

Frederick County Planning Commission



October 16, 2024

Frederick Industrial Lot 3, Midmost LLC, Zone 24

Site Plan

The Applicant is requesting Site Plan approval for a change of use to add Indoor Sports Recreation and an Amended and Restated APFO LOU for an increase in peak hour trips.

SP276941
Midmost @ Frederick
Industrial
10/16/2024

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.
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illustration purposes only and should not be used for surveying,
engineering, or site-specific analysis.

Aerial Photography, 2020
Date: 09/24/2024
Prepared by: Frederick County
Community Development Division



1:1,900 0 90 180 Feet

BUCKEYSTOWN PIKE

SPECTRUM DR



SP276941
Midmost @ Frederick
Industrial
10/16/2024

Zoning

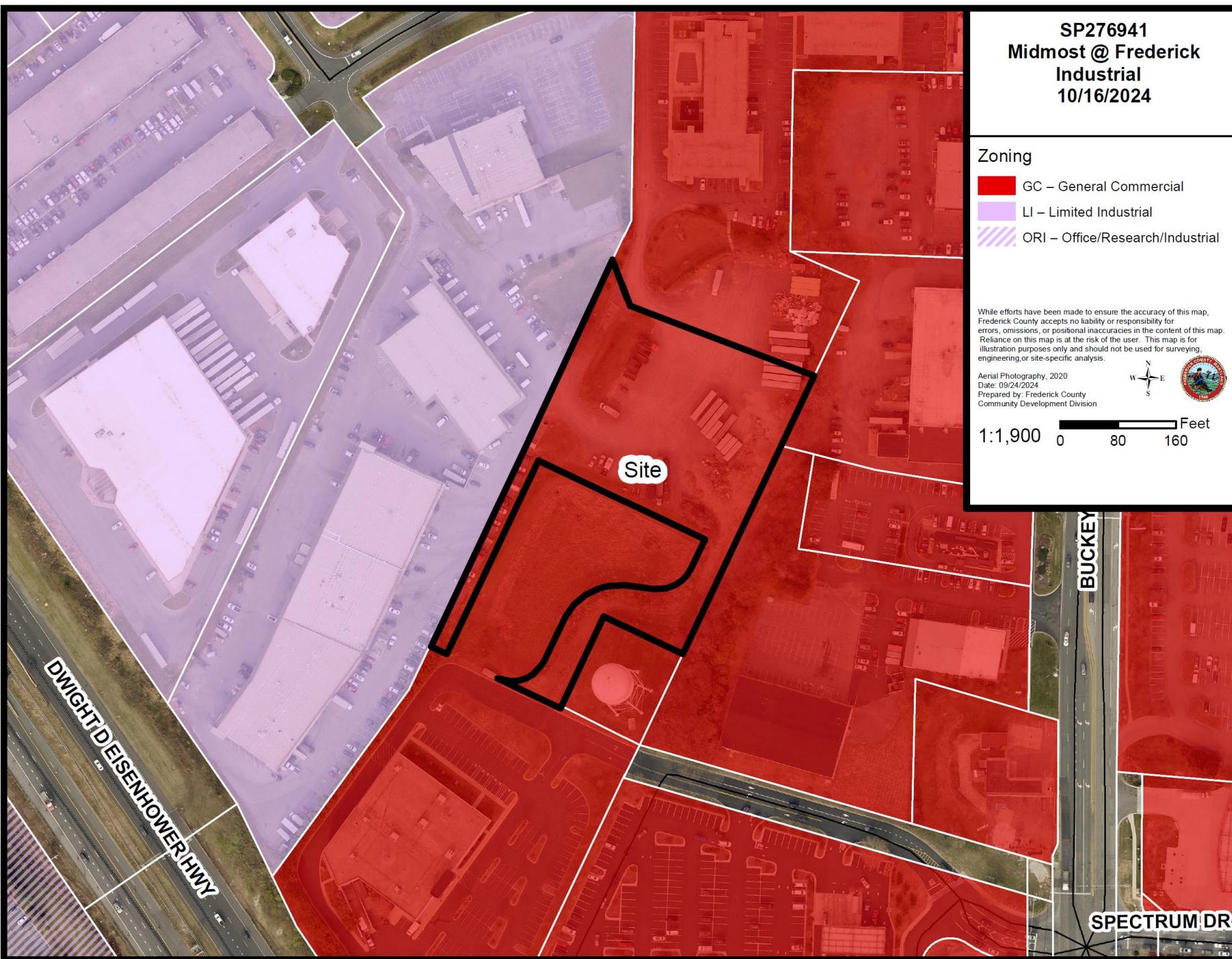
- GC – General Commercial
- LI – Limited Industrial
- ORI – Office/Research/Industrial

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1:1,900 0 80 160 Feet



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Comprehensive Plan

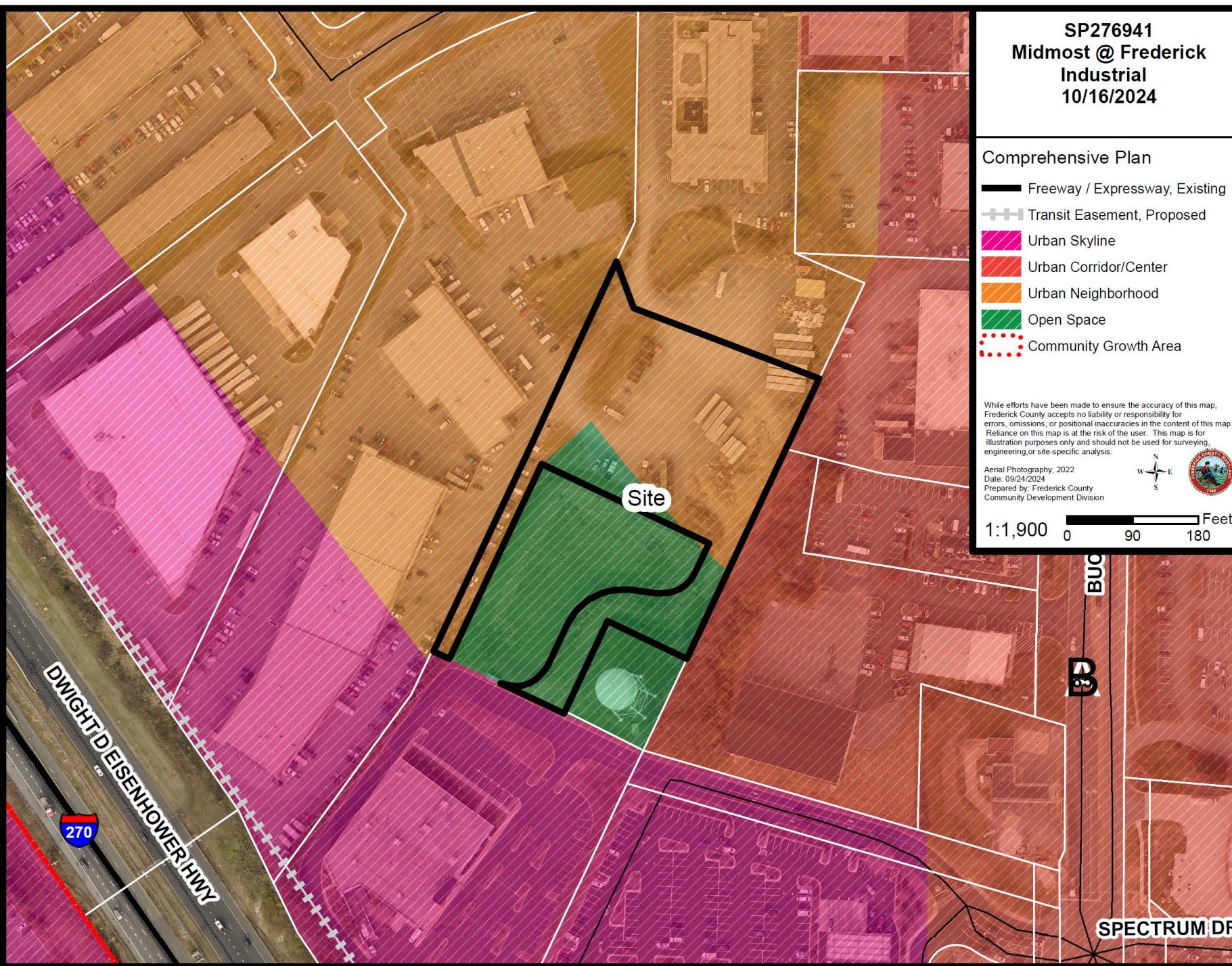
- Freeway / Expressway, Existing
- Transit Easement, Proposed
- Urban Skyline
- Urban Corridor/Center
- Urban Neighborhood
- Open Space
- Community Growth Area

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Aerial Photography, 2022
Date: 09/24/2024
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Community Development Division



1:1,900 0 90 180 Feet





RECOMMENDATION

Staff has no objection to the approval of this Site Plan.

If the Planning Commission approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through October 16, 2027).

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

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

1. A parking modification to allow for 6 more spaces than required by the Ordinance.

Staff-proposed conditions of approval:

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