



FREDERICK COUNTY PLANNING COMMISSION

July 10, 2019

TITLE: Coffman Recycling Service

FILE NUMBER: SP-78-04, AP-19445 (FRO-19446 & APFO-19447)

REQUEST: Site Development Plan Approval

The Applicant is requesting site development plan approval for a recycling pick-up and distribution center to include a 5,000 square foot office/shop as well as a checkpoint trailer, on a 2.94-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: 8027 Reichs Ford Road, north of Hillmark Court
TAX MAP/PARCEL: Tax Map 77, Parcel 181, Lot 1
COMP. PLAN: General Industrial (GI)
ZONING: General Industrial (GI)
PLANNING REGION: Frederick
WATER/SEWER: W-5/S-5

APPLICANT/REPRESENTATIVES:

APPLICANT: Coffman Recycling Service, LLC.
OWNER: Democracy Realty, LLC
ENGINEER: Terra Solutions, Inc.
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Ashley M. Moore

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

Exhibit 1-Coffman Recycling Site Plan Rendering

STAFF REPORT

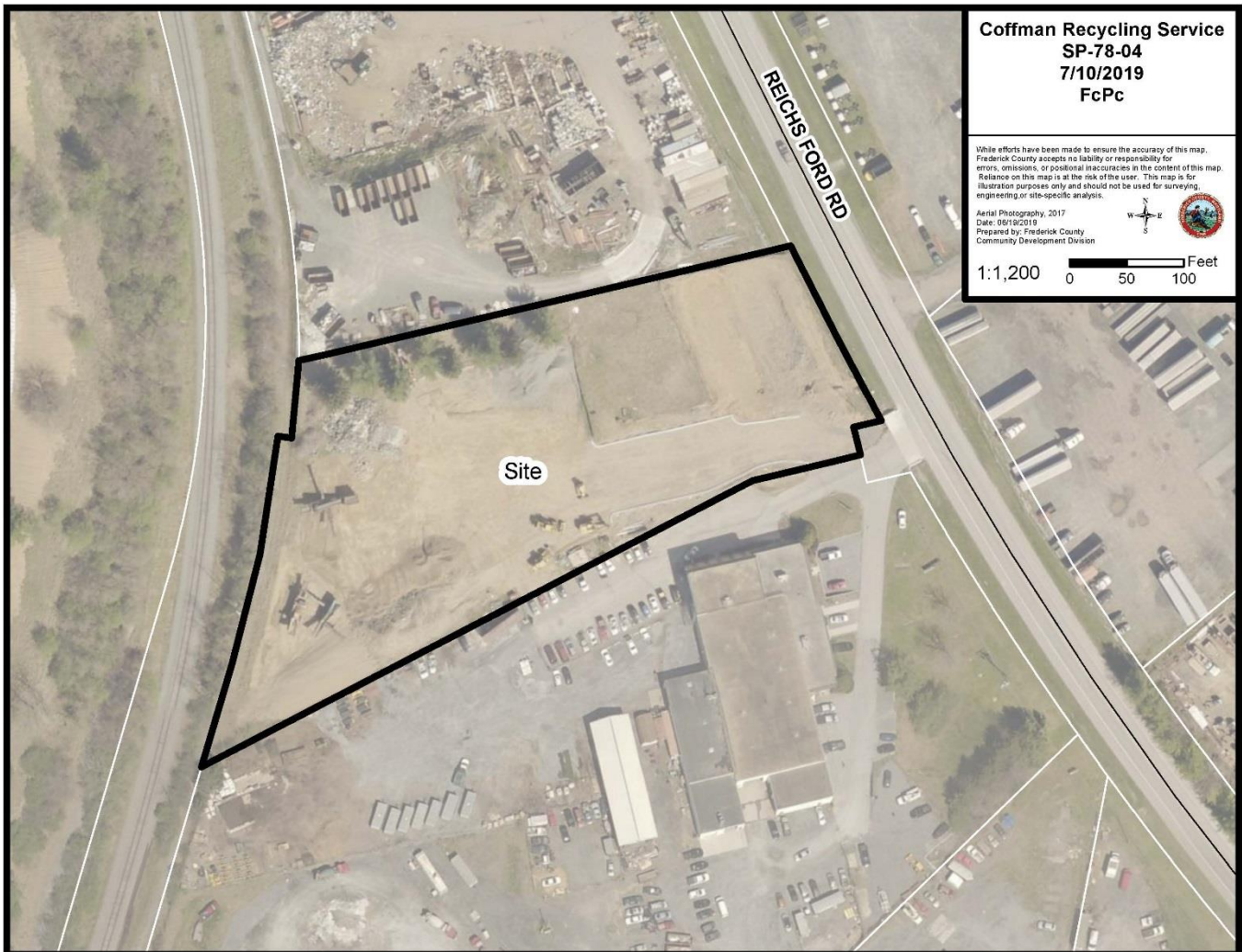
ISSUE

The Applicant is requesting site development plan approval for a recycling pick-up and distribution center to include a 5,000 square foot office/shop and a checkpoint trailer, on a 2.94-acre site.

The proposed use is being reviewed as a "Recycling Pick-up and Distribution Center" land use under the heading of *Solid Waste Operation* per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the General Industrial Zoning District subject to site development plan approval.

This development plan is proposed in two phases. Phase 1 included the construction of the commercial site entrance off Reichs Ford Road, the initial 400 square foot checkpoint trailer, the weighing scales, the stormwater management facility, and 3 parking spaces including 1 ADA accessible space. Phase 2 will include the construction of the 5,000 square foot office/shop structure and the remaining 16 parking spaces (See Graphic #1 below). Since start of construction as defined in the Zoning Ordinance did not begin prior to the site plan approval expiration, the site plan has become void and requires reapproval.

Graphic #1: Site Aerial



BACKGROUND

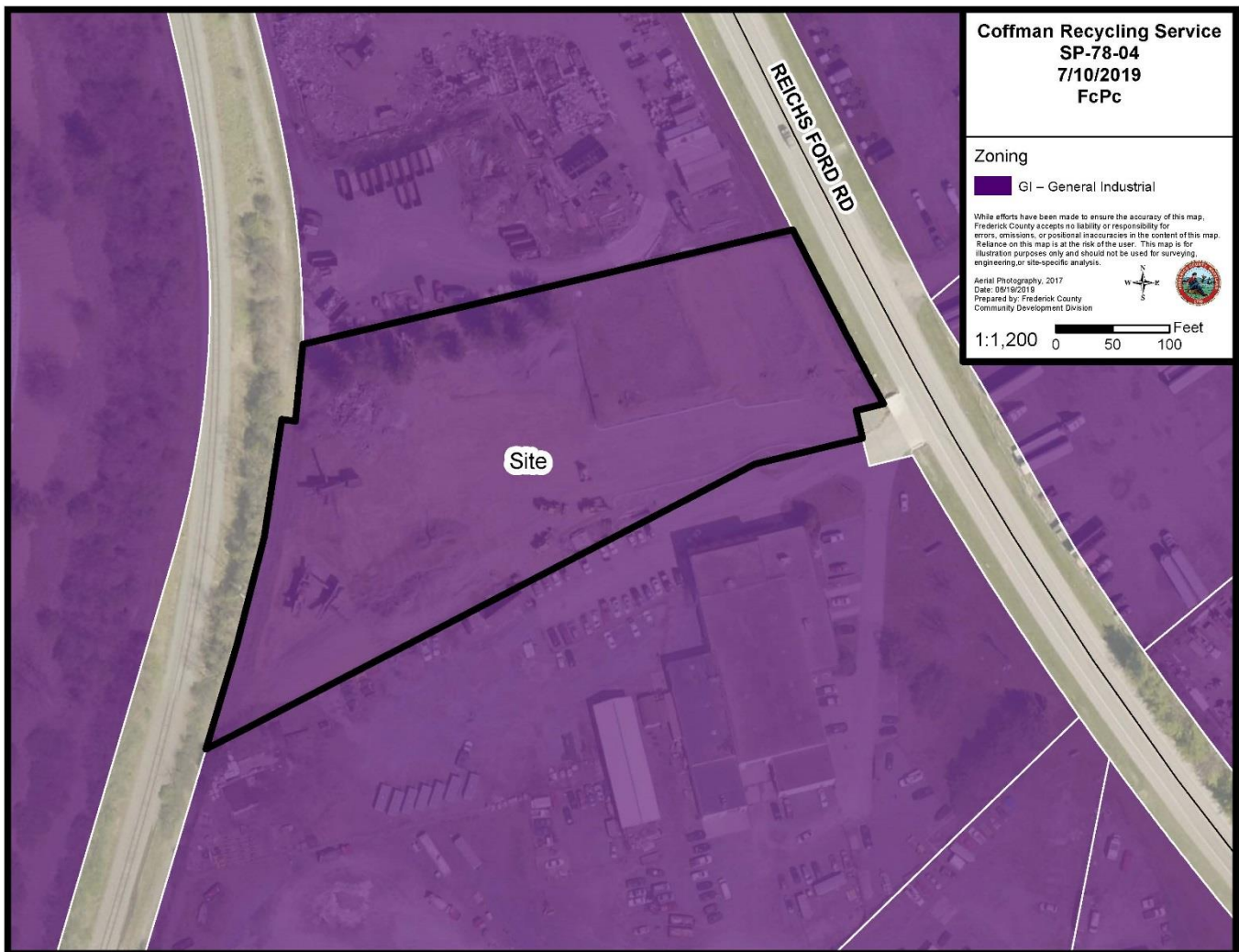
Development History

This site was originally created as Lot 1 within the Ausherman Industrial Park. The subdivision included the adjacent parcel to the south as well as all six lots surrounding Hillmark Court. The subdivision was recorded in Plat Book 12, Plat 90 in November of 1975; therefore, Lot 1 is a legal lot of record (Deed Book 6935, Page 187).

This site and exact layout and density were previously approved by the FCPC (Frederick County Planning Commission) on August 8, 2012 and April 11, 2016. The plans expired on August 8, 2015 and April 11, 2019, respectively. The plan is currently back before the FCPC for reapproval of the same layout and density. Staff worked with the Applicant to bring the proposed plan into further conformance with current Zoning Ordinance regulations that were not in place at the time of the original approval, without requiring a complete redesign.

The existing site currently has the reconstructed driveway, the stormwater management facility, and the vehicle weighing scale. The checkpoint trailer is currently onsite but not installed. The site is zoned General Industrial with a County Comprehensive Plan land use designation of General Industrial. The parcels to the north, south, east, and west are developed with industrial land uses and also zoned GI. See Graphic #2 Zoning Map below.

Graphic #2: Site Zoning Map



The proposed use located on Lot 1, as well as the existing use located on Lot 8, currently share a common access drive off of Reichs Ford Road. This common entrance is platted in plat book 12, page 90.

ANALYSIS

Site Development Plan Approval is granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County Zoning Ordinance.

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 §1-19-7.500.B.3.:** The site adheres to the setback requirements set forth in the Zoning Ordinance Section 1-19-6.100 for the General Industrial zoning district.

Setbacks for all permitted uses within the GI zoning district are as follows: Front Yard: 25 feet, Side Yard: 15 feet, Rear Yard: 40 feet with a maximum building height of 60 feet. The structures shown on the site plan adhere to the required setbacks and maximum height for development within the GI zoning district.

2. **Signage §1-19-6.300:** The site adheres to the signage requirements set forth in Zoning Ordinance Section 1-19-6.320. Maximum signage allowed for the use located on this parcel is 77 square feet (a maximum of 32 square feet allowed for Phase I) with a maximum height of 25 feet. The sign is proposed to be located adjacent to the access drive.
3. **Landscaping §1-19-6.400:** The site is currently planted with trees which provide screening along the northern property boundary. This vegetative screening will be preserved as part of this project. The Applicant is proposing to add 16 deciduous trees throughout the site in order to provide visual interest as well as a visual buffer from Reichs Ford Road into the site.

The Applicant is required to provide 5 street trees, and has proposed 5 street trees along Reichs Ford Road. The Applicant is required to provide 20% canopy cover over the parking area, or 3 parking area trees; the Applicant has proposed 3 trees in this area. Therefore, the proposed site plan complies with the requirements of §1-19-6.400 within the Zoning Ordinance.

4. **Screening §1-19-6.400:** In accordance with Z.O. §1-19-6.400.B.3, *buffering and screening for all other land uses shall be determined by the Planning Commission.* The subject property is surrounded on the north, south, east and west by GI zoning. The site currently has screening along the northern and eastern property boundaries in order to screen the site from adjacent parcels, as well as Reichs Ford Road.
5. **Lighting §1-19-6.500:** The proposed site plan includes residential style building mounted lighting at the entrance to the 40' trailer. The proposed lighting shall be cast down to prevent glare onto adjoining roads and properties in accordance with Zoning Ordinance Section 1-19-6.500. There will be no light trespass over 0.5-foot candles at the property line. No additional lighting is proposed at this time. Prior to final Site Development Plan signature approval, the Applicant shall verify that

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the proposed residential style lighting is required security lighting and is therefore exempt, or will submit a photometric plan as provided in section 1-19-6.500 of the Zoning Ordinance.

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:** The site is located on and will be accessed via Reichs Ford Road, an existing paved, collector road as shown on the County Comprehensive Plan.

The proposed use located on Lot 1, as well as the existing use located on Lot 8, currently share a common access drive off of Reichs Ford Road. This common entrance is platted in plat book 12, page 90.

- 2. Connectivity:** This site is currently connected to adjacent parcels with access from the gates of side fences. The applicant conducts business with the adjacent parcels and the side access allows for the trucks to cross parcels without driving onto Reichs Ford Road.

- 3. Public Transit:** This site not served by Transit.

- 4. Vehicle Parking and Loading §1-19-6.200:** The office portion of the site requires 1 space for every 300 square feet of floor area. Therefore, the 400 square foot checkpoint trailer requires 3 parking spaces, which includes 1 ADA accessible space. The 3,000 sq. ft. Contractor's Office will require 10 spaces; the total parking at full build out for the proposed office will be 13 spaces, which includes 2 ADA accessible spaces.

The proposed 2,000 sq. ft. shop will require 1 space for every 1,000 square feet of floor area; therefore, 2 spaces are required; the Applicant is also proposing to have at least 4 company vehicles.

The Applicant is required to provide 19 spaces and is proposing 19 parking spaces which includes 3 ADA accessible spaces.

- 5. Loading §1-19-6.210.B:** For industrial uses over 5,000 square feet, the Zoning Ordinance requires 1 large + 1 additional large loading space is required for each additional 10,000 sq. ft. of total building net floor area or part thereof over 5,000 sq. ft. Proposed building square footage totals 5,400 square feet at completion of Phase 2. Therefore, this Site requires 1 - 12'x50' loading space. The Applicant has provided 1 large loading space adjacent to the proposed office/shop, and therefore complies with the requirements of Zoning Ordinance Section 1-19-6.210.B.

- 6. Bicycle Parking §1-19-6.220 (H):** Per the Zoning Ordinance, bicycle parking is not required as part of this application due to the type of industrial use that is proposed.

- 7. Pedestrian Circulation and Safety:** There are no pedestrian circulation areas within this site. The use proposed on this site will be industrial in nature; therefore pedestrian access to the majority of the site will be prohibited. There will be parking areas adjacent to all public buildings with sidewalks proposed in order to provide a safe pedestrian pathway into the structures.

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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

Private Well and Septic: The water and sewer classification for this site is W-5 and S-5, respectively. There is an approved septic field located on this site. The field has a septic capacity of 450 gallons per day (GPD) for all of the proposed buildings. There is also an existing well located in the upper northwest corner of the site. The Health Department has reviewed and conditionally approved the proposed site plan.

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 sits slightly higher than Reichs Ford Road, although the site is very flat.
2. **Vegetation:** The site contains several large evergreen trees along the northern property line. There are areas of grass north of the driveway, where the septic area and stormwater management facility are currently located.
3. **Sensitive Resources:** There are no sensitive resources located on this site.
4. **Natural Hazards:** The site does not contain wetlands or wet soils. The site does not contain FEMA floodplain.

Common Areas §1-19-3.300.4 (E): *If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.*

Findings/Conclusions: There are no common areas proposed as part of this development.

Stormwater Management – Chapter 1-15.2: Stormwater management (SWM) is provided on-site in accordance with the 2000 Maryland SWM Design Manual and the SWM Act of 2007. The SWM plan (Concept/Development/IP) was approved for this project under AP 13150.

APFO – Chapter 1-20:

1. **Schools.** This use is a non-residential use and is exempt from school testing.
2. **Water/Septic.** This site is being served by private well and septic and is not subject to Water/Sewer APFO testing.
3. **Roads.** This development generates less than 51 trips during the peak hour of the adjacent street and there are no area road escrow accounts; therefore it is exempt from APFO testing and from contribution to existing road escrow accounts. (§1-20-31(A); §1-20-12(H)).

Forest Resource – Chapter 1-21: FRO mitigation has been provided (via the purchase of banking credits) under AP 12599. *FRO requirements have been met.*

Summary of Agency Comments

Other Agency or Ordinance Requirements	Comment
Development Review Transportation	Approved
Street Name Review	Approved
FRO	Approved
APFO	Approved
Public Works Department	Conditionally Approved
Development Review Planning	Approved
Department of Life Safety	Approved
Health Department	Conditionally Approved

RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval, or July 10, 2022.

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

1. Address all agency comments as the plan proceeds through to completion.
2. Prior to final Site Development Plan signature approval, the Applicant shall verify that the proposed residential style lighting is required security lighting and is therefore exempt from §1-19-6.500, or will submit a photometric plan in compliance with section 1-19-6.500 of the Zoning Ordinance.
3. Revise the site plans to reflect the existing conditions including landscaping that is existing versus what is being proposed.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** SP-78-04, AP 19445, including APFO approval, **with conditions** as listed in the staff report for construction of a recycling pick-up and distribution center separated into two phases to occupy two proposed buildings, on a 2.94-acre site, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

Exhibit #1: Coffman Recycling Site Plan Rendering

