

Rezoning Case 25-01

Bell Farm PUD (Amended Application)

Linganore Community Growth Area

Planning Commission Public Hearing

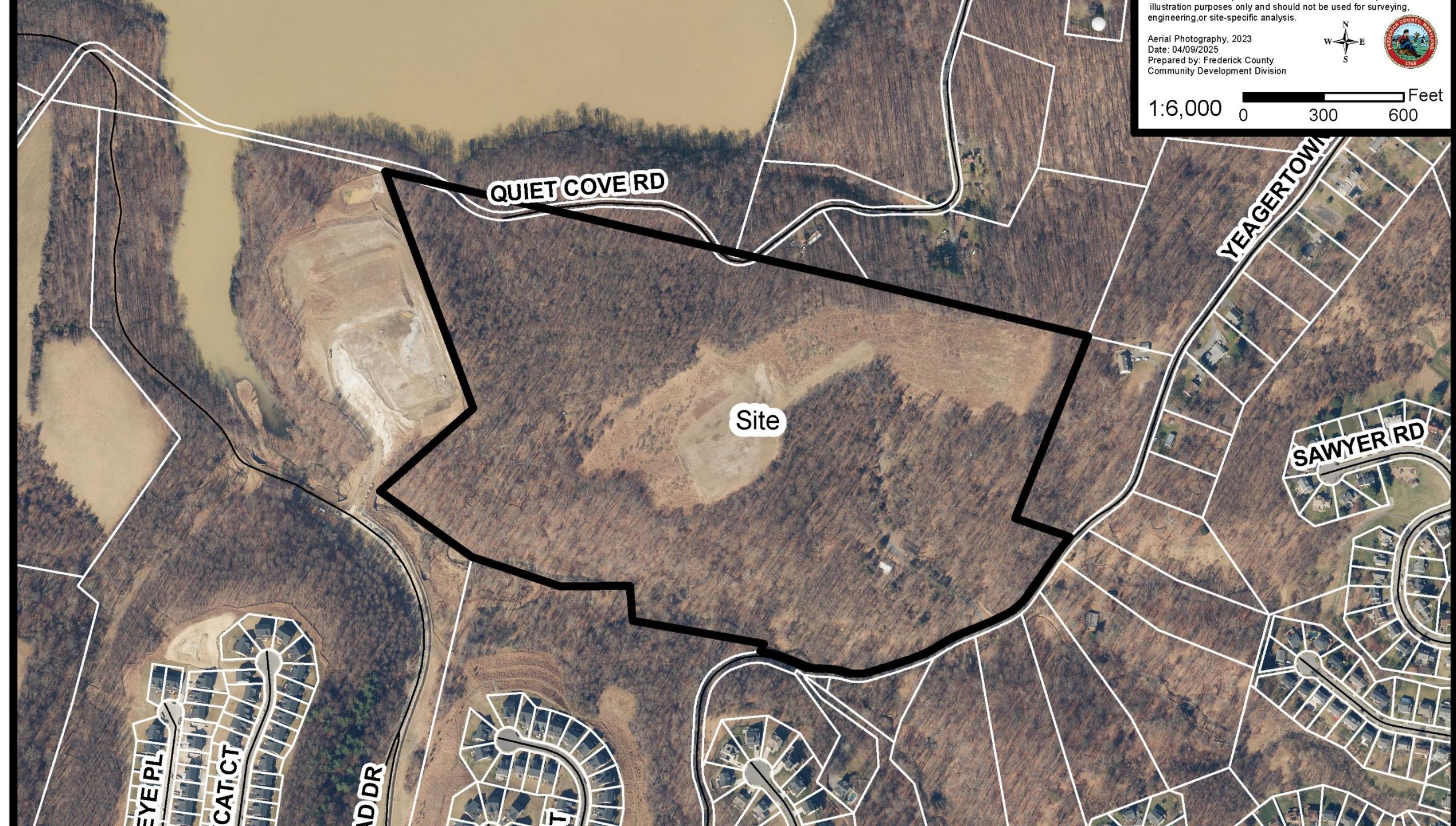
June 11, 2025 (Continued from May 21, 2025)

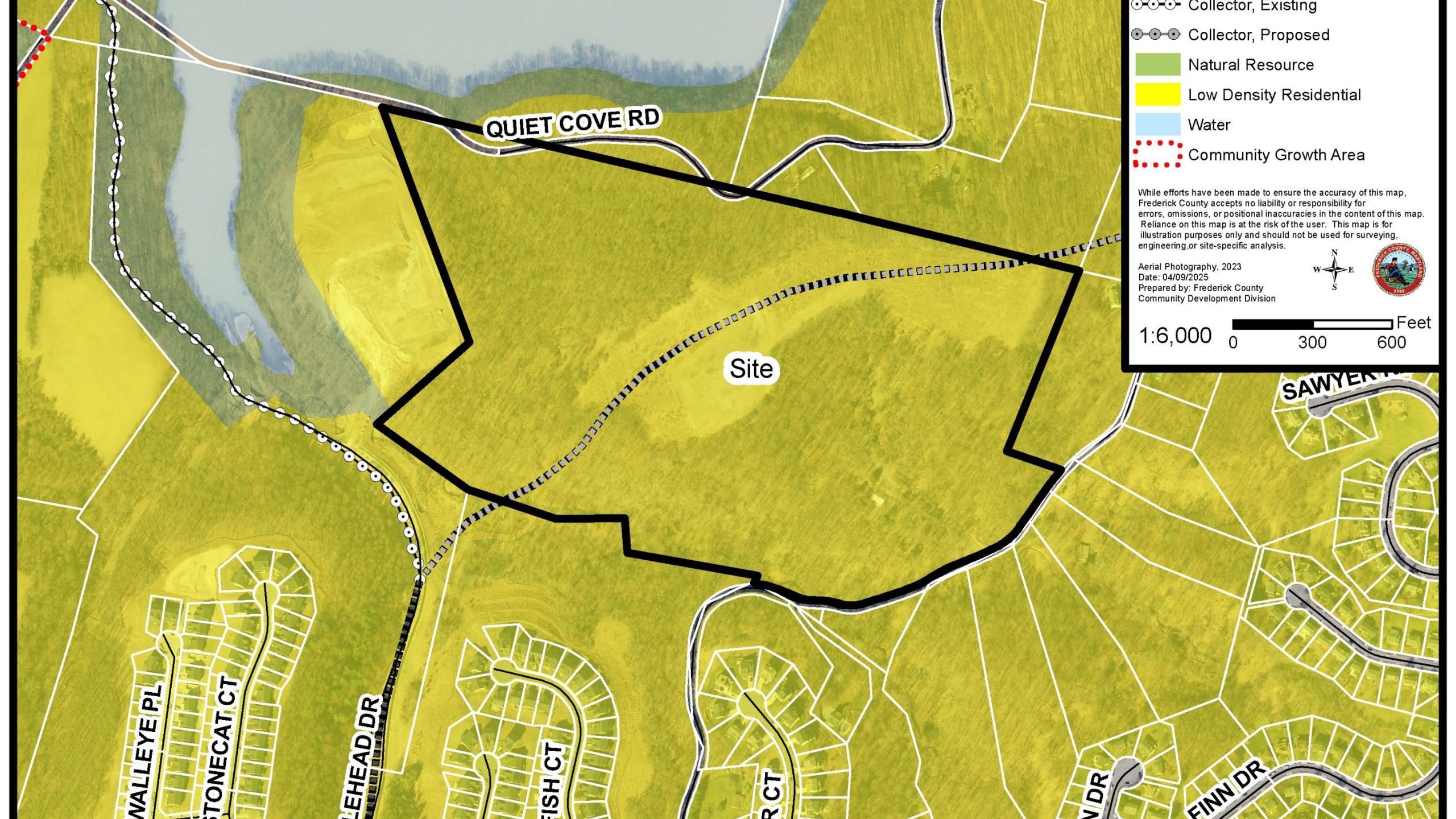
illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 04/09/2025
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet





Zoning

A – Agricultural
RC – Resource Conservation
R1 – Low Density Residential
PUD – Planned Unit Development

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
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1:6,000 0 Feet
300 600

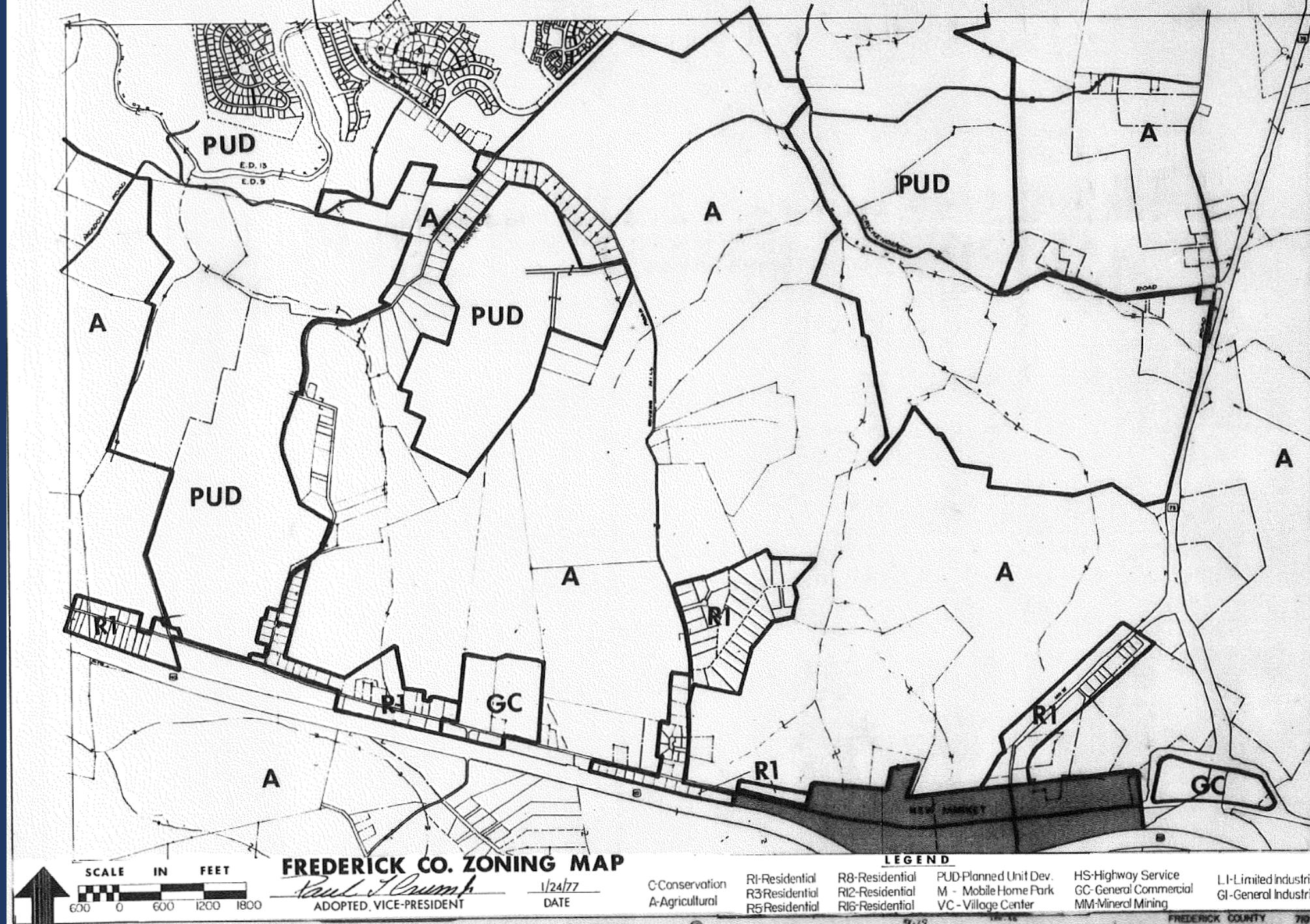
QUIET COVE RD

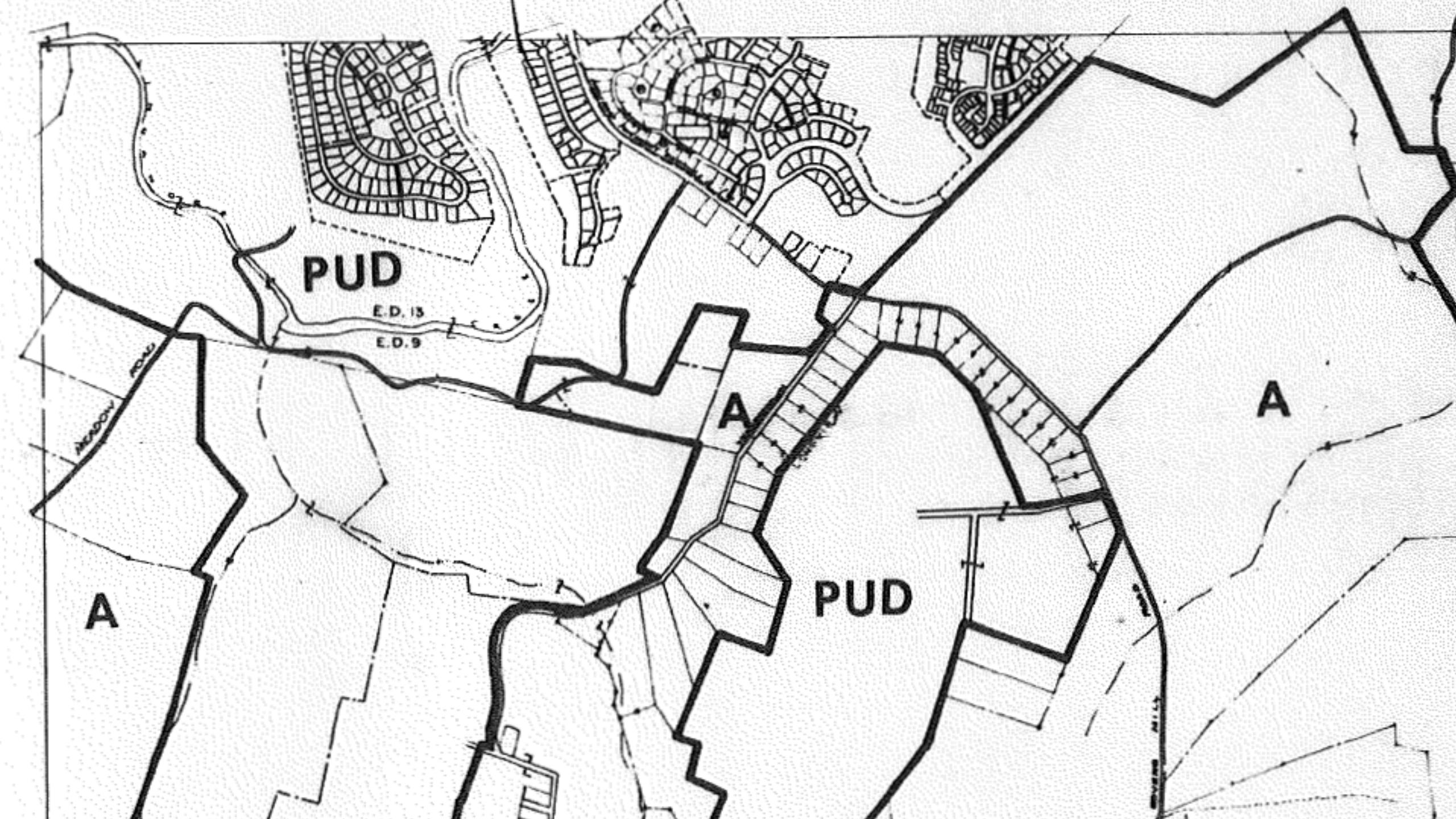
Site

SAWYER RD

PL
TCT

DR

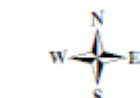




Water Service Areas



- W-1-Connected
- W-3- 1-3 Years
- W-4- 4-6 Years
- W-5- 7-10 Years
- PS-Planned Service
11-20 Years
- M-U-Multi-Use
(Private)
- NPS-No Planned Service

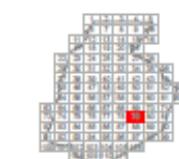


0 0.1 0.2 Miles

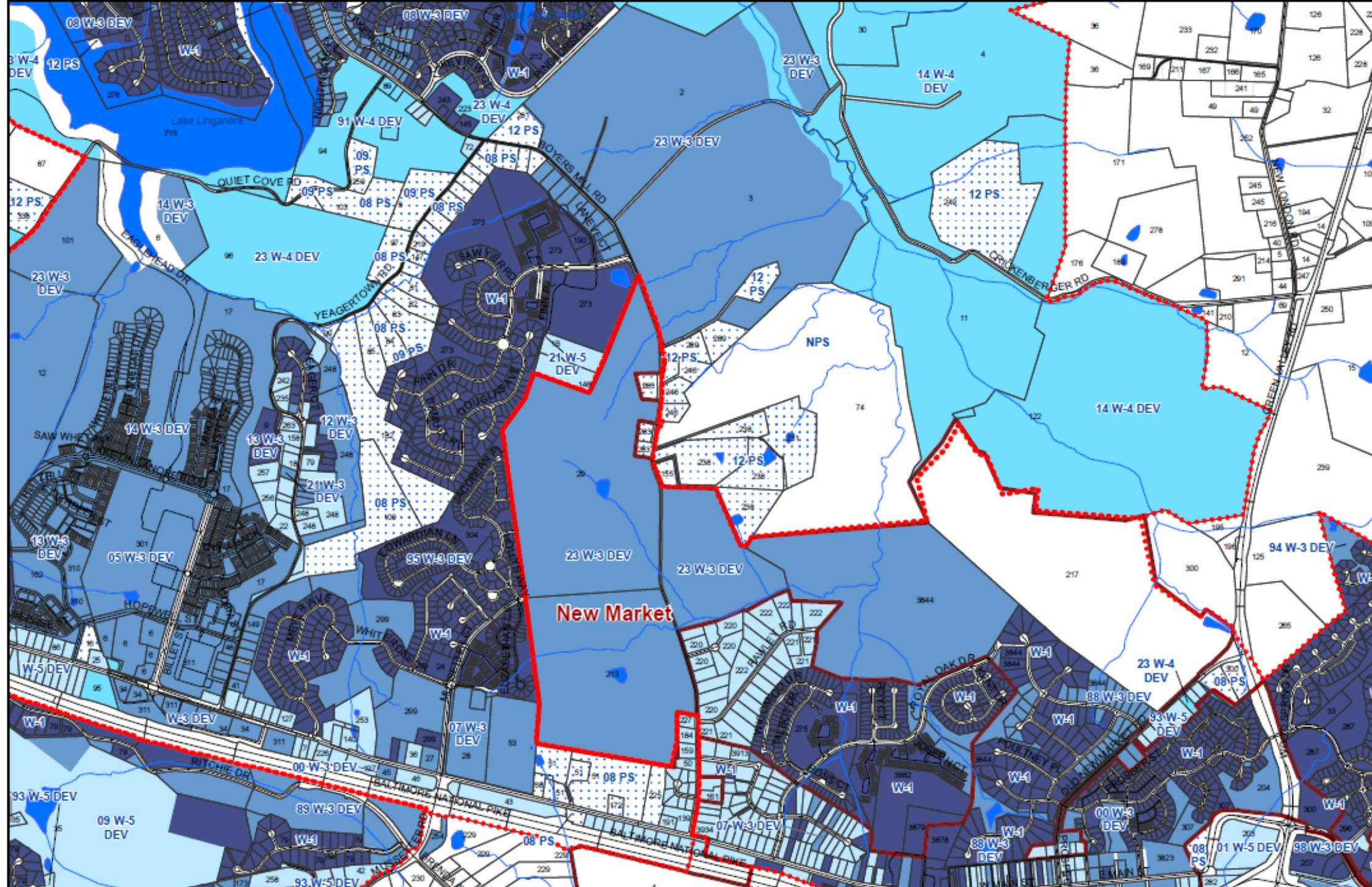
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For detailed water service areas consult the official Water Service Areas maps located at:
Division of Planning and Permitting
Frederick County Government
30 North Market St.
Frederick, MD 21701
301-600-1153

July 8, 2024



Tax Map 79



Sewer Service Areas



- S-1 - Connected
- S-3 - 1-3 Years
- S-4 - 4-6 Years
- S-5 - 7-10 Years
- PS - Planned Service (11-20 Years)
- M-U - Multi-Use (Private)
- NPS - No Planned Service

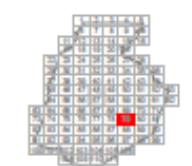


0 0.1 0.2 Miles

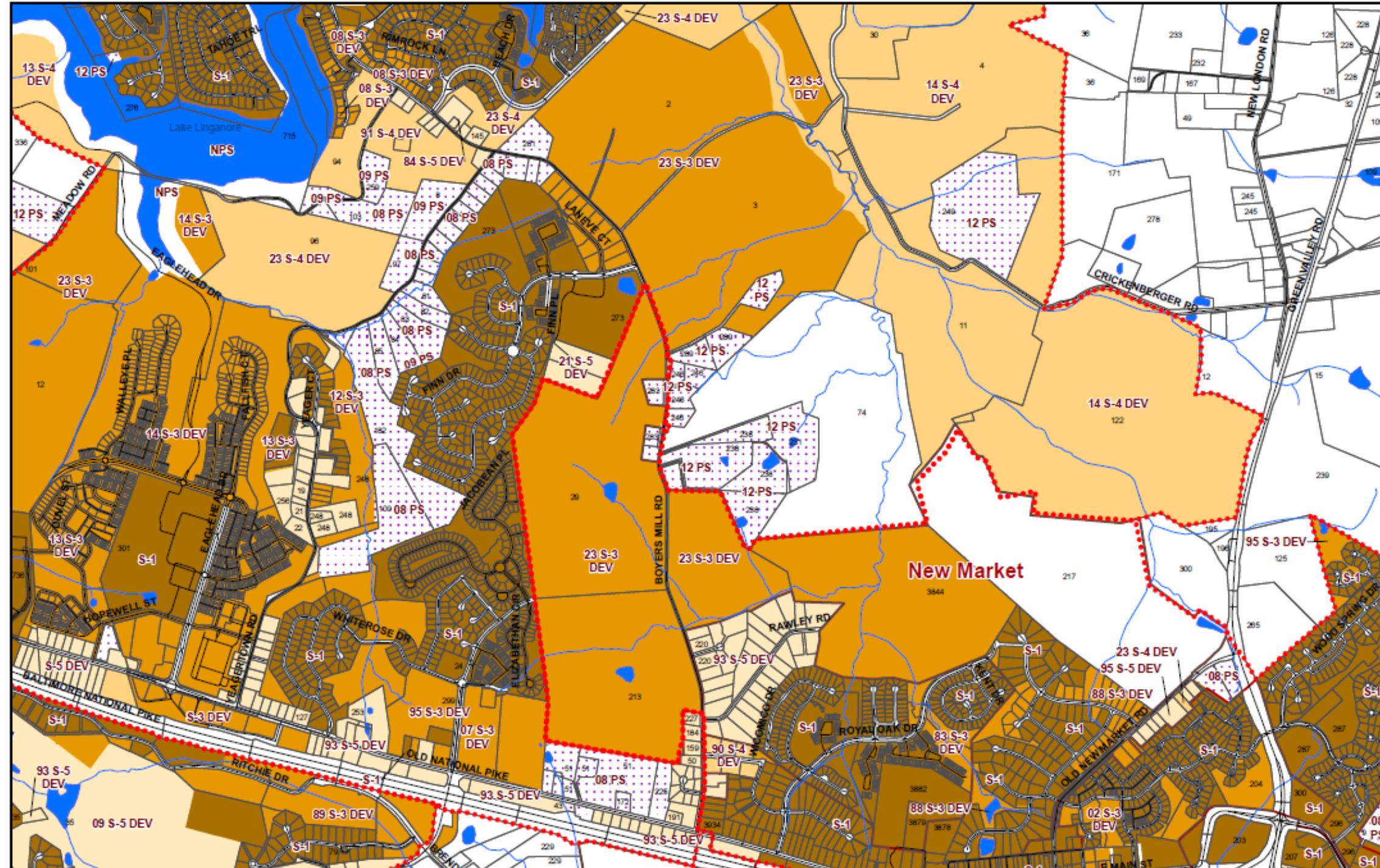
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For detailed sewer service areas consult the official Sewer Service Areas maps located at:
Division of Planning and Permitting
Frederick County Government
30 North Market St.
Frederick, MD 21701
301-600-1153

July 8, 2024

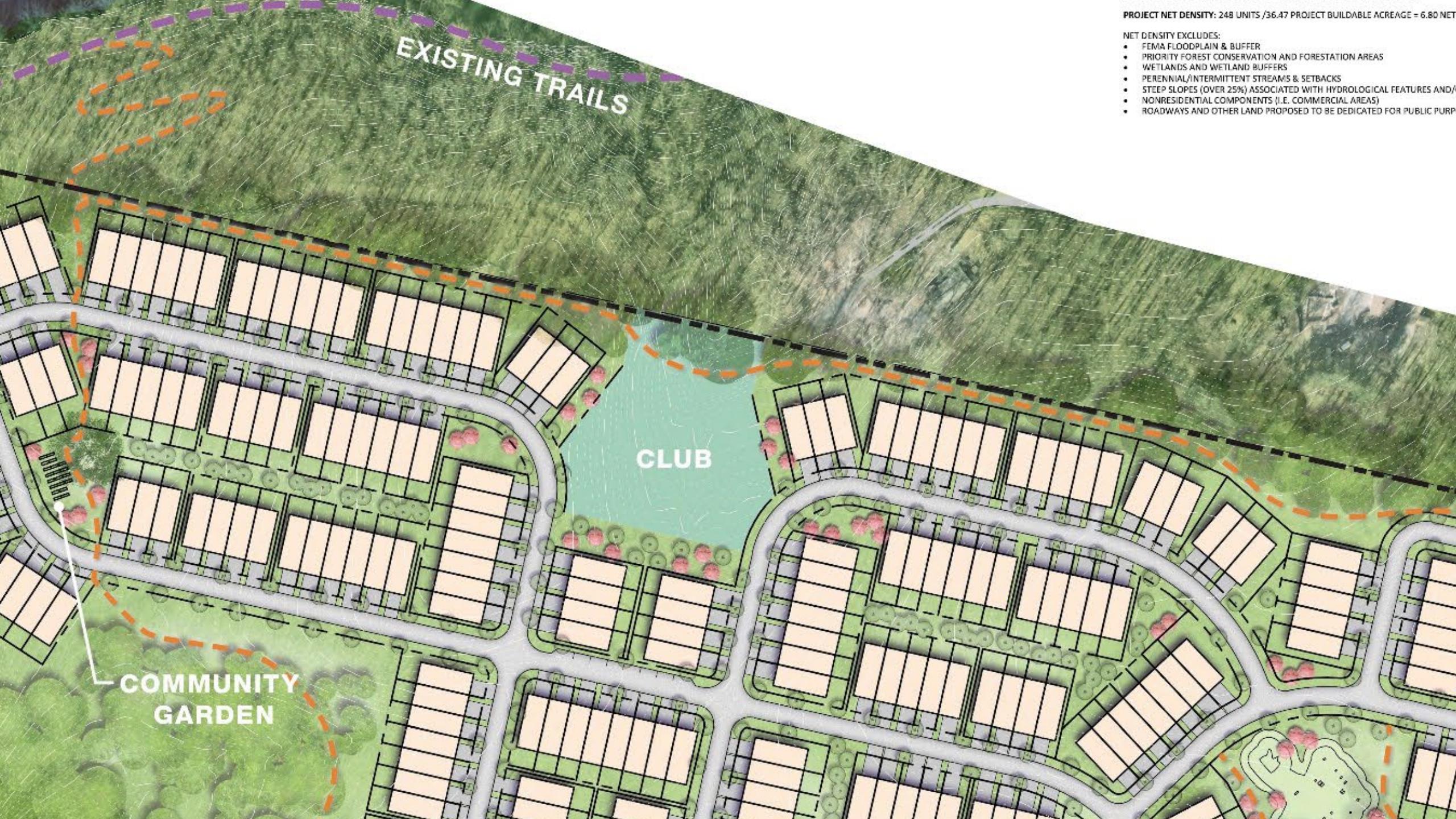


New Market

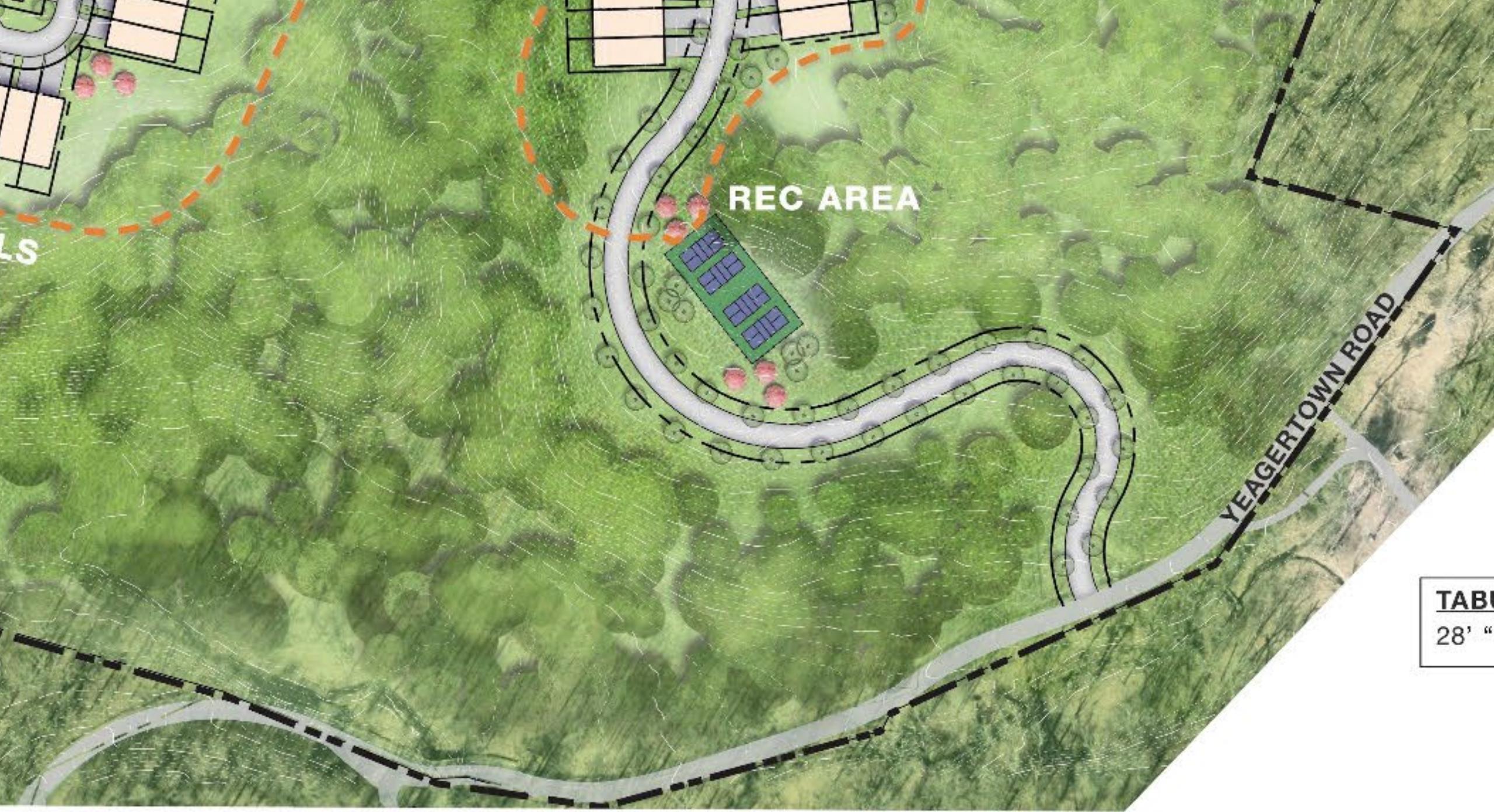


NET DENSITY EXCLUDES:

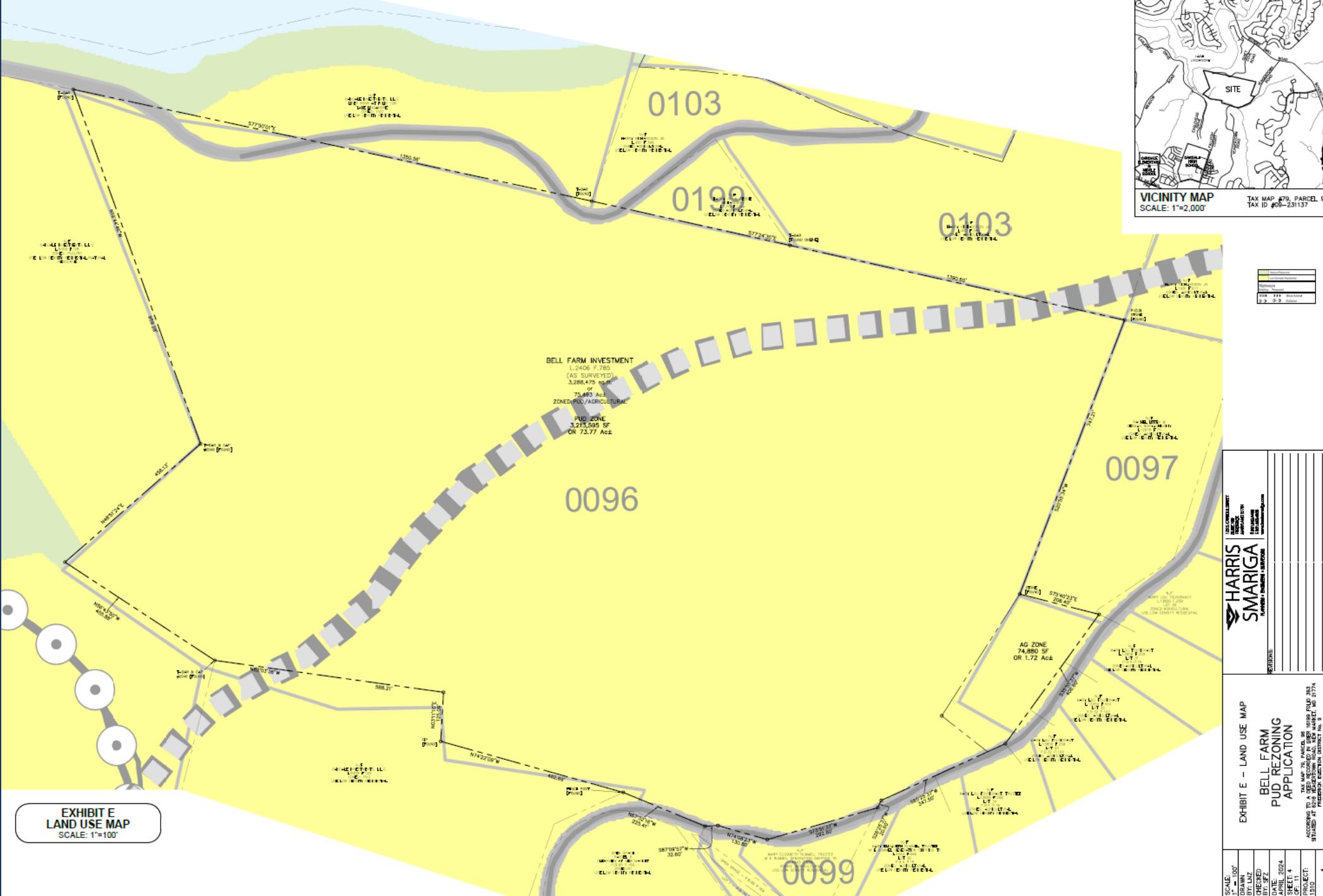
- FEMA FLOODPLAIN & BUFFER
- PRIORITY FOREST CONSERVATION AND FORESTATION AREAS
- WETLANDS AND WETLAND BUFFERS
- PERENNIAL/INTERMITTENT STREAMS & SETBACKS
- STEEP SLOPES (OVER 25%) ASSOCIATED WITH HYDROLOGICAL FEATURES AND/
- NONRESIDENTIAL COMPONENTS (I.E. COMMERCIAL AREAS)
- ROADWAYS AND OTHER LAND PROPOSED TO BE DEDICATED FOR PUBLIC PURP



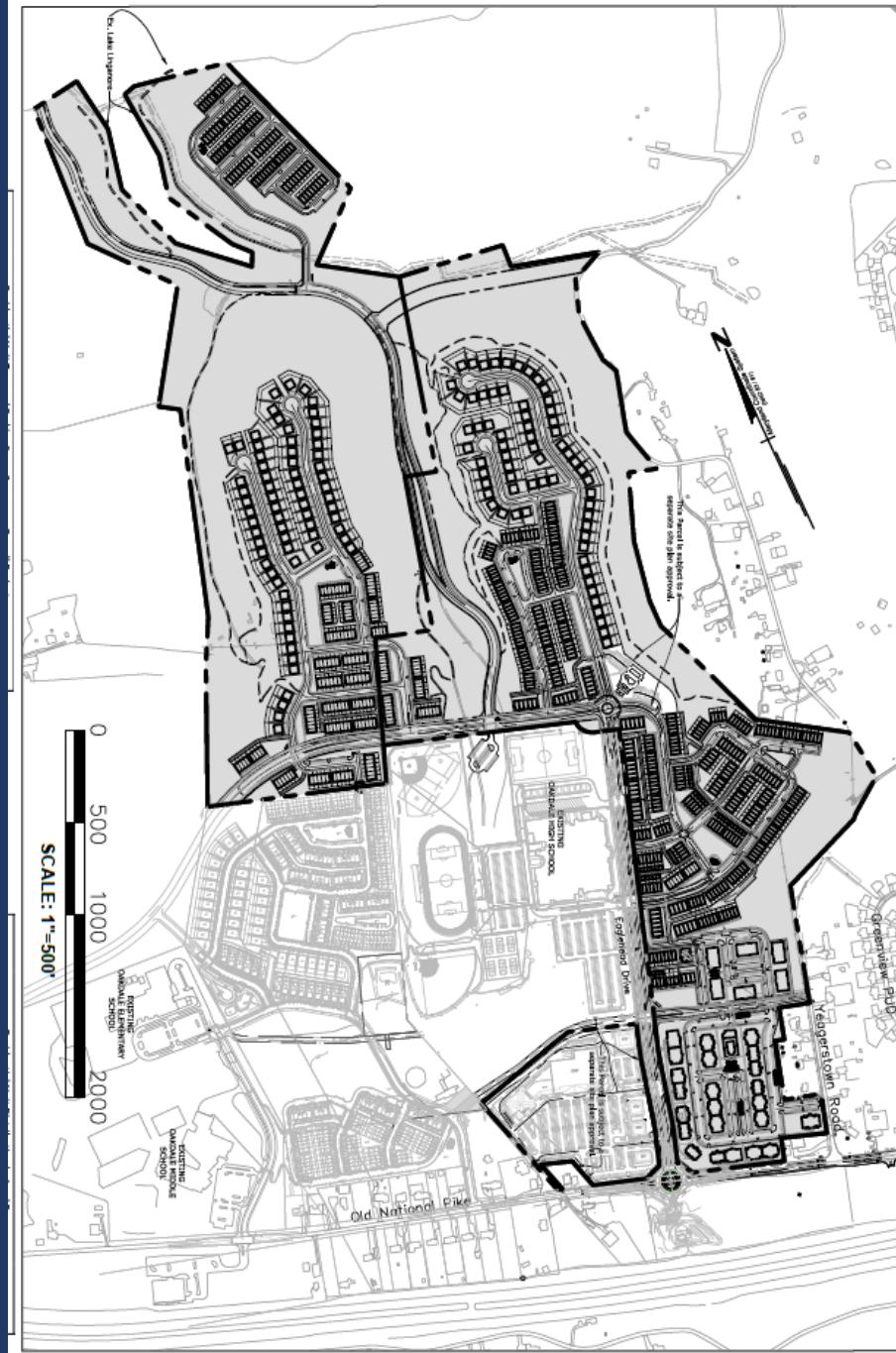


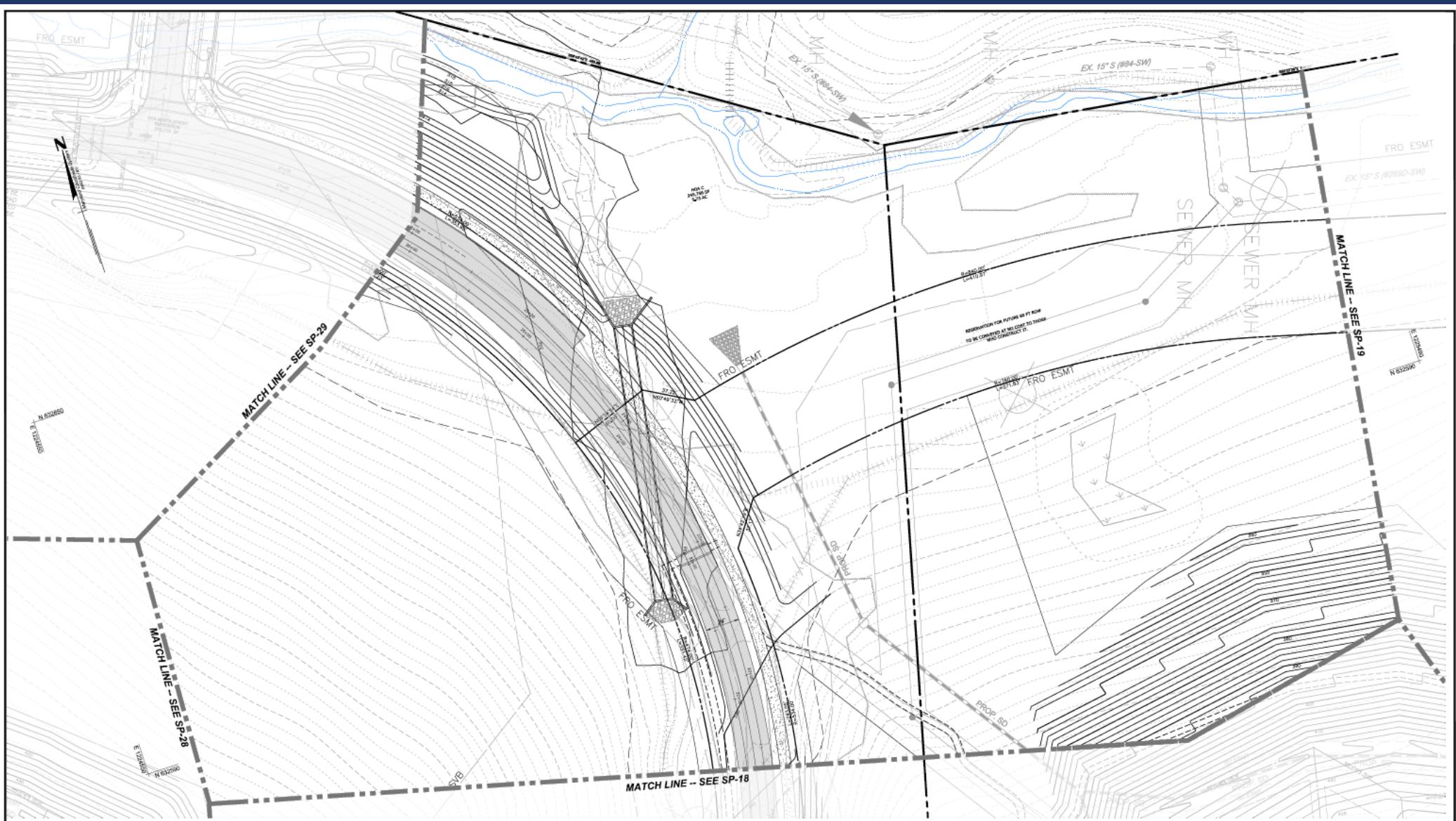






LINGANORE TOWN CENTER COMBINED PRELIMINARY/SITE PLAN (PHASE II EXECUTION)





ADA Parking spaces on this plan are shown with intent to conform with the latest ADA Design standards. Location and final grading subject to change at Improvement Plan stage to meet ADA regulations.

SECTION	DATE	SECTION	DATE	BY	DATE
FIRST SUBMITTAL	2014.08.07	SIGNATURE SUBMITTAL	2014.08.06	BASE DATA	CADD
SECOND SUBMITTAL	2014.08.11			DESIGNED	
THIRD SUBMITTAL	2014.10.09			DRAWN	
FOURTH SUBMITTAL	2014.12.08			REVIEWED	
FCPC SUBMITTAL	2014.12.22			RELEASE FOR	
FINAL APPROVAL	2015.06.12			BY	DATE

Owner/Developer:
OAKDALE INVESTMENTS LLC
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
PHONE: 1-703-734-5241
CONTACT: JASON WILEY

COMBINED PLAN



18647 Century Boulevard
Suite 200
Gaithersburg, Maryland 20878
Ph: 301-208-4600 (Fax): 301-208-4609
E-mail: SP-20@rogers.com
www.rogers.com

COMBINED PLAN
Linganore Town Center

Tax Map 79, Parcels 6 & 17
Election District No. 9
Frederick County, Maryland

SCALE: 1" = 30'
JOB NO. 064301
DATE: AUGUST 2014
INTER. NO. SP-20
SHEET NO. 27 OF 112

General Approval Criteria for Zoning Map Amendments

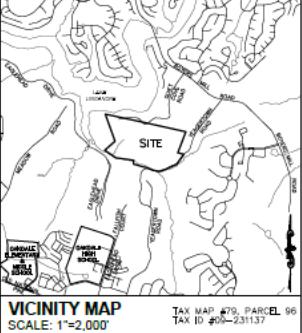
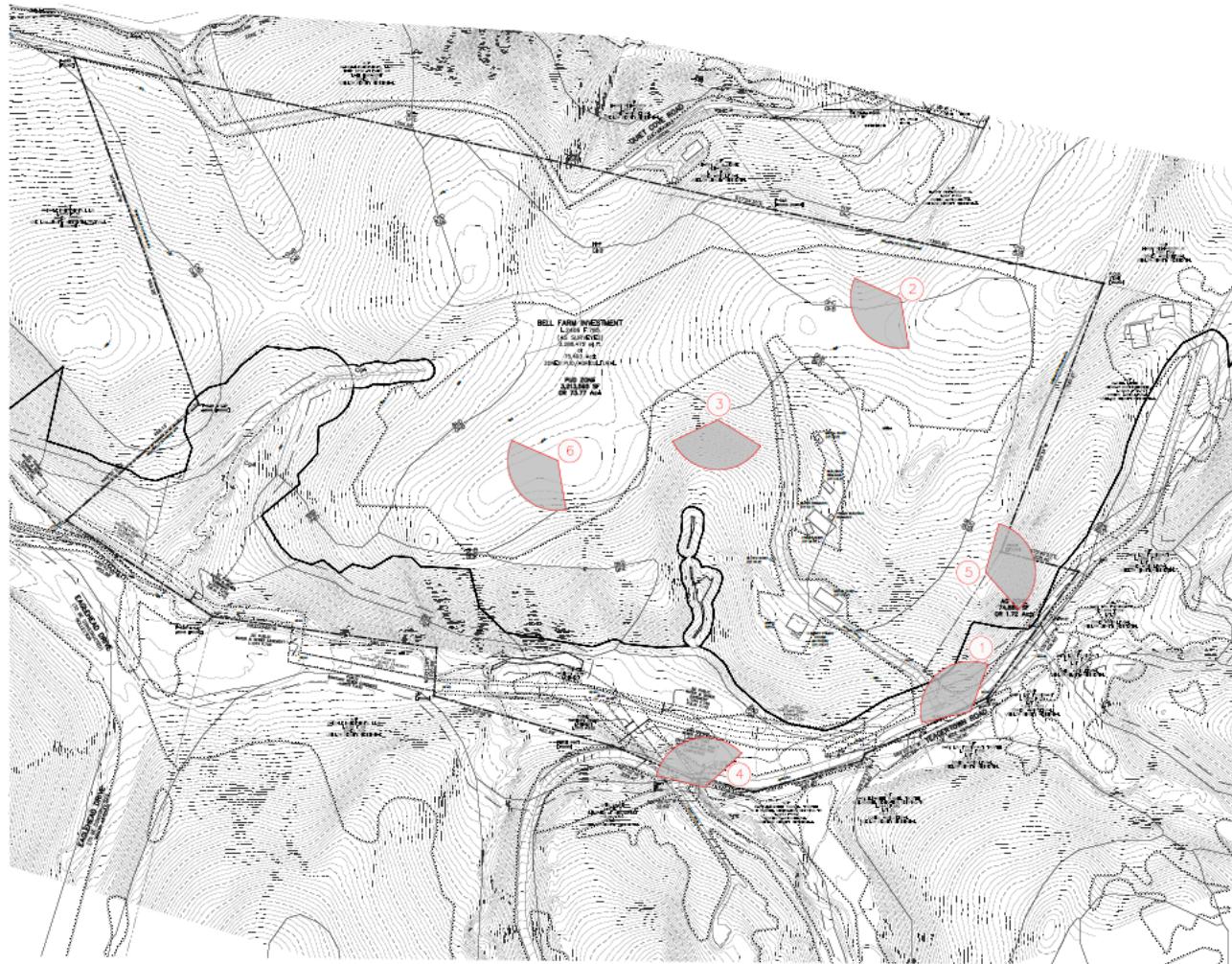
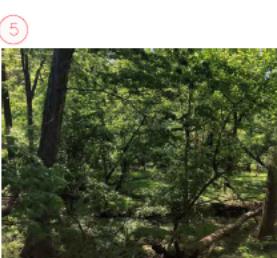
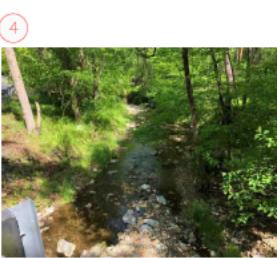
- Consistency with the Comprehensive Plan
- Availability of current and planned public facilities
- Adequacy of existing and planned future transportation systems
- Compatibility with existing and proposed development
- Population change, including availability and location of land zoned to meet the ten-year need for residential development
- The timing of development, planned future transportation systems and planned public facilities
- Sensitive environmental resources have been identified and impacts to these resources are avoided or minimized to the maximum extent practicable
- Historic resources have been identified and impacts to these resources are avoided or minimized to the maximum extent practicable

Should the Planning Commission choose to recommend approval of this request for an amended PUD, the following conditions are provided for the Commission's consideration:

(1) The Applicant shall develop the Site with no more than 248 age-restricted dwelling units.

(2) 2. Covenants shall restrict 100% of the dwelling units in the Bell Farm PUD project to be age-restricted per the Federal Fair Housing Act and the Housing for Older Persons Act of 1995. There shall be a further limitation on the minimum age of permanent residents being 19 years of age in order to qualify for an APFO exemption. These covenants shall be recorded prior to the recording of the first subdivision plat. The covenants shall be recorded and made part of the title for each dwelling unit. Every property owner within the age-restricted development (and HOA) shall be beneficiaries of the covenants with the ability to enforce them through administrative or judicial proceedings. These covenants are to be reviewed by the County Attorney's Office to ensure that the PUD zoning district will be invalid if these covenants are not recorded and do not restrict age as proffered in a binding and enforceable manner. The required biannual federal surveys by the HOA (24 CFR 100.307) shall be made available to the County for its review and records;

(3) The Site shall be served by no fewer than two road access points, both to be constructed by the Applicant.



BASE NOTES:
1. SURVEYED WITH A MEMBER OF TITLE COMMITTEE NO. MD-22-1336, REVERON
PLUR (4) DATED 10/10/2022 AT 8:00 AM AS PREPARED BY
CHICAGO TITLE INSURANCE COMPANY.
2. HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD 83/93).
3. VERTICAL DATUM IS NAVD 88.
4. TOPOGRAPHY SHOWN HEREON IS FREDERICK COUNTY GCS.

SITE PHOTOS:
ALL SITE PHOTOS WERE TAKEN ON
05/2022 TO 06/2022
BY GEO-TECHNOLOGY ASSOCIATES, INC.

HARRIS SMARIGA Harris • Smariga • Associates www.harris-smariga.com	
ARCHEOLOGICAL PLAN BELL FARM	OWNER/DEVELOPER BELL FARM INVESTMENT LLC 15199 PINE DR. ST. MARYS, MD 21784
SCALE: 1" = 150'	ACREAGE: 1.72 ACRES
DATE: FEB. 2025	STREET: 15199 PINE DR.
HEET: 1	ZIP CODE: 21784
LOT: 1	OWNER: BELL FARM INVESTMENT LLC