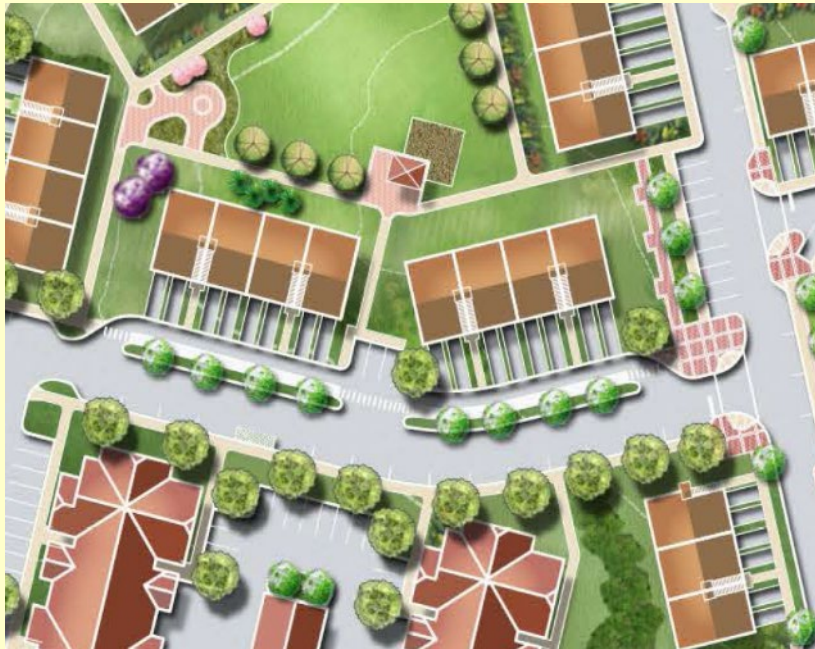


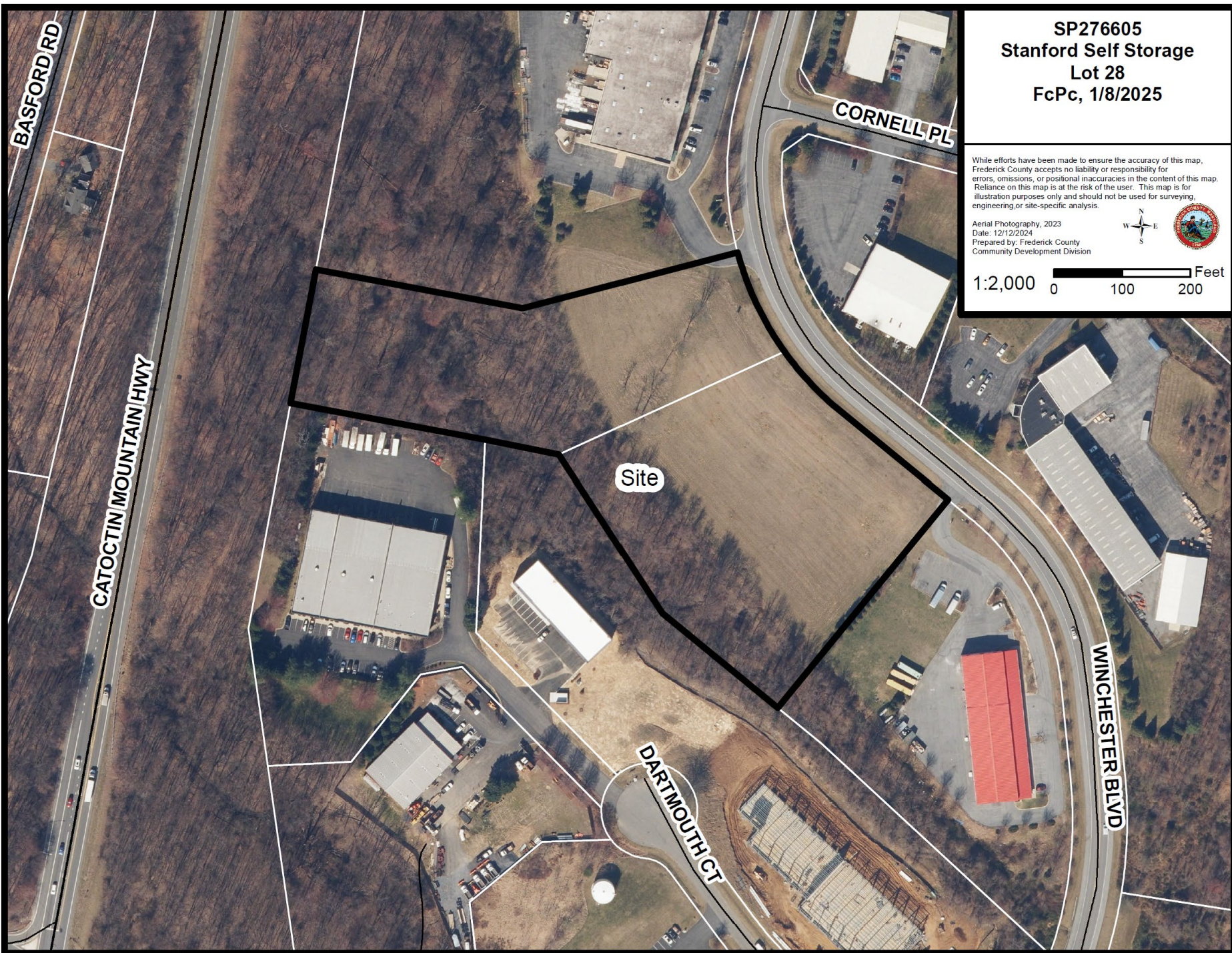
Frederick County Planning Commission

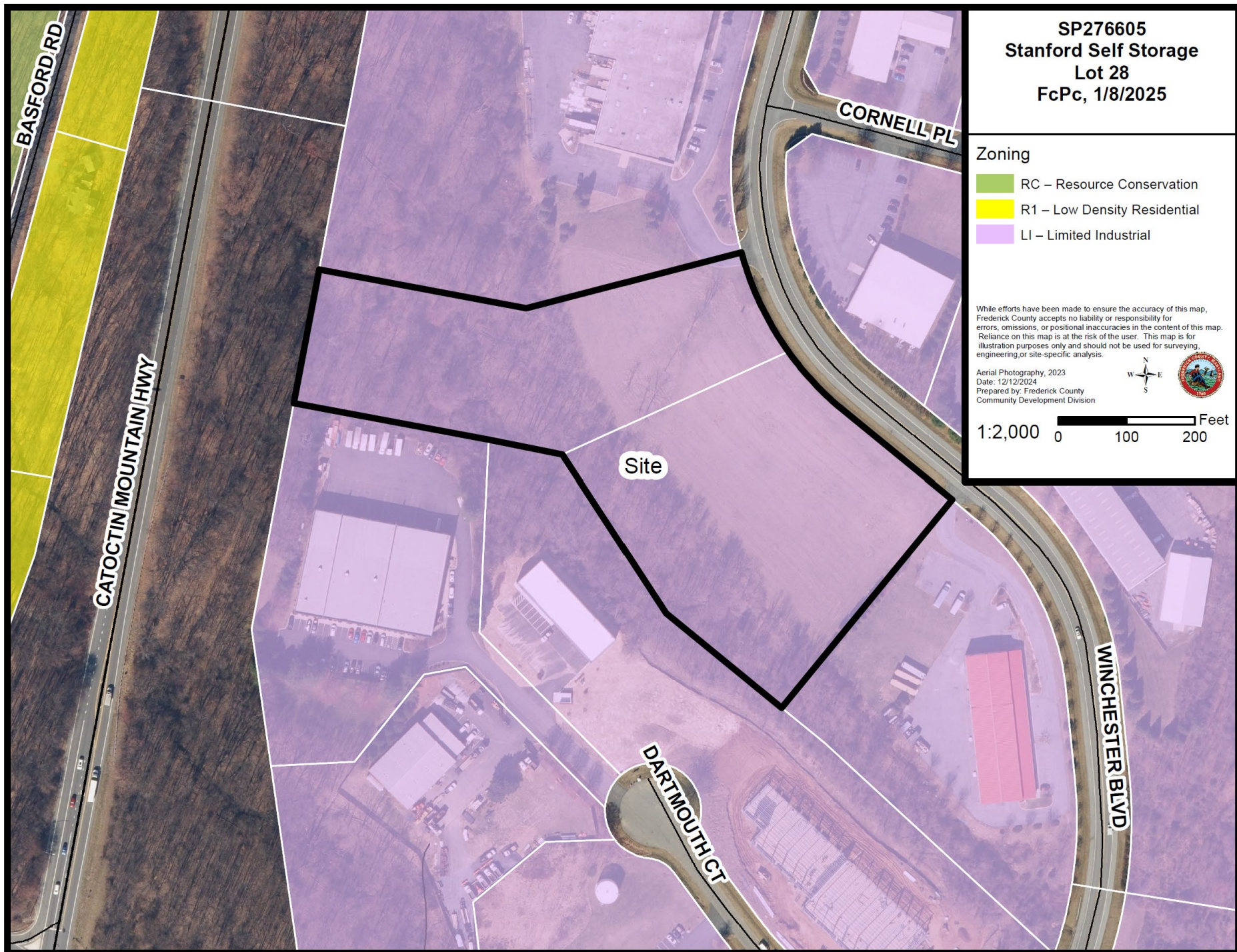


January 8, 2025

Stanford Industrial Lot 28, Self-Storage Site Plan

The Applicant is requesting Site Development Plan approval for a Self-Storage Unit Facility and a Recreational Vehicle Storage Facility to include 44,000sf of floor area located on a 6.6623-acre Site.





SP276605
Stanford Self Storage
Lot 28
FcPc, 1/8/2025

Zoning

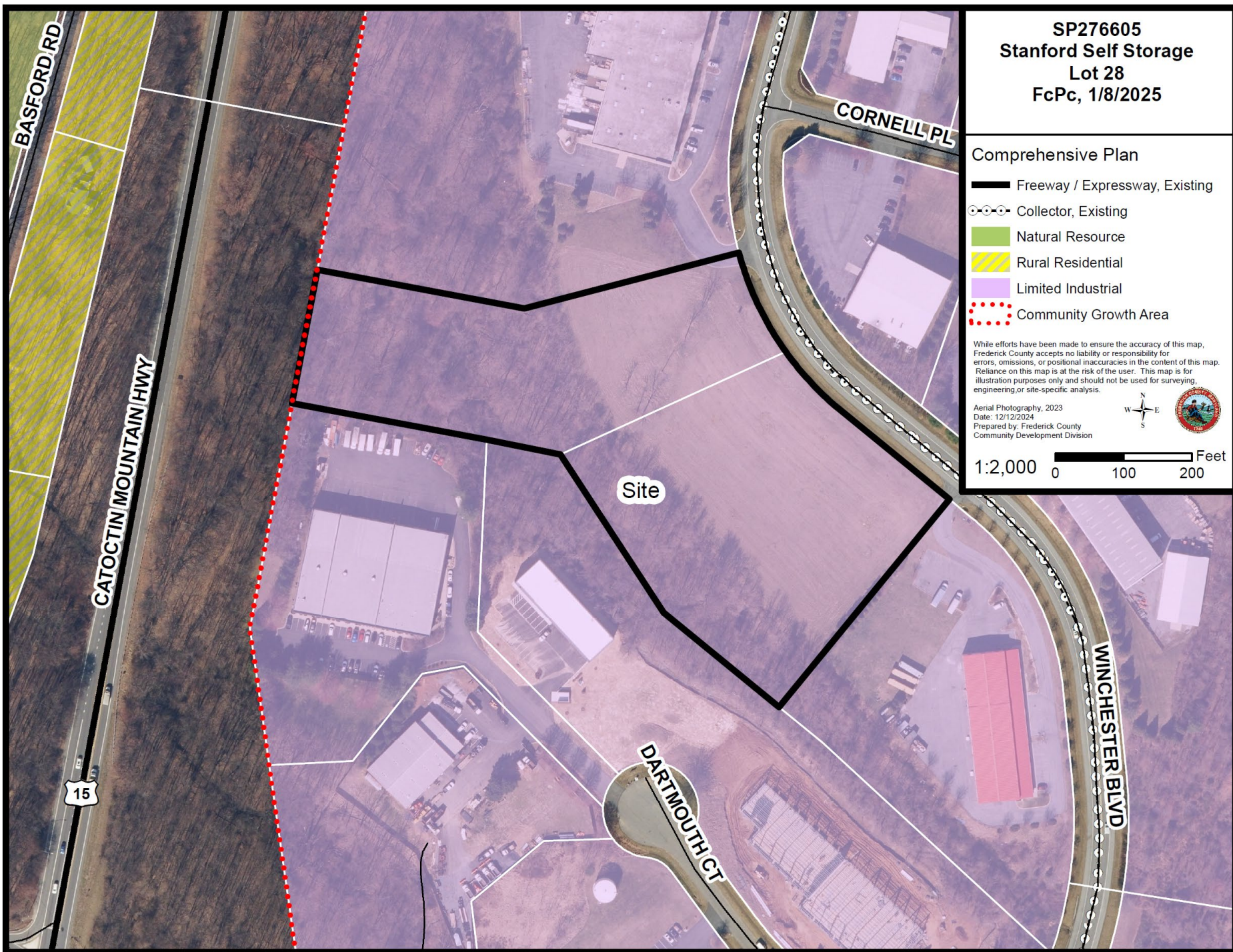
- RC – Resource Conservation
- R1 – Low Density Residential
- LI – Limited Industrial

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, 2023
Date: 12/12/2024
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 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 January 8, 2028).

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. 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. Show all BRLs clearly on the site plan.
4. Add Standard Industrial Performance Standards Note, Section 1-19-7.610. "INDUSTRIAL PERFORMANCE STANDARDS - This site will comply with all standards set forth in Section 1-19-7.600 and Section 1-19-7.610.
5. Amend note 21 on the Site Plan to correct the permitted lighting height from 24' to 12'.