

Frederick County Planning Commission

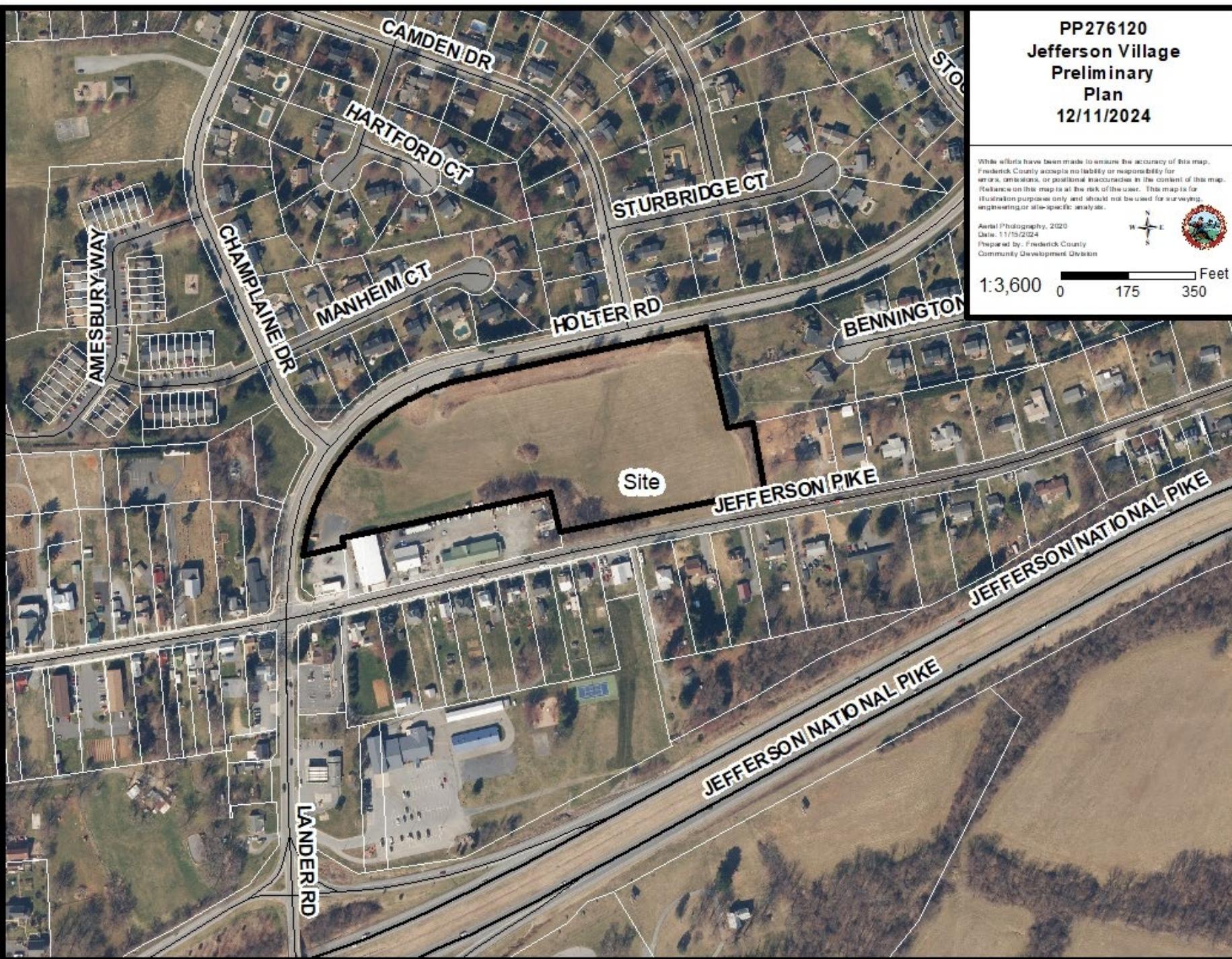


December 18, 2024

Jefferson Village

Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 47 age-restricted townhome lots located on a 9.41-acre Site.



PP276120
Jefferson Village
Preliminary
Plan
12/11/2024

Zoning

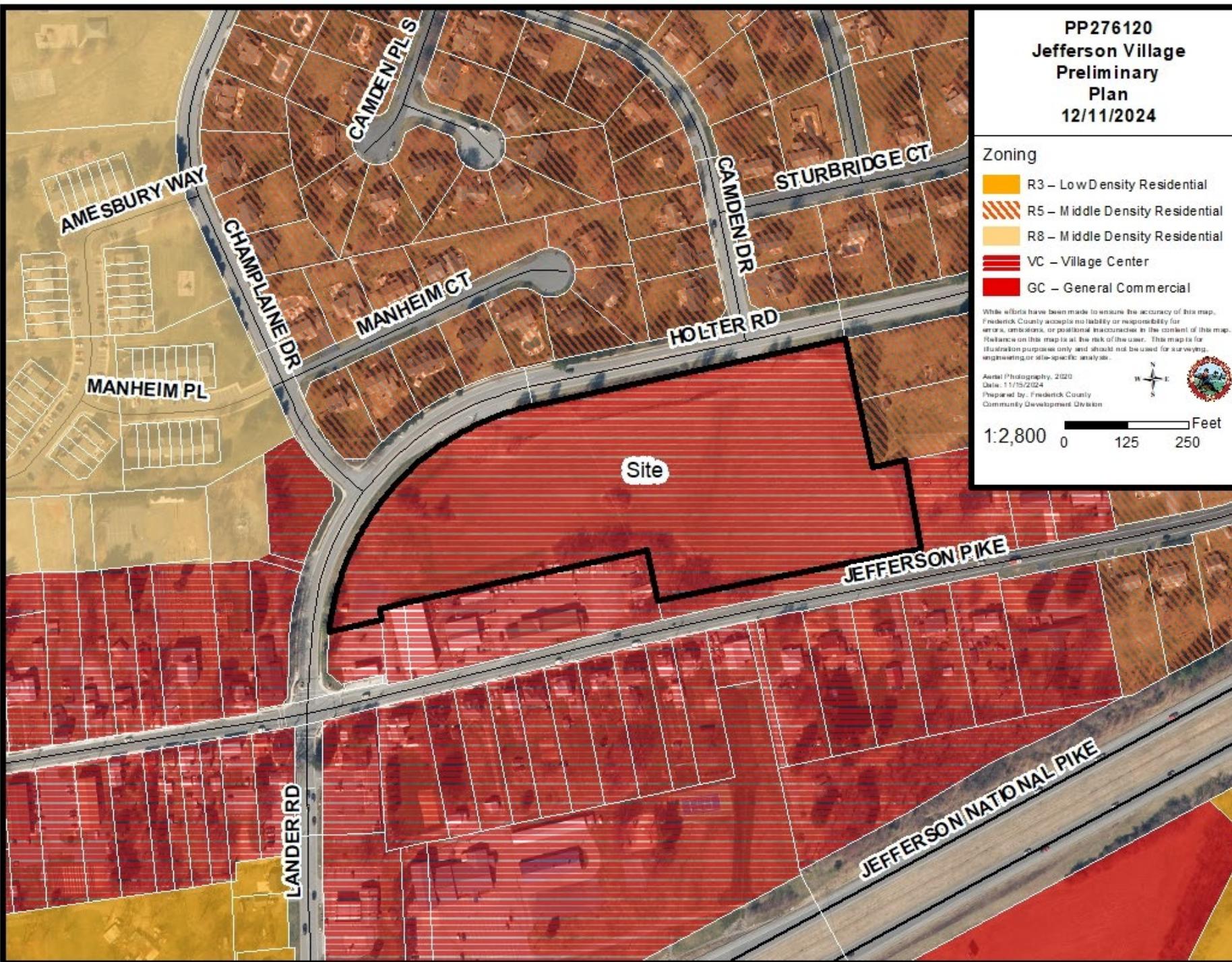
- R3 – Low Density Residential
- R5 – Middle Density Residential
- R8 – Middle Density Residential
- VC – Village Center
- GC – General Commercial

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracy 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: 11/15/2024
Prepared by: Frederick County
Community Development Division



1:2,800 0 125 250 Feet



PP276120
Jefferson Village
Preliminary
Plan
12/11/2024

Comprehensive Plan

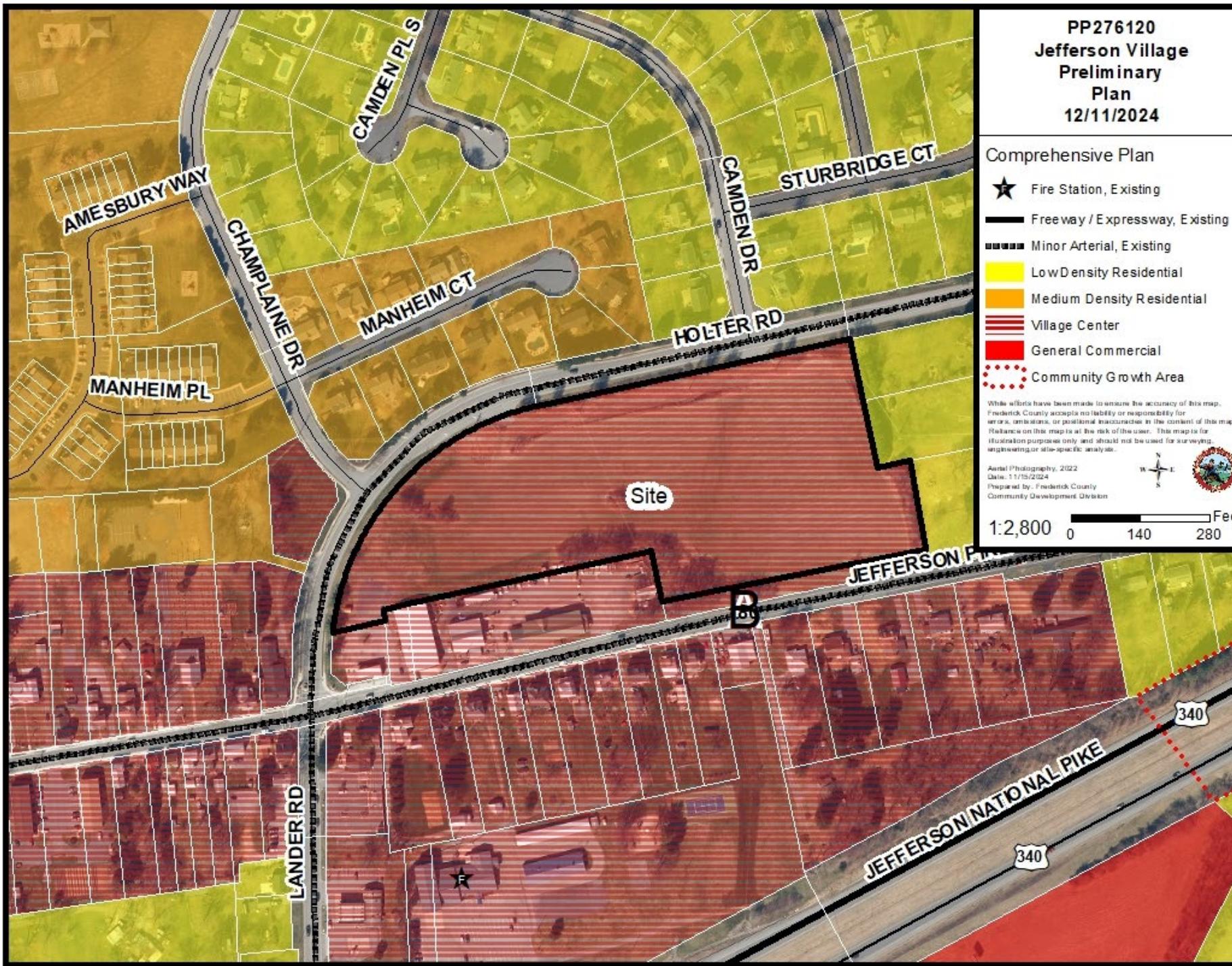
- ★ Fire Station, Existing
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Low Density Residential
- Medium Density Residential
- Village Center
- General Commercial
- Community Growth Area

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Aerial Photography, 2022
Date: 1/15/2024
Prepared by: Frederick County
Community Development Division



1:2,800 0 140 280 Feet





RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. 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 or the period of the APFO approval, whichever is less. The APFO is valid for a period of 5 years and expires on December 11, 2029. Therefore, the plan expires December 11, 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 are met:

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

1. A parking space modification to allow for 170 parking spaces, or 29 more than the required 141 spaces.
2. A street tree modification to allow for clustering of trees in lieu of planting or locating one tree every 35' as required.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Moderately Priced Dwelling Unit (MPDU) must be finalized prior to final approval of the Preliminary Plan.
3. FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.