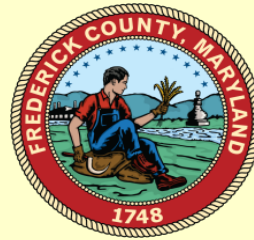


# Frederick County Planning Commission

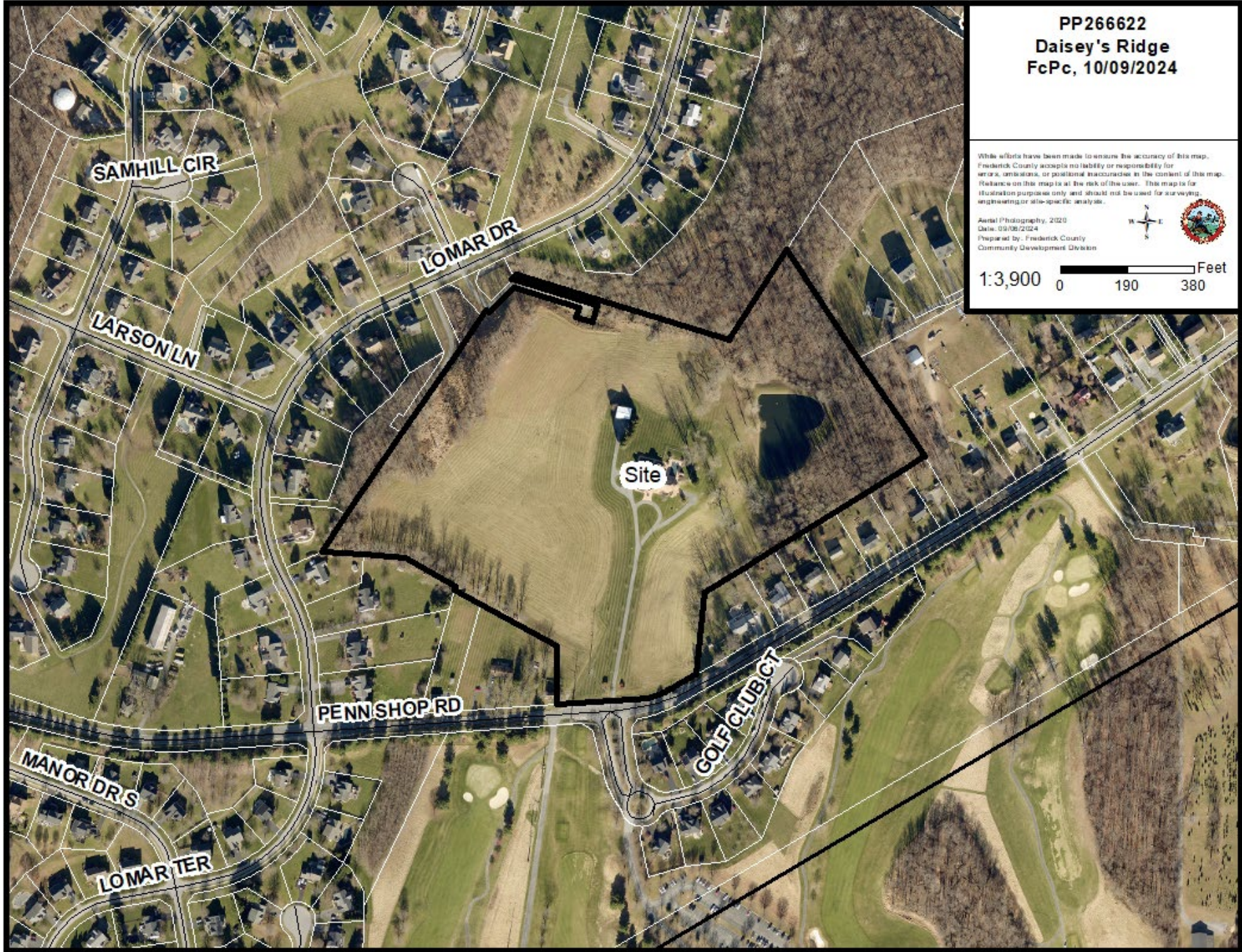


October 9, 2024

# ***Daisey's Ridge***

## *Preliminary Subdivision Plan*

The Applicant is requesting Preliminary Subdivision Plan approval for 5 single family lots and a Remainder located on a 26.71-acre Site.



PP266622  
Daisey's Ridge  
FcPc, 10/09/2024

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: 09/08/2024  
Prepared by: Frederick County  
Community Development Division



1:3,900 0 190 380 Feet

PP266622  
Daisey's Ridge  
FcPc, 10/09/2024

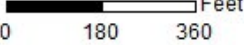
Zoning

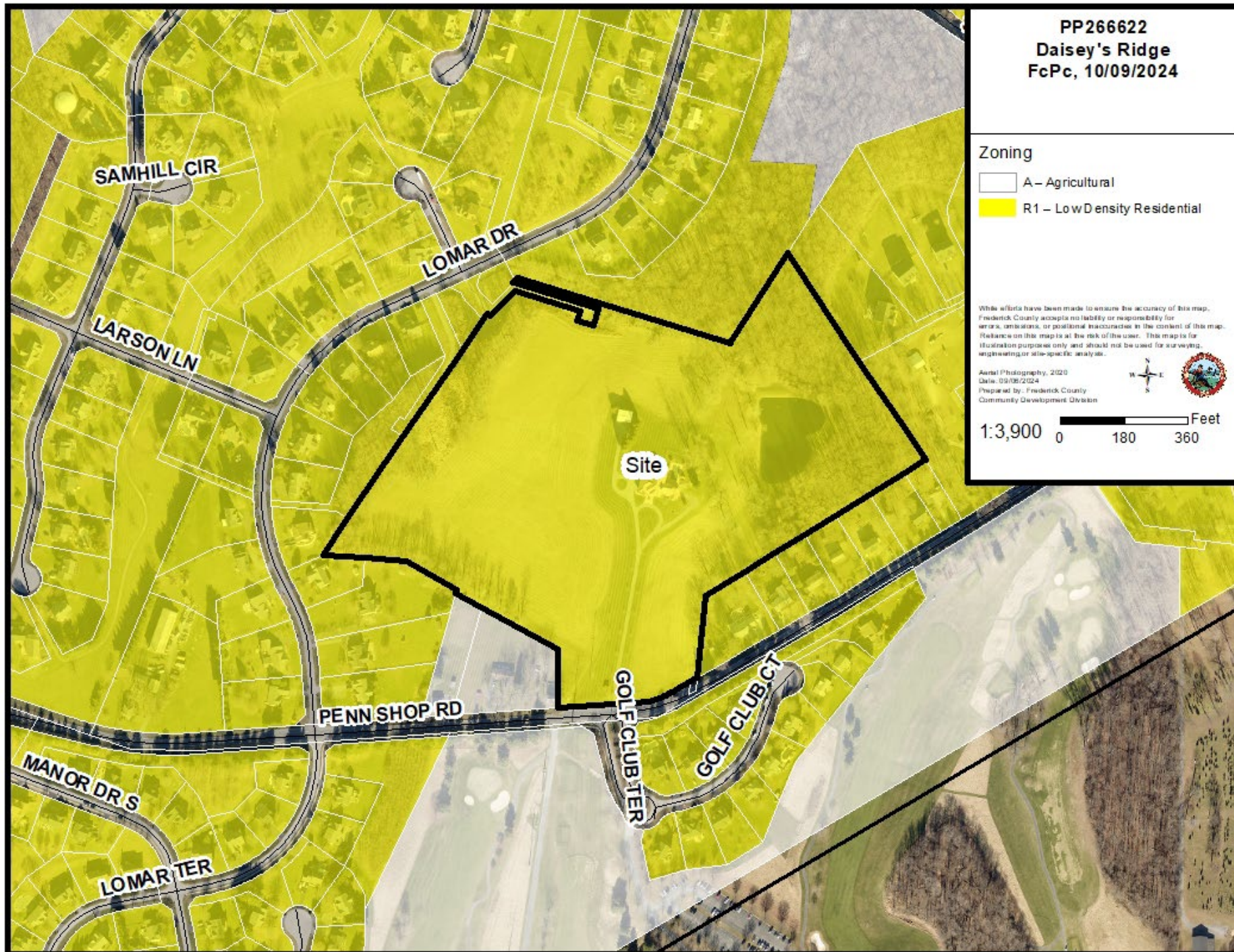
-  A – Agricultural  
 R1 – Low Density Residential

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Aerial Photography, 2020  
Date: 09/08/2024  
Prepared by: Frederick County  
Community Development Division



1:3,900  Feet  
0 180 360



PP266622  
Daisey's Ridge  
FcPc, 10/09/2024

### Comprehensive Plan

Collector, Existing

Agricultural / Rural

Rural Residential

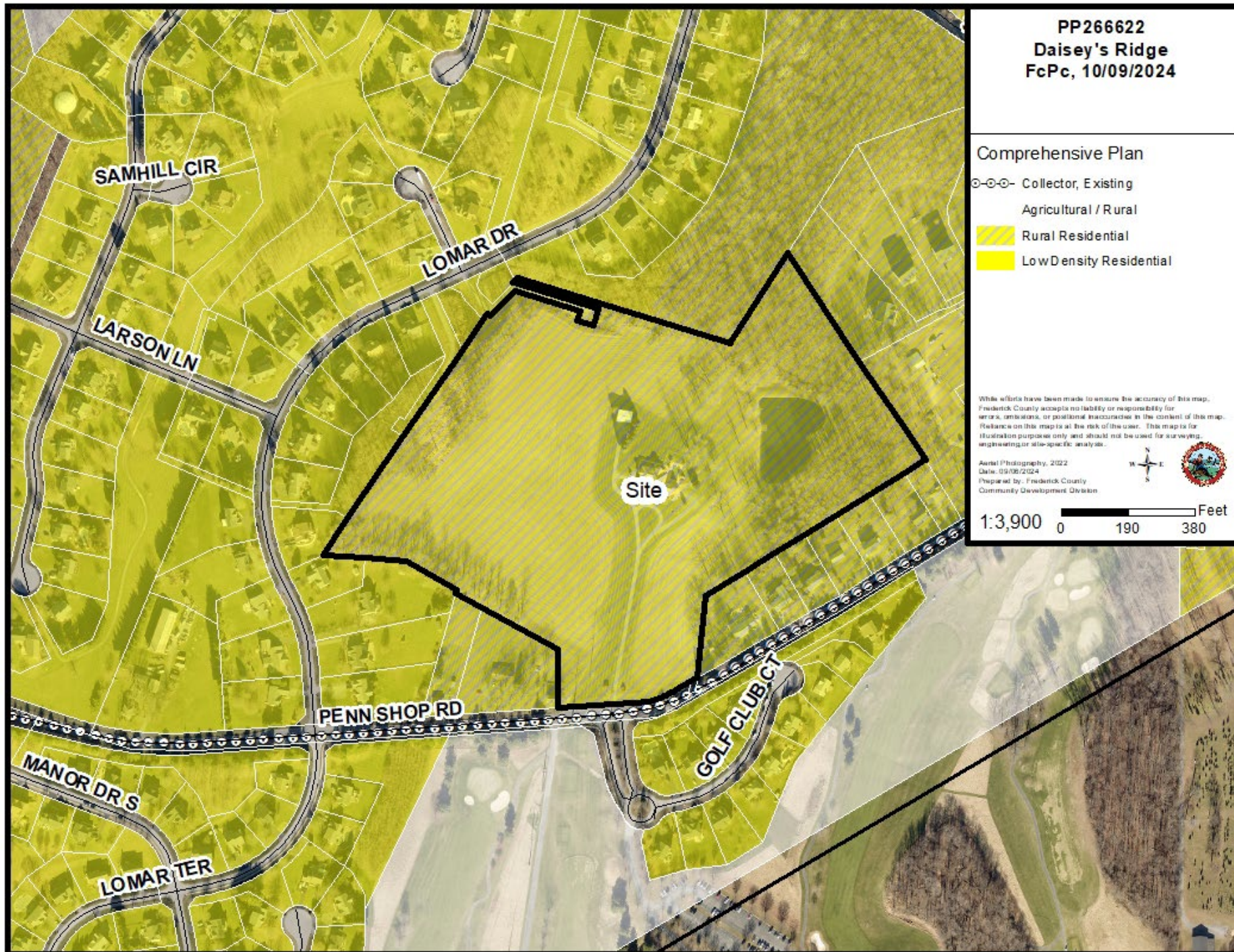
Low Density Residential

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Aerial Photography, 2022  
Date: 09/06/2024  
Prepared by: Frederick County  
Community Development Division



1:3,900 0 190 380 Feet





## **RECOMMENDATION**

Staff does not believe the design meets §1-16-109(D)(3), which requires 6 new lots to be served by a public street. However, if the Planning Commission conditionally approves the Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (October 9, 2029).

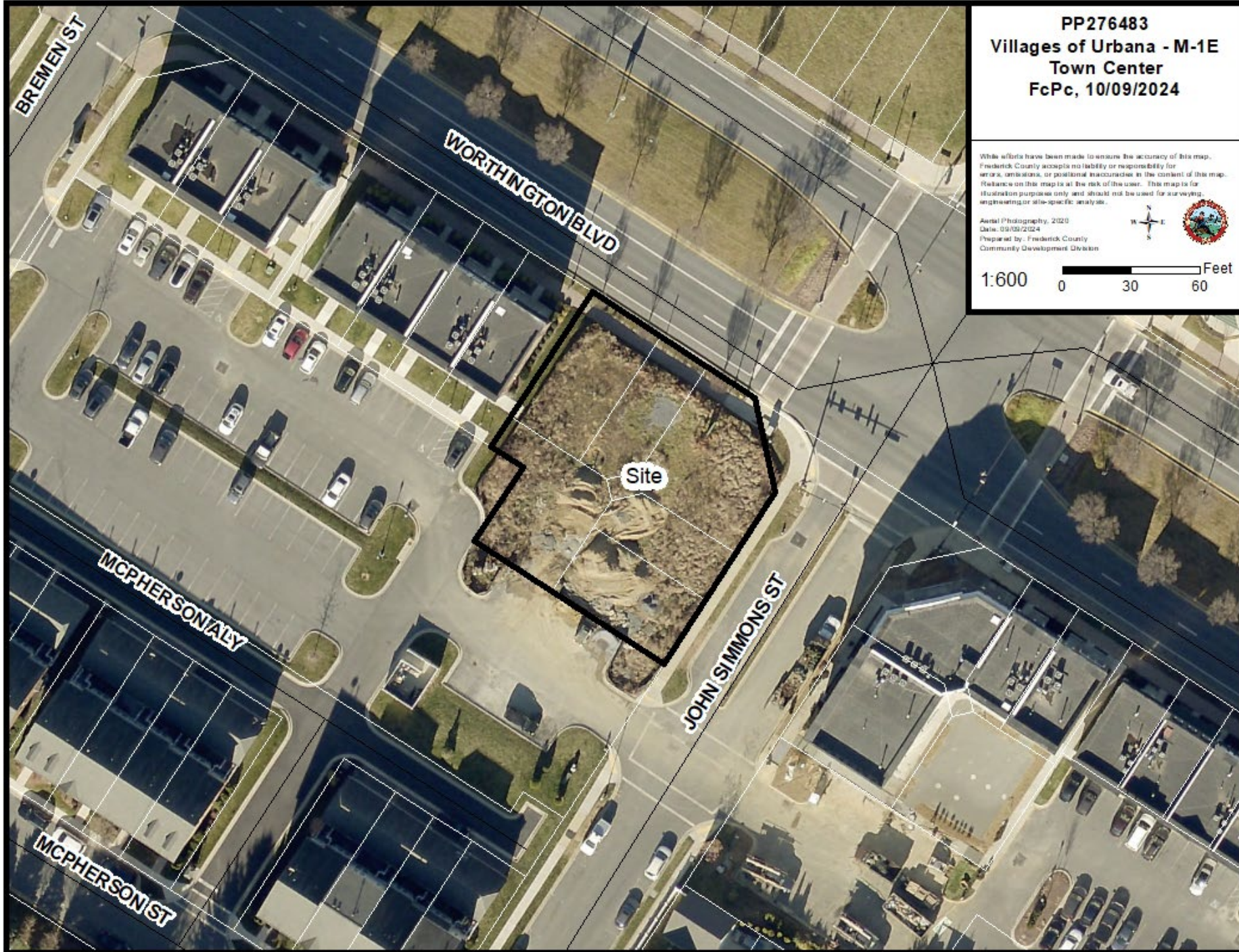
Should the Planning Commission approve the request, Staff recommends that the following conditions be added to the approval:

### **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 Preliminary 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. Any future subdivision lots on the remainder must be accessed from Gentle Rain Court.
4. The Applicant shall provide 8 Street Trees along Gentle Rain Court.

***Villages of Urbana – M-1E Town Center***  
***Lots 1880-1883***  
***Preliminary Subdivision Plan***

The Applicant is requesting Preliminary Subdivision Plan approval for 4 townhouse lots located on a 1.17-acre Site.



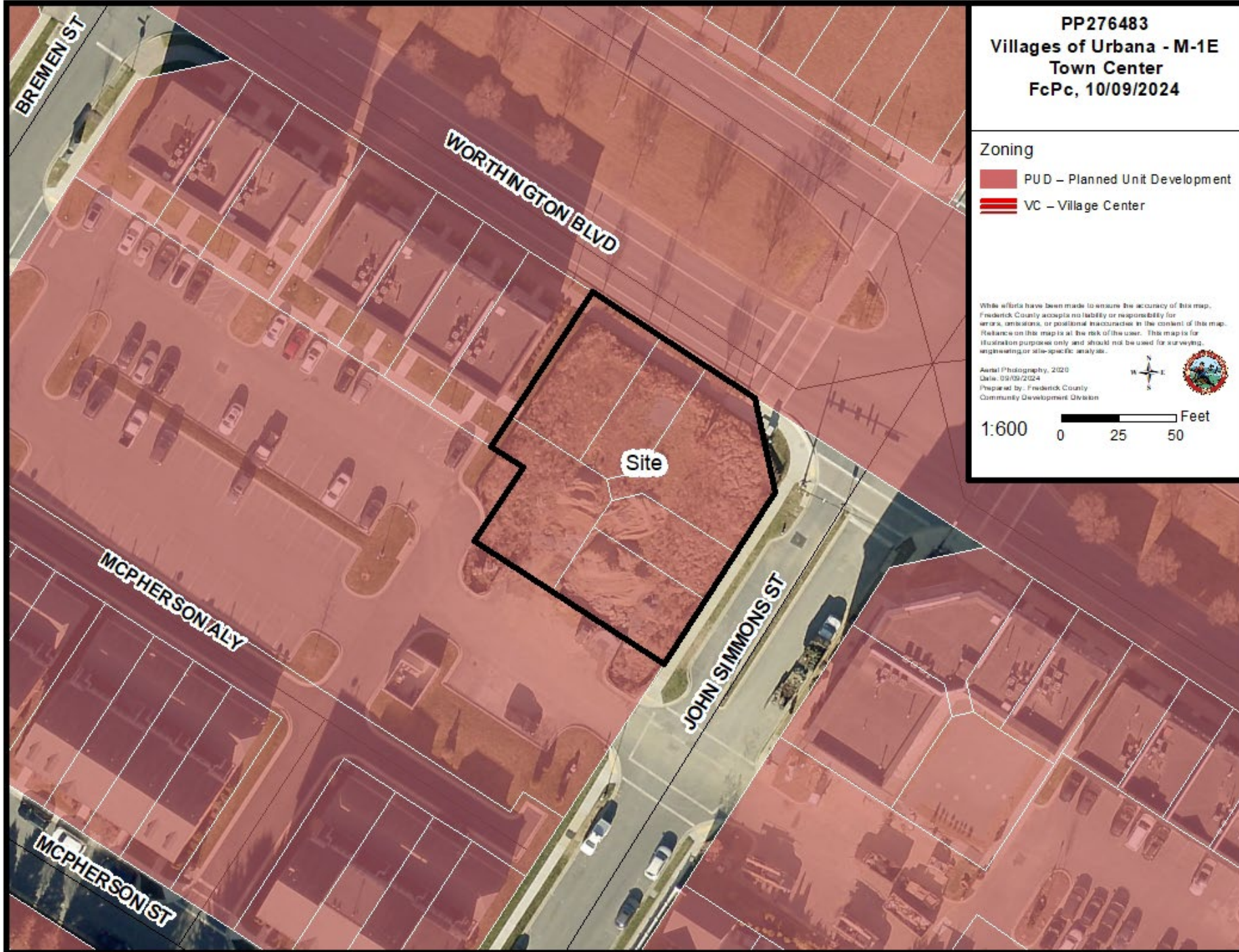
PP276483  
Villages of Urbana - M-1E  
Town Center  
FcPc, 10/09/2024

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Aerial Photography, 2020  
Date: 09/02/2024  
Prepared by: Frederick County  
Community Development Division





1:600



PP276483  
Villages of Urbana - M-1E  
Town Center  
FcPc, 10/09/2024

Zoning

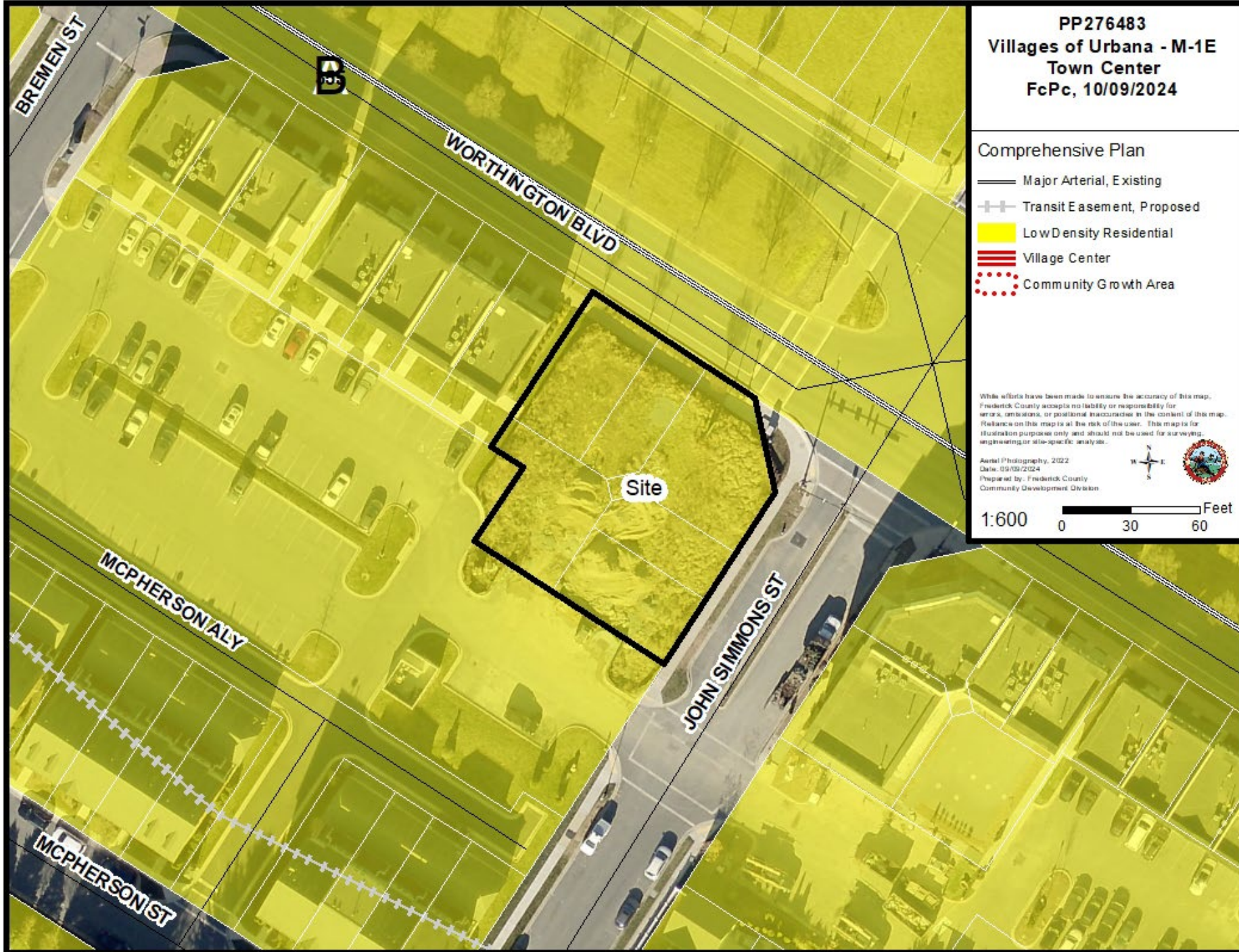
-  PUD – Planned Unit Development
-  VC – Village Center

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Aerial Photography, 2020  
Date: 09/09/2024  
Prepared by: Frederick County  
Community Development Division



1:600  Feet



PP276483  
Villages of Urbana - M-1E  
Town Center  
FcPc, 10/09/2024

Comprehensive Plan

- Major Arterial, Existing
- Transit Easement, Proposed
- Low Density Residential
- Village Center
- Community Growth Area

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Aerial Photography, 2022  
Date: 09/09/2024  
Prepared by: Frederick County  
Community Development Division

1:600 0 30 60 Feet





## **RECOMMENDATION**

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Plan, it is valid for the lesser of five (5) years from the date of Planning Commission approval or the period of APFO approval. The Letter of Understanding (LOU) is valid until February 8, 2031. Therefore, the Preliminary Plan is valid until October 9, 2029.

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:**

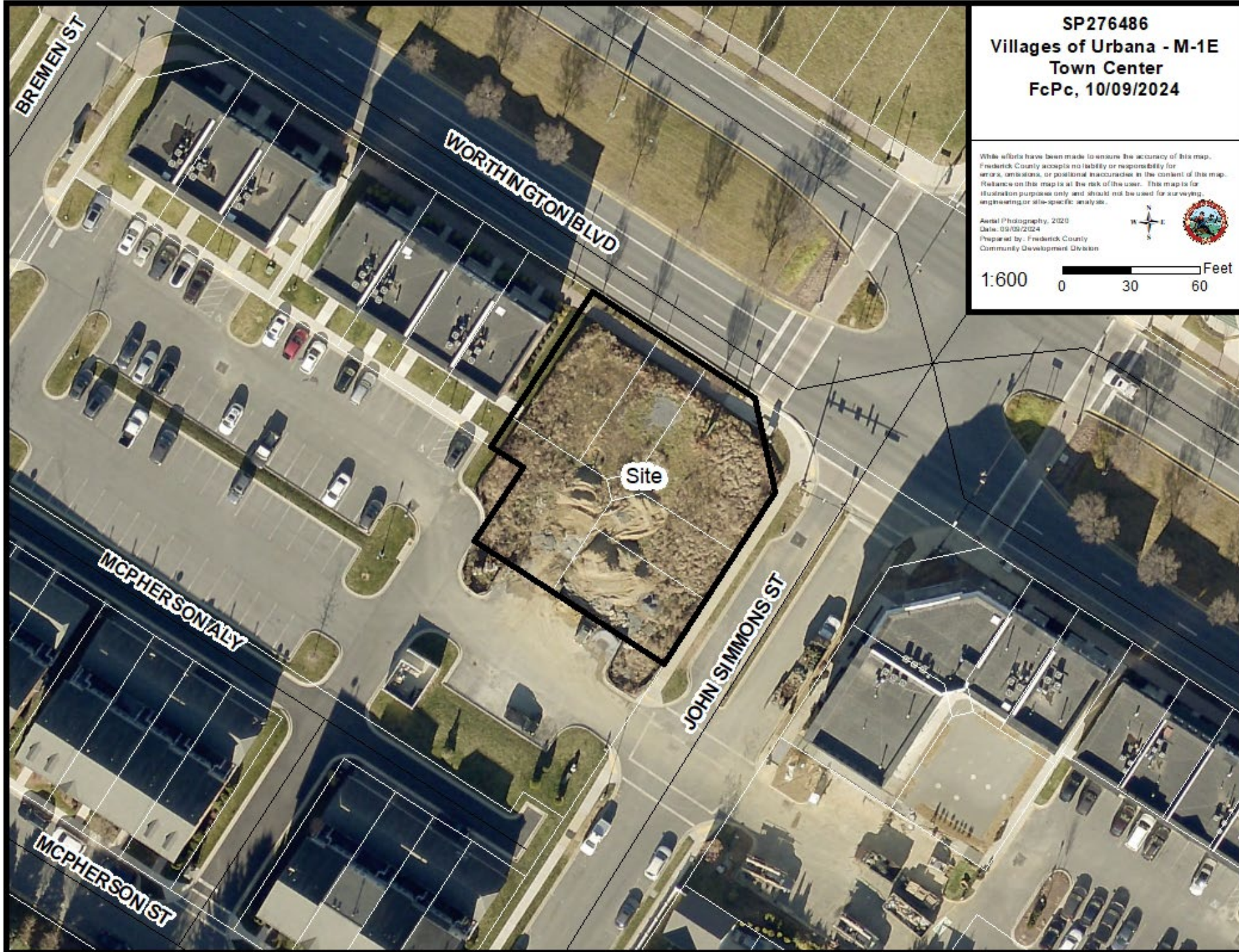
1. Approval of a parking modification request per 1-19-6.220 to allow for an additional 2 spaces to be provided beyond the 10 spaces required by the Zoning Ordinance.

### **Staff-proposed conditions of approval:**

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

***Villages of Urbana – M-1E Town Center***  
***Lots 1880-1883***  
***Site Plan***

The Applicant is requesting Site Plan approval to construct  
4 townhouses on a 1.17-acre Site.



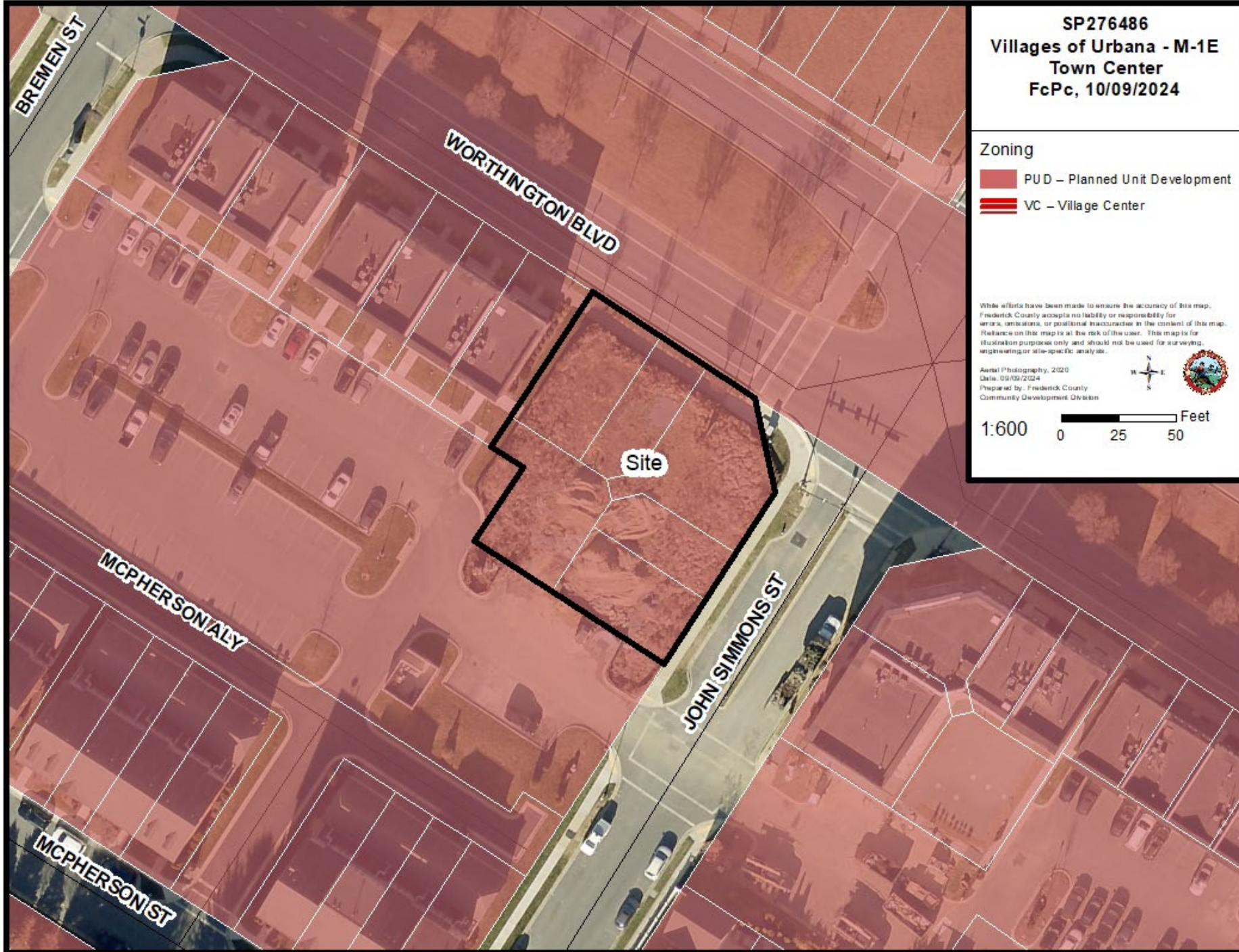
SP276486  
Villages of Urbana - M-1E  
Town Center  
FcPc, 10/09/2024

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Aerial Photography, 2020  
Date: 09/09/2024  
Prepared by: Frederick County  
Community Development Division





1:600 0 30 60 Feet



SP276486  
Villages of Urbana - M-1E  
Town Center  
FcPc, 10/09/2024

Zoning

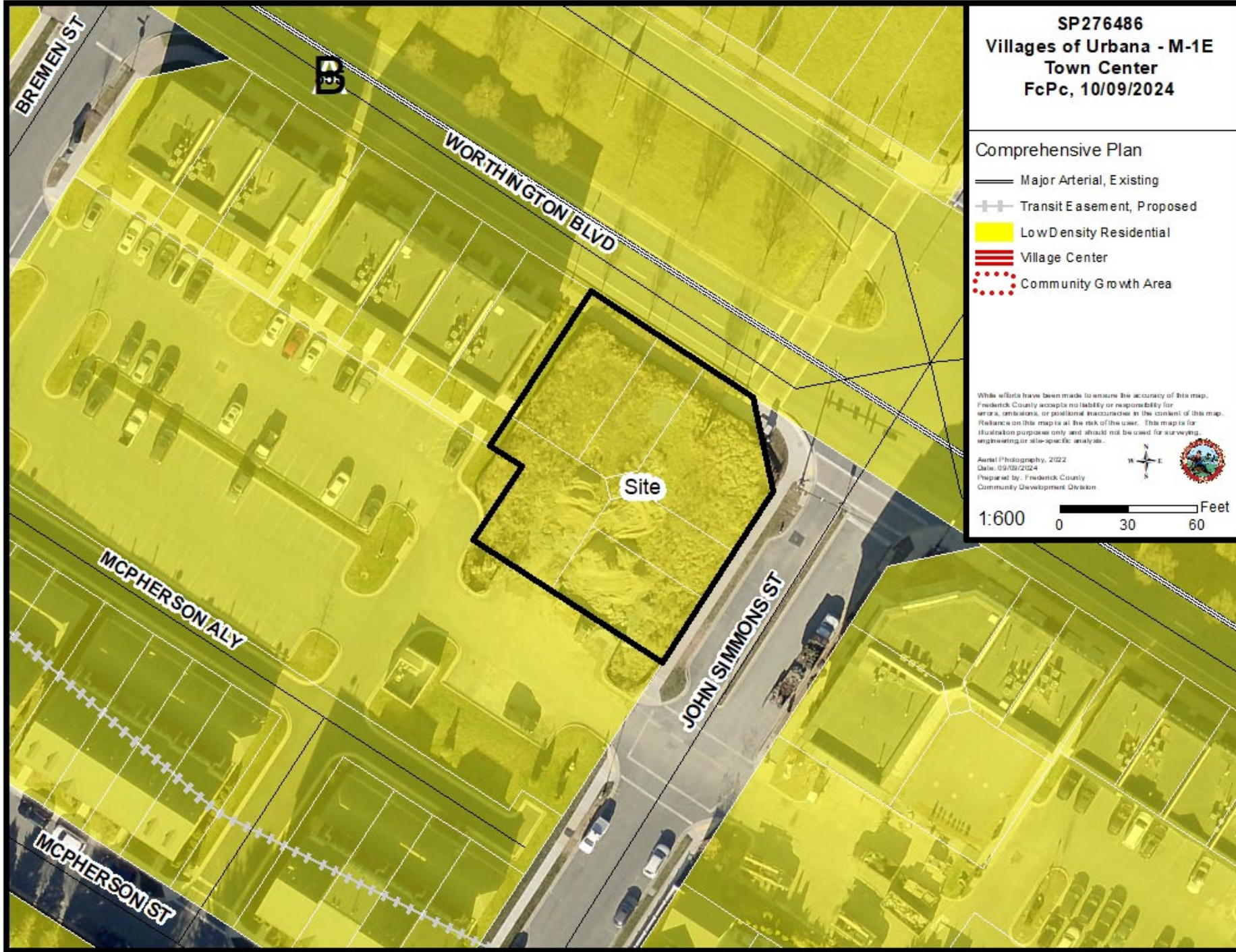
-  PUD – Planned Unit Development
-  VC – Village Center

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Aerial Photography, 2020  
Date: 09/09/2024  
Prepared by: Frederick County  
Community Development Division



1:600  Feet



SP276486  
Villages of Urbana - M-1E  
Town Center  
FcPc, 10/09/2024

- Comprehensive Plan
- Major Arterial, Existing
  - Transit Easement, Proposed
  - Low Density Residential
  - Village Center
  - Community Growth Area

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Aerial Photography, 2022  
Date: 09/09/2024  
Prepared by: Frederick County  
Community Development Division

1:600 0 30 60 Feet





Submitted 2024.06.06

CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start of Construction

REVISION	DATE	REVISION	DATE

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RELEASE FOR		
BY		DATE

Developer/Owner  
**Monocacy Land Company, LLC**  
c/o Natelli Communities  
506 Main Street, 3rd Floor  
Gaithersburg, MD 20878  
Phone: (301) 670-4020

## Site Plan Rendering

**RODGERS**  
CONSULTING  
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: (301) 948-4700 Fx: (301) 948-6254 www.rodgers.com

Preliminary Plan - M-1E Town Center - Lots 1880-1883  
**Villages of Urbana**  
Preliminary Plan PP276483  
Urbana Election District No.7  
Frederick County, Maryland

SCALE:	1"=20'
JOB No.	0590C32
DATE:	
REVISION No.	
SHEET No.	1 OF 5

PRELIMINARY - NOT FOR CONSTRUCTION



## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan. If the Planning Commission conditionally approves the Plan, it is valid for the lesser of three (3) years from the date of Planning Commission approval or the period of APFO approval. The Letter of Understanding (LOU) is valid until February 8, 2031. Therefore, the Site Plan is valid until October 9, 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:

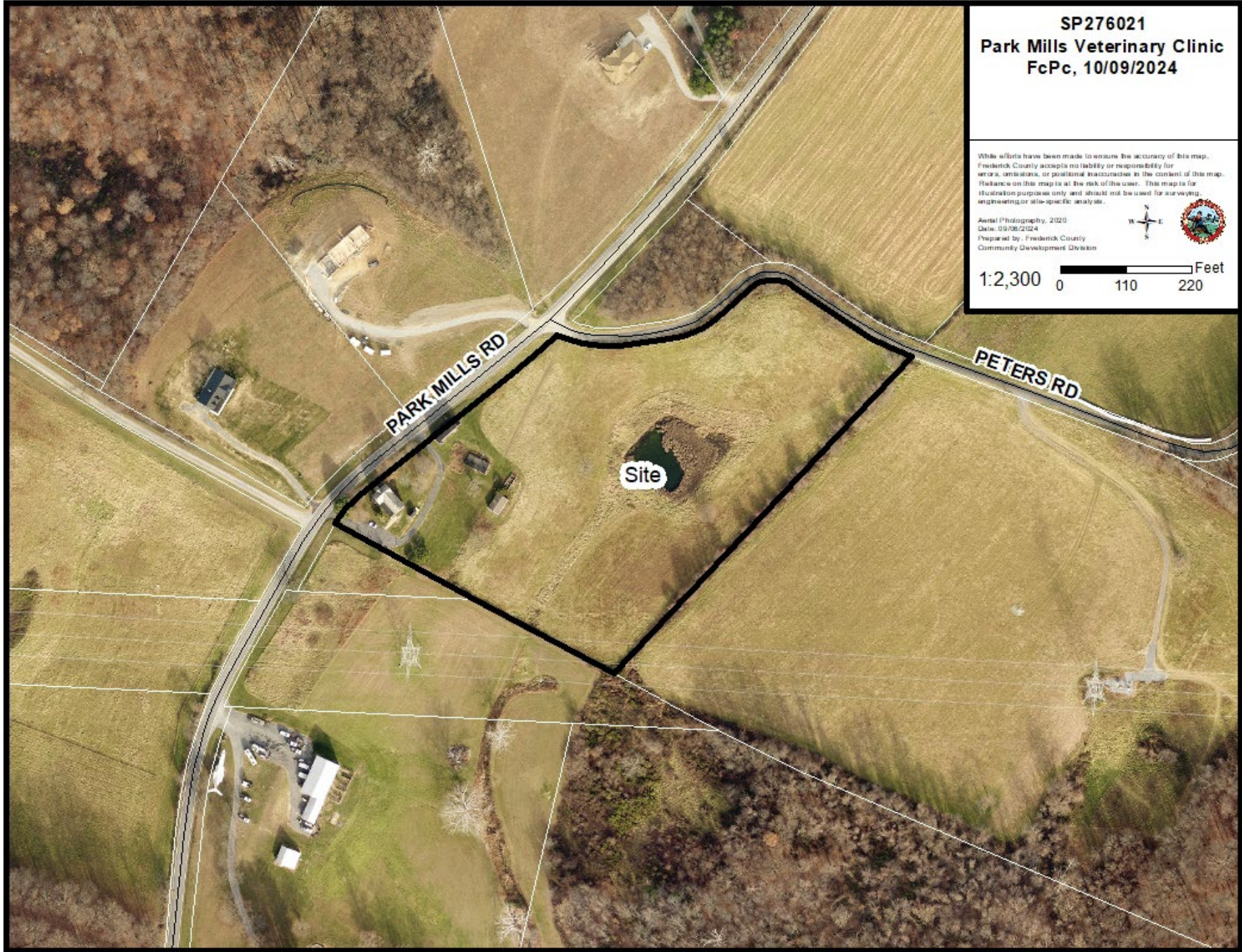
### **Staff-proposed conditions of approval:**

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

# ***Park Mills Road Veterinary Clinic***

## *Site Plan*

The Applicant is requesting Site Plan approval to convert an existing farmhouse into an Animal Hospital/Veterinary Clinic located on a 6.98-acre Site.



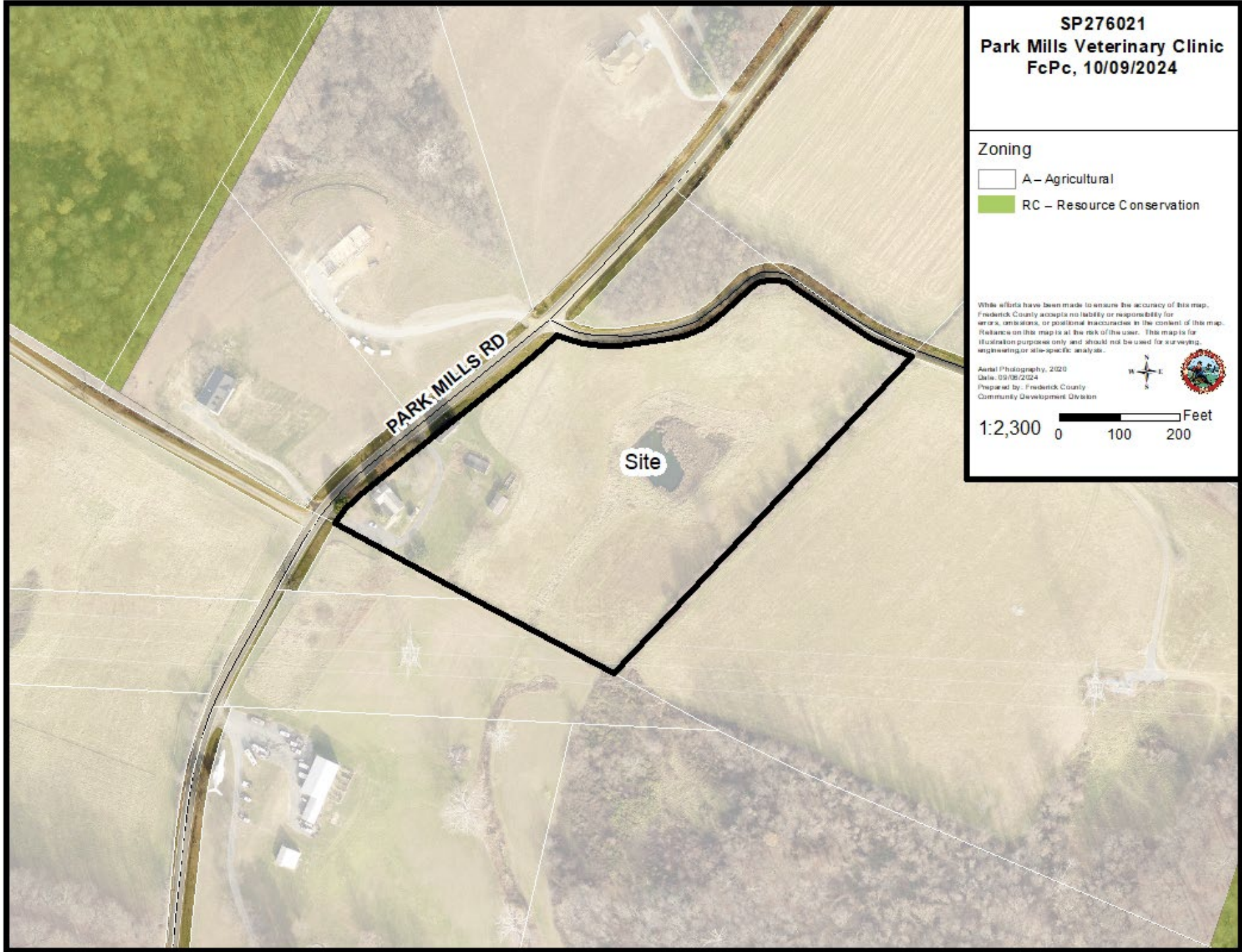
SP276021  
Park Mills Veterinary Clinic  
FcPc, 10/09/2024

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Aerial Photography, 2020  
Date: 09/08/2024  
Prepared by: Frederick County  
Community Development Division





1:2,300 0 110 220 Feet



SP276021  
Park Mills Veterinary Clinic  
FcPc, 10/09/2024

Zoning

-  A - Agricultural
-  RC - Resource Conservation

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Aerial Photography, 2020  
Date: 09/08/2024  
Prepared by: Frederick County  
Community Development Division



1:2,300 0 100 200 Feet



**SP276021**  
**Park Mills Veterinary Clinic**  
**FcPc, 10/09/2024**

**Comprehensive Plan**

- Collector, Existing
- Agricultural / Rural
- Natural Resource

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Aerial Photography, 2022  
Date: 09/06/2024  
Prepared by: Frederick County  
Community Development Division



1:2,300 0 110 220 Feet



<b>Terra Solutions Engineering, LLC</b> Commercial & Residential Land Planning and Engineering Frederick, MD 21703 Phone: 301.725.5642, 301.725.5643, 301.725.5644, 301.725.5645 Email: terra@terraengineeringllc.com		<b>PARK MILLS ROAD VETERINARY CLINIC</b> Situated at No. 2653 Park Mills Road Liber 24912 Folio 128 and P.B. 73 P. 125 Election District No. 7 Frederick County, Maryland		NO. DATE REVISION BY	
<b>OWNER/DEVELOPER</b> Adrian Shell & Erika Forney Adrian Shell, LLC, 21703 Adrian Forney, LLC, 21703		<b>RENDERING PLAN (A/P #276021)</b>		1 10/24/24 10:00 AM TO: 10:00 AM	
Scale & Signatures		PROJECT No.: 270		DATE: SEPTEMBER 2024	
		SCALE: 1" = 40'		SHEET No. 1 of 1	

# Existing vegetation along Peters Road



## **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 (through October 9, 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 under §1-19-6.400(F) to allow for existing vegetation to be used for 19 street trees (See Exhibit #2).

### **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.