



FREDERICK COUNTY PLANNING COMMISSION
May 8, 2019

TITLE: **Barrick & Sons Landscaping**

FILE NUMBER: **SP-11-13, AP#18568 (APFO#18569, FRO #18572)**

REQUEST: **Site Development Plan Approval**
The Applicant is requesting Site Plan approval to establish a Limited Landscape Contractor business on an 8.74 acre lot at the intersection of Daysville Road and Route 194.

PROJECT INFORMATION:

ADDRESS/LOCATION: 9722 Daysville Road
TAX MAP/PARCEL: Tax Map 49, Parcel 194
COMP. PLAN: Agricultural/Rural (A)
ZONING: Agricultural (A)
PLANNING REGION: Walkersville
WATER/SEWER: NPS

APPLICANT/REPRESENTATIVES:

APPLICANT: Barrick and Sons
OWNER: - same -
ENGINEER: Van Mar Associates
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Jerry Muir, Principal Planner I

RECOMMENDATION:

Conditional Approval

ATTACHMENTS:
Exhibit 1 – Rendered Site Plan

STAFF REPORT

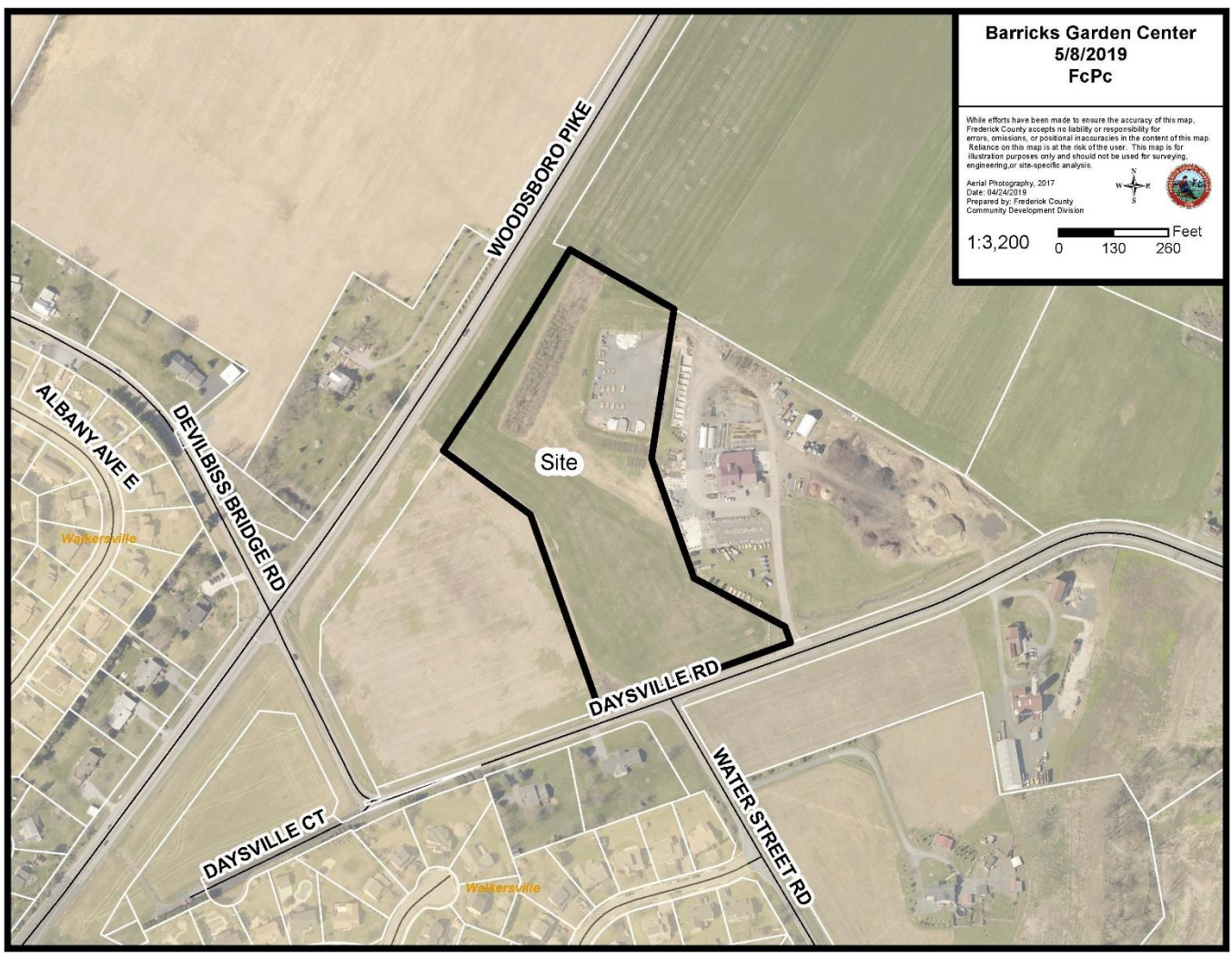
ISSUE

The Applicant is requesting Site Plan approval to establish a Landscape Contractor business on Daysville Road, which is a permitted use subject to approval of a Special exception by the Board of Appeals and meeting the requirements of Zoning Ordinance Section 1-19-8.331, which establishes Specific Use requirements for this type of operation in the Agricultural Zone. The proposed use will be adjacent to Barrick and Sons existing retail nursery business, but will exist as a separate entity on its own lot.

The proposed development consists of a single 4,500 SF office warehouse with material storage areas.

The Site shows a single commercial shared entrance with the existing nursery on Daysville Road.

Figure 1: Site Vicinity Map – Aerial Image



BACKGROUND

Development History: A site plan for the original business at 9726 Daysville Road was approved by the Planning Commission on February 12, 2012. A subsequent plan to update the site to match existing conditions was approved by staff as a Type II site plan on April 6, 2018. On May 24, 2019 the Board of Appeals approved this Special Exception Use in the Agricultural Zone (Case B-18-04). The Boards conditions of approval were those listed under Section 1-19-8.331 and have been reviewed and met by this plan.

Existing Site Characteristics

The Site is a sloping open farm field with a previous forest conservation planting along Route 194. There has been some encroachment from the existing nursery and this site plan is designed to rectify that and clarify the separate existence of the landscape contracting business,

Surrounding Land Uses: The lot is adjoined by an undeveloped lot directly on the intersection and farms to the north along MD 194. As noted the existing nursery is adjacent to this proposed use.

SPECIFIC USE REGULATIONS § 1-19-8.331

ANALYSIS

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-8.331; Special Exception Uses.

Site Development §1-19-8.331 (A): A combined total of no more than 10,000 SF of principal and accessory structures are permitted.

The proposed office and warehouse building totals 4,500 SF. 3,600 SF of the total is the office and warehouse, the additional 900 SF is open roof overhang.

Site Development §1-19-8.331 (B): Total impervious surface area for parking and storage of equipment exterior to any structure is limited to 40,000 SF.

The total storage and drive areas on the plan are noted to be 39,780 SF.

Site Development §1-19-8.331 (C): Lot size, setbacks and height requirements are the same as other natural resource uses in the A District.

The proposed bulk and setbacks for the facility are as follows:

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	5 acres	8.74 ac.
Minimum Lot Width	300'	419+'
Front Yard	40'	134
Side Yard	50	52+

Rear Yard	50	NA
Max Building Height	30'	21'

Site Development §1-19-8.331 (D): The parking requirements of 1-19-6.200 through 1-19-6.230 of this Code will be met; however, no parking area is permitted within the required yard setback.

Parking required for this site plan is as follows:

1 space per 300SF of office = 1200 SF office / 300 = 4 spaces

1 space per 1,000 SF warehouse = 2400 SF warehouse / 1,000 = 3 spaces

Total Provided: 7 spaces, including one ADA compliant parking space

The Zoning Ordinance requires 1 small loading space. The plan notes and illustrates one small loading space.

Site Development §1-19-8.331 (E): Any proposed exterior lighting must be reviewed and approved by the Board of Appeals.

The Board of Appeals reviewed the plan and approved the application in May of 2018. Only security mounted lighting will be used.

Site Development §1-19-8.331 (F): One free standing sign no more than fifteen feet in height and 25 SF per face, with a maximum of 50 SF subject to normal setback requirements for natural resources uses.

The proposed sign will contain 25 sf per face. *The sign height must be noted on the site plan. A detail of the proposed sign must be added to the plan.*

Site Development §1-19-8.331 (G): Site must have access and frontage on a paved public road with a pavement width of at least 20' and have access to a collector road or be within a half mile of an arterial designated highway.

Daysville Road and Route 194 (Woodsboro Pike) meet this requirement. **Although the lots are owned by the same entity they remain separate and therefore the cross access easements shown on the plan must be recorded prior to final approval.**

Site Development §1-19-8.331 (H): Petroleum, flammable liquid, etc. shall have a 100% catchment basin or double walled containment.

The plan notes a 500 gallon fuel tank within a 100% catchment basin.

Site Development §1-19-8.331 (I): The proposed use shall comply with Ordinance Section 1-6-50 (Well Head Protection) prior to site plan approval.

The site is located within a Wellhead Protection Area and will meet the requirements by providing full containment of the fuel tank facility...

Site Development §1-19-8.441 (J): All equipment and materials must be screened from adjacent properties and public roads with plantings of evergreens, at least five feet in height.

The Applicant has proposed a screen of evergreens on the site; including a screen between the adjacent lots since it is a separate, adjacent property.

ADDITIONAL DISTRICT REGULATIONS §1-19-6.100 THROUGH 6.500

Signage §1-19-6.320: A business identification sign within the RC or A districts is limited to 25 SF and a maximum height of 15' and a setback of half the required yard (20' and 25' in this case).

As previously noted, this requirement is been met, but the height must be noted on the plan and a signage detail must be provided.

Landscaping §1-19-6.400 (A) Street trees are required for every 35' of road frontage.

Twenty-seven (27) street trees are shown along Daysville Road (478 LF = 13 street trees required and MD 194 (510 LF = 14 street trees required) as required by this section. **The landscape note must add a street tree calculation.**

Lighting §1-19-6.500(A): Lighting shall be designed and installed to be fully shielded and directed downward to prevent glare and light trespass onto adjacent roadways and properties.

There will be building mounted security lighting that will be directed downward and cast no off site glare. The proposed lighting will not exceed the 0.5 foot-candle requirements

Lighting §1-19-6.500(B): Pole light height is limited to 18'

The Applicant notes that no exterior pole lighting is proposed.

Lighting §1-19-6.500(D): Lighting shall not exceed .5 Foot-candles as measured from the Property line

As noted above, the applicant proposes only building mounted, downward directed security lighting. Given the distance, grades and screening, This requirement has been met.

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 this project proceeds through completion.

APFO – Chapter 1-20:

Schools: As a commercial business the plan will have no impact on schools.

Utilities: The site is designated No Planned Service. It is served by an approved well and septic.

Traffic: This development generates fewer than fifty-one new trips during the peak hour of the adjacent street traffic, and there are no area road escrow accounts; therefore it is exempt from APFO testing and from contributions to existing escrow accounts. (§1-20-31(A); §1-20-12(H))

Forest Resource – Chapter 1-21: A Combined Preliminary/Final Forest Conservation Plan was approved on July 11, 2007. The Applicant has submitted a Forest Modification Plan to reconfigure a FRO easement along the frontage on Woodsboro Pike. The original plantings were partially outside the platted easement and this modification will correct the boundary. There are no specimen trees (trees 30" or

greater in diameter) present on site.

FRO mitigation (partial easement release and new easement recordation) 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.	Conditional Approval
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 and conclusions 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 conditions are met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Add sign height to existing signage note and add signage details to the plan.
3. Revise the landscape note to demonstrate the street tree requirements are met.
4. Record the proposed cross access easement agreements and add the recording reference(s) to the site plan.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission APPROVE SP-11-13, AP 18568, APFO 18569 and FRO 18570 with conditions as listed in the staff report for the proposed Barrick and Sons Landscaping 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

