



**FREDERICK COUNTY PLANNING COMMISSION**  
**August 12, 2020**

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**TITLE:** Lot 32, Stanford Industrial Park

**FILE NUMBER:** SP259955 (APFO A259957, FRO F259958)

**REQUEST:** Site Development Plan Approval

Applicant requests site plan approval to construct a 3,150 SF one story contractors office and storage building and a 900 SF storage shed on 2.33 acres.

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** Stanford Industrial Park, Lot 32, located on Winchester Blvd.

**TAX MAP/PARCEL:** Tax Map 94, Parcel 89

**COMP. PLAN:** Limited Industrial (LI)

**ZONING:** Limited Industrial (LI)

**PLANNING REGION:** Adamstown

**WATER/SEWER:** NPS

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Blue Curb LLC

**OWNER:** Grimes Investments LLC

**ENGINEER:** Harris, Smariga

**ARCHITECT:** N/A

**ATTORNEY:** N/A

**STAFF:** Jerry Muir, Principal Planner I

**RECOMMENDATION:**

Conditional Approval

**ATTACHMENTS:**

Exhibit 1 – Vicinity Map  
Exhibit 2 – Rendered Site Plan  
Exhibit 3 - Modification Request

## STAFF REPORT

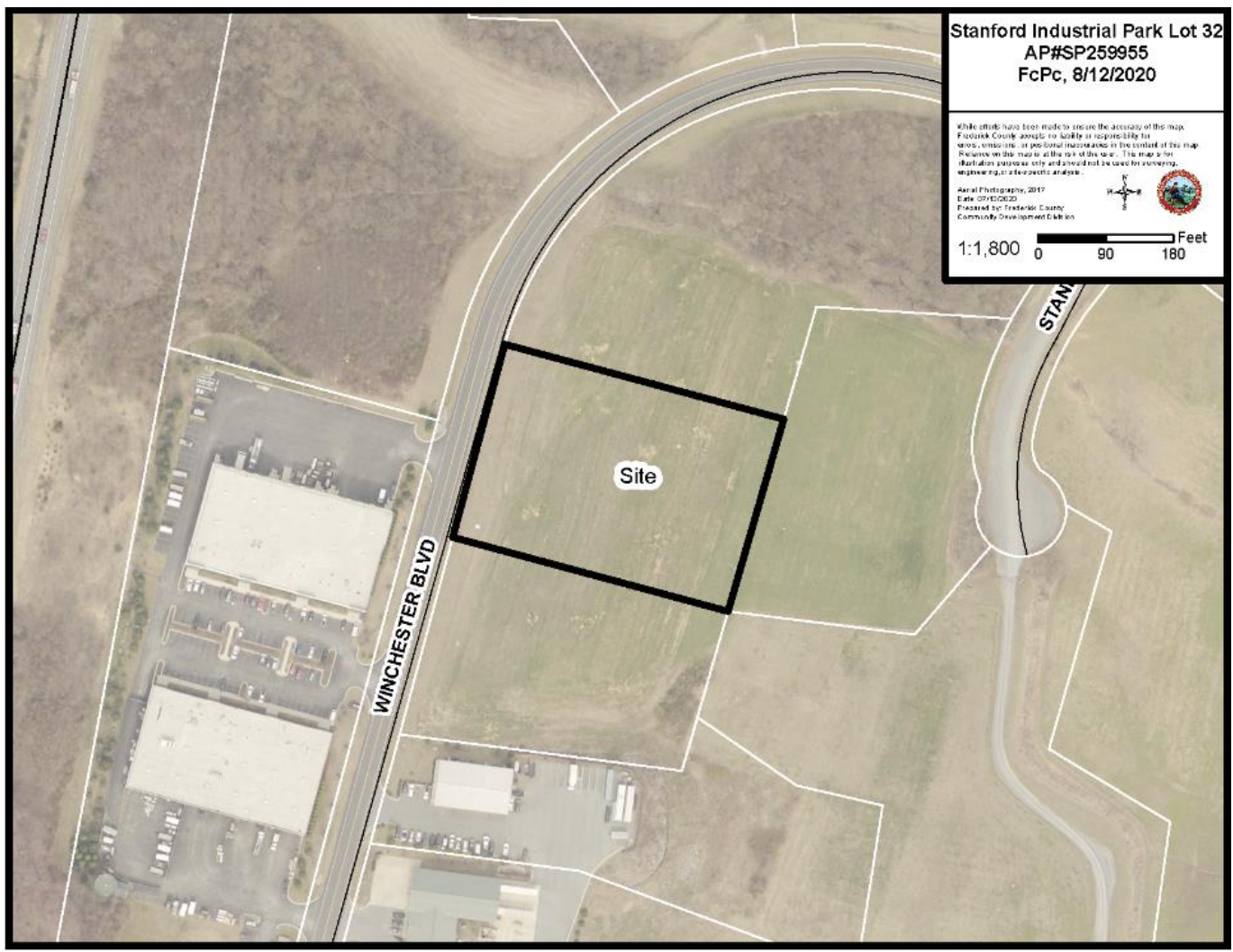
### ISSUE

The Applicant is requesting Site Plan approval to establish a contractor's office and storage facility for Blue Curb LLC on Lot 32 of Stanford Industrial Park on Winchester Blvd. The proposed use is being reviewed as a contractor's office and storage 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 single building and associated parking for employees and small truck loading spaces. The building will have a 3,150SF footprint with an additional 900 SF detached storage shed

The Site shows a single commercial entrance on Winchester Blvd.

**Figure 1: Site Vicinity Map – Aerial Image**



## **BACKGROUND**

**Development History:** Lot 32 has never been proposed for development. It was platted as part of Stanford Phase II, Plat 3 in 2005.

**Existing Site Characteristics:** The Site is a relatively open field. It slopes toward the southeast.

**Surrounding Land Uses:** The lot adjoins vacant LI zoned property on both sides and to the rear.

## **ANALYSIS**

### **Summary of Development Standards Findings and Conclusions**

The Site seems 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.

**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 office/warehouse use in the limited industrial zone as established in Section 1-19-6.100.

The proposed setbacks for the facility are the following:

|                     | <b><u>Required</u></b>       | <b><u>Proposed</u></b> |
|---------------------|------------------------------|------------------------|
| Minimum Lot Area    | 20, 000 sf                   | 2.33 ac.               |
| Minimum Lot Width   | 100'                         | 266'                   |
| Front Yard          | 25'                          | 88.4'                  |
| Side Yard           | equal to Bldg.<br>hgt. (25') | 25'                    |
| Rear Yard           | 25'                          | 225'                   |
| Max Building Height | 60'                          | 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 the square root of the 90' building frontage equals 94.9 SF of signage. The maximum height allowed is 25 feet.

For this Site Plan proposal, there is a proposed monument sign of 60 total square feet (60 SF of signage) 10' wide and 6' in height. The remaining signage will be building mounted.

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

The proposed on-site landscaping is in conformance with the zoning requirements. Twelve trees

are planned and shrubbery is proposed to screen the parking areas as required. The plantings are largely native. The required 20% canopy coverage over the parking areas is slightly exceeded.

Eight street trees are required and have been provided along Winchester Blvd.

- 4. Lighting §1-19-6.500:** The Applicant proposes the installation of building mounted lighting 18' high and a single 24' pole light located in the parking island next to the maintenance shed. Lighting does not exceed 0.50 foot-candles at the property lines.

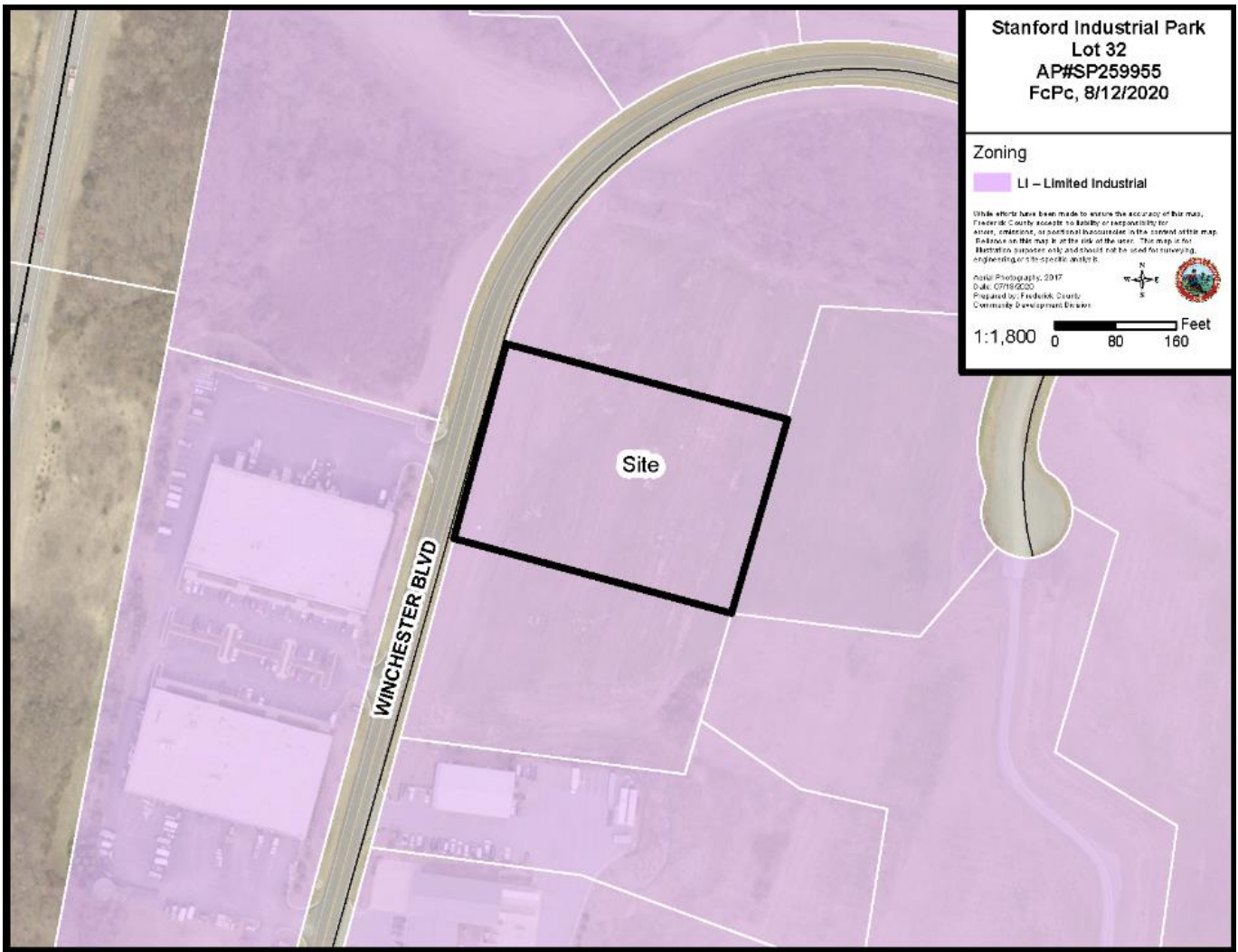
**Transportation and Parking §1-19-3.300.4 (B):** *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates 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 proposed single access into and out of the Site is a commercial entrance on Winchester Blvd. with adequate site distance. Pedestrian access is not a feature of this industrial area. Sidewalks do not exist anywhere along Winchester Blvd.
- 2. Connectivity §1-19-6.220 (F):** Site circulation is the same as other Stanford Industrial Park lots connected to Winchester Blvd. Staff is not aware of any circulation issues within the Industrial Park.
- 3. Public Transit:** This Site is not served by public transit.
- 4. Vehicle Parking §1-19-6.220:** Parking standards are established for warehouse uses and office uses in the Zoning Ordinance.

Note 3 on the site plan accurately illustrates the parking required for the Site. The four employees require two spaces and the sixteen company vehicles each require a space for a total of 18 spaces, which are provided on the plan, including two ADA compliant spaces.

- 5. Loading §1-19-6.210.B:** For this office/warehouse use of less than 5,000 SF, one large loading space is required. The Applicant has noted on the plan the operation will not require deliveries by tractor trailer trucks. The Applicant has requested a loading space modification (Exhibit 3) to be allowed to have one small loading space as shown for use with the maintenance shed. There are three overhead doors in the main building for access but are not shown as loading spaces.
- 6. Bicycle Parking §1-19-6.220 (H):** In accordance with Z.O. § 1-19-6.220, no bike rack is required for a building of less than 5,000 SF.



**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 No Planned Service and will be served by well and septic, as are the other lots in Stanford. This plan has been approved by the Health Department.

**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 sloping to the south.
- 2. **Vegetation:** No vegetation of note currently exists on the Site.
- 3. **Sensitive Resources:** There are no streams, floodplains, or wetlands present.

4. **Natural Hazards:** FEMA floodplain is not on the Site.

**Other Applicable Regulations**

**Stormwater Management – Chapter 1-15.2:** SWM will be addressed as the project proceeds through the development process

**APFO – Chapter 1-20:** This development met the requirements of APFO at preliminary plat and is therefore exempt from further APFO testing at site plan. Stanford Industrial Park Section 2 is subject to an existing LOU.

**Roads:** In accordance with the approved LOU, this Site is required to pay into road escrow account #3803 for the intersection of RT. 15 and Mountville Road at \$0.75/sq. ft of gross floor area. Therefore, payment in the amount of \$2,250.00 is required prior to building permit.

**Schools:** This Project is non-residential and is not subject to schools testing.

**W/S:** This Site does not utilize public water and sewer.

**Forest Resource – Chapter 1-21:** The Applicant has submitted a Combined Preliminary/Final Forest Conservation Plan. The property contains no forest or specimen trees. The applicant proposes to mitigate the afforestation requirements by purchasing banking credits.

The Combined FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

**Summary of Agency Comments**

| <b><i>Other Agency or Ordinance Requirements</i></b>  | <b><i>Comment</i></b> |
|---|-----------------------|
| <b><i>Public Works Development Review (PWDR):</i></b> | Approval              |
| <b><i>Development Review Planning:</i></b>            | Approval              |
| <b><i>DUSWM:</i></b>                                  | Approval              |
| <b><i>Street Name Review</i></b>                      | Approval              |
| <b><i>Health Dept.</i></b>                            | Approval              |
| <b><i>Office of Life Safety</i></b>                   | Approval              |
| <b><i>Traffic Engineering (DRTE)</i></b>              | Approval              |
| <b><i>APFO</i></b>                                    | Approval              |
| <b><i>FRO</i></b>                                     | 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 August 12, 2023).

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:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The Combined FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

## **PLANNING COMMISSION ACTION**

### **MOTION TO APPROVE**

I move that the Planning Commission **APPROVE** SP259955, APFO A259957, FRO F29958 per the conditions as listed in the staff report for the proposed Blue Curb 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





## Modification Letter



June 4<sup>th</sup>, 2020

Mr. Jerry Muir, Planner  
Frederick County Government  
30 North Market Street  
Frederick, MD 21701

RE: Stanford Section 2, Lot 32 Site Plan Modification Letter  
SP259955 Site Plan Type 1 NRSBUS  
HSA Job # 5789

Dear Jerry:

We respectfully request a modification from Section 1-19-6.210 Loading Space.

Section 1-19-6.210 Loading Space requires 1 large loading space for Industrial Uses 0-5,000 sf. The applicant kindly requests a modification to allow 1 small in place of the 1 large loading space requirement. The need for separate loading spaces are not anticipated w/ the use proposed. The Applicant does not require any high volume delivery of goods in a tractor trailer for the proposed use. The 1 small loading space will be adequate to support the needs of the proposed use.

Thank you for your consideration.

Sincerely,

Jody Walker  
Project Manager and Designer