

# Frederick County Planning Commission



September 10, 2025

# *Stanford Industrial, Lot 12*

## *Site Plan*

The Applicant is requesting Site Development Plan approval for a 10,000 sq. ft. Limited Manufacturing and Assembly facility with 2,000 sq. ft. of office located on a 3.092-acre Site.

Stanford Industrial Park -  
Lot 12  
SP277337  
FcPc, 09/10/2025

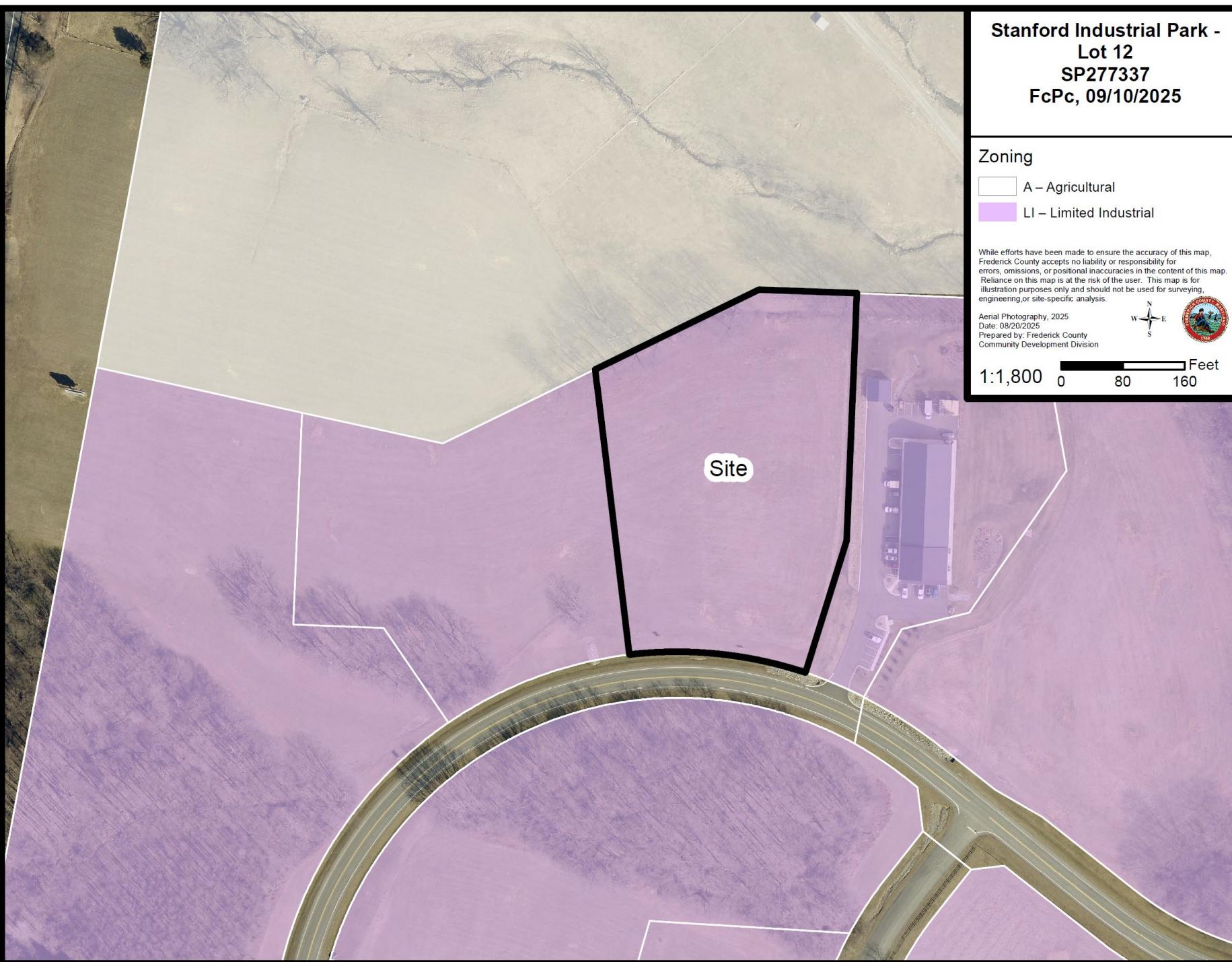
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engineering, or site-specific analysis.

Aerial Photography, 2025  
Date: 08/20/2025  
Prepared by: Frederick County  
Community Development Division



1:1,500 0 75 150 Feet





Stanford Industrial Park -  
Lot 12  
SP277337  
FcPc, 09/10/2025

Comprehensive Plan

○○○ Collector, Existing

Agricultural / Rural

Limited Industrial

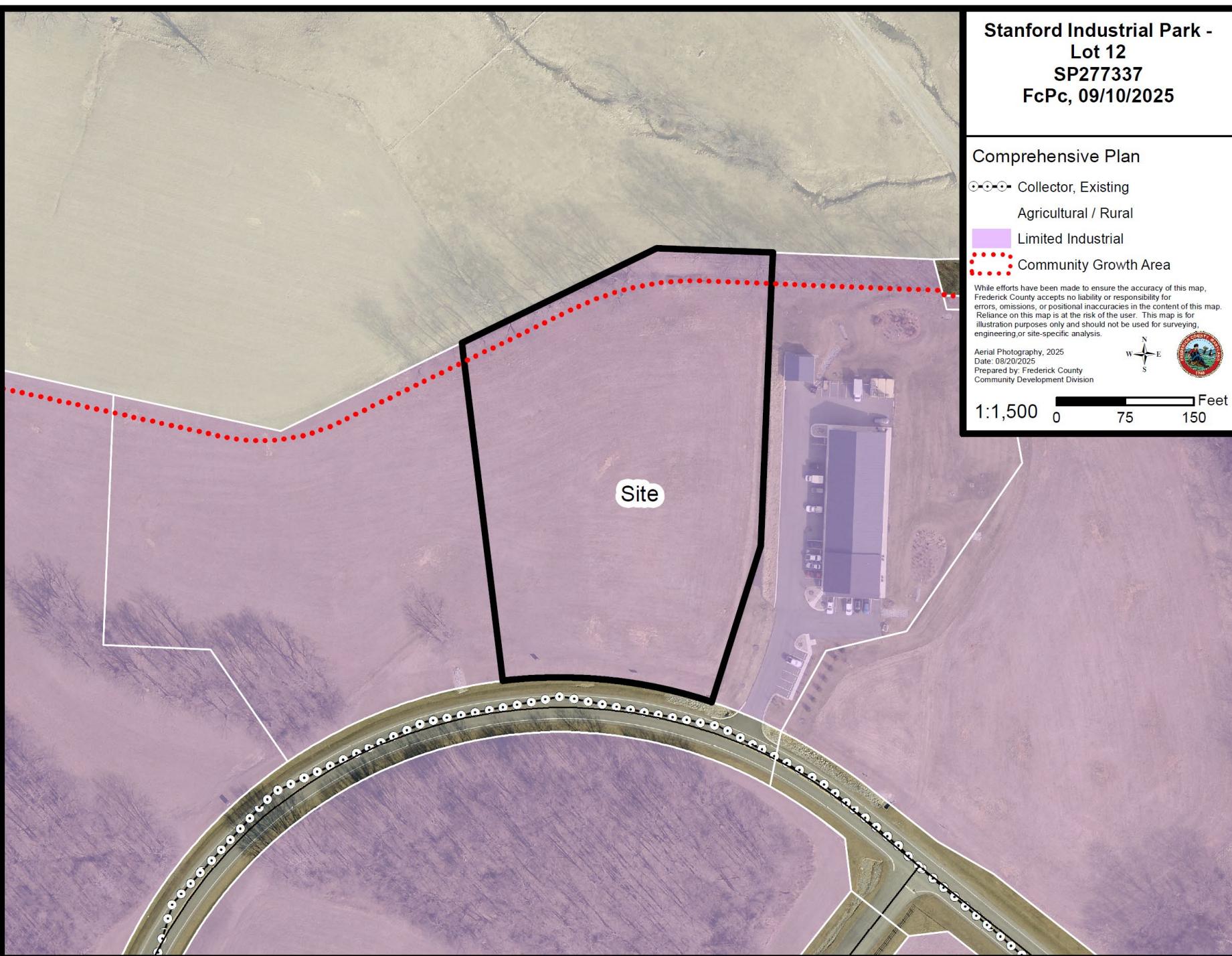
○○○ Community Growth Area

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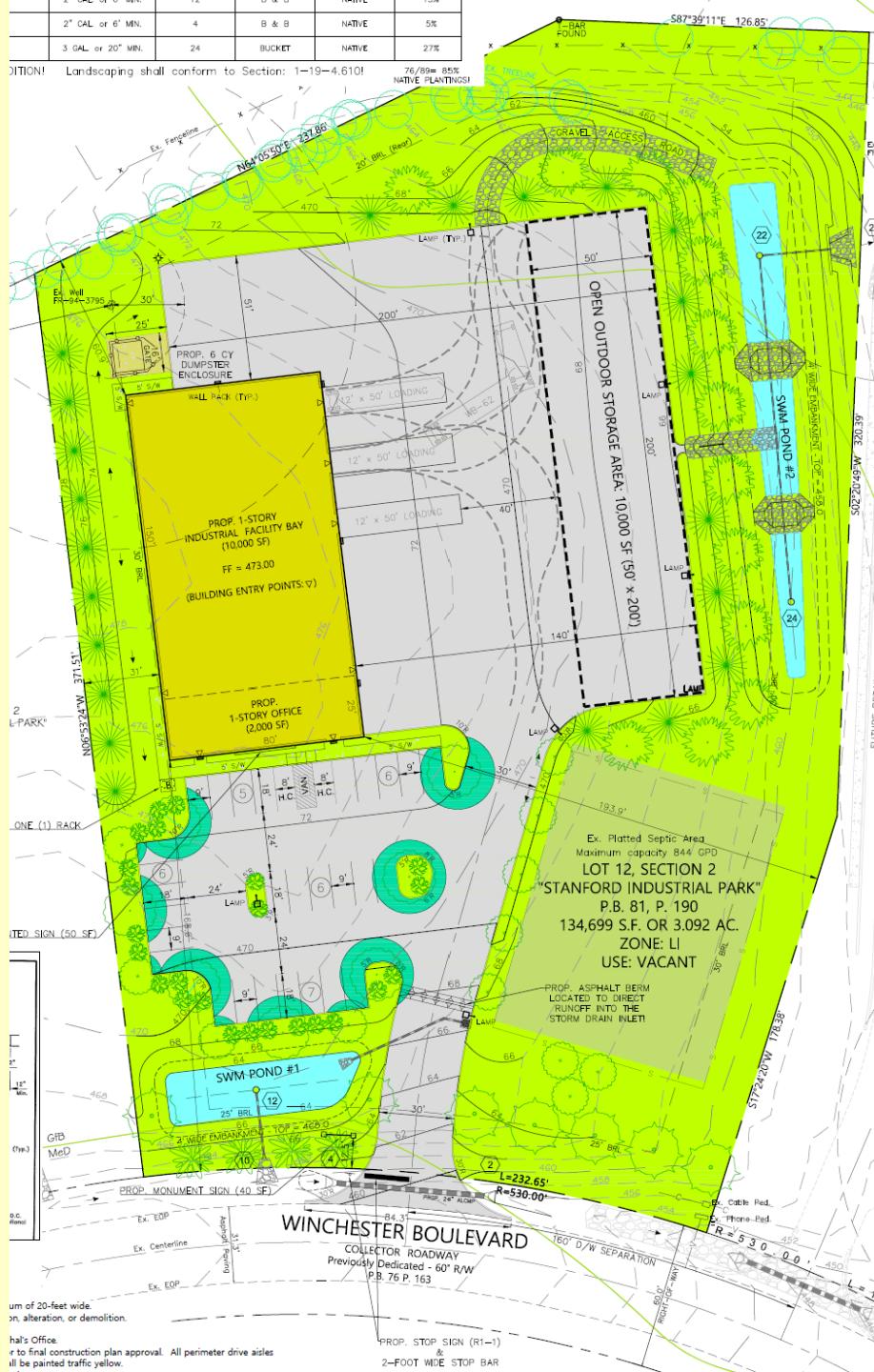
Aerial Photography, 2025  
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1:1,500 0 75 150 Feet







134,699 S.F. OR 3.092 AC.  
ZONE: LI  
USE: VACANT

PROP. ASPHALT BERM  
LOCATED TO DIRECT  
RUNOFF INTO THE  
STORM DRAIN INLET.

## ~~SWM POND #1~~

BRL

PROP. MONUMENT SIGN (40 SF)

51°24'20" W 178°31'

84.3  
WINCHESTER BOULEVARD  
COLLECTOR

COLLECTOR ROADWAY  
Previously Dedicated - 60' R/W  
P.B. 76 P. 163

PROP. STOP SIGN (R1-1)  
&  
2-FOOT WIDE STOP BAR

construction plan approval. All perimeter drive aisles and traffic yellow.

ng in accordance with the Frederick County Premise  
ffice by contacting 301-694-1479 or at



## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (September 10, 2028).

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

**Planning Commission approval of the following modification requests from the Applicant:**

1. An Entrance Spacing modification to allow for a 160' separation to the nearest existing entrance at Lot 11.
2. A loading space modification to add one additional large loading space for this project.

**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 must be provided prior to applying for grading permits or building permits, whichever is applied for first.