

# Frederick County Planning Commission

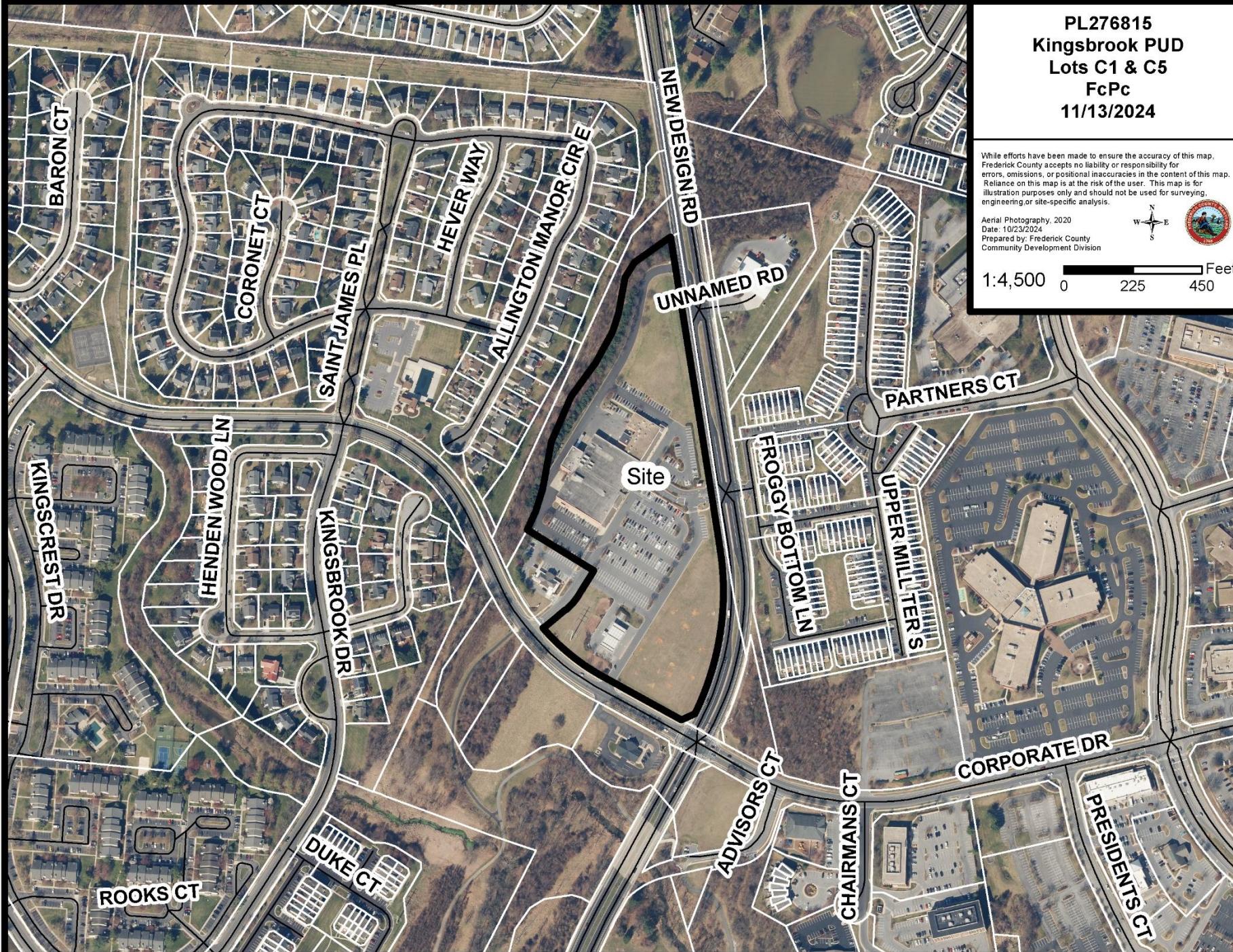


November 13, 2024

# *Kingsbrook PUD Lots C1 and C5*

## *Combined Preliminary/Final Subdivision Plat*

The Applicant is requesting Combined Preliminary/Final Subdivision Plat approval to subdivide a 14.197-acre lot into two (2) lots.



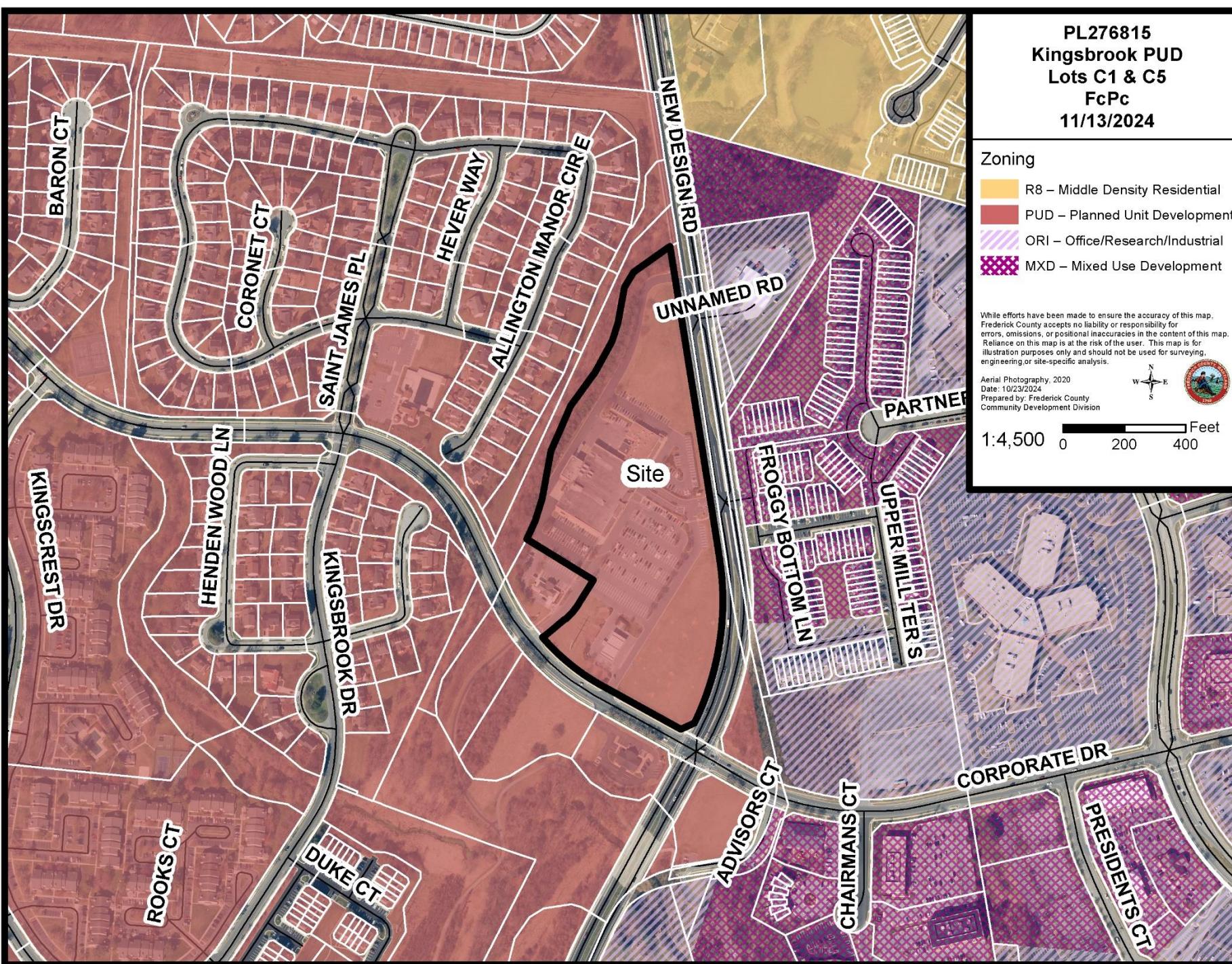
PL276815  
Kingsbrook PUD  
Lots C1 & C5  
FcPc  
11/13/2024

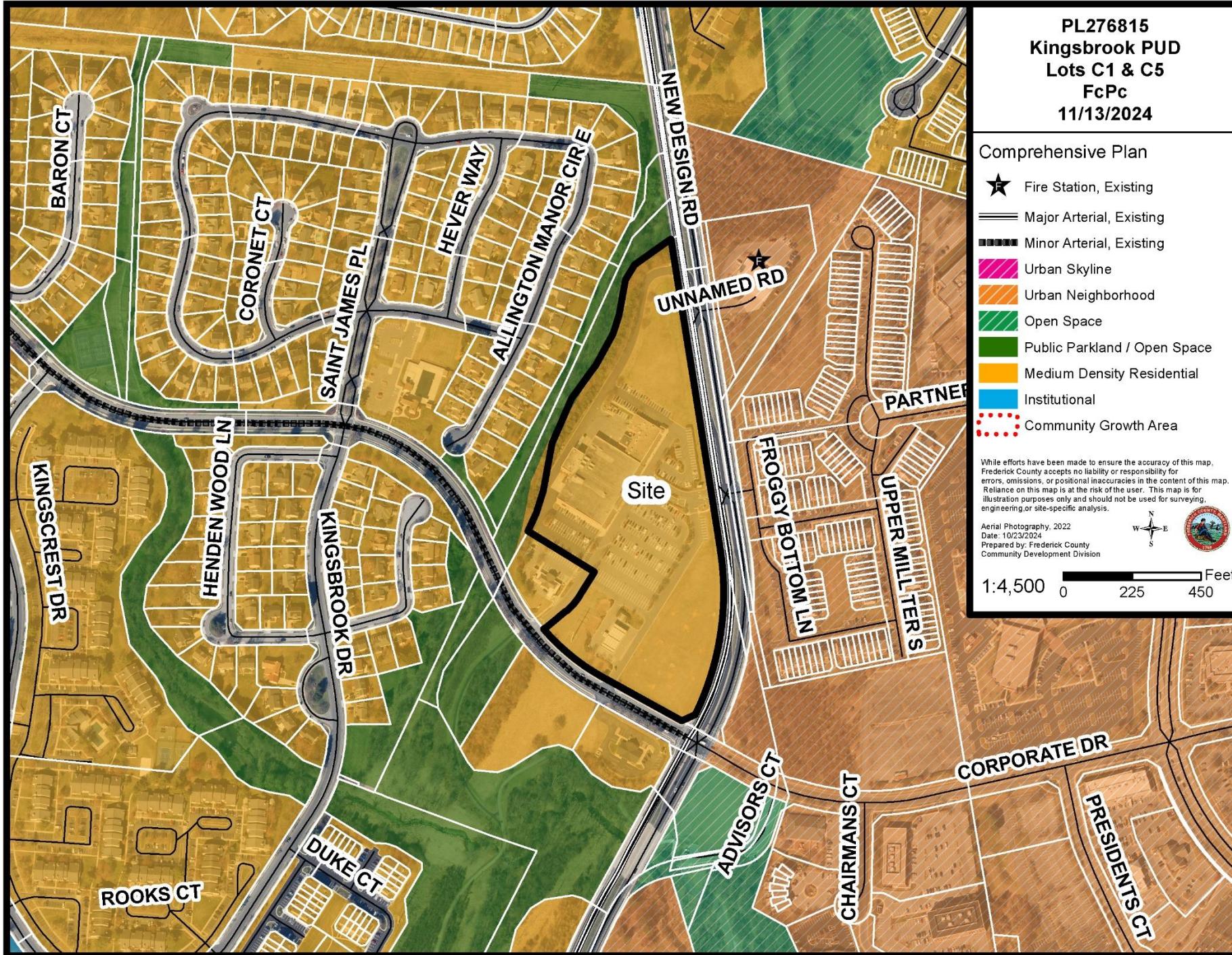
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Aerial Photography, 2020  
Date: 10/23/2024  
Prepared by: Frederick County  
Community Development Division



1:4,500 0 225 450 Feet









## CHICK-FIL-A BALLINGER CREEK

KINGSBROOK CROSSING SHOPPING CENTER  
FREDERICK, MARYLAND



MDA220084.00



5/16/2024

**BOHLER //**

## **RECOMMENDATION**

Staff has no objection to conditional approval of the Combined Preliminary/Final Subdivision Plat. If the Planning Commission conditionally approves the Plat, it is valid for a period of five (5) years from the date of Planning Commission approval (November 13, 2029) or the period of the APFO approval, whichever is less. APFO approval is valid for three (3) years from the date of Planning Commission Site Plan approval; therefore, the LOU must be satisfied and vested by 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 plan.
2. FRO mitigation (transfer of forest banking credits) must be provided prior to plat recordation and prior to applying for grading permits or building permits, whichever is applied for first.