



**FREDERICK COUNTY PLANNING COMMISSION**  
**June 10, 2015**

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**TITLE:** **New Market Self Storage: RV Storage Lot**

**FILE NUMBER:** **SP-93-13, AP#15231, APFO#15234,  
FRO#15233**

**REQUEST:** **Site Development Plan Approval**

The Applicant is requesting Planned Commercial Site Development Plan approval for a mix of Self Storage and RV Storage, consisting of 165 new RV spaces and 48 Existing RV Spaces, for a total of 213 spaces at build out on a 16.5 acre site. The proposed RV spaces will supplement the existing RV spaces, the existing 78,056 sq ft self storage buildings and the existing 1,650 square feet of existing office buildings.

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** 10630 Old National Pike, MD 144, east of Mussetter Road.

**TAX MAP/PARCEL:** Tax Map 79, Parcel 53

**COMP. PLAN:** General Commercial

**ZONING:** General Commercial

**PLANNING REGION:** New Market

**WATER/SEWER:** W-3/S-3

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** SEJ, LLC

**OWNER:** SEJ, LLC

**ENGINEER:** Harris, Smariga & Associates, Inc.

**ARCHITECT:** N/A

**ATTORNEY:** N/A

**STAFF:** Tolson DeSa, Principal Planner II

**RECOMMENDATION:** Conditional Approval

**ATTACHMENTS:**

Exhibit 1-Site Plan Rendering

Exhibit 2-Loading Space Modification

# STAFF REPORT

## ISSUE

### Development Request

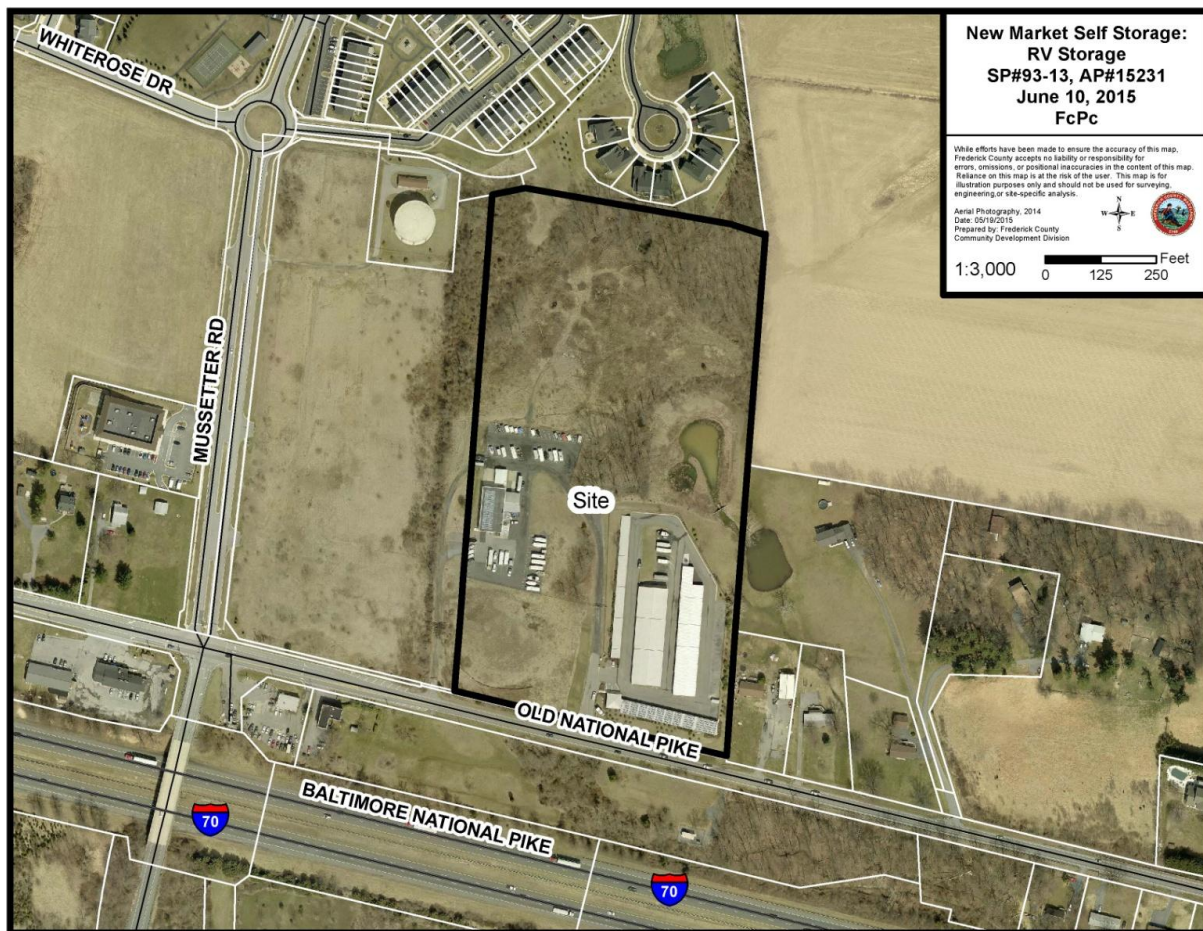
The Applicant is requesting Planned Commercial Site Development Plan approval for a mix of Self Storage and RV Storage, consisting of 165 new RV spaces and 48 Existing RV Spaces, for a total of 213 spaces at build out on a 16.5 acre site. The proposed use will supplement the existing RV spaces, the 78,056 sq ft self storage buildings and the 1,650 square feet of existing office buildings. The proposed use is being reviewed as a "Recreational Vehicle Storage Facility" land use under the heading of "Automobile and Related Services" per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the General Commercial Zoning District subject to site development plan approval. The project is also being reviewed and approved under the provisions of Zoning Ordinance Section 1-19-10.300 Planned Commercial/Industrial Development Standards.

### Modification Request:

1. Loading Space Modification

The site currently contains 78 RV spaces located throughout the site, (see Graphic #1). The existing spaces are all surface parking spaces and are considered accessory to the existing Self Storage land use. Sheet 1 of the site plan contains a chart that details the number and type of the existing RV parking spaces.

Graphic #1: New Market Self Storage Aerial



The proposed site plan is split into two development phases; Phase 1 represents the construction of the following; (1) 14'x45' partially enclosed structure for 21 RV parking spaces (Building I), (1) 12'x60' covered structure for 19 RV parking spaces (Building J), (1) 14'x45' fully enclosed structure with doors to accommodate 19 RV spaces (Building K), and a surface parking area for 14-12'x30' RV spaces. Thirty (30) of the existing RV spaces will remain on the western portion of the site during Phase I.

Phase II is located on the western portion of the site and is comprised of 92 surface RV parking spaces. Once Phase II is constructed the 30 existing RV parking spaces that remained within Phase I will be removed, resulting in a total of 213 open, covered, and enclosed RV parking spaces throughout the site.

## **BACKGROUND**

### **Development History**

The site was originally reviewed and conditionally approved by the FcPc on December 10, 2003. The Applicant failed to vest the site plan approval through timely construction, therefore the 2003 site plan approval became void on December 10, 2005.

In 2005, there was an addition plat recorded (Plat Book 78, Page 153) that removed 1.55 acres from the New Market Self Storage site (parcel 53) and added it to the adjacent property to the west (parcel 28).

In 2006, the subject site received site development plan approval for 78,877 square feet storage facility, comprised of 6 buildings as well as a 900 square foot office space. During the 2006 approval it was noted that there were two existing buildings located on site ("G" and "H") with a combined total square footage of 7,979 that were constructed prior to the enactment of the County Zoning Ordinance.

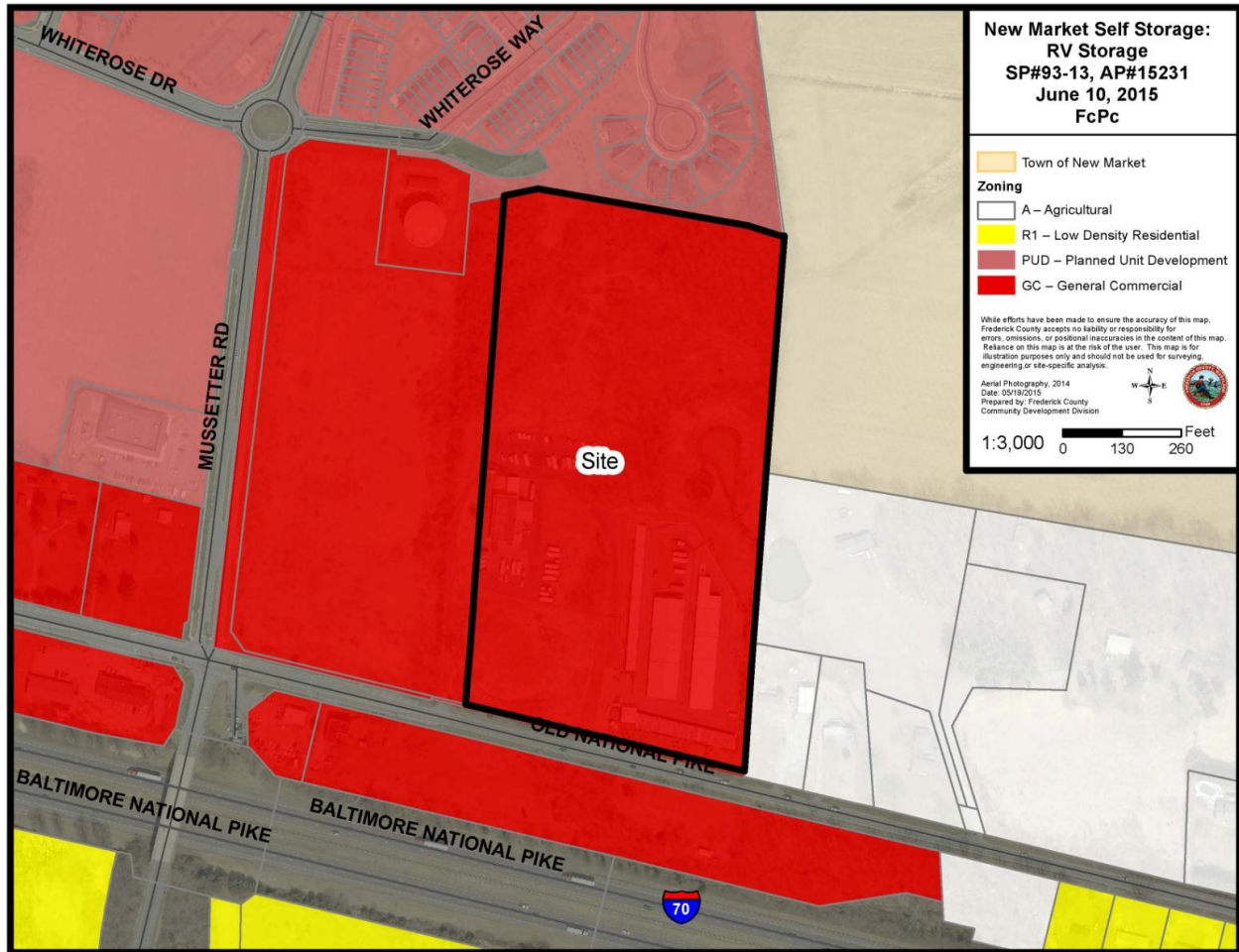
In 2012, the Applicant submitted a site plan amendment (AP 12716) to add a phasing line around Building "F" in order to defer the construction of that portion of the site to a later date.

Buildings "A" through "C" and "E" are currently constructed. Building "D" was originally approved as a 16,900 square foot two story storage building, in October 2014 the Applicant submitted a staff level site plan amendment (AP 14752) to reduce the number of floors to one and the overall square footage to 8,875. Building "D" is currently under construction as a climate controlled storage building.

## Existing Site Characteristics

The site is currently zoned General Commercial (GC), see Graphic #2, and is developed with a self storage facility, comprised of 7 buildings. The property to the north of the site is developed with the Signature Club at Greenview PUD, MD 144 borders the property to the south, the parcels to the east along MD 144 are zoned Agricultural and developed with single family residential units, the property to the west is currently vacant and zoned General Commercial.

Graphic #2: Zoning Map



## ANALYSIS

### Summary of Development Standards Findings and Conclusions

The Applicant worked with Staff in complying with the criteria found in § 1-19-3.300.4 Site Plan Review Approval Criteria as well as § 1-19-10.300 Planned Commercial Development of the Frederick County zoning ordinance. The main issues associated with the additional development of this site were screening the use from the adjacent residential development to the north, the Signature Club at Greenview. The Applicant worked with Staff in order to provide a substantial landscaped buffer adjacent to the neighboring property to the north, as well as increase the amount of evergreen plantings along the western property boundary.

## 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 setback requirements and the minimum lot area within the GC zoning district have been met by the proposed use. The setback requirements in the GC zoning district are 25-foot front yard and 25-foot rear yard, with side yards of 8 feet. The Applicant proposes setbacks of 41.3' front, 37.7' rear, and 26' side yards. The maximum height allowed in the district is 60 feet; the proposed use is to be 30' in height. The minimum lot size for the zoning district is 20,000 square feet for Self Storage and 12,000 for Automobile and Related Service land uses. The existing lot is 16.57 acres. The proposed plan meets the Bulk/Dimensional requirements for the GC zoning district.
- 2. Signage §1-19-6.300:** The Applicant is permitted to have a total of 160 square feet of signage at this property. There is 138 square feet of existing signage on site, which allows for an additional 22 square feet. The Applicant proposes a freestanding sign no larger than 22 square feet to be located along MD 144, within the sign setback. Therefore this signage plan adheres to the requirements of Section 1-19-6.320. of the zoning ordinance.
- 3. Landscaping §1-19-6.400:** A landscape plan has been submitted as part of this site plan, see Sheet 2. The landscaping is designed with a variety of plant species, which are arranged to provide screening as well as aesthetics. The planting schedule follows the standard sizes that have been consistently approved by the Planning Commission.

Staff worked with the Applicant in order to increase the width and amount of evergreen plantings to the north along the shared property boundary with the Signature Club at Greenview residential housing development. The proposed plantings, in addition to the existing vegetation, meet the intent of the zoning ordinance buffering and screening requirements to provide a mixture of plantings including predominantly evergreen shrubs to provide an effective buffer between commercial and adjacent residential zoning districts. Staff and the Applicant also worked to increase the evergreen landscaping along the western boundary in order to provide a sufficient buffer on the RV storage lot if/when the vacant GC parcel to the west is ever fully developed.

- 4. Lighting §1-19-6.500:** The Applicant has proposed a lighting plan, which is shown on Sheet 4 of the site plan. The Applicant is proposing the addition of 18; single head 18 foot tall light poles and 6, four-headed 18' foot tall poles. The lighting plan adheres to the requirements of 1-19-6.500 and does not show any light spillage over 0.5 foot candles at the property line.

**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:** Site access is achieved via the existing 50' wide full movement access point onto MD 144. There are no access improvements proposed or required with the RV Storage expansion site plan.
2. **Connectivity §1-19-6.220 (F):** There is no connectivity to adjacent parcels existing or proposed as part of this site plan. The overall site has a circular flow within the site, which provides for ease of movement for large vehicles. The existing cul-de-sac to the north and surrounding residential land uses preclude connectivity with adjacent parcels.
3. **Public Transit:** This site is not served by Transit.
4. **Vehicle Parking and Loading §1-19-6.200-through 1-19-6.220:**
  - a. **Parking:** The private office area of 750 square feet located in Building "G" requires 1 parking space for every 300 square feet of office area, therefore the office is required to provide 3 parking spaces; the Applicant has complied with this requirement. The existing previously approved 900 square foot office area located in Building "A" is used for daily customers and has 4 parking spaces, including 1 ADA accessible parking space.
  - b. **Loading:** The use of the proposed buildings does not require industrial/commercial loading spaces. However, loading for personal storage and temporary parking is available throughout the site to serve the four self-storage buildings. The Applicant has submitted a loading space modification request, in order to eliminate the loading space requirement (See Exhibit #2).
5. **Bicycle Parking §1-19-6.220 (H):** The Applicant is required to provide 1 bike rack; the Applicant has provided one bike rack adjacent to the existing 900 square foot office.
6. **Pedestrian Circulation and Safety §1-19-6.220 (G):** The site is a place of business which caters to long term storage of goods and recreational vehicles, therefore significant pedestrian movement throughout the site is not expected. There are sufficient parking spaces adjacent to the main public office, which provide safe accommodations for patrons of the business.

**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. **Private Well and Septic:** The site is served by existing well and septic, current water and sewer classification is W-3/S-3. There will be no additional utility usage in conjunction with this expansion.

**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 slopes gently from east to west from 520 feet to 568 feet. The proposed surface RV storage spaces are located on the western portion of the site with higher elevation.
- 2. Vegetation:** The northern portion of the lot is wooded, with a variety of deciduous trees. There are three specimen trees that are proposed to be saved. The plan also protects two areas of existing forest that aids in the overall screening of the site. The remaining areas of the site have been cleared during initial construction phases.
- 3. Sensitive Resources:** The entire site contains wet soils. There is also a small area of flooding soils that is shown on the eastern portion of the site where the SWM wet basin is located. The area of flooding soils is not proposed to be disturbed as part of this site plan application.
- 4. Natural Hazards:** There are no natural hazards located on this site.

**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.*

- 1. Proposed Common Area:** The site is a place of business used for the long /short term storage of goods and recreational vehicles. There are no common areas proposed.

## **Other Applicable Regulations**

**Moderately Priced Dwelling Units – Chapter §1-6A:** The proposed use is non-residential; therefore, MPDU's are not required.

**Planned Commercial/Industrial Development Standards-§1-19-10.300:** This development proposal adheres to all of the standards listed in Z.O. Section 1-19-10.300.

§1-19-10.300. (A) *Purpose and intent.* In summary, the Planned Commercial Development process is intended to encourage a concentration of uses and limit strip development, to provide for controlled access/convenience/efficiency for users, and to allow more than 1 principal use or building on a single lot in the GC, ORI, LI and GI zoning districts where flexibility in planning can be permitted without disturbing the neighborhood. Within the General Commercial district the Planned Commercial development process allows the use and development of a site for multiple users or uses in the case of New Market Self Storage and RV Storage. It allows for efficient and full use of an existing site that is larger in size than what is needed by an individual user. Staff has worked with the Applicant to achieve the purpose and intent of the development process as it would apply to the General Commercial zoning district. The proposed development meets the requirements of this section.

§1-19-10.300. (C) *Design standards.* The proposed development meets the design standards of this section. The layout has been designed to provide safe and efficient arrangement of land uses facilitating vehicular access into and throughout the Site.

**Stormwater Management – Chapter §1-15.2:** SWM quality and quantity control will be handled by the existing on site stormwater management wet-pond as approved under the original build-out as part of the set of improvement plans (AP# 3452), approved on 9-19-05. The existing SWM pond was originally designed for the additional impervious area proposed with this project.

Approved design of impervious area 90% of 18.0 acres\*= 16.2 acres  
Actual impervious area (including proposed improvements) 7.85 acres

**New Market Self Storage: RV Storage Lot**

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**APFO – Chapter §1-20:**

1. **Schools.** The site use is non-residential and therefore exempt from school testing.
2. **Water/Sewer.** The site is served by existing well and septic, current water and sewer classification is W-3/S-3. There will be no additional utility usage in conjunction with this expansion.
3. **Roads.** The proposed improvement would yield up to 3 trips in both weekday peak hours and thus is exempt from contributing to existing escrow accounts.

**Forest Resource – Chapter §1-21:** The Applicant has submitted a Preliminary Forest Conservation Plan. A portion of this site was mitigated in 2008 during the first phase of construction for this self storage facility. The 3.57 acres that was not previously mitigated contains 1.58 acres of existing forest. The Applicant proposes to clear 0.97 acres of forest. The remaining 0.61 acres of forest will be placed under a perpetual forest conservation easement. An 0.11 acre area of trees that do not qualify as forest is also being retained. A 0.17 acre mitigation requirement will be provided by purchasing forest banking credits.

The site contains 6 specimen trees (trees that are 30 inches or greater in diameter). Per §1-21-40 of the FRO, nonhazardous specimen trees must be retained unless reasonable efforts have been made to protect them, the plan cannot reasonably be altered, and the FcPc finds that that the requirements for granting a modification have been met.

Three specimen trees are proposed to be removed. The removal of these trees has been approved at Staff level as they are hazardous trees that exhibit a structural defect that predisposes the tree to failure and have a potential target if they fall.

The trees to be removed include:

Tree #2: a 37” Black Oak in very poor condition, exhibiting significant rot in trunk, many dead limbs in crown, and may fall on the existing drive aisle.

Tree #3: a 36.5” Green Ash in very poor condition, exhibiting a significant crack through base of trunk and may fall on the existing parking lot or drive aisle.

Tree #5: a 43” Red Oak in very poor condition, exhibiting one dead co-dominant stem, seam bleeding, and could potentially fall on the adjacent condo building (tree is 65-70 feet from the condo building).

The Preliminary FRO plan must be approved prior to Site Plan approval. The Final FRO plan must be approved and FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

**Historic Preservation – Chapter §1-23:** There are no historic resources on this property.



## Summary of Agency Comments

| <b><i>Other Agency or Ordinance Requirements</i></b>           | <b><i>Comment</i></b>   |
|--|---|
| <b><i>Development Review Engineering (DRE):</i></b>            | Approved  |
| <b><i>Development Review Planning:</i></b>                     | Hold: Address all agency comments as the plan proceeds through to completion. |
| <b><i>State Highway Administration (SHA):</i></b>              | N/A   |
| <b><i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i></b> | Approved  |
| <b><i>Health Dept.</i></b>                                     | Conditionally Approved  |
| <b><i>Office of Life Safety</i></b>                            | Approved  |
| <b><i>DPDR Traffic Engineering</i></b>                         | Approved  |
| <b><i>Historic Preservation</i></b>                            | N/A   |

## **RECOMMENDATION**

Staff has no objection to conditional approval of the proposed RV and Self Storage site development plan in accordance with the Planned Commercial Development Standards listed within Zoning Ordinance Section 1-19-10.300.

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.

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. The Preliminary FRO plan must be approved prior to Site Plan approval. The Final FRO plan must be approved and FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. Planning Commission approval of the Loading Space Modification Request as provided in §1-19-6.210 of the Zoning Ordinance to exempt the proposed development from the loading space requirements due to the nature of the existing and proposed business and the overall site design.

## PLANNING COMMISSION ACTION

### MOTION TO APPROVE

I move that the Planning Commission **APPROVE** the New Market RV and Self Storage Site Plan SP-93-13, AP # 15231 **with conditions and modifications** as listed in the staff report based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

Exhibit #1: New Market Self Storage: RV Storage Lot Site Plan Rendering





125 S. CARROLL STREET  
SUITE 100  
FREDERICK  
MARYLAND 21701  
  
P. 301.662.4488  
F. 301.662.4906  
www.harrissmariga.com

May 22, 2015

Mr. Tolson Desa  
Frederick County Department of Planning & Development Review  
30 North Market Street  
Frederick, MD 21701

Re: New Market Self Storage RV Storage Lot AP#15231  
Frederick County Zoning Ordinance Modification Request to:  
Section 1-19-6.210(B) – Loading Space Requirement;

Dear Mr. DeSa:

The purpose of this letter is to provide a formal petition and information on any modification necessary for loading spaces for the New Market Self Storage/RV Storage Lot in New Market, Maryland. The following modification is requested as part of this site plan approval;

**Section 1-19-6.210(B) – Loading Space Requirements**

Request to not provide any formally designated loading spaces for the Self Storage/RV Storage uses proposed on the site plan. These uses do not require the delivery of goods by large trucks. There is no retail component to the site uses or the need of goods to be brought in or out by large trucks. The self storage units will be accessed primarily by passenger cars and pick-ups with occasional small box trucks. There is ample room within the facility to accommodate these vehicles. Therefore, approval to waive the formal loading space requirement for the proposed New Market Self Storage/RV Storage Lot site is requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samuel Francis Zeller', is written over a light blue horizontal line.

Samuel Francis Zeller  
Project Manager

cc: David Jenkins

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