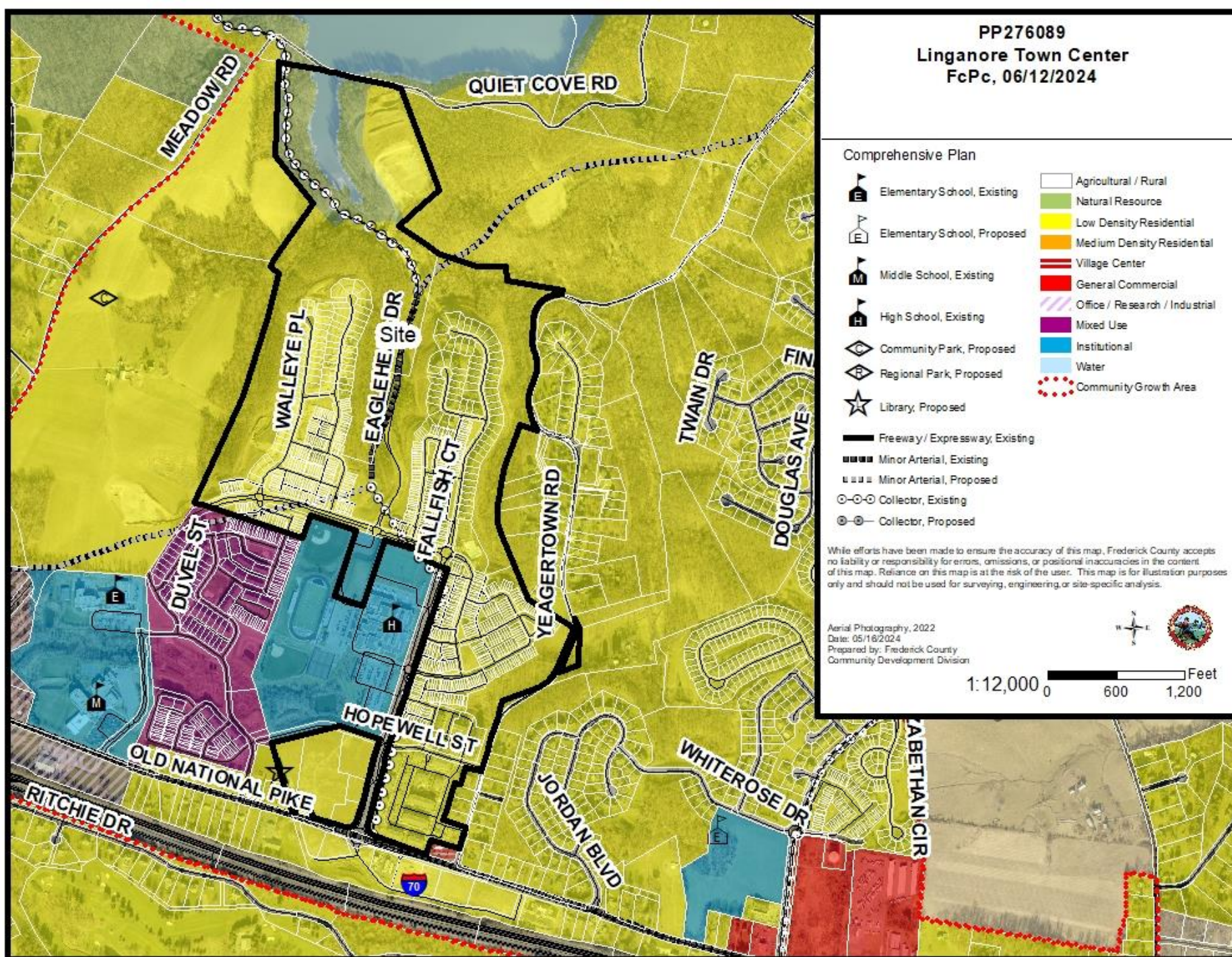
- |   |                                |   |                                |
|---|--------------------------------|---|--------------------------------|
|  | Elementary School, Existing    |  | Agricultural / Rural           |
|  | Elementary School, Proposed    |  | Natural Resource               |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

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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









# **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.



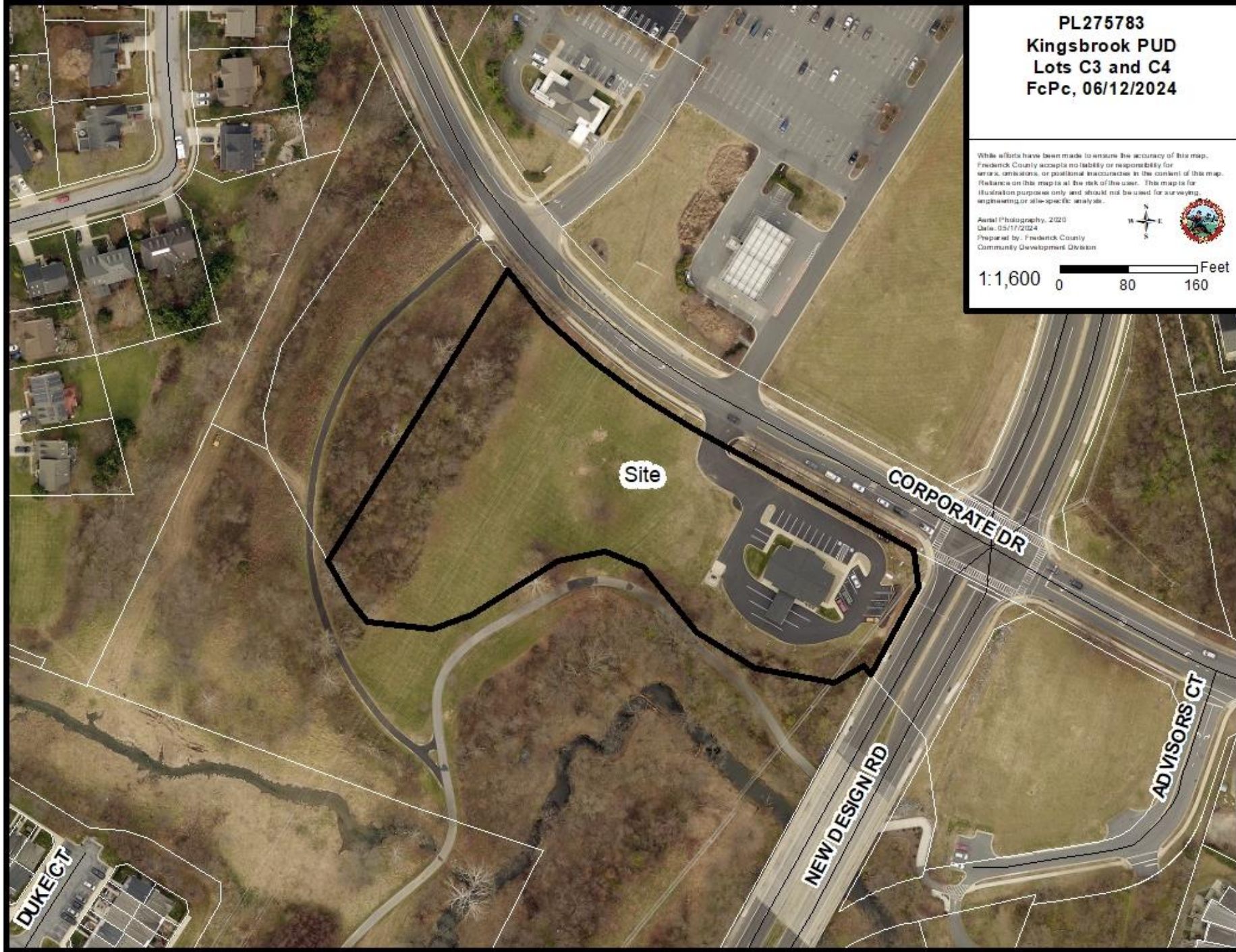
**PL275783**  
**Kingsbrook PUD**  
**Lots C3 and C4**  
**FcPc, 06/12/2024**

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Aerial Photography, 2020  
Date: 05/17/2024  
Prepared by: Frederick County  
Community Development Division






1:1,600 0 80 160 Feet





**PL275783**  
**Kingsbrook PUD**  
**Lots C3 and C4**  
**FcPc, 06/12/2024**

**Zoning**

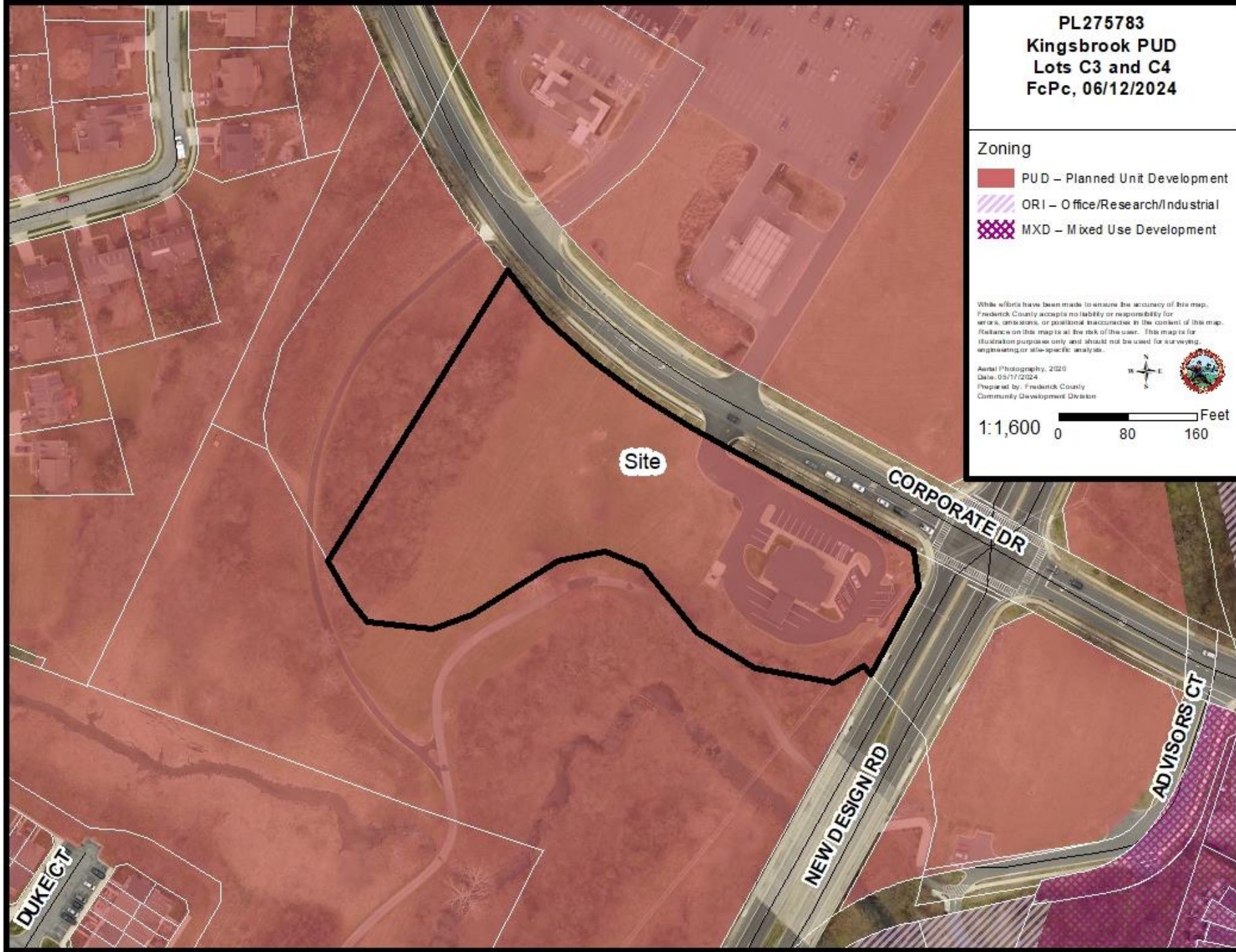
-  PUD – Planned Unit Development
-  ORI – Office/Research/Industrial
-  MXD – Mixed Use Development

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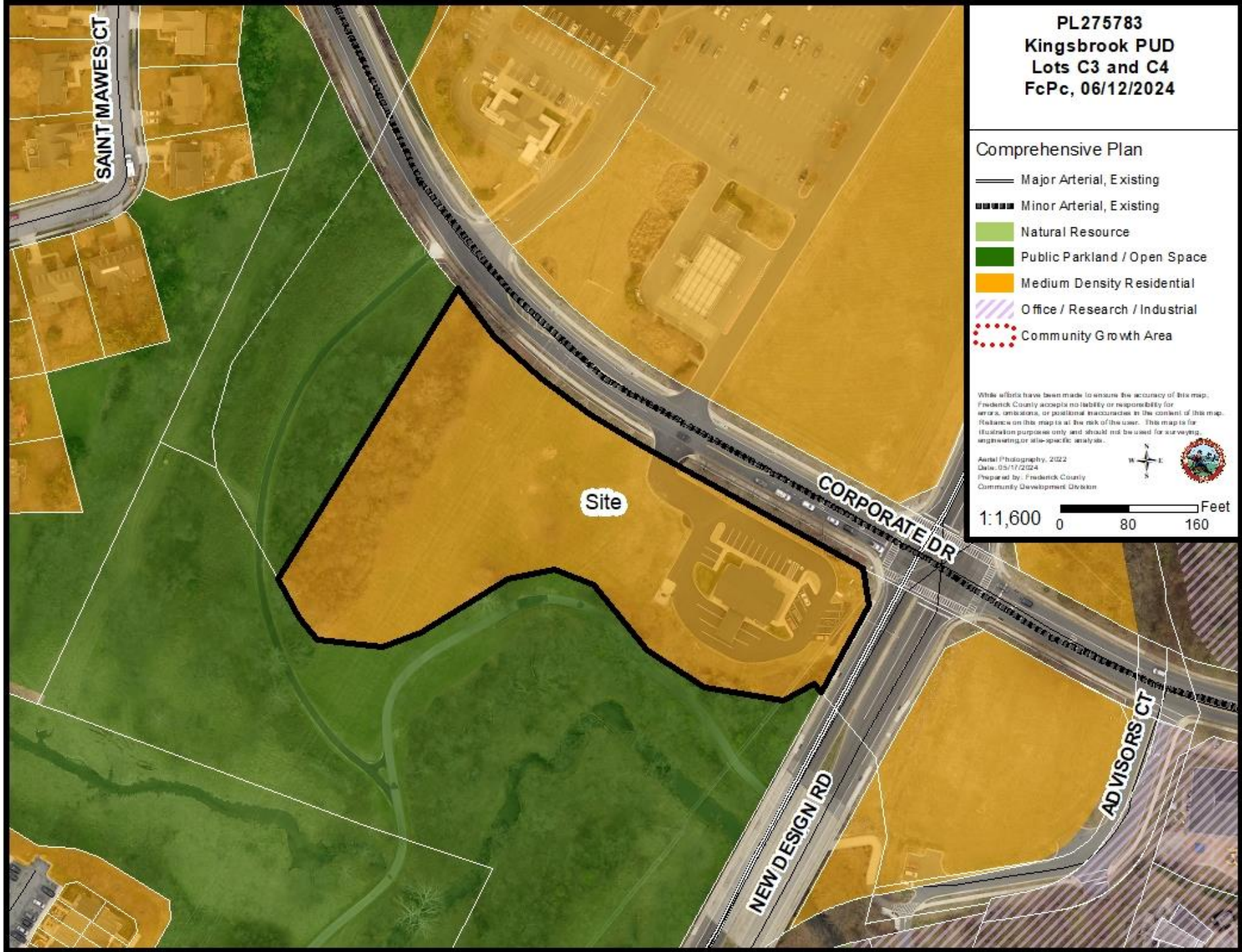
Aerial Photography, 2020  
Date: 05/17/2024  
Prepared by: Frederick County  
Community Development Division



1:1,600  Feet







PL275783  
Kingsbrook PUD  
Lots C3 and C4  
FcPc, 06/12/2024

Comprehensive Plan

- Major Arterial, Existing
- Minor Arterial, Existing
- Natural Resource
- Public Parkland / Open Space
- Medium Density Residential
- Office / Research / Industrial
- Community Growth Area

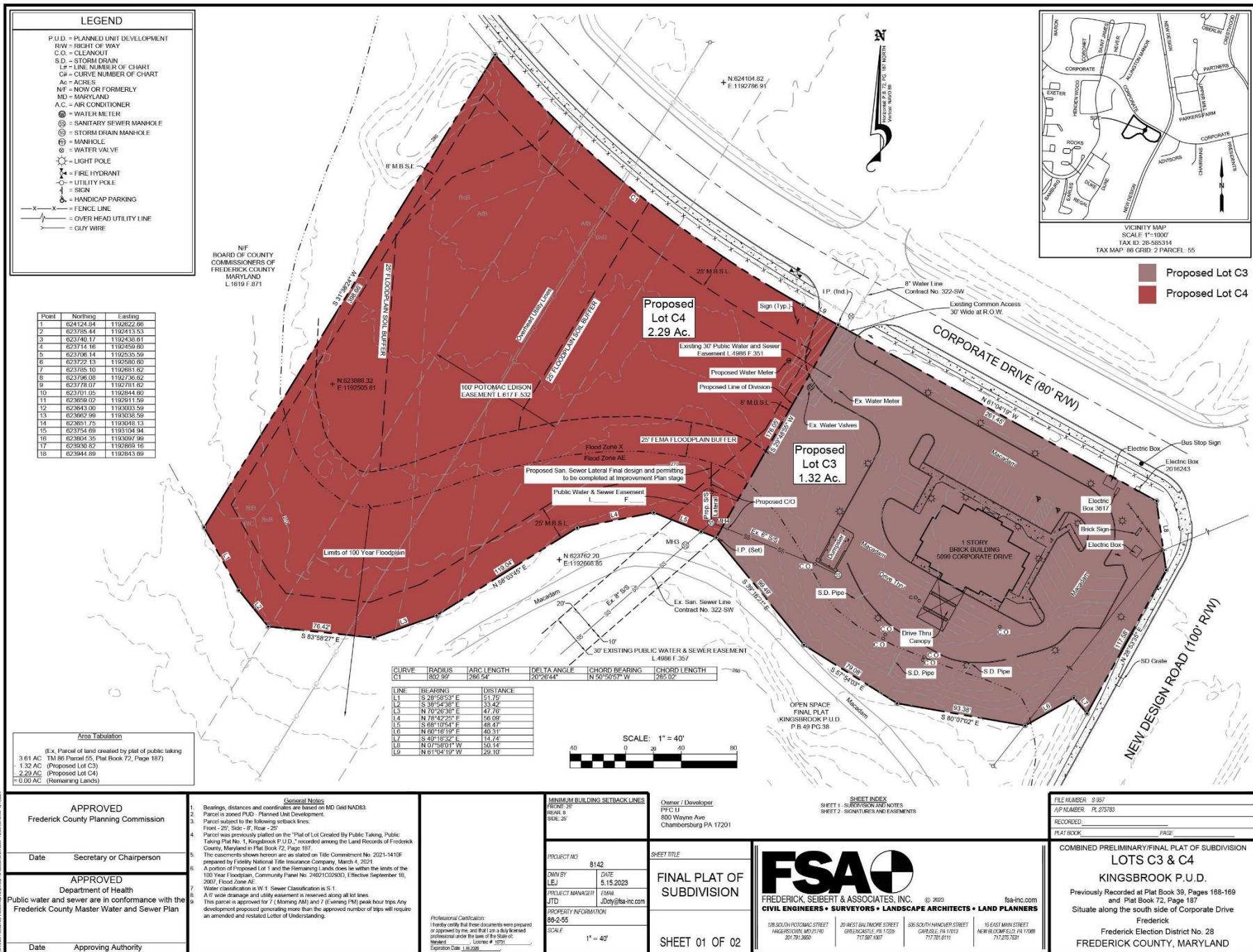
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Aerial Photography, 2022  
Date: 05/11/2024  
Prepared by: Frederick County  
Community Development Division



1:1,600 0 80 160 Feet







# **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".

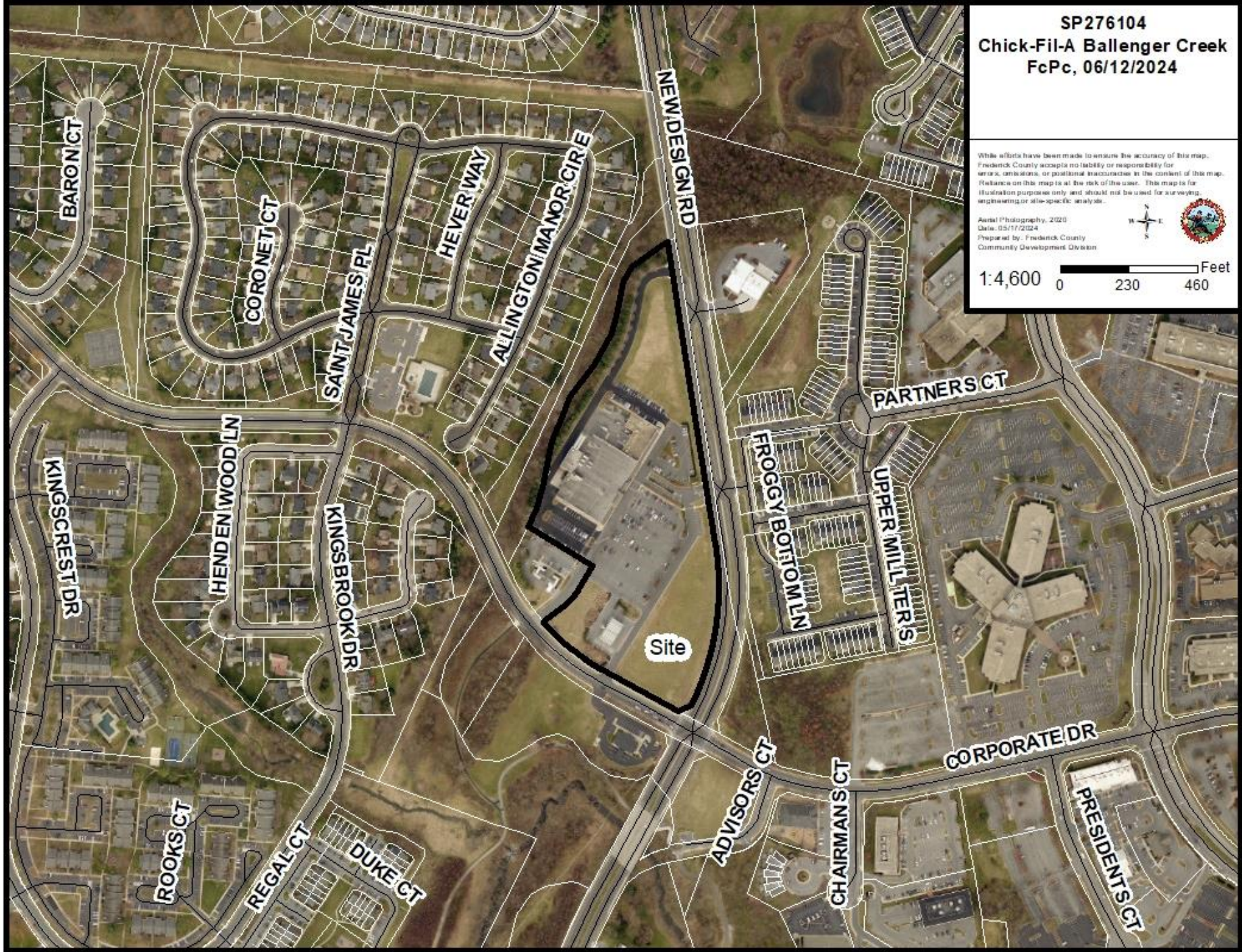


# *Chick-Fil-A Ballenger Creek*

## *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.





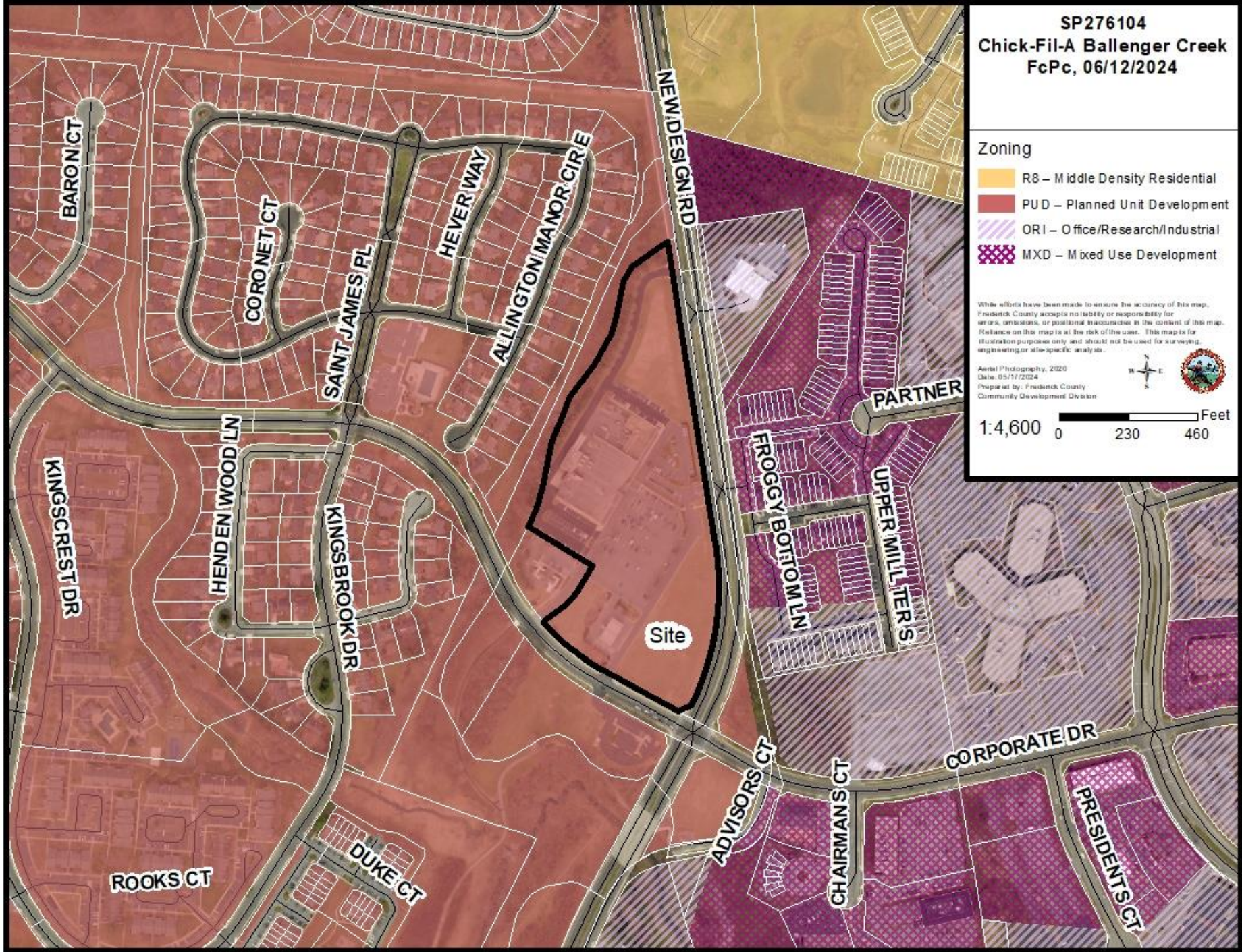
SP276104  
Chick-Fil-A Ballenger Creek  
FcPc, 06/12/2024

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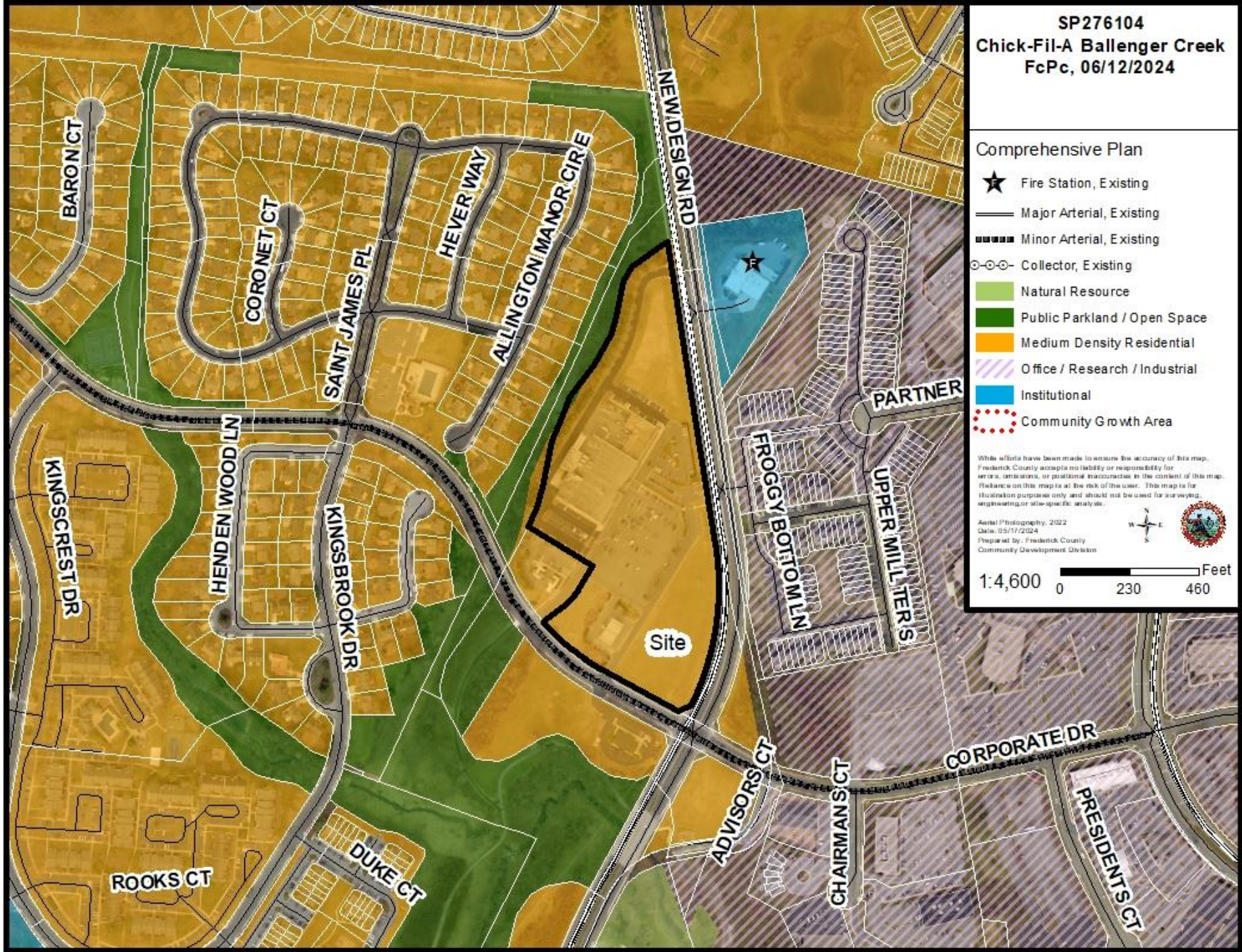
Aerial Photography, 2020  
Date: 05/17/2024  
Prepared by: Frederick County  
Community Development Division

1:4,600 0 230 460 Feet













## CHICK-FIL-A BALLENGER CREEK

MDA220084.00



5/16/2024



KINGSBROOK CROSSING SHOPPING CENTER  
FREDERICK, MARYLAND

**BOHLER** //





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





1 EXTERIOR ELEVATION  
1" = 10'-0"



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

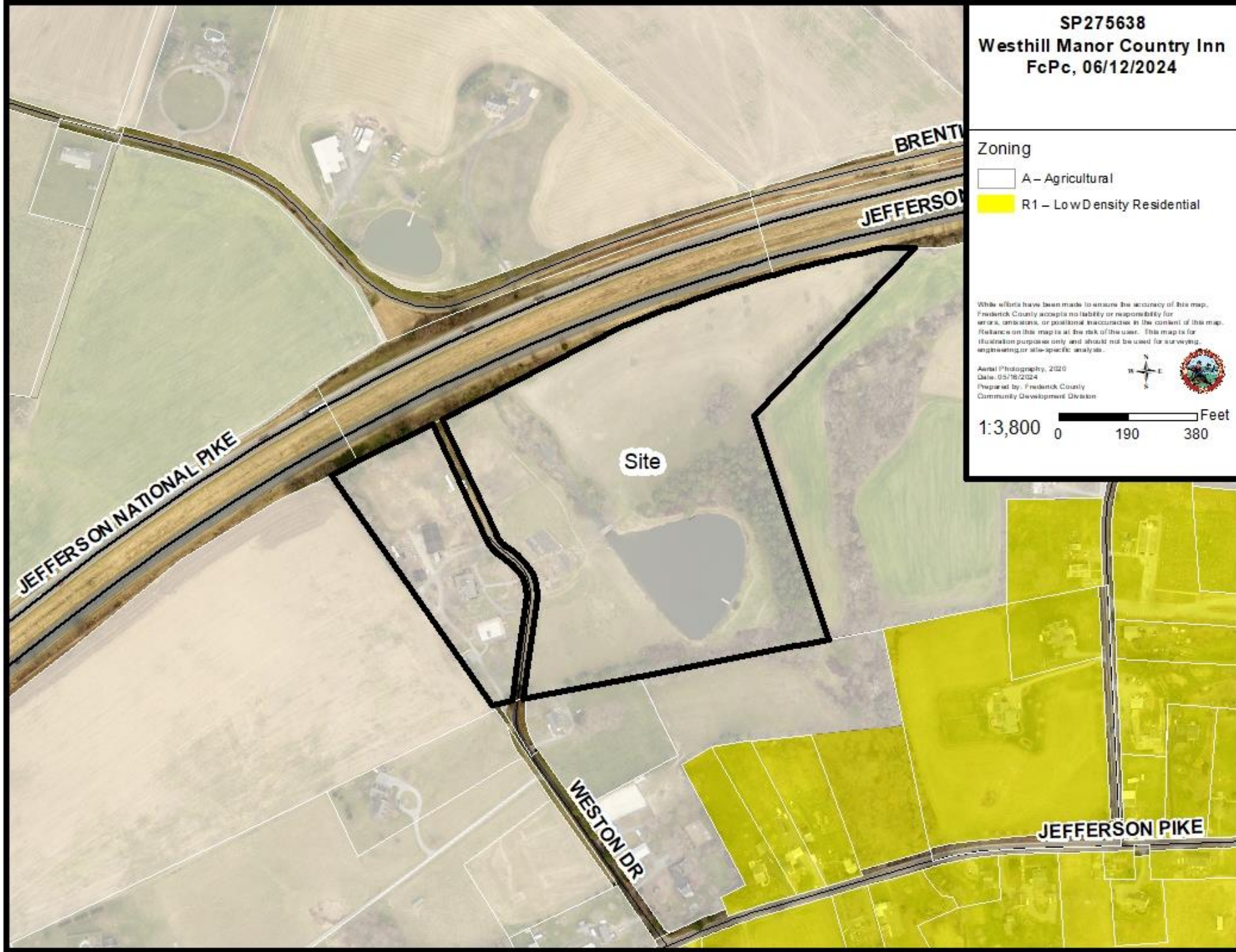
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Aerial Photography, 2020  
Date: 05/18/2024  
Prepared by: Frederick County  
Community Development Division



1:3,800 0 190 380 Feet





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

Zoning

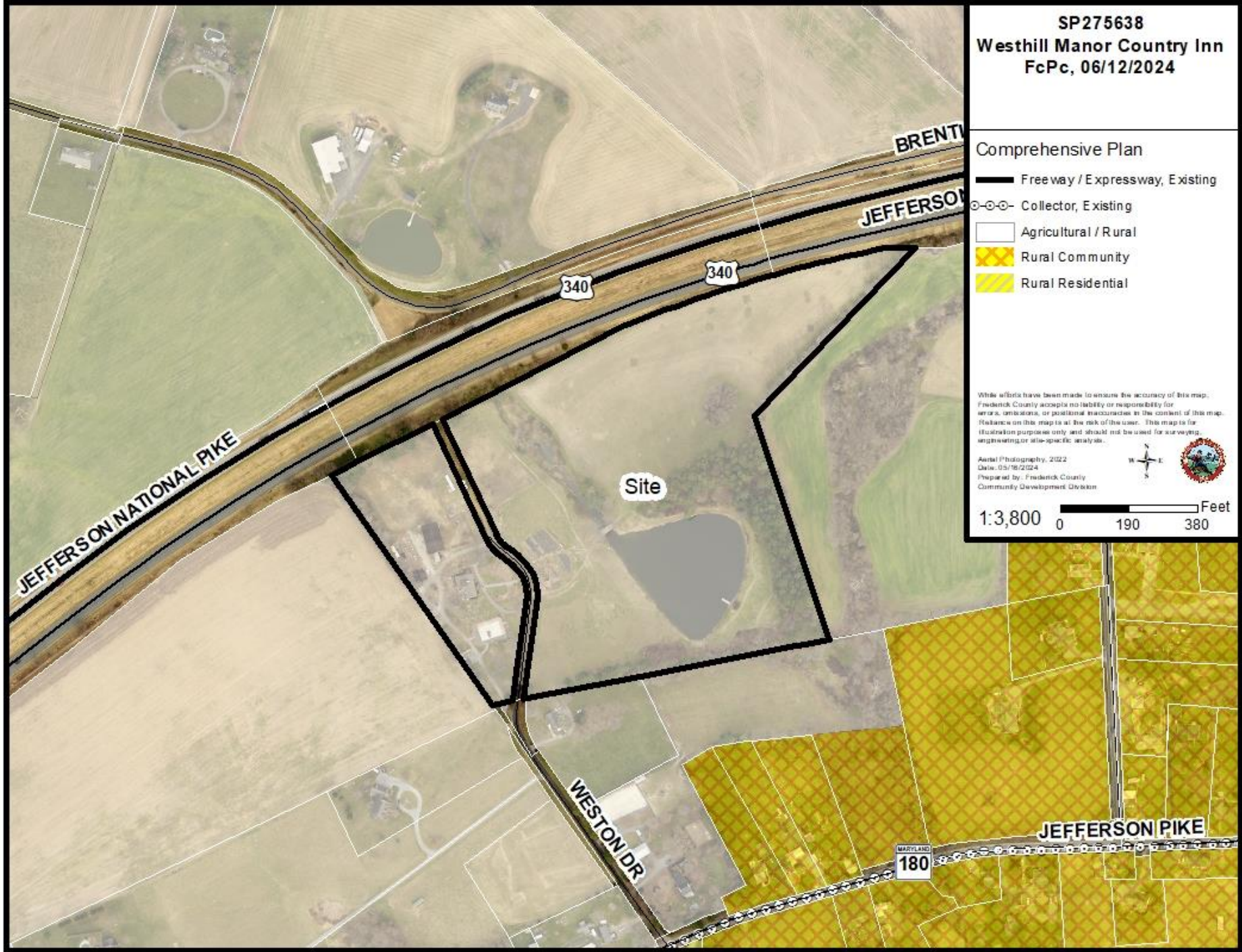
	A – Agricultural
	R1 – Low Density Residential

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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





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

Comprehensive Plan

- Free way / Expressway, Existing
- Collector, Existing
- Agricultural / Rural
- Rural Community
- Rural Residential

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Aerial Photography, 2022  
Date: 05/16/2024  
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Community Development Division



1:3,800 0 190 380 Feet







# **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.

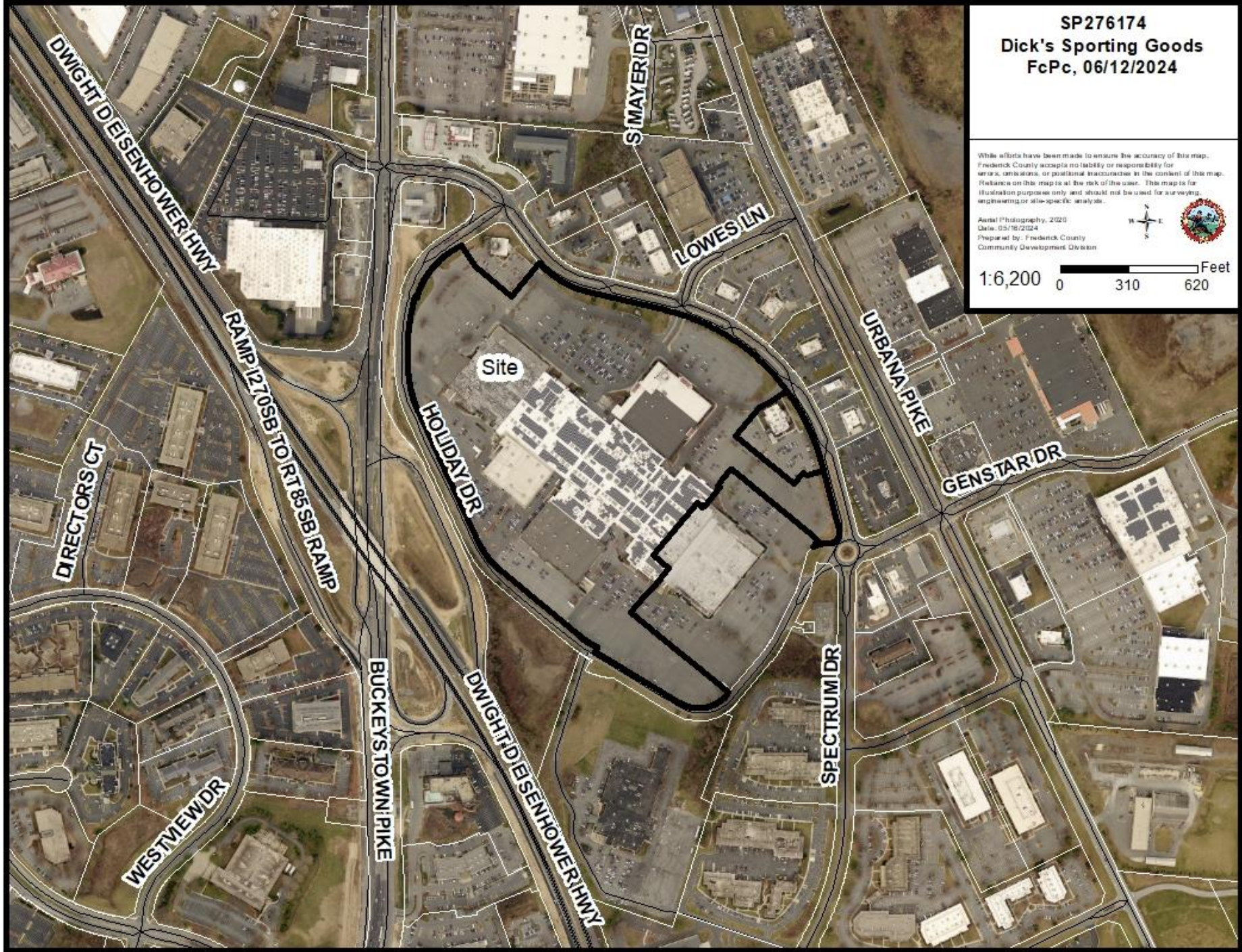


# ***Dick's Sporting Goods***

## *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.





SP276174  
Dick's Sporting Goods  
FcPc, 06/12/2024

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Aerial Photography, 2020  
Date: 05/07/2024  
Prepared by: Frederick County  
Community Development Division



1:6,200 0 310 620 Feet



SP276174  
Dick's Sporting Goods  
FcPc, 06/12/2024

Zoning

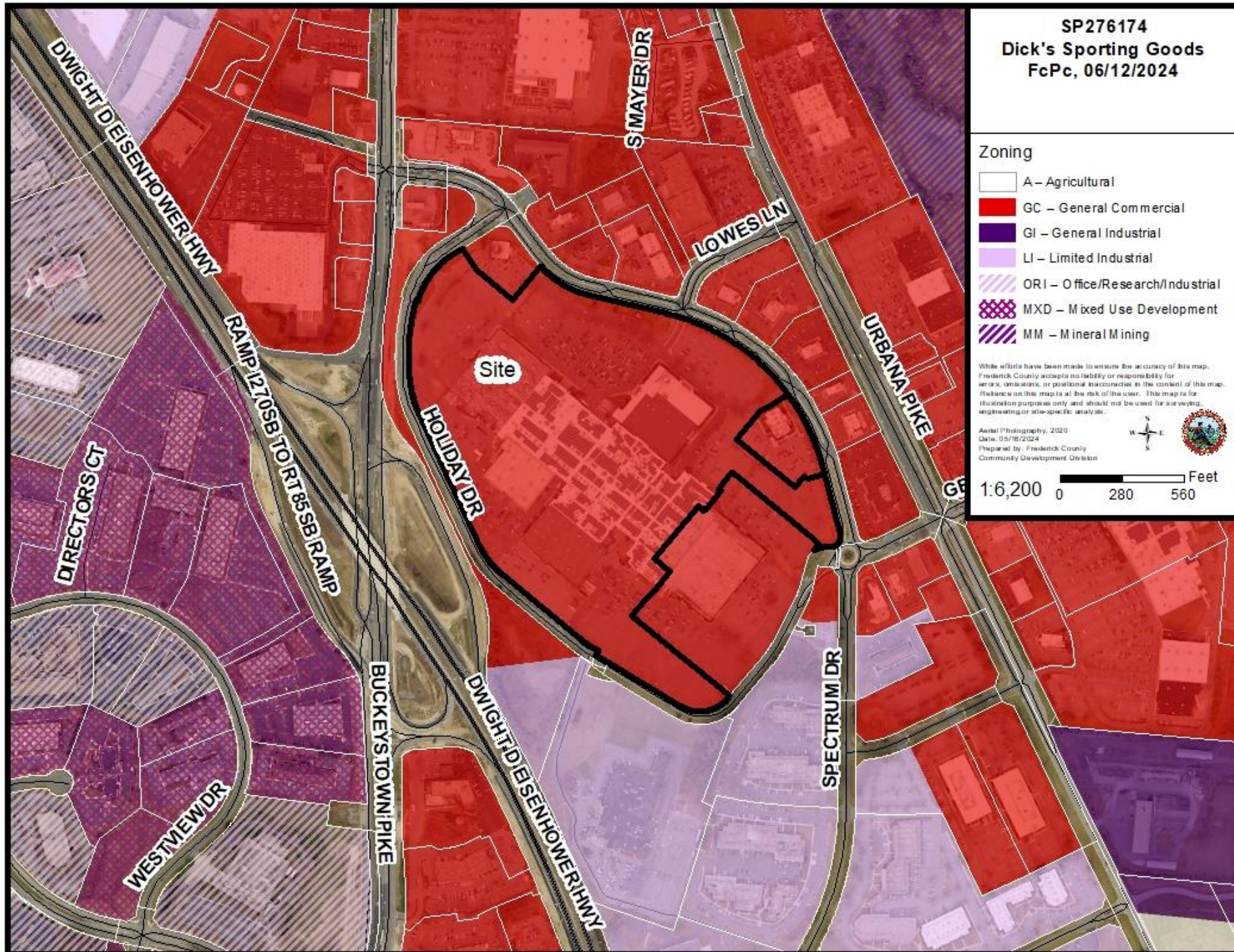
- A – Agricultural
- GC – General Commercial
- GI – General Industrial
- LI – Limited Industrial
- ORI – Office/Research/Industrial
- MXD – Mixed Use Development
- MM – Mineral Mining

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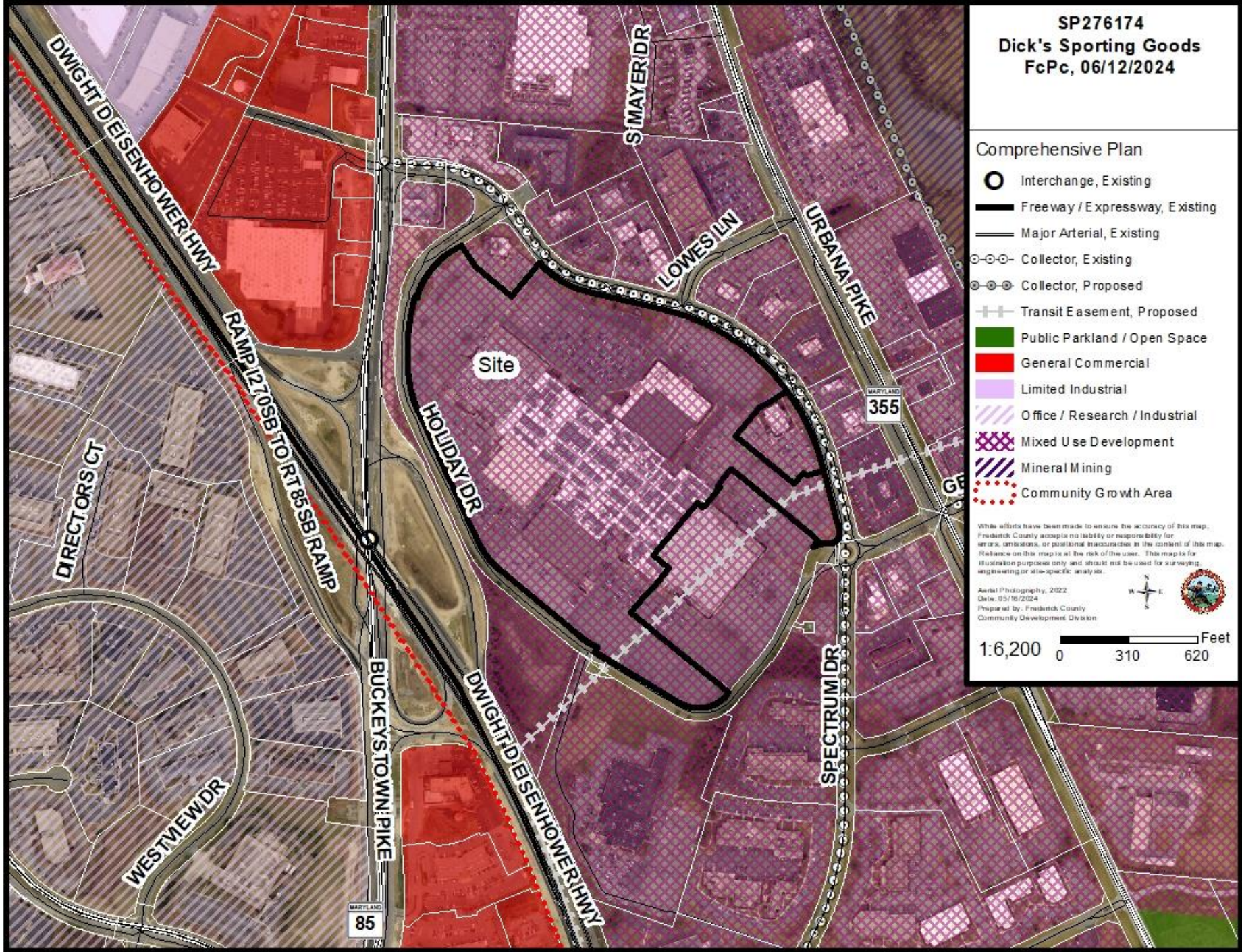
Aerial Photography, 2020  
Date: 05/16/2024  
Prepared by: Frederick County  
Community Development Division



1:6,200 0 280 560 Feet



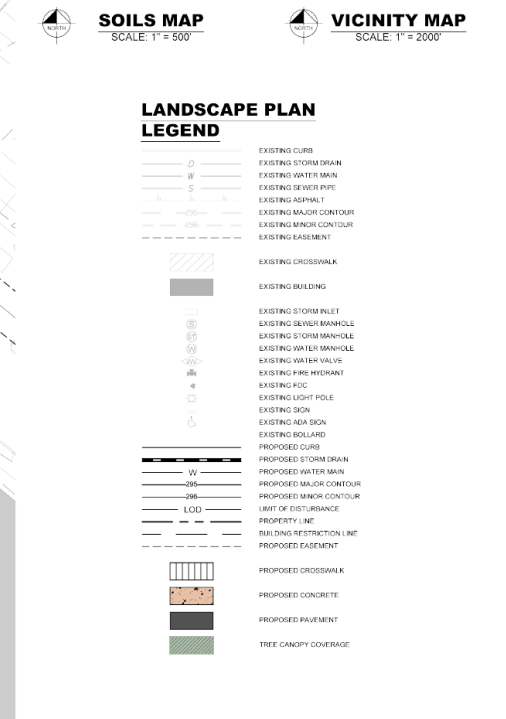
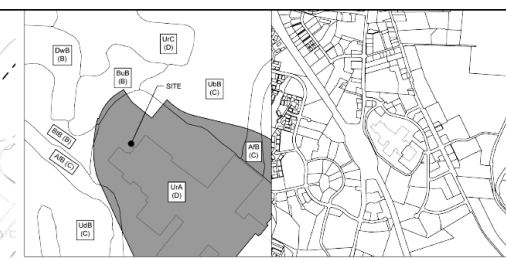






OWNER  
PR FINANCIAL LIMITED PARTNERSHIP  
1700 WILLEY MILL ROAD  
HAGERSTOWN, MD 21140

APPLICANT  
DICK'S SPORTING GOODS  
ATTN: BRIAN BACK  
345 COURT STREET  
COLUMBIA, PA 17508  
312-422-2133



LANDSCAPING REQUIREMENTS  
PER SECTION 1-19-6-400

(A) STREET TREES: STREET TREE REQUIREMENT HAS BEEN PROVIDED WITH PREVIOUS SITE PLAN APPROVALS

(B) LAND USE BUFFERING AND SCREENING: INTERNAL SITE REDEVELOPMENT WORK MORE THAN 100 FT AWAY FROM PROPERTY OR R.O.W. LINE, BUFFERING AND SCREENING IS NOT REQUIRED AND HAS BEEN PROVIDED WITH PREVIOUS SITE PLAN APPROVALS

(C) PARKING AREA BUFFERING AND SCREENING: NO ADDITIONAL PARKING PROPOSED AND INTERNAL SITE REDEVELOPMENT WORK MORE THAN 100 FT AWAY FROM PROPERTY OR R.O.W. LINE, BUFFERING AND SCREENING IS NOT REQUIRED AND HAS BEEN PROVIDED WITH PREVIOUS SITE PLAN APPROVALS

(D) PARKING AREA LANDSCAPING: PARKING AREAS SHALL BE SEPARATED INTO BAYS WITH AN AVERAGE OF NO MORE THAN 10 PARKING SPACES. EACH BAY SHALL CONTAIN NO MORE THAN 10 CONTIGUOUS PARKING SPACES. BETWEEN OR AT THE END OF EACH BAY OF PARKING SPACES THERE SHALL BE A PLANTING AREA OF AT LEAST 5' IN WIDTH. EACH PLANTING AREA SHALL CONTAIN 1 TREE AT LEAST 6' IN HEIGHT AT THE TIME OF PLANTING AND GROUND COVER CONTAINING AT LEAST 2 SHRUBS FOR EVERY 100 SQUARE FEET OF LANDSCAPE AREA. PLANTING AREA TREES SHALL BE PREDOMINANTLY DECIDUOUS AND PROVIDED AT LEAST 20% CANOPY COVER AT MATURITY.

PARKING AREA = 47,755 SF  
CANOPY REQUIRED = 1,531 (32%)  
CANOPY PROVIDED = 1,880 (32%)

FILE # SP74.61  
APP # SP275174

TYPE 1 SITE PLAN  
FOR  
DICK'S SPORTING GOODS - FREDERICK  
SITUATED ON SPECTRUM ROAD  
ELECTION DISTRICT NO 00-016  
FREDERICK COUNTY, MARYLAND

PLANT SCHEDULE							
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	NATIVE
TREES							
AR	4	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	AS SHOWN	2" - 2.5" CAL	B&B	YES
TA	7	TILIA AMERICANA	AMERICAN LINDEN	AS SHOWN	2" - 2.5" CAL	B&B	YES
SHRUBS							
CA	11	CLETHRA ALNIFOLIA	SUMMERSWEET	AS SHOWN	24" - 36" HT	CONT.	YES
IV	22	ITEA VIRGINICA	VIRGINIA SWEETPIRE	AS SHOWN	24" - 36" HT	CONT.	YES
PL	18	PRUNUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN EVIGEN LAUREL	AS SHOWN	24" - 36" HT	CONT.	NO

**Kimley»Horn**

6203 ANNE ARUNDEL ASSOCIATES, INC.  
3000 GAITHERSBURG PIKE, SUITE 200  
GAITHERSBURG, MD 20878  
PHONE: 442-743-1470  
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION - KIMLEY-HORN CERTIFIED PROFESSIONAL ENGINEER  
PREPARED OR APPROVED BY ME AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER AND AM AT THE LAWS OF THE STATE OF MARYLAND  
DATE: 04/04/2024  
PROJECT: 016296003  
SHEET: 2

**LANDSCAPE PLAN**

**5500 SPECTRUM DRIVE**

**DICK'S SPORTING GOODS**

FREDERICK COUNTY, MARYLAND

SHEET NUMBER  
**2**



# **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.

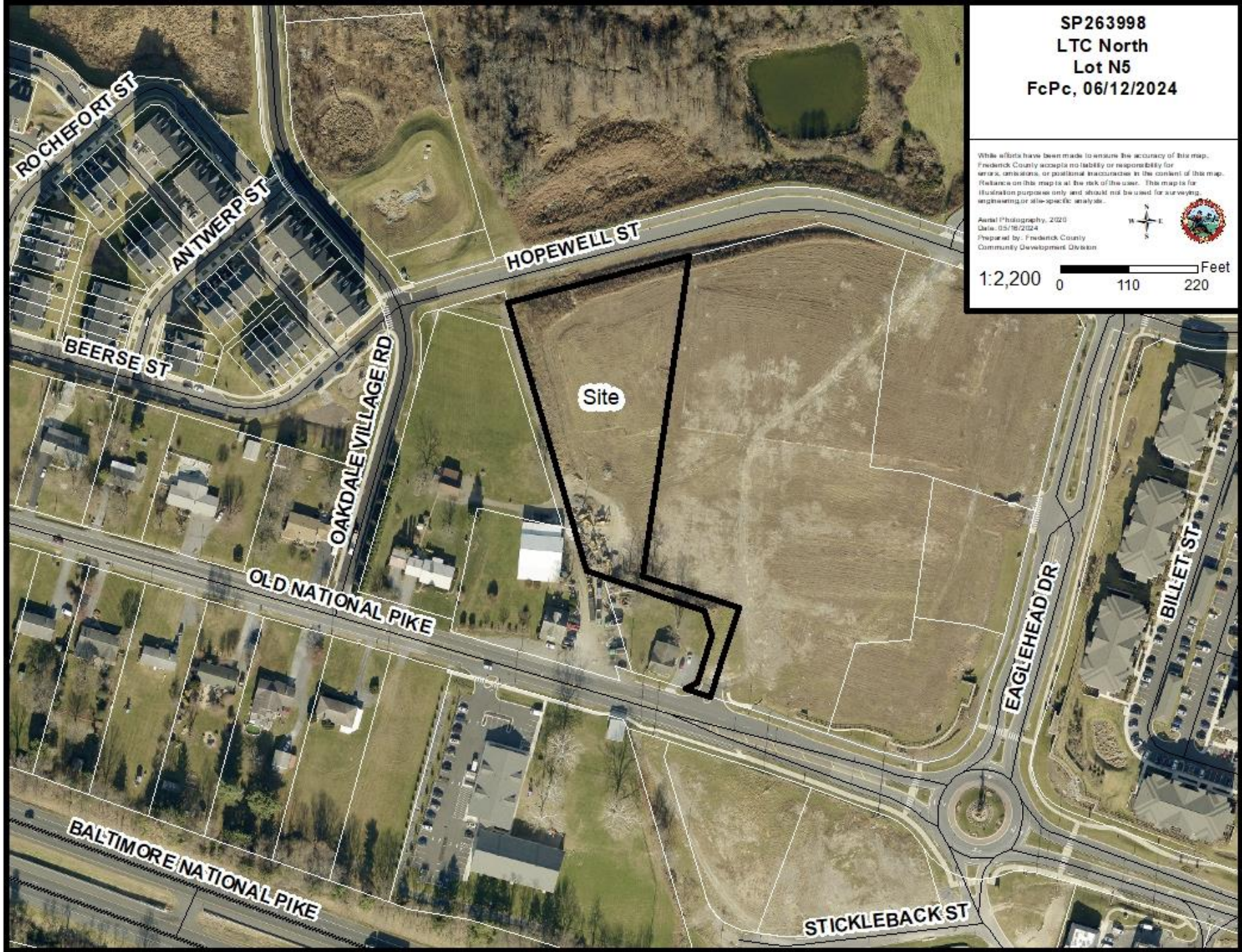


# *Linganore Town Center North Commercial – Lot N5*

## *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.





SP263998  
LTC North  
Lot N5  
FcPc, 06/12/2024

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Aerial Photography, 2020  
Date: 05/18/2024  
Prepared by: Frederick County  
Community Development Division



1:2,200 0 110 220 Feet



SP263998  
LTC North  
Lot N5  
FcPc, 06/12/2024

Zoning

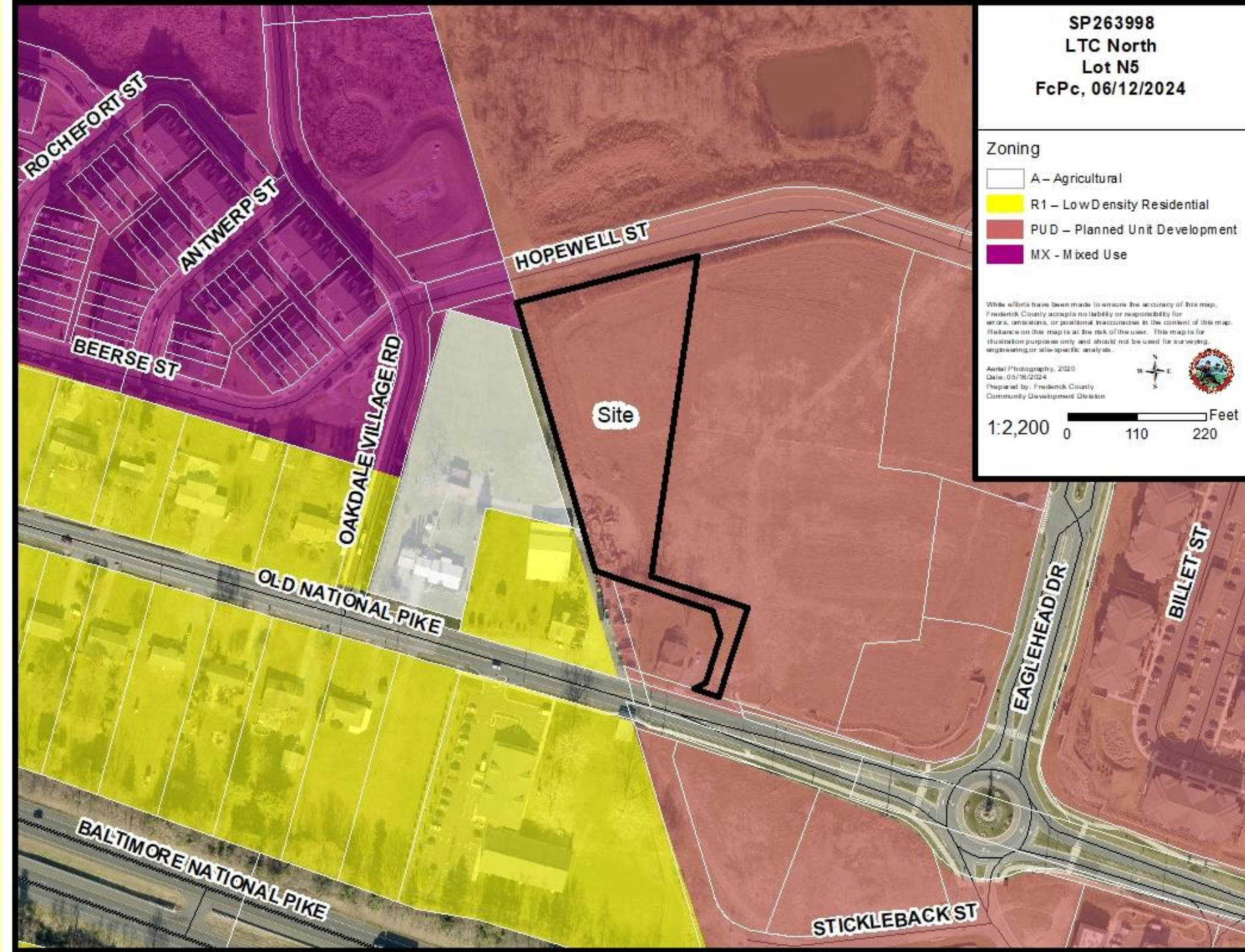
- A – Agricultural
- R1 – Low Density Residential
- PUD – Planned Unit Development
- MX – Mixed Use

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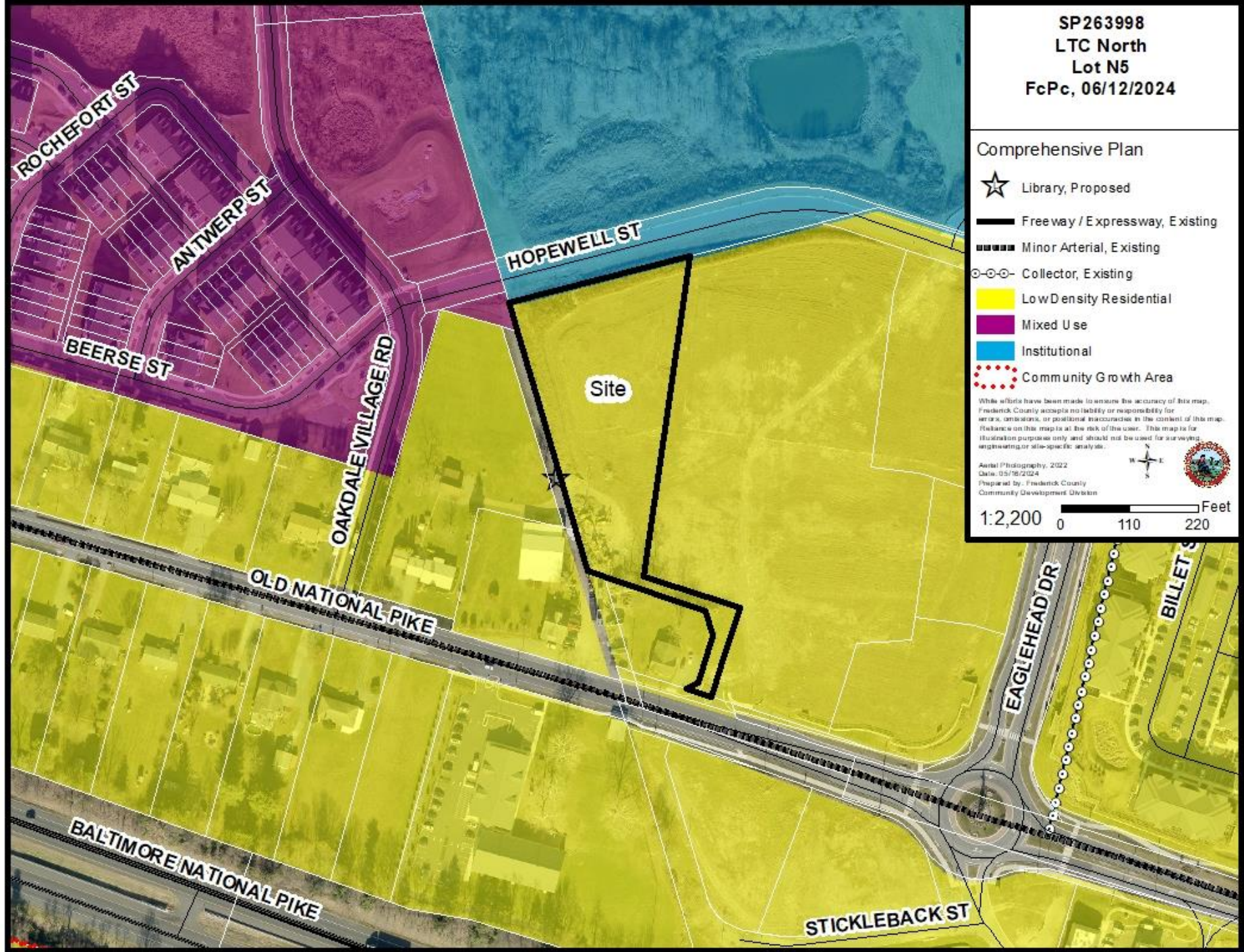
Aerial Photography, 2020  
Date: 05/16/2024  
Prepared by: Frederick County  
Community Development Division



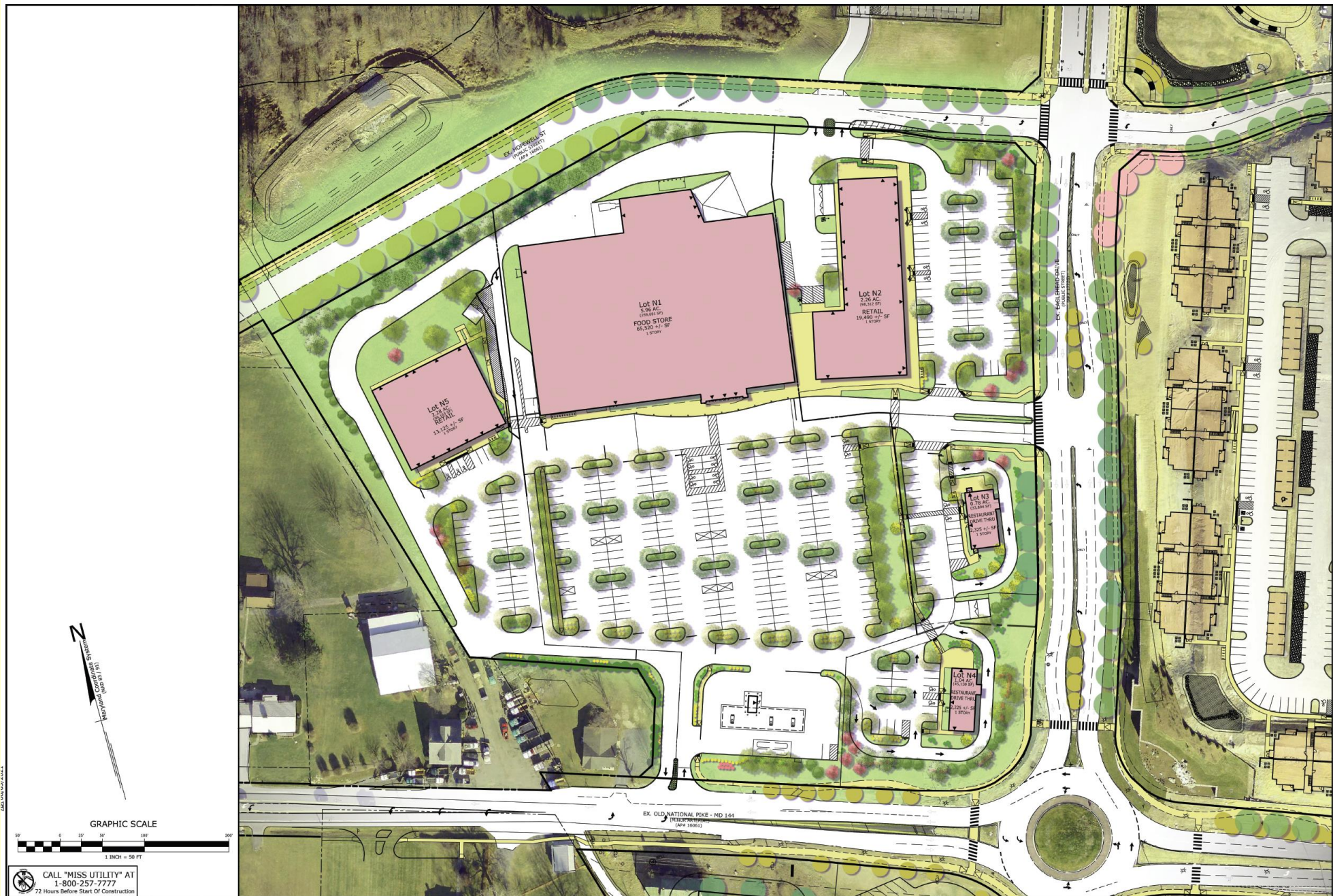
1:2,200 0 110 220 Feet











CALL "MISS UTILITY" AT  
1-800-257-7777  
72 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE

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

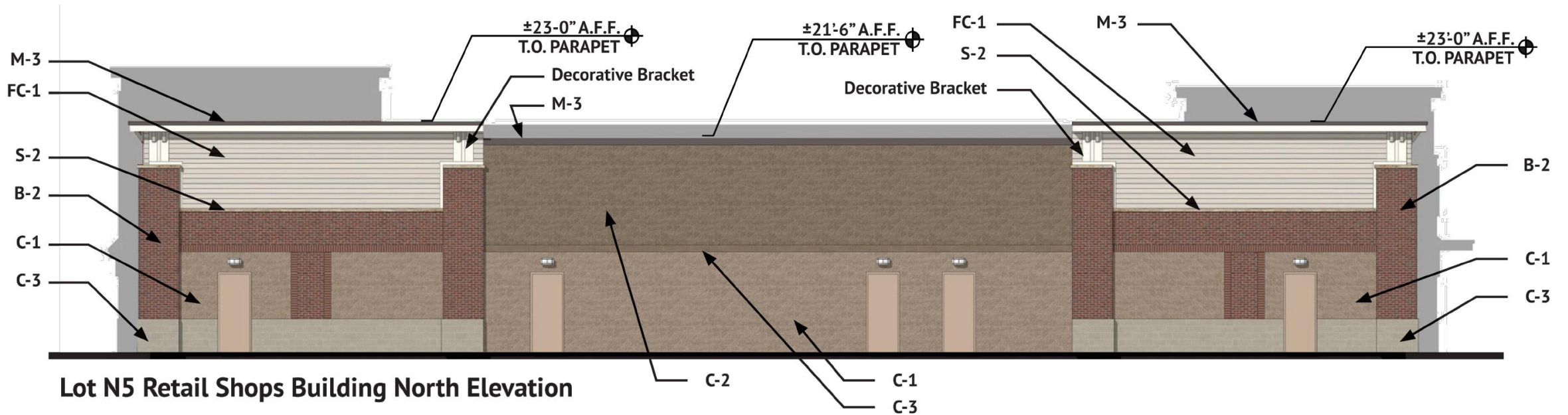
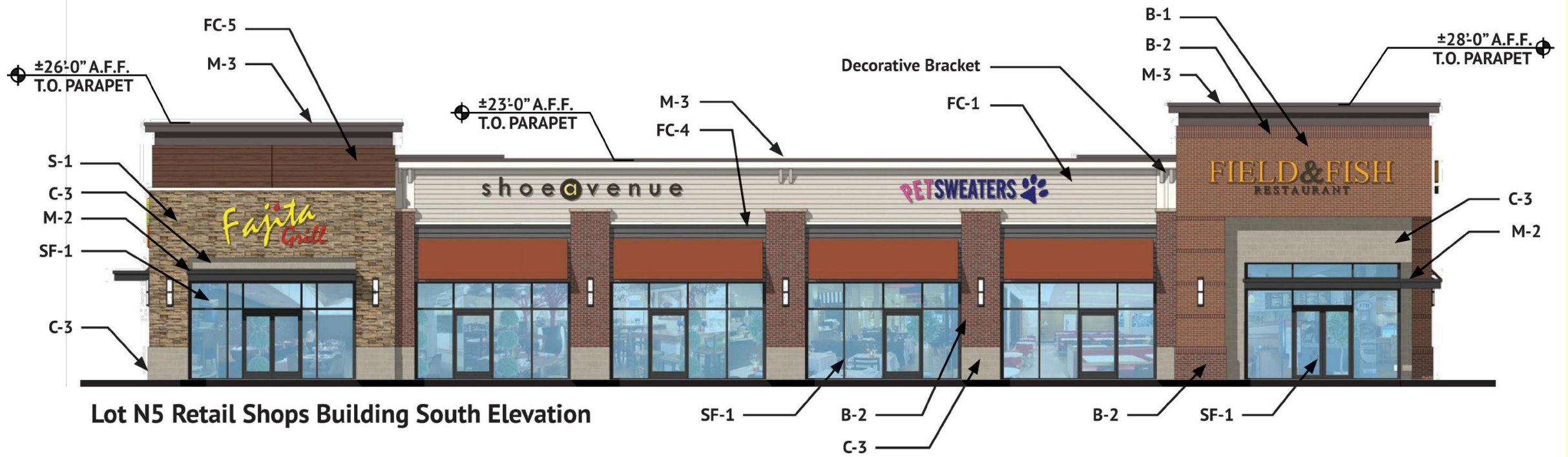
**NORTH  
COMMERCIAL  
ILLUSTRATIVE**

**RODGERS  
CONSULTING**  
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

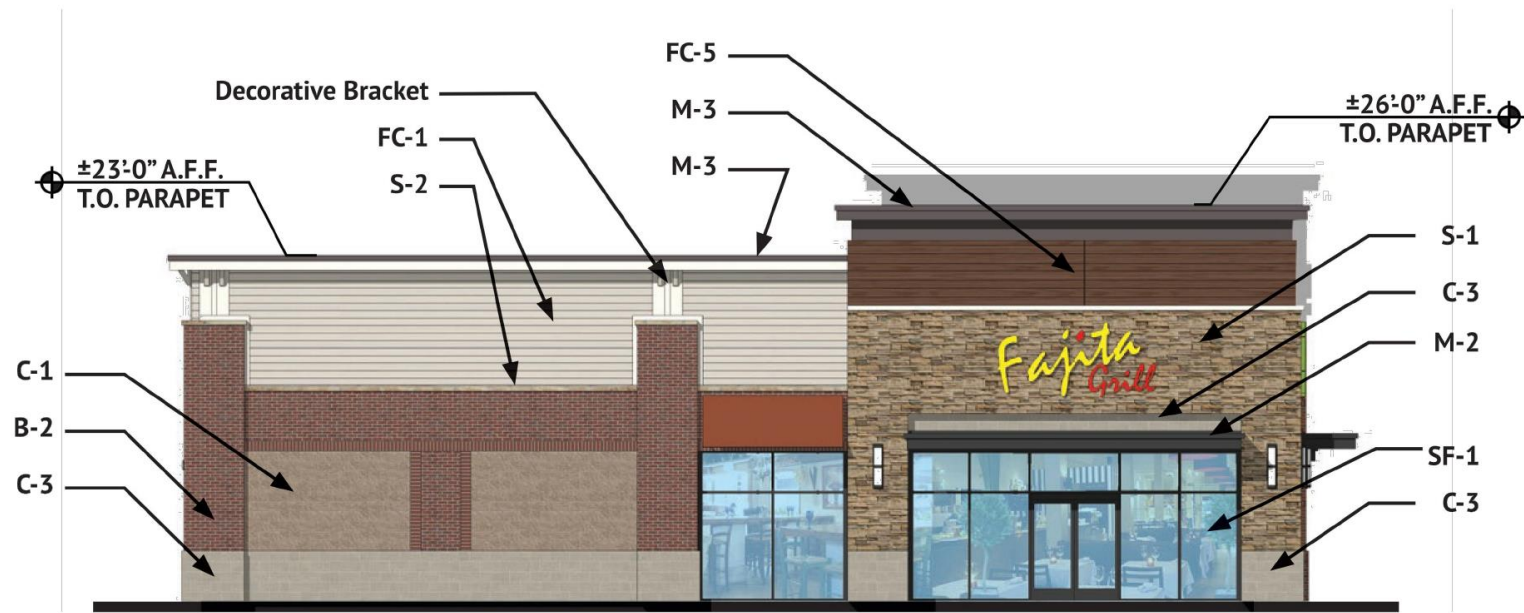
**Linganore Town Center**  
TAX MAP 79, PARCEL 6  
ELECTION DISTRICT NO. 9  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 50'  
JOB NO. 064302  
DATE: May 2024  
SHEET NO. 1 OF 1

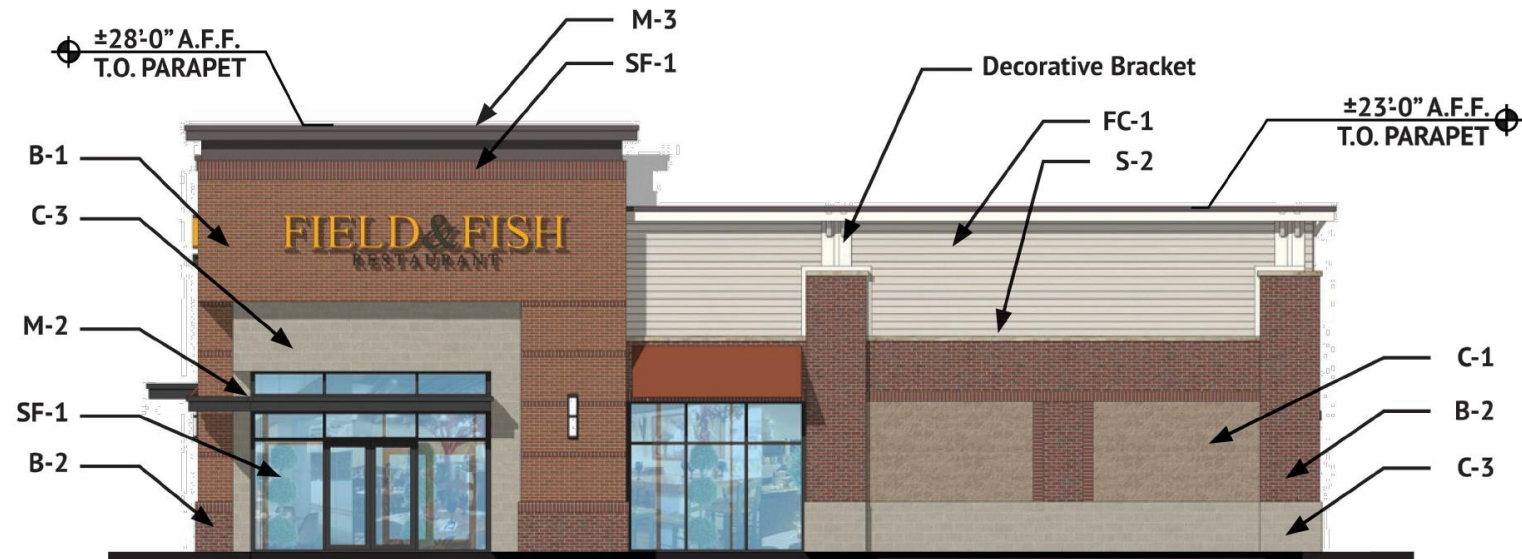








Lot N5 Retail Shops Building West Elevation



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.