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**FREDERICK COUNTY PLANNING COMMISSION**  
**September 11, 2019**

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**TITLE:** Urbana Town Center  
Stone Barn Clubhouse and Pool

**FILE NUMBER:** SP13-09, 19554, APFO 19555, FRO 19556

**REQUEST:** **Site Plan Approval**  
The Applicant is requesting Site Plan approval to construct an 8,060 sf community clubhouse, 8,750 sf recreation barn, and 15,780 sf pool on a 4.2-acre Site.

**PROJECT INFORMATION:**

**LOCATION:** Located on the west side of Stone Barn Drive, between Shady Pines Drive and Satinwood Drive.

**TAX MAP/PARCEL:** Tax Map 96, Parcel 22

**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 Investment Properties II, 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, recreation barn, and pool on a 4.2-acre Site. The Site is part of the Urbana Town Center community development. 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 Urbana Town Center Employment District MXD Preliminary Plan (AP 19551).

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 Plan**



# BACKGROUND

## Existing Site Characteristics

The 4.2-acre Site is located on the west side of Stone Barn Drive, between Shady Pines Drive and Satinwood Drive and is centralized within the Urbana Town Center community development. The Site is situated along the main spine road that serves the community.

The subject Site was originally rezoned to MXD by the Board of County Commissioners (BoCC) in October 2006 as the *Urbana Town Center Employment District* in Ordinance # 06-31-427. The MXD approval allowed for development of up to 1,950,000 square feet of employment uses, 50,000 square feet of commercial/retail uses, and up to 500 age-restricted dwelling units. The Preliminary Plan has been updated to reflect this Site. This lot must be recorded prior to applying for building permits.

Figure 2 – Site Aerial – Existing Conditions

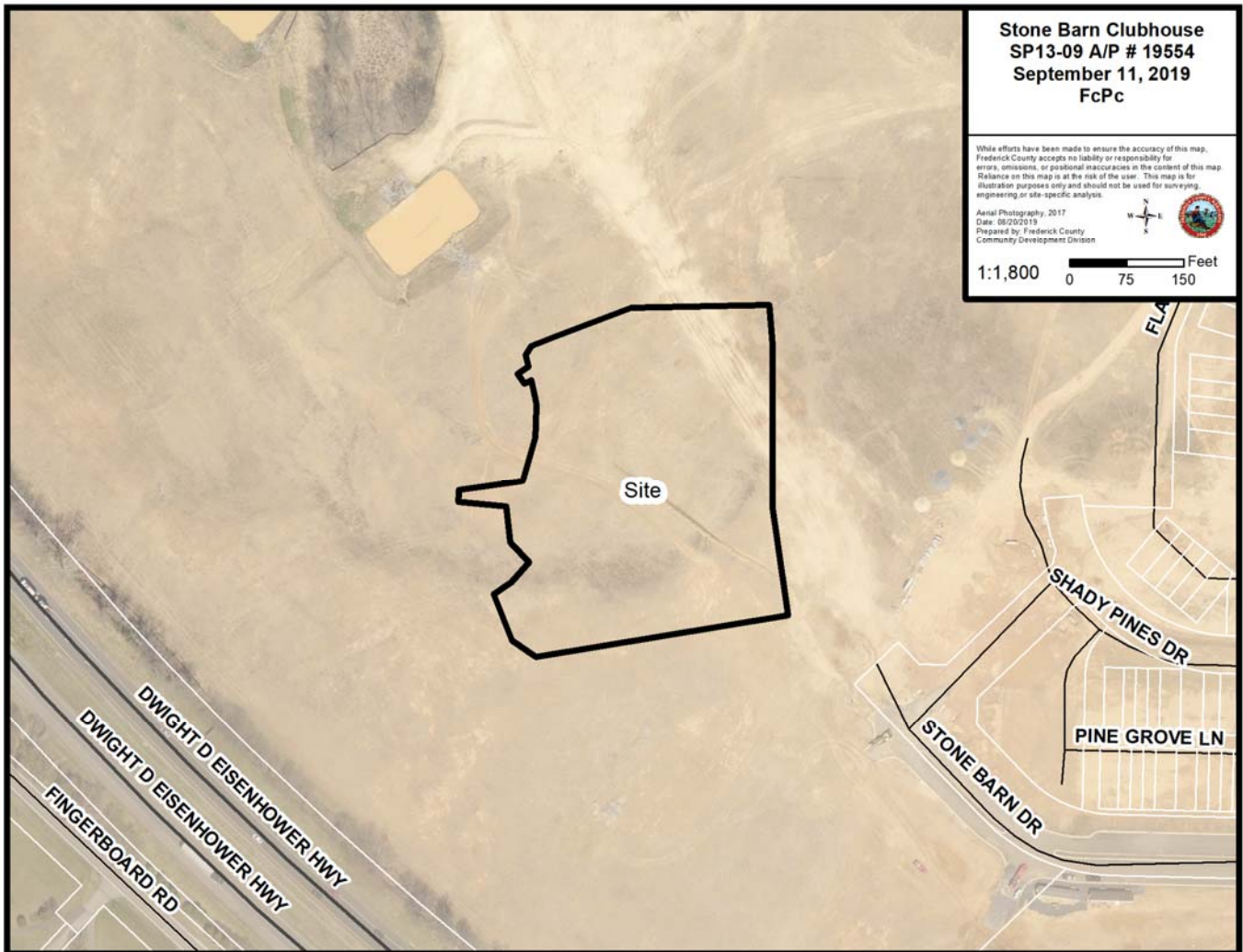
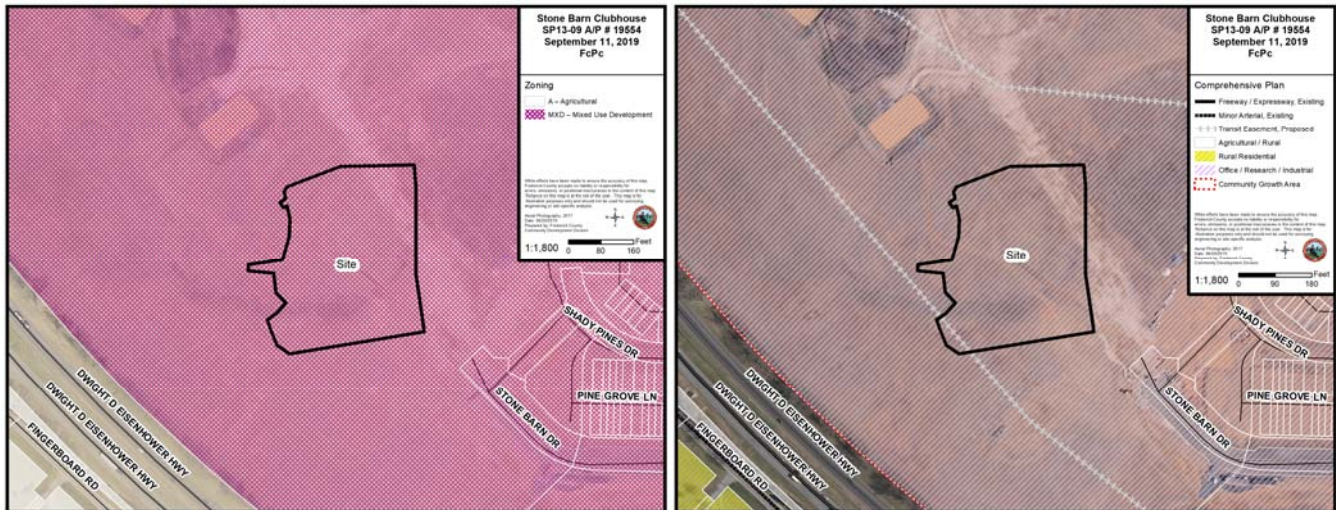


Figure 3 – Zoning / Comprehensive Plan



## 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 the Urbana Town Center community development.
- Demonstrating compliance with site design standards.

### Modification Requests:

1. §1-19-6.220(A)(3): The Applicant is requesting a parking space modification to allow for 102 parking spaces, or 115 fewer spaces than the required 217 spaces.
2. §1-19-6.210(D): The Applicant is requesting a loading space modification to allow 1 shared small loading space/parking space, or 1 fewer space than the required 2 small loading spaces.
3. §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.
4. §1-19-6.500(D): The Applicant is requesting a lighting modification to allow light spillage to exceed 0.5 foot-candles at the property line.

### 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 10) include the following; 20-foot front yard, 5-foot side yard, and 5-foot

rear yard, with a maximum height of 40 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 clubhouse fronts on Stone Barn Drive, the maximum signage permitted for this community center is 32 sf. The Applicant is proposing 32 sf of building mounted signage. No breakdown has been proposed. 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 one (1) proposed shade tree, located at the entrance, that is also being credited toward meeting the parking lot canopy coverage requirement (see Exhibit #2).

Street Trees required:           **23 trees** [789 lf / 35 = 22.54]  
Street Trees provided:           **22 trees**

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.

The Applicant is requesting approval of a lighting modification to allow light spillage to exceed 0.5 foot-candles beyond the southern property line and into the public street right-of-way for Shady Pines Drive (see Exhibit #2).

***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:** Two entrances are proposed to the Site: one entrance on Stone Barn Drive and one on Shady Pines Drive. Both entrances are 24’ wide and 2-way. Loading and unloading is facilitated by a small loading space near the entrance.
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 (1,083 people). This equates to 217 parking spaces required. The Site Plan proposes 102 parking spaces, which includes four (4) handicap spaces. The Applicant has submitted a Modification Request (Exhibit #2) seeking FCPC approval to allow for 115 fewer proposed spaces. The justification letter notes that there are 481 on-street, 8 perpendicular, and 1,297 residential on-lot parking spaces within ¼ mile of the pool,

4. **Pedestrian Circulation and Safety §1-19-6.220 (G):** Internal sidewalks are provided along one side of all parking bays. A sidewalk stub extends from the clubhouse to a pedestrian crosswalk across Stone Barn Drive. The sidewalk system proposed effectively connects the Site to the greater sidewalk network within the Urbana Town Center community development.
5. **Bicycle Parking §1-19-6.220 (H):** Bicycle parking shall be provided as follows in accordance with the Zoning Ordinance:

Required: 11 racks (1 rack per 20 parking spaces =  $217/20 = 10.85$ )

Provided: 11 racks

The bicycle parking is located at the rear of the clubhouse, 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 (466 feet) to a low point on the western boundary (446 feet) at the rear of the Site.
2. **Vegetation:** The Site has been mass graded and is devoid of vegetation.
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 affect 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, recreation barn, and pool facility are 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)). The use does not exceed trip intensity capacities established in the original LOU approved on June 13, 2013 nor in the Third Amendment to the LOU approved on June 13, 2018.

The LOU for Urbana Town Center Employment District MXD (a.k.a. Northern MXD) is combined with several other Urbana projects. The effective date of the original LOU is June 13, 2013. The effective date of the Third Amendment to the LOU is June 13, 2018. APFO approval expires on June 13, 2031.

**Forest Resource Ordinance (FRO) – Chapter 1-21**

This 4.2-acre Site was included in the Forest Conservation Plan for the Urbana Town Center development that was approved on February 18, 2014 under AP 14257. FRO mitigation is provided by forest planting and forest retention easement recordation within the greater Urbana Town Center 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**

<b>Other Agency or Ordinance Requirements</b>	<b>Comments</b>
<b>Development Review Engineering (DRE):</b>	Conditionally approved

<b><i>Other Agency or Ordinance Requirements</i></b>	<b><i>Comments</i></b>
<b><i>Development Review Planning:</i></b>	Conditionally approved
<b><i>State Highway Administration (SHA):</i></b>	Waived
<b><i>Div. of Utilities &amp; Solid Waste Mgmt. (DUSWM):</i></b>	Approved
<b><i>Forest Resource (FRO)</i></b>	Approved
<b><i>Health Dept.</i></b>	Conditionally approved
<b><i>Office of Life Safety</i></b>	Approved
<b><i>Street Naming</i></b>	Approved
<b><i>DPDR Traffic Engineering</i></b>	Conditionally 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 Urbana Town Center Stone Barn 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 September 11, 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. Approval of a Parking Modification Request under §1-19-6.220(A)(2) to allow for 102 parking spaces, or 115 fewer spaces than the required 217 spaces.
2. Approval of a Loading Space Modification Request under §1-19-6.210(D) to allow 1 shared small loading space/parking space, or 1 fewer space than the required 2 small loading spaces.
3. 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.
4. Approval of a Lighting Modification Request under §1-19-6.500(D) to allow light spillage to exceed 0.5 foot-candles at the property line.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Lot must be recorded prior to applying for building permits.

## **PLANNING COMMISSION ACTION**

I move that the Planning Commission **APPROVE** the **Site Plan (SP13-09, AP 19554) with conditions and modifications** as listed in the staff report for the proposed **Urbana Town Center Stone Barn 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



August 19, 2019

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

Re: Stone Barn Clubhouse  
Site Plan, FCPC Submittal  
S1161, SP13-09, A/P 19554

Dear Graham,

On behalf of Urbana Investment Properties II, LLC, developer of The Stone Barn Clubhouse, we herein submit this Site Plan for The Stone Barn Clubhouse for the September 11<sup>th</sup> Frederick County Planning Commission meeting. The purpose of this plan is to propose a Clubhouse and Pool. The Preliminary Plan for this lot is proposed with A/P 19551.

**This site plan proposes parking, loading space, street tree and lighting modifications.**

1. Section 1-19-6.220(4) requires 1 parking space for each 5 persons capacity. This clubhouse and pool has a capacity of 1,083 people generating the need for 217 parking spaces. This plan request a modification to allow 115 of the required 217 parking spaces off lot within the adjacent Urbana Town Center Community. There are 481 on-street, 8 perpendicular and 1,297 residential on-lot parking spaces within a quarter mile of the pool promoting shared parking opportunities and an extensive network of sidewalks within the community and bike racks situated at both buildings on this site to promote walking and biking opportunities for the community which is consistent with market demand. The site design fronts the clubhouse to Stone Barn Drive and proposes a majority of the parking in the rear of the buildings and pool while preserving the forested area. All this is consistent with the MXD zoning intent.
2. Section 1-19-6.210(B) requires 1 large or 2 small loading spaces. This plan proposes 1 shared small loading space/parking space. The nature of the use will not require many deliveries and any deliveries that are needed will be from a small box truck before and after pool hours.
3. Section 1-19-6.400(A) requires 1 street tree per 35 feet of roadway frontage. This lot has 789 feet of roadway frontage which requires 23 street trees. This plan proposes 22 street trees/trees just behind the right of way because of intersection sight distance, lighting and utility setback requirements.
4. This plan requires a modification to Section 1-19-6.500(D) for two street lights located on the south side of Shady Pines Drive. These two street lights exceed the 0.50 foot candles at the property line (which in this case is the public street right of way) onto a future employment lot. The area of this employment lot will most likely be a parking lot or a landscape buffer to a parking lot which will be lit for pedestrians walking to work.

Please find attached:

- 1 Planning Commission Application
- Updated Comment Response
- 10 full size sets of plans
- 13 11"x17" sets of plans

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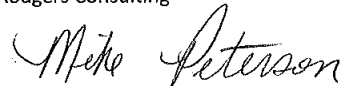
19847 Century Blvd., Suite 200, Germantown, MD 20874 • 301.948.4700 • 301.948.6256 (fax) • [www.rodgers.com](http://www.rodgers.com)

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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 development, please feel free to contact us at 301-948-4700.

Sincerely,  
Rodgers Consulting

A handwritten signature in black ink that reads "Mike Peterson". The signature is written in a cursive, flowing style.

Mike Peterson, PLA  
301-948-4700 Office  
[mpeterson@rodgers.com](mailto:mpeterson@rodgers.com)