



FREDERICK COUNTY PLANNING COMMISSION

April 10, 2019

TITLE: Margie's View, Lots 1 and 2

FILE NUMBER: M-3032, AP 19195 (APFO N/A, FRO 19196)

REQUEST: Driveway Entrance Spacing Modification

The Applicants are requesting a modification to allow a new common driveway entrance, which does not meet the minimum separation distances from existing driveways that is required for a Staff level approval.

PROJECT INFORMATION:

ADDRESS/LOCATION: Located on the east side of Jefferson Boulevard, near the intersection with Woodlyn Road.
TAX MAP/PARCEL: Map 75, Parcel 93, Tax ID#24-459977
COMP. PLAN: Rural Residential and Agricultural / Rural
ZONING: Residential-3 (R3) and Agricultural (AG)
PLANNING REGION: Middletown
WATER/SEWER: No Planned Service

APPLICANT/REPRESENTATIVES:

APPLICANT: Jim Zanelli, Fox & Assoc.'s
OWNER: Hurd Builders LLC / Russell and Melody Hurd
SURVEYOR/ENGINEER: Jim Zanelli, Fox & Assoc.'s
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Craig Terry, Planner II

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

EXHIBIT 1- Combined Preliminary/Final Plat
EXHIBIT 2- FcPc Entrance Spacing Policy Table 4

STAFF REPORT

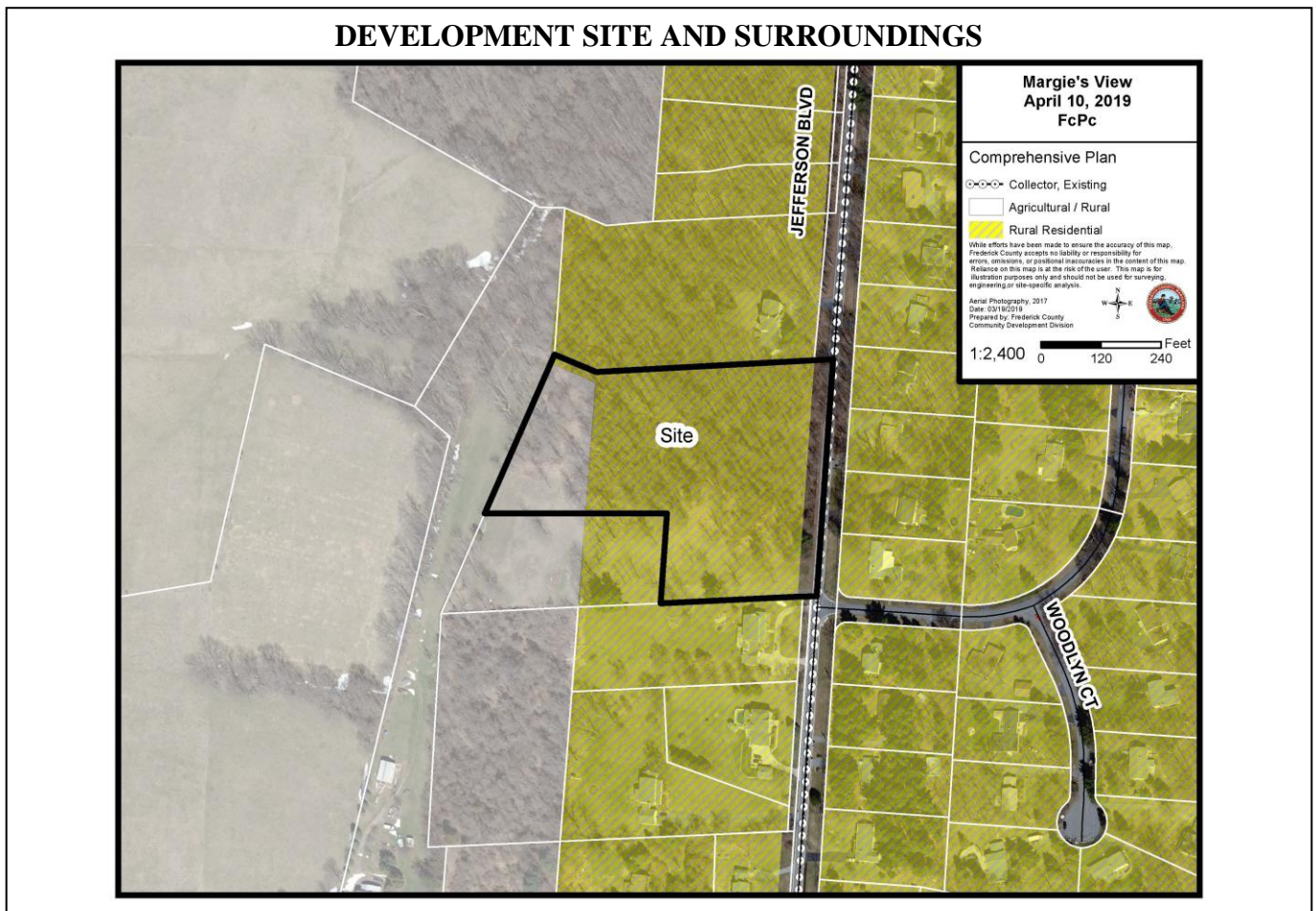
ISSUE

The Applicants are requesting a modification to the Entrance Spacing Policy to allow a new common driveway entrance that does not meet the minimum separation distances from existing driveways that is required for a Staff level approval.

BACKGROUND

The Applicants are proposing to subdivide the existing 5.432 acre parcel 93 into 2 lots. The Minor subdivision of the two lots is a Staff-level review and approval is required in accordance with the Subdivision Regulations. The portion of the proposed plat that is before the Planning Commission for review and decision is the request for a modification of the established policy for the distance between driveway access points for new residential lots.

In 2002 the Frederick County Planning Commission adopted a Driveway Entrance Spacing Policy. This policy was amended in 2004. The purpose of this policy is to limit the number of new entrances on public roads, to provide for a minimum separation distance between driveways, and therefore limit the number of locations along public roads where vehicles would be pulling out into traffic, slowing down to turn into the driveways, and to otherwise provide safer locations for ingress and egress.



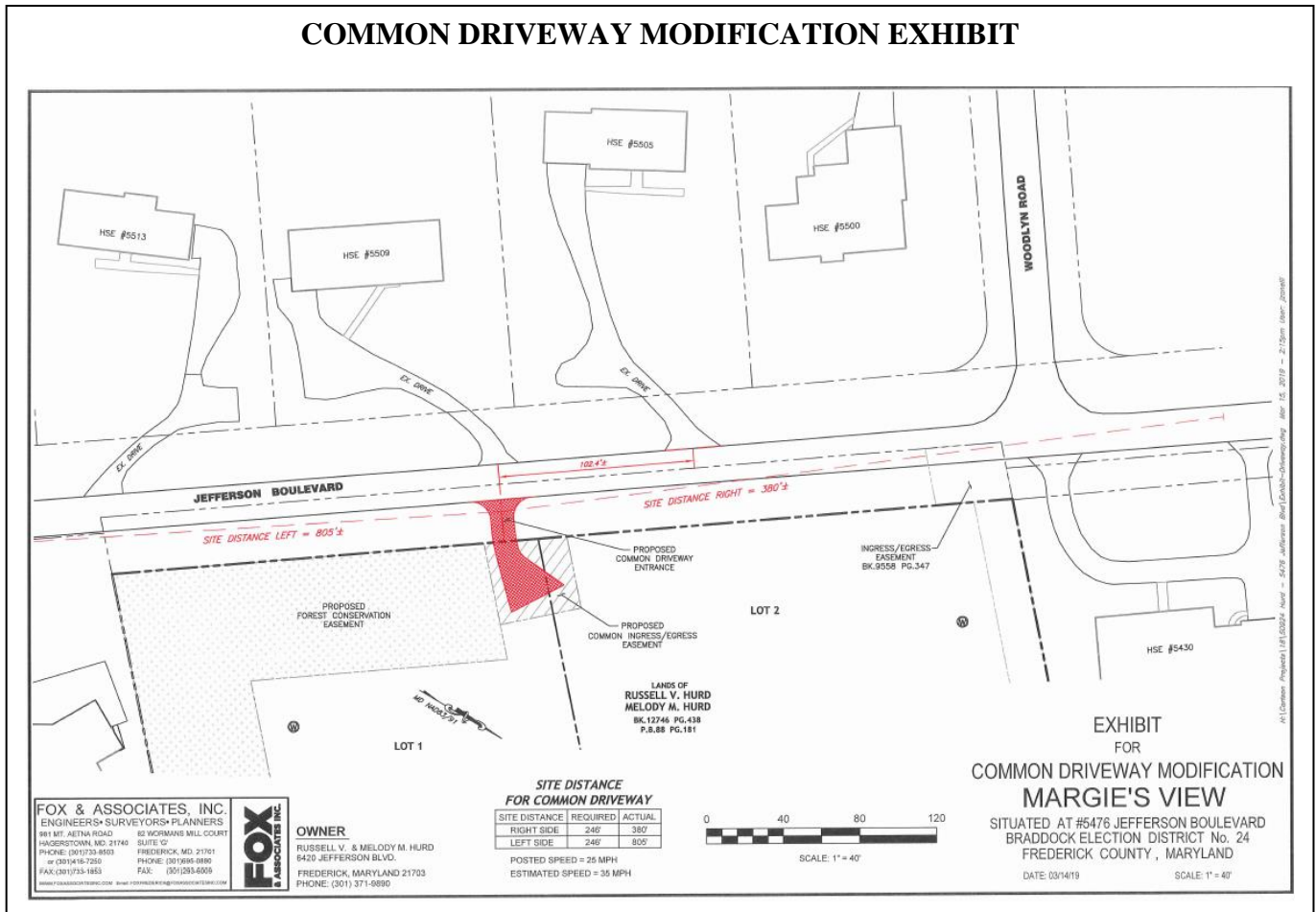
ANALYSIS

Jefferson Boulevard Access

The proposed common driveway entrance accessing Jefferson Boulevard will serve proposed Lots 1 and 2. Jefferson Boulevard is a Collector classified roadway (60' r/w) that requires an FcPc modification when less than 150 feet separates a new common entrance from the nearest existing residential entrance (see first entry in Table 4 of Exhibit 2). The proposed common entrance location is 102 feet to the nearest existing driveway to the north and approximately 207 feet from the existing driveway to the south. The southern separation is adequate for staff approval, but the 102 feet of separation to the north requires FcPc approval for the application to move forward.

The subject property is currently under review for a Minor subdivision utilizing the proposed common driveway. The Subdivision Regulations (Section 1-16-109(D)(1)) allow no more than 5 lots or parcels to utilize a common driveway. The common driveway as proposed will only be providing access to 2 lots.

The proposed new entrance location exceeds the minimum sight distance requirement for a safe location for ingress/egress.



COMBINED PRELIMINARY/FINAL PLAT

AREA TABULATION	
ORIGINAL AREA OF BOOK 8088 AT PAGE 306	236,361 SQ. FT. OR 5.4261 AC.
- LOT 1	150,089 SQ. FT. OR 3.4604 AC.
- NEW DEDICATION	14,719 SQ. FT. OR 0.3354 AC.
NEW AREA OF REMAINDER	67,086 SQ. FT. OR 1.5403 AC.
AREA OF LOT 1	150,089 SQ. FT. OR 3.4604 AC.
TOTAL RW DEDICATION	14,719 SQ. FT. OR 0.3354 AC.
TOTAL OPEN SPACE AREA	0
TOTAL AREA OF THIS PLAT	236,619 SQ. FT. OR 5.432 AC.
TOTAL NUMBER OF LOTS	1

SITE DISTANCE FOR COMMON DRIVEWAY	
EXIST. DISTANCE (MEASURED) ACTUAL	
RIGHT SIDE	247' 3/8"
LEFT SIDE	247' 3/8"
POSTED SPEED - 20 MPH	
ESTIMATED SPEED - 20 MPH	

HEALTH DEPARTMENT NOTES:	
TREATMENT UNITS AND PUMP CHAMBERS FOR SEPTIC SYSTEMS MUST BE 10' AWAY FROM THE WELL AND PLACED OUTSIDE OF THE SEPTIC AREA.	

BEDROOM COUNT	
LOT NO.	MIN. BEDROOMS
1	X
2	X

SOIL TYPES	
HIGH HIGHLAND GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES	
HIGH HIGHLAND GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES	
HIGH HIGHLAND GRAVELLY SILT LOAM, 15 TO 25 PERCENT SLOPES	

OWNER	
MARGIE V. HEARD & MELODY M. HEARD	
800 JEFFERSON BLVD.	
FREDERICK, MARYLAND 21703	
PHONE: (301) 251-4800	

PREPARED BY:	
FOX & ASSOCIATES, INC.	FOX
ENGINEERS/SURVEYORS/PLANNERS	
501 W. MARKET ST., SUITE 200	
FREDERICK, MD 21701	
PHONE: (301) 251-4800	
FAX: (301) 251-4800	

NOTES:	
1. CONFORMING A - ARCHITECTURE & AS - LOW DENSITY RESIDENTIAL.	
2. ALL UTILITIES TO BE SHOWN AND DEPTH NOTED AS SHOWN ON ALL LOTS.	
3. ALL UTILITIES TO BE SHOWN AND DEPTH NOTED AS SHOWN ON ALL LOTS.	
4. ALL UTILITIES TO BE SHOWN AND DEPTH NOTED AS SHOWN ON ALL LOTS.	
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10. ALL UTILITIES TO BE SHOWN AND DEPTH NOTED AS SHOWN ON ALL LOTS.	
11. ALL UTILITIES TO BE SHOWN AND DEPTH NOTED AS SHOWN ON ALL LOTS.	

LEGEND	
●	WELL
○	SEPTIC AREA
○	SEPTIC AREA
○	VERTICAL CURB
○	CONCRETE
○	MINIMUM BUILDING RESTRICTIONS
○	MINIMUM BUILDING RESTRICTIONS
○	MINIMUM BUILDING RESTRICTIONS

DATE	
DATE	REVISIONS
	1. APPROVED FOR RECORD
	2. APPROVED FOR RECORD

COMBINED PRELIMINARY / FINAL PLAT	
MARGIE'S VIEW	
LOT 1 AND LOT 2	
BOOK 12746 AT PAGE 438	
PREVIOUSLY RECORDED IN PLAT BOOK 88 AT PAGE 181	
SITUATED AT 8049 JEFFERSON BOULEVARD	
MIDDLETON PLANNING REGION	
BRADDOCK ELECTION DISTRICT NO. 24	
FREDERICK COUNTY, MARYLAND	
APPROVED FOR RECORD BY THE PLANNING COMMISSION	
DATE: NOVEMBER 2018 6542L 47' 60" P.S. RECORDED: 0000 No. 0-4003	

Because the Applicants have demonstrated adequate sight distance for the proposed driveway location and the location is consistent with driveway separation in the neighborhood, staff supports the approval of this modification for this application (M-3032, AP 19195) subject to the following conditions:

1. The Applicants shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall construct a common driveway to facilitate access to each lot prior to lot recordation. The area of driveway extending into Lot 2 as shown on the plat shall be extended further into lot 2 to facilitate the required access.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** the entrance spacing modifications associated with **M-3032 (AP 19195) with conditions** as listed in the staff report for the Margie's View project based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

ENTRANCE SPACING TABLE 4 EXHIBIT
 Original FcPc Approved Policy - March 13, 2002
 (and FcPc Approved Changes on October 20, 2004)

Table 4

COLLECTOR Street **Rural** Character Examples: Mountville Rd. outside of
 Adamstown Growth Limit Line (GLL), Coppermine Rd. outside Woodsboro GLL

Driveway Access Permitted

*Separation from: (Proposed Access)	*To: (Nearest Existing Entrance)	FcPc Review (Modification Needed)	Staff Review (Justification Required)	Approved (No Justification Needed)
<i>Single Entrances Not Encouraged</i>				
Residential Driveway	Residential Driveway	Common 100- 149' Single 100 – 249'	Common 150' - 349' Single 250'+	Common Entrance + 350'
Residential Driveway	Commercial Driveway			
Residential Driveway	Public Street (Near-curb line)			
Commercial Driveway	Commercial Driveway	125-199'	200-349'	350'
Commercial Driveway	Public Street (Near-curb line)			
Egress of Rt-in / Rt-out access (median condition)	Next street downstream	125-174'	175-224'	225'+
Local Street	Local Street	150-299'	300-449'	500'+
Local Street	Collector Street			
Local Street	Arterial Street			
Collector Street	Collector Street	200-324'	325-449'	500'+
Collector Street	(Minor or Major) Arterial Street			
Minor Arterial Street	(Minor or Major) Arterial Street	350-449'	500-749'	750'+
Median-Break for Driveways	Median-Break for Driveways	Try 'a' first, then use 200' min.	No Median Access	No Median Access
Median-Break for Driveways	Public Street (Near-curb line)			

*All values are measured from centerline, unless otherwise expressed.

- a) Medians are often not constructed for this condition. However, in the event that medians or "monumented" entrance medians exist or are planned, then the minimum C/L-to-C/L separation is recommended to be 200'.
- b) The median break width "w" is recommended to be 20' + width of travel way of the intersecting driveway/street.