



FREDERICK COUNTY PLANNING COMMISSION
August 14, 2019

TITLE: **The Woodlands at Urbana
Community Clubhouse and Pool**

FILE NUMBER: **SP17-11, 19456, APFO 19457, FRO 19458**

REQUEST: **Site Plan Approval**
The Applicant is requesting Site Plan approval to construct a 8,755 sf community clubhouse and 4,966 sf pool on a 4.07-acre Site.

PROJECT INFORMATION:

LOCATION: Located on the west side of MD 355, and south of Urbana Parkway, at the proposed intersection of Ivy Meadow Drive and Herb Garden Drive.

TAX MAP/PARCEL: Tax Map 96, Parcel 162

COMP. PLAN/LAND USE: Office Research Industrial (ORI)

ZONE: Mixed Use Development (MXD)

REGION: Urbana

WATER/SEWER: Water and Sewer Classification: W-3/S-3

APPLICANT/REPRESENTATIVES:

APPLICANT: Urbana Corporate Center, LLC

OWNER: - same -

ENGINEER: Rodgers Consulting

ARCHITECT: Not Listed

ATTORNEY: Not Listed

STAFF: Graham Hubbard, Principal Planner I

RECOMMENDATION: Conditional Approval

Enclosures:
Exhibit #1 - Site Plan Rendering
Exhibit #2 - Modification Requests Letter

STAFF REPORT

ISSUE

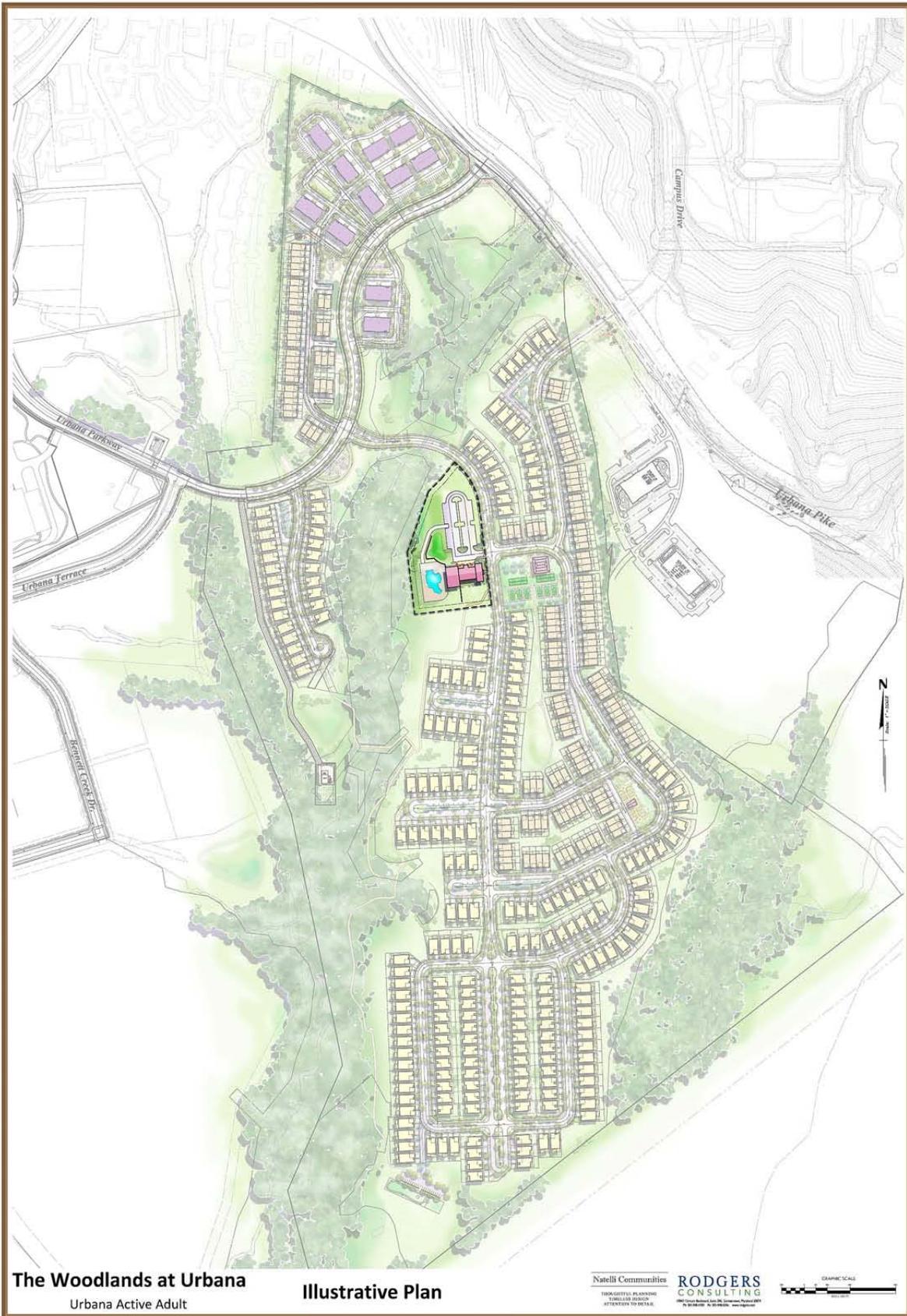
Development Request

The Applicant is requesting Site Plan approval to construct a community clubhouse and pool on a 4.07-acre Site. The Site is part of The Woodlands at Urbana, an age-restricted development of 566 dwellings composed of 176 multi-family condos, 158 attached townhouses ('villas'), and 232 single-family detached dwelling units. The Project is subject to the requirements of the Frederick County Code, specifically Section 1-19-3.300 through 1-19-3.300.4 for Site Development Plan Review. The request is being reviewed as a "Civic Community Center" use under the heading of *Institutional* and a "Swimming Pool, Commercial" use under the heading *Commercial Amusements* per §1-19-5.310 Use Table in the Zoning Ordinance. The proposed use is being reviewed as part of the fulfillment of the Woodlands at Urbana MXD Combined Preliminary/Site Plan approved by the Planning Commission on 6/13/2018 (AP 18069).

The Site is zoned 'Mixed Use Development (MXD)' and the proposed uses are being reviewed under the §1-19-10.500 (Planned Development Districts) of the Zoning Ordinance.

Figure 1 – Illustrative Plans





BACKGROUND

Existing Site Characteristics

The 4.07-acre Site is located at the proposed intersection of Ivy Meadow Drive and Herb Garden Drive and is centralized to the Woodlands at Urbana community development. The Site was chosen to take advantage of the topography to become a communal focal point, and is situated adjacent to a tributary to Bennett Creek.

Figure 2 – Site Aerial – Existing Conditions

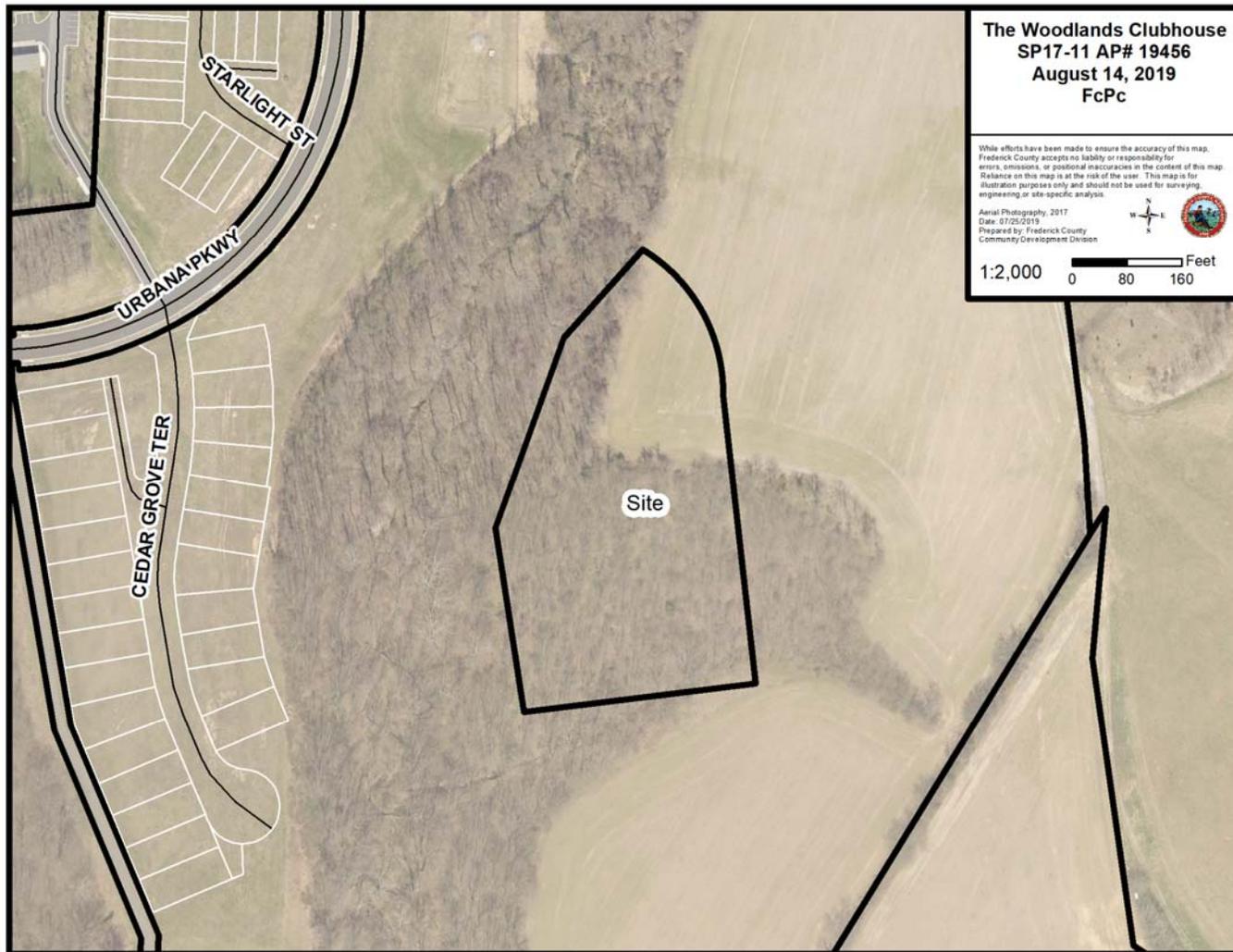
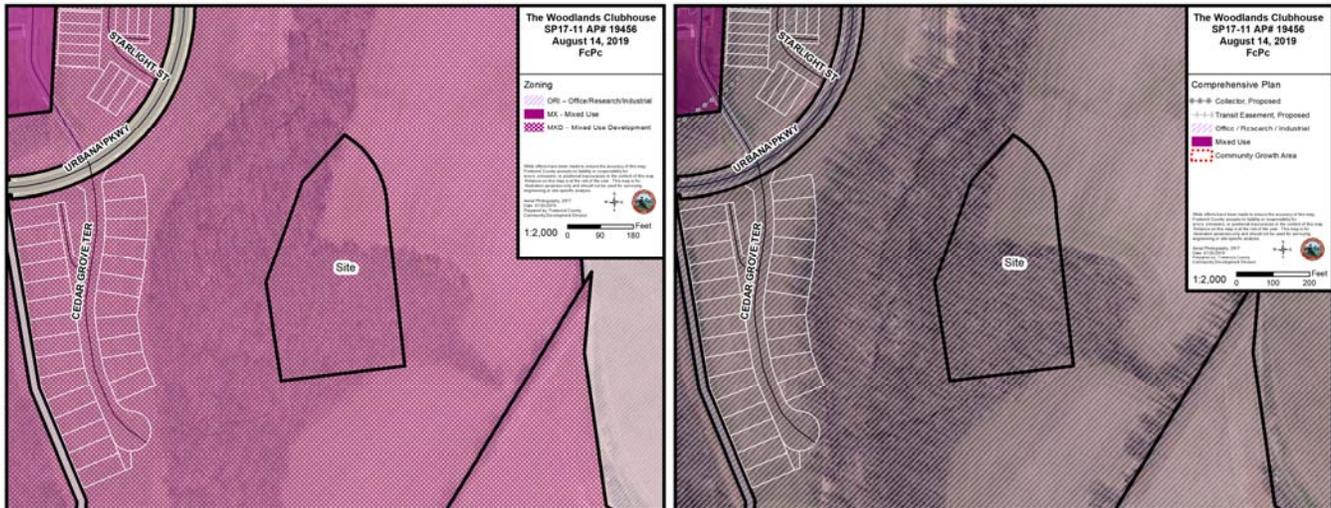


Figure 3 – Zoning / Comprehensive Plan



ANALYSIS

Summary of Development Standards Findings and Conclusions

The primary issues associated with this development are:

- Adequacy of the Site Plan in providing convenient access to the residents of Woodlands at Urbana development.
- Minimizing the impact of a large parking field in the center of a residential neighborhood.
- Demonstrating compliance with site design standards.

Modification Requests:

1. §1-19-6.220(A)(2): The Applicant is requesting a parking space modification to allow for 80 parking spaces, or 8 more spaces than the required 72 spaces.
2. §1-19-6.400(A): The Applicant is requesting a street tree modification to provide an alternative landscape plan to meet the street tree requirements.

Detailed Analysis of Findings and Conclusions

Site Plan Approval shall be granted based upon the criteria found in:

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 §1-19-10.500.6(H)(2):** The proposed setbacks (as detailed on Sheet 1 of 11) include the following; 10-foot front yard, 25-foot side yard, and 25-foot rear yard, with a maximum height of 50 feet. The proposed setbacks are developed in accordance with the standards listed in Zoning Ordinance Section 1-19-10.500.6(H)(2).

2. **Signage §1-19-6.300:** The maximum signage allowed for “Civic Organization” (Sign Type 4) is 32 sf. Signage height must not exceed 12 ft. and signage must be setback 5 feet from the front property line and 12.5 feet from the side and rear property lines. One 1 sign is allowed per street frontage. Since the Site only fronts on one (1) street (Ivy Meadow Drive), the maximum signage permitted for this community center is 32 sf.

The applicant is proposing ± 32 sf of building mounted signage as follows:

- ± 20 sf sign placed on the building side, adjacent to Ivy Meadow Drive
- ± 11.25 sf sign placed on the building front, adjacent to the parking lot

No freestanding signs are proposed.

3. **Landscaping §1-19-6.400:** The landscape plan contains a variety of plant species, which provide screening and shade for the community center. The plan proposes a mix of evergreens, deciduous trees, and shrubs. Parking lot canopy coverage exceeds the 20% required.

The provision for street trees in the proposed development is regulated under Section 1-19-6.400(A)(1) of the Zoning Ordinance and states that the Applicant must provide “One tree, at least 6 feet in height at the time of planting...per 35 feet of [public] roadway frontage.”.

The Applicant is requesting approval of a Street Tree Modification Request under §1-19-6.400(A) to provide an alternative landscape plan to meet the street tree requirements by crediting two (2) proposed shade trees, located at the entrance, that are also being credited toward meeting the parking lot canopy coverage requirement (see Exhibit #2).

Street Trees required: **19 trees** [670 lf / 35 = 19.14]
Street Trees provided: **19 trees** [17 within the right-of-way + 2 within the Site]

4. **Lighting §1-19-6.500:** The Applicant has provided a photometric plan documenting proposed lighting levels on the Site, which do not exceed 0.5 foot-candles at, or beyond, the property boundaries. Per Section 1-19-6.500(B)(1) of the Zoning Ordinance, lighting fixtures in the MXD “...in pedestrian oriented developments including pedestrian components in...Mixed Use Development...” cannot exceed 14’ in height. The Applicant has proposed 12.5’ light poles, as measured from the ground to the point of illumination.

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.*

1. **Access/Circulation:** The entrance is located at the intersection of Ivy Meadow Drive and Herb Garden Drive. The plan proposes a full movement 26’ wide entrance at the 4-way intersection. Loading and unloading is facilitated by the 95’ long “drop-off zone” adjacent to the front of the clubhouse.
2. **Public Transit:** There is no local bus service for this site.
3. **Parking:** Pursuant to Section 1-19-6.220 of the Zoning Ordinance for a civic community center, one (1) parking space is required for every five (5) seats at full capacity (359

people). This equates to 72 parking spaces required. The Site Plan proposes 80 parking spaces, which includes four (4) handicap spaces. The Applicant has submitted a Modification Request (Exhibit #2) seeking FCPC approval to allow for the eight (8) additional proposed spaces.

4. **Pedestrian Circulation and Safety §1-19-6.220 (G):** A 5-foot wide serpentine walkway slithers through the median, allowing visitors to approach the clubhouse safely and efficiently. Sidewalk stubs connect the Site to the greater sidewalk network within the Woodlands at Urbana development which may be accessed via pedestrian crosswalks across Ivy meadow Drive.
5. **Bicycle Parking §1-19-6.220 (H):** Bicycle parking shall be provided as follows in accordance with the Zoning Ordinance:

Required: 4 racks (1 rack per 20 parking spaces = 80/20 = 4 required)
Provided: 4 racks

The bicycle parking is located at the front of the building, within 50 feet of the entrance.

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 to be served by public water and sewer and is classified as W-3/S-3 in the Frederick County Water and Sewer 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 is relatively flat, dropping from a high point on the eastern boundary at the proposed entrance (420 feet) to a low point on the western boundary (394 feet) at the rear of the Site.
2. **Vegetation:** The Site contains mostly forest. An area currently under cultivation is situated in the northeast portion of the Site.
3. **Sensitive Resources:** No streams, wetlands, flooding soils, FEMA floodplain, or steep slopes, are located on the Site.
4. **Natural Hazards:** There are no natural hazards located on site that are affected by the development proposal.

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

Staff finds that the proposed clubhouse and pool facility is well suited to provide passive and active recreational opportunities for residents and visitors to the community.

Other Applicable Regulations

Adequate Public Facilities Ordinance (APFO) – Chapter 1-20

1. Schools: This development is not a residential use and is therefore exempt from schools APFO testing.
2. Water/Sewer: This development met the requirements of APFO at preliminary plat and is therefore exempt from further APFO testing at Site Plan. (§1-20-7(E))
3. Roads: This development met the requirements of APFO at preliminary plat and is therefore exempt from further APFO testing at Site Plan. (§1-20-7(E))

Forest Resource Ordinance (FRO) – Chapter 1-21

This 4.07-acre Site was included in the Final Forest Conservation Plan for the Woodlands at Urbana development that was approved on August 6, 2018 under AP 18624. FRO mitigation is provided by forest planting and forest retention easement recordation within the greater Woodlands at Urbana development.

Historic Preservation – Chapter 1-23

No historic resources are affected by the proposed development.

Findings/Conclusions

Based upon the review and analysis as provided above, Staff finds that the proposed application meets or will meet the Site Plan review criteria as set forth in §1-19-3.300.4 including items related to site development, transportation, parking, public utilities, natural features, and common areas. Staff will continue to work with the Applicant as the project moves through the remainder of the development process to address all outstanding items as discussed in this Staff Report.

Summary of Agency Comments

<i>Other Agency or Ordinance Requirements</i>	<i>Comments</i>
<i>Development Review Engineering (DRE):</i>	Approved
<i>Development Review Planning:</i>	Hold - pending resolution of agency issues
<i>State Highway Administration (SHA):</i>	Waived
<i>Div. of Utilities & Solid Waste Mgmt. (DUSWM):</i>	Approved

<i>Other Agency or Ordinance Requirements</i>	<i>Comments</i>
<i>Forest Resource (FRO)</i>	Approved
<i>Health Dept.</i>	Approved
<i>Office of Life Safety</i>	Approved
<i>Street Naming</i>	Approved
<i>DPDR Traffic Engineering</i>	Approved
<i>Historic Preservation</i>	Approved

FINDINGS

Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, Subdivision, APFO and FRO requirements once the conditions of approval have been met and requested modifications granted.

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for the Woodlands at Urbana Community Clubhouse and Pool. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through August 14, 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 request from the Applicant:

1. Approval of a Parking Modification Request under §1-19-6.220(A)(2) to allow for 80 parking spaces, or 8 more spaces than the required 72 spaces.
2. Approval of a Street Tree Modification Request under §1-19-6.400(A) to provide an alternative landscape plan to meet the street tree requirements.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

PLANNING COMMISSION ACTION

I move that the Planning Commission **APPROVE** the **Site Plan (SP17-11, AP 19456) with conditions and modifications** as listed in the staff report for the proposed **Woodlands at Urbana Community Clubhouse and Pool**, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

Exhibit 1 – Site Plan Rendering



Exhibit 2 – Modification Requests Letter



July 22, 2019

Mr. Graham Hubbard
Frederick County
Development Review Engineering
30 North Market Street
Frederick, MD 21701

Re: The Woodlands Clubhouse
Site Plan, FCPC Submittal
S1175, SP17-11, A/P 19456

Dear Graham,

On behalf of Urbana Corporate Center, LLC, developer of The Woodlands at Urbana, we herein submit this Site Plan for The Woodlands Clubhouse for the August 14th Frederick County Planning Commission meeting. The purpose of this plan is to propose a Clubhouse and Pool. The Preliminary Plan for this lot was approved with A/P 18069.

This site plan proposes a parking modification and a street tree modification.

1. Section 1-19-6.220 requires 1 parking space for every 5 occupants and this pool has a capacity of 359 people which will require 72 parking spaces. We propose 80 parking spaces with this plan. The overage in parking spaces is needed to accommodate any Woodlands resident that may need to or want to drive to the clubhouse and pool, for event parking at the clubhouse or the pavilion across the street or for residents that may need the overflow parking for a party after clubhouse hours.
2. Section 1-19-6.400(A) requires 1 street tree per 35 feet of roadway frontage. This lot has 670 feet of roadway frontage which requires 19 street trees. This plan only proposes 17 street trees in the public right of way because of intersection sight distance, lighting and utility setback requirements. Outside of the right of way on lot at the parking lot entrance there are 2 shade trees planted to mimic street trees and continue the streetscape landscape. We are seeking Planning Commission approval for this alternative street tree planting design to meet the minimum number of 19 street trees required.

Please find attached:

- 1 Planning Commission Application
- 10 full size sets of plans
- 13 11"x17" sets of plans
- Project PDF's and rendering were emailed with our share file.

As always your assistance in the processing of this application is greatly appreciated. Should you have questions regarding this plan, or any other part of The Villages of Urbana or The Woodlands development, please feel free to contact us at 301-948-4700.

Sincerely,
Rodgers Consulting

A handwritten signature in black ink that reads 'Mike Peterson'.

Mike Peterson, PLA
301-948-4700 Office
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