



FREDERICK COUNTY PLANNING COMMISSION

April 11, 2016

TITLE: Coffman Recycling Service

FILE NUMBER: SP-78-04, AP-16050 (APFO-16051 & FRO-16052)

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: Reichs Ford Road, north of Hillmark Court
TAX MAP/PARCEL: Tax Map 77, Parcel 181, Lot 1
COMP. PLAN: General Industrial
ZONING: General Industrial
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: Tolson DeSa

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

Exhibit 1-Coffman Recycling Site Plan Rendering

STAFF REPORT

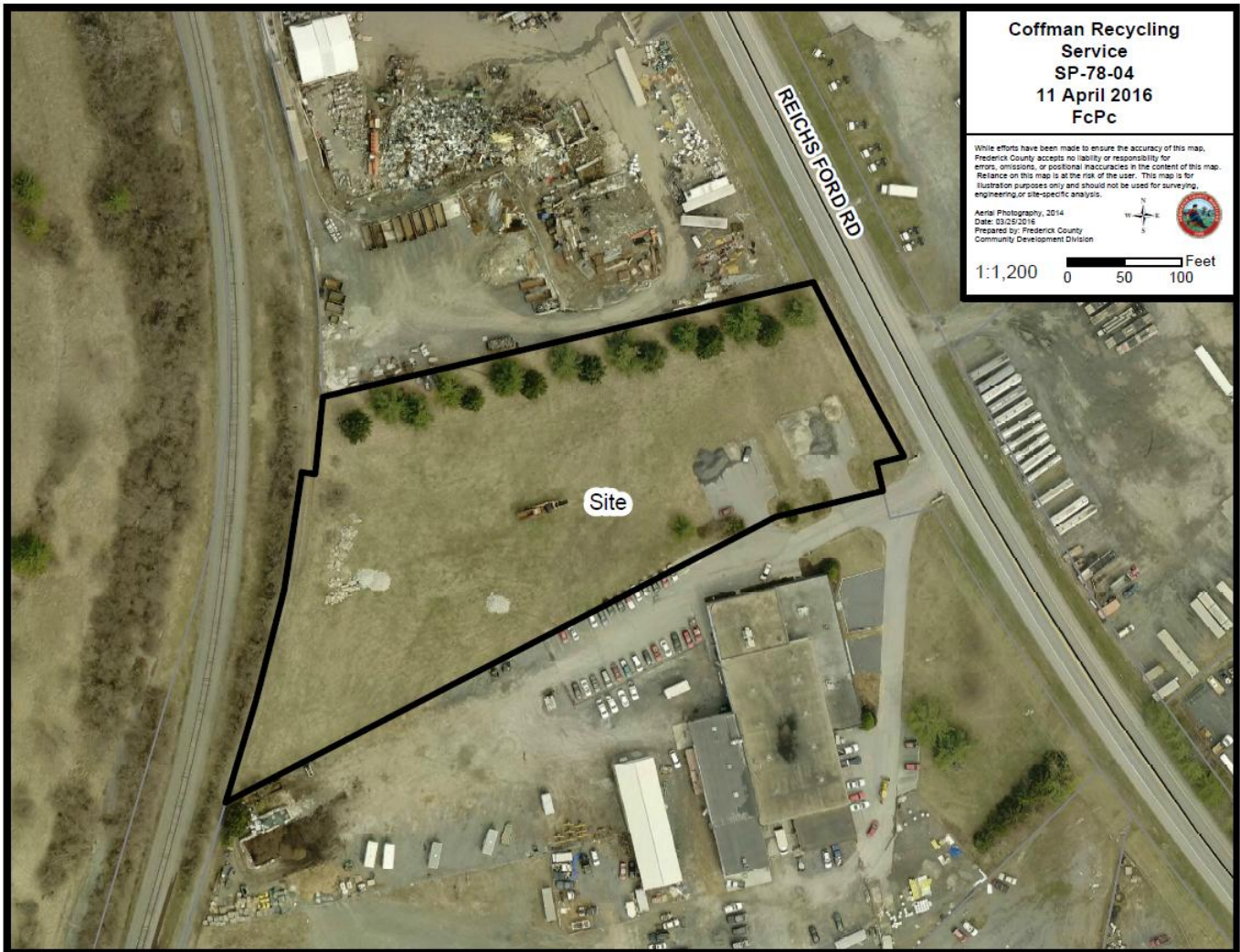
ISSUE

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 will include 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. The second phase will include the construction of the 5,000 square foot office/shop structure and the remaining 16 parking spaces. See Graphic #1 below.

Graphic #1: Site Aerial



BACKGROUND

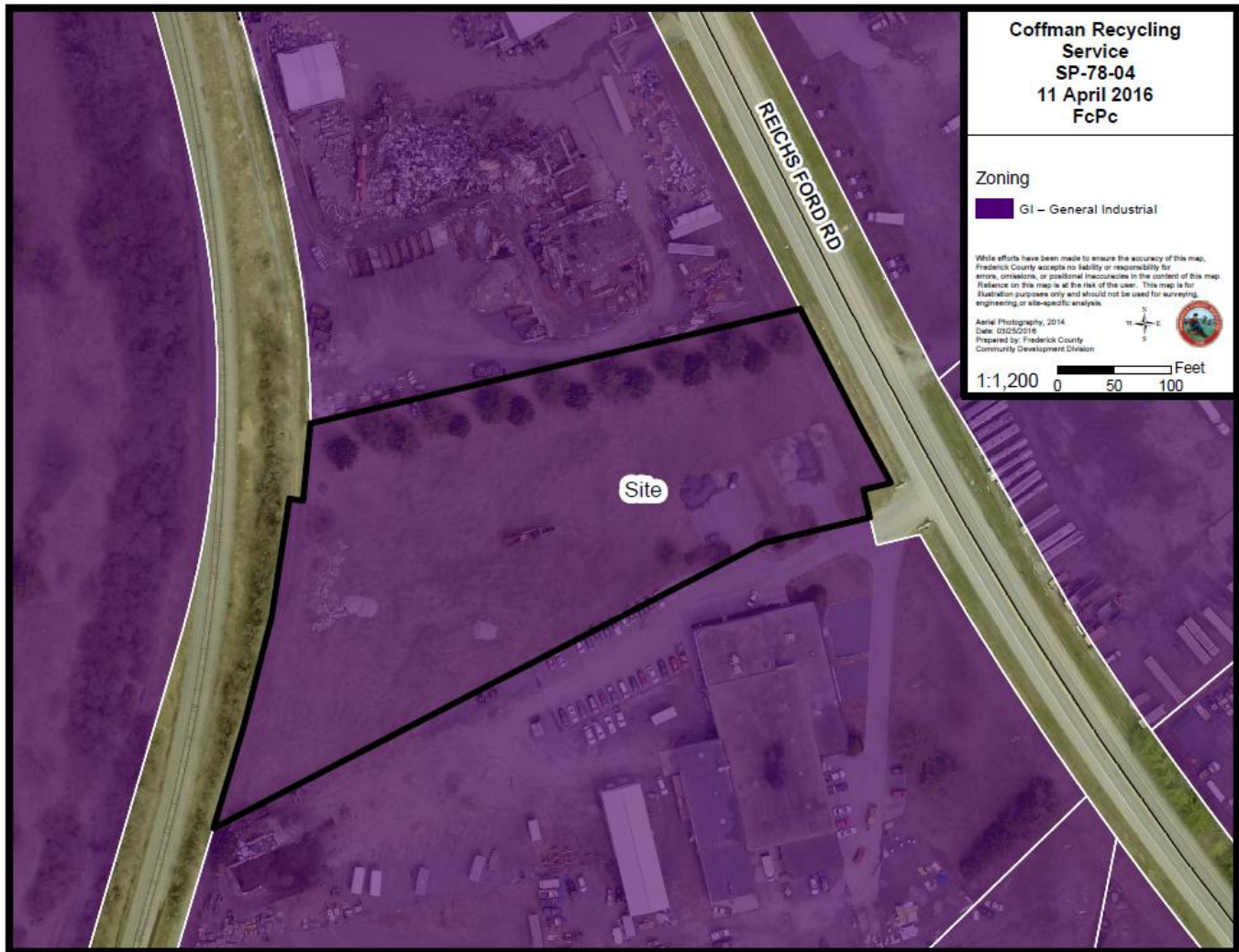
Development History

This site was originally created as Lot 1 within 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. The plan subsequently expired on August 8, 2015 and is currently back before the FCPC for reapproval of the exact 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 site is currently vacant and 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



There are two overflow parking areas located on the property that are no longer in use and will be demolished as part of this application. The proposed use located on Lot 1, as well as the existing use located on Lot 8, will 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 Applicant shall update Site Plan Note 9 to reflect the phasing of signage for the site with a maximum of 32 square feet for Phase I. 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 and shrubs 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 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. However, the Applicant has provided 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

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shall provide evidence that 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, will 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 not proposed to be connected to any other adjacent parcels.

- 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, including 1 ADA space. The 3,000 sq ft Contractor's Office will require 10; the total parking at full build out for the proposed office will be 13 spaces, including 1 ADA space.

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 including 3 ADA accessible spaces, for a total of 19 parking 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 on 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.

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. The Applicant is proposing a well 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. The remainder of the site is grass.
3. **Natural Hazards:** Based upon available information and documentation submitted by the Applicant the site does not contain wetlands or wet soils. According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel 0294D, 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) shall be provided on-site in accordance with the 2000 Maryland SWM Design Manual and the SWM Act of 2007. The SWM plan (Concept/Development/IP) has been reviewed and approved for this project (AP 12602).

APFO – Chapter 1-20:

1. **Schools.** This Application is exempt from Schools APFO testing due to the commercial use.
2. **Water/Septic.** This Application is exempt from Water/Sewer APFO testing due to the site being serviced by private well and septic.
3. **Roads.** This application is exempt from Roads APFO testing due to the site generating no more than 50 trips during the weekday AM and PM peak hours. There are no APFO escrow accounts in the vicinity of the site. An APFO exemption was filed with the site plan and this site is capped at 50 weekday AM peak hour trips and 50 weekday PM peak hour trips. Prior to final site development plan signature approval the Applicant shall update Site Plan Note 4 to state the following: “The project will generate less than 50 peak hour trips...”

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

Summary of Agency Comments

Other Agency or Ordinance Requirements	Comment
APFO:	Approved
Development Review Planning:	Conditional Approval upon addressing all agency comments
Div. of Utilities and Solid Waste Mngt. (DUSWM):	Approved
Health Dept.	Conditional Approval
Office of Life Safety	Conditional Approval
Development Review Engineering	Conditional Approval
Historic Preservation	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 April 13, 2019.

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 amend Site Plan Note 9 to reflect the following phased signage: total maximum site signage: 77 square feet; maximum Phase I signage: 32 square feet.
3. Prior to final Site Development Plan signature approval, the Applicant shall provide evidence that the proposed residential style lighting is required security lighting and is therefore exempt, or will submit a photometric plan in compliance with section 1-19-6.500 of the Zoning Ordinance.
4. Prior to final Site Development Plan signature approval the Applicant shall update Site Plan Note 4 to state the following: “The project will generate less than 50 peak hour trips...”

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** SP-78-04, AP 16050, 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

