



FREDERICK COUNTY PLANNING COMMISSION
May 8, 2019

TITLE: **Bowmans Plains Self Storage
Lots 14 and 16**

FILE NUMBER: **SP-87-03, AP#18262 (APFO#18263, FRO
#18264)**

REQUEST: **Site Development Plan Approval**

The Applicant is requesting Site Plan approval to develop an additional 48,500 SF of storage facility space and 72 additional parking and storage spaces on 2.634 acres (Lot 16) which will be added to the existing lot 14 (8.737 acres), already developed as a self-storage facility zoned Light Industrial (LI).

PROJECT INFORMATION:

ADDRESS/LOCATION: 4601 Navistar Drive Located at the intersection of Navistar Drive and English Muffin Way.
TAX MAP/PARCEL: Tax Map 86, Parcel 207
COMP. PLAN: Limited Industrial (LI)
ZONING: Limited Industrial (LI)
PLANNING REGION: Frederick
WATER/SEWER: W-1/S-1

APPLICANT/REPRESENTATIVES:

APPLICANT: Bowman Development Corporation
OWNER: - same -
ENGINEER: Frederick Seibert and Assoc.
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Jerry Muir, Principal Planner I

RECOMMENDATION:

Conditional Approval

ATTACHMENTS:

Figure 1 – Vicinity Map
Exhibit 2 – Rendered Site Plan
Exhibit 3 – Lighting Modification and Screening letter
Exhibit 4 - LOU

STAFF REPORT

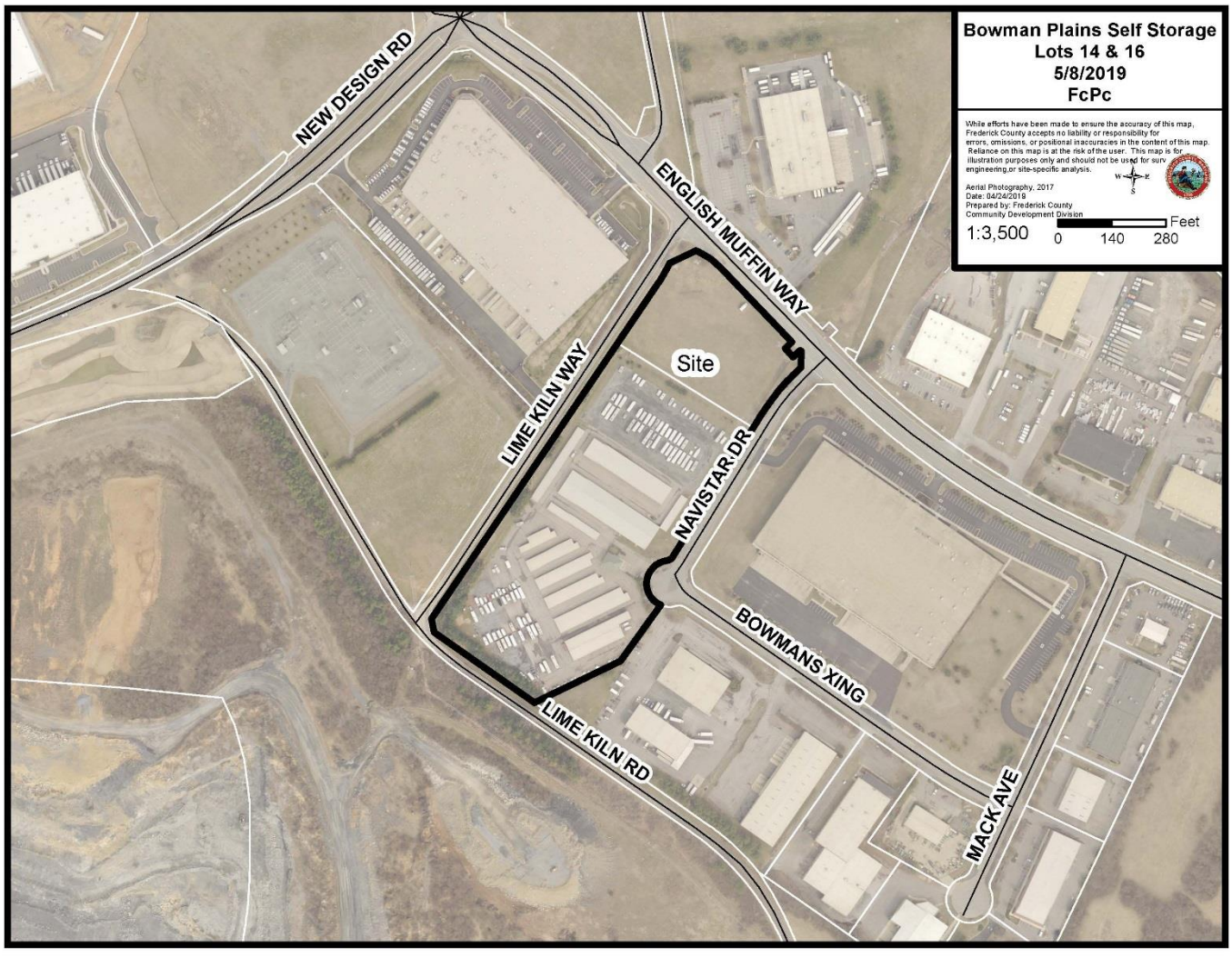
ISSUE

The Applicant is requesting Site Plan approval to establish an additional 48,500 SF of self-storage to operate in conjunction with the existing facility's 74,250 SF already established on Lot 14. Lot 16's 2.634 acres will be added to Lot 14's 8.73 acres to create a new 11.36 acre lot. The proposed use is being reviewed as a self-storage facility under §1-19-5.310 (Use Table) of the Zoning Ordinance. It is a principal permitted use in the Limited Industrial (LI) Zoning District subject to site development plan approval.

The proposed development consists of a five additional storage buildings and associated parking for storage and customers.

The Site will use the existing entrance off Navistar Drive.

Figure 1: Site Vicinity Map – Aerial Image



BACKGROUND

Development History: Lot 14 was approved as a self-storage facility in 1987 (SP87-03). In 2009 a plan was submitted to develop Lot 16 as all vehicle storage but was never approved and the lot remains undeveloped.

Existing Site Characteristics: The Site is a relatively flat open field with minimal vegetation.

Surrounding Land Uses: The lot adjoins other LI zoned properties in the Bowmans Plains Industrial Park to the south and east. It is bordered by Navistar Drive, English Muffin Way and Lime Kiln Road.

ANALYSIS

Summary of Development Standards Findings and Conclusions

The Site is well suited to the proposed use and presents no particular design or access issues.

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County Zoning Ordinance and also the review criteria as listed in Specific Use Regulations, Section 1-19-8.450.

Site Development §1-19-3.300.4 (A): *Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.*

Findings/Conclusions

- 1. Dimensional Requirements/Bulk Standards §1-19-6.100:** The proposed Site Development Plan adheres to the lot dimensions required for an warehouse use in the Limited Industrial zone as established in Section 1-19-6.100.

The proposed setbacks for the facility are the following:

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	20, 000 sf	11.36 ac.
Minimum Lot Width	100'	267+' on English Muffin
Front Yard	25'	40+
Side Yard	NA	
Rear Yard	NA	
Max Building Height	60'	30

The site data note on the rear yard setback need to be changed to 25'.

- 2. Signage §1-19-6.300:** Per the Zoning Ordinance the maximum signage allowed for business identification in the LI zoning district is calculated based upon the following formula: 10 X square root of the linear frontage of only the office building per 1-19-8.450(2).

No additional signage is proposed for this addition. The existing office has already been allocated signage for the use.

- 3. Landscaping & Screening §1-19-6.400**

The proposed on-site landscaping is in conformance with the Zoning Ordinance. The lot is all street frontage that totals 732 LF. This LF requires 20 street trees. Nineteen street trees are provided. One more tree is required to be added to the plan. Shrubbery is proposed along English Muffin Way and Lime Kiln Way between the street trees. .

The intersection of Navistar Drive and English Muffin contains a major drainage structure which precludes additional landscaping in this area.. **The landscape table must be revised to break out the street tree calculations, with one added, and include the shrubbery in the table.**

The Applicant has also submitted a request per Section 1-19-6.400(G) to be allowed to screen the Site with vinyl fencing as well as landscaping, which is permitted in Industrial Zoned Districts. Staff does not object to the request considering it will provide immediate screening of the facility.

- 4. Lighting §1-19-6.500:** The Applicant proposes the installation of 27' tall pole-mounted fixtures across the site, rather than the 24' normally permitted in Industrial zones. The applicant has submitted a modification letter to that effect. The existing facility also has 27 foot tall pole lights. The photometric shows no areas exceed 0.50 foot-candles at the property lines. Staff does not object to the request. The buildings will have security lighting fixtures only.

Transportation and Parking §1-19-3.300.4 (B): *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.*

Findings/Conclusions

- 1. Access/Circulation & Pedestrian Circulation and Safety §1-19-6.220 (G):** Access to and from the Site is adequate. The primary access into and out of the Site is existing and located in front of the office on Navistar Drive. Pedestrian access is not a feature of this industrial area. Sidewalks do exist on English Muffin Way but not along Lime Kiln Way or Navistar Drive.
- 2. Connectivity §1-19-6.220 (F):** Connectivity with adjacent lots and parking and loading areas within this Site is adequate.
- 3. Public Transit:** This Site is not served by public transit.
- 4. Vehicle Parking §1-19-6.220:** Parking has previously been provided for the office and caretakers residence. This site plan does not add any buildings that require dedicated parking but the drive aisles are wide enough to allow loading and movement without obstruction. As noted, 72 on site storage parking spaces are included with this plan
- 5. Loading §1-19-6.210.B:** The entire facility has loading capability. There are no demarcated loading spaces
- 6. Bicycle Parking §1-19-6.220 (H):** In accordance with § 1-19-6.220, one bike rack is required and one is provided.

Public Utilities §1-19-3.300.4 (C): *Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer,*

the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.

Findings/Conclusions

1. **Public Water and Sewer:** The Site is classified as W-1, with existing service for public water in the Frederick County Water and Sewer Plan. The Site is also classified as S-1, with existing public sewer service to the Site.

Natural features §1-19-3.300.4 (D): *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*

Findings/Conclusions

1. **Topography:** The Site is generally flat and undeveloped.
2. **Vegetation:** No vegetation of note currently exists on the Site.
3. **Sensitive Resources:** No wet or flooding soils, floodplains, streams, or wetlands are present on the Site.
4. **Natural Hazards:** No FEMA floodplain is identified on the Site.

Other Applicable Regulations

Stormwater Management – Chapter 1-15.2: A Concept Stormwater Plan has been submitted and is Conditionally Approved for this Application. SWM requirements will be met as the project proceeds to completion.

APFO – Chapter 1-20:

Schools: Schools are not impacted because the development of the property is a non-residential use.

Water and Sewer: Water and sewer classifications are W-1/S-1 and the property is already connected to public water and sewer.

Road Improvements: The Project will generate 10 additional trips during the weekday pm peak hour, which is under the APFO testing threshold per Section 1-20-30. In satisfaction of APFO requirements to provide fair share contributions to existing escrow accounts per Section 1-20-12(H), the Developer shall pay \$5,450 into the County-held escrow accounts as noted in the attached Letter of Understanding (LOU)

Period of Validity: The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval will expire on May 8, 2022.

Forest Resource – Chapter 1-21: The Applicant has submitted a Combined Preliminary/Final Forest Conservation Plan. The plan outlines the forest conservation mitigation requirements for the 2.63-acre property (Lot 16). A Final Forest Conservation Plan for Lot 14, Bowman's Plains Mini-Storage was approved on October 30, 2002. The property contains no forest. There are no specimen trees (trees 30" or greater in diameter) present on site. FRO mitigation will be provided by a transfer of forest banking credits.

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

Summary of Agency Comments

Other Agency or Ordinance Requirements	Comment
Public Works Development Review (PWDR):	Conditional Approval
Development Review Planning:	Conditional Approval
DUSWM:	Approval
Street Name Review	Approved
Health Dept.	Approved
Office of Life Safety	Approval
Traffic Engineering	Approved
APFO	Approval
FRO	Approval
	Approval

RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through May 8, 2022).

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

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

1. Modification of pole light height to allow 27' tall light poles.
2. Planning Commission approval to allow vinyl fence insert screening

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Adjust the landscaping plan as noted above in the staff report.
3. FRO mitigation must be completed prior to final approval.
4. The addition plat has been recorded. Add the plat book and page to the note.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** SP-87-03, AP 18262, APFO 18263 and FRO 18264 **with the modifications and conditions** as listed in the staff report for the proposed site plan expansion of the Bowman's Plains storage facility, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

Exhibit 1: Rendered Site Plan



Exhibit 2: Modification Requests



CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

March 21, 2019

Frederick County Planning Commission

30 N. Market St.

Frederick, MD 21701

Dear Planning Commission,

This request for modification is for sections:

1-19-6.500 "Lighting"

The applicant wishes to install 27 ft tall light poles to provide adequate lighting across the site. The taller light poles decrease the total number of lights on the site and provide better illumination of the facilities. No glare will be emitted across the property line as required by the Zoning Ordinance section 1-19-6.500 (D).

1-19-7.600 "Industrial Districts"

The applicant wishes to completely screen the site using chain link fencing with vinyl slats as required in section 1-19-7.600 (D). Vegetating screening will grow into the pedestrian walkways and take longer to establish than the vinyl screenings.

Thank you for taking into consideration these requests and we look forward to your resolution.

Sincerely,

Trevor Frederick, PE

RECEIVED

Bowman's Plains – Site Plan

May 8, 2019

Page 9 of 12

Exhibit 3 LOU



FREDERICK COUNTY GOVERNMENT
DIVISION OF PLANNING & PERMITTING
Department of Development Review

Jan H. Gardner
County Executive

Steven C. Horn, Division Director
Michael L. Wilkins, Acting Director

ADEQUATE PUBLIC FACILITIES LETTER OF UNDERSTANDING

Bowman Plains Self Storage

Site Plan #SP87-03, AP #18263

In General: The following Letter of Understanding ("**Letter**") between the Frederick County Planning Commission ("**Commission**") and Bowman Development Corporation (the "**Developer**"), together with its/their successors and assigns, sets forth the conditions and terms which the Commission deems to be the minimum necessary improvements dealing with school, water, sewer, and road improvements that must be in place for the property identified below to be developed, as proposed under the Bowman Plains Self Storage Site Plan (the "**Project**"), in compliance with the Frederick County Adequate Public Facilities Ordinance ("**APFO**").

The Developer, its successors and assigns, hereby agrees and understands that unless the required improvements (or contributions to road escrow accounts, as specified below) are provided in accordance with this Letter, APFO requirements will not be satisfied and development will not be permitted to proceed.

This Letter concerns itself with the Developer's 11.36+/- acre parcel of land, which is zoned LI (Limited Industrial), and located on the south side of English Muffin Way, between Lime Kiln Road and Navistar Drive. This APFO approval will be for the development of a 48,500 sq. ft. expansion of a self-storage warehouse, which is shown on the site plan for the above-referenced Project, which was conditionally approved by the Commission on May 8, 2019.

Schools: Schools are not impacted because the development of the property is a non-residential use.

Water and Sewer: Water and sewer classifications are W-1/S-1 Connected.

Road Improvements: The Project will generate 10 trips during the weekday pm peak hour, which is under the APFO testing threshold per Section 1-20-30. In satisfaction of APFO requirements to provide fair share contributions to existing escrow accounts per Section 1-20-12(H), the Developer shall pay into the County-held escrow accounts the following pro rata contributions:

1. Escrow Account No. 3286 for a signal at the intersection of New Design Rd/English Muffin Way - The estimated cost of the improvement is \$350,000. The Developer's proportionate share of this Road Improvement is 0.59%. Therefore the Developer hereby agrees to pay \$2,065 to the escrow account for this Road Improvement.
2. Escrow Account No. 3282 for an additional northbound through lane at the intersection of Crestwood Blvd/MD 85 - The estimated cost of the improvement is \$1,158,300. The Developer's proportionate share of this Road Improvement is 0.22%. Therefore the Developer hereby agrees to pay \$2,548 to the escrow account for this Road Improvement.
3. Escrow Account No. 3253 for a signal at the intersection of MD 85/English Muffin Way - The estimated cost of the improvement is \$73,176. The Developer's proportionate share of this Road Improvement is 0.47%. Therefore the Developer hereby agrees to pay \$344 to the escrow account for this Road Improvement.
4. Escrow Account No. 3761 for a second eastbound left turn lane at the intersection of MD 85/English Muffin Way - The estimated cost of the improvement is \$104,888. The Developer's proportionate share of this Road Improvement is 0.47%. Therefore the Developer hereby agrees to pay \$493 to the escrow account for this Road Improvement.

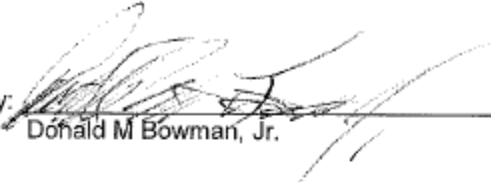
Therefore, prior to building permit issuance, the Developer hereby agrees to pay \$5,450 to the escrow accounts described above for these Road Improvements. Should these payments not be made within one year of the execution of this Letter, the County reserves the right to adjust this amount, based on an engineering cost index.

Period of Validity: The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval expires on May 8, 2022.

Disclaimer: This Letter pertains to APFO approval only, and shall not be construed to provide any express or implied rights to continue the development process. The Project remains subject to all applicable rules and regulations, including but not limited to those related to zoning, water and sewer, and subdivision. The Planning Commission's jurisdiction and authority is limited by State and County law, and approvals may be required from other local or state governmental agencies before the proposed development can proceed.

[Signatures on next page]

BOWMAN DEVELOPMENT CORPORATION

By:  _____ Date: 4-17-2019
Donald M Bowman, Jr.

FREDERICK COUNTY PLANNING COMMISSION:

By: _____ Date: _____
Bob White, Chair or Sharon Suarez, Secretary

ATTEST:

By: _____ Date: _____
Gary Hessong, Director, Permits & Inspections

Planner's Initials / Date _____

County Attorney's Office Initials / Date _____
(Approved as to legal form)