Zoning Map Amendment

May 13, 2014

CASE NUMBER: R-14-01

PLANNING REGION: New Market

APPLICANT: Hogan Realty Capital, LLC

REQUEST: Rezone 23.61 acres from Agricultural (A) and Residential (R-1) to Planned Unit Development (PUD)

LOCATION: East and West sides of Terra Firma Road, between I-70 and MD 144.
I. Background

The property is composed of three parts of 1 parcel: Map 78, Parcel 122. Part One is a 16.10 acre portion located to the east of Terra Firma Road, Part Two is a 2.66 acre portion located on the eastern side of Terra Firma Road, south of Terra Firma Way, Part Three is a 4.84 acre portion of Parcel 122 that is located to the east of Terra Firma Road, north of Terra Firma Way. The majority of the property is zoned A-Agricultural (20.5319 acres), except for the western portion, on both sides of Quinn Road, which is zoned R-1 Residential (3.08 acres). There is a Development Rights and Responsibilities Agreement (DRRA) and Adequate Public Facilities Ordinance (APFO) request for the subject property in conjunction with this rezoning case.

The Phase I PUD request proposes a Concept Plan that depicts 60 dwellings (29 single-family units and 31 townhome units), with net site density of 4.72 dwelling units per acre. The Property is located between large lot well and septic R-1 residential development to the west and agricultural property to the east.

II. Planned Unit Development Zone Summary

The Planned Unit Development (PUD) zone was established in the early/mid 1960’s and was approved for the first project in 1967. The PUD is a floating zone, which can only be applied to properties designated Low/Medium/High Density Residential on the County Comprehensive Plan. The PUD may also be applied over land designated Natural Resource if it is a minor portion of the project. Amendments to the PUD zone, which are referenced below, were adopted in 2010.

The regulations for the PUD and MXD floating zone districts are now combined into a single section: 1-19-10.500 Planned Development Districts

General Requirements

There is no minimum tract size for the application of PUD zoning (except for Continuing Care Retirement Communities - CCRC’s). Lot sizes, setbacks, and building heights shall be established by the Planning Commission at the Phase II review.

Open Space/Green Area Requirements – A minimum of 30% of the gross land use area for PUDs with a gross density of 3-6 dwellings/acre, 35% at 6-12 du/ac, and 40% at 12-20 du/ac. Public parks and recreation land may also be required at the discretion of the Board of County Commissioners (BOCC).

Water and Sewer - Property shall have PS – Planned Service classification or higher to apply for PUD Phase I. Phase II review requires a W-4/S-4 classification.

Public Facilities – The 500 and 1,000 dwelling thresholds that were used to determine the amount of land to be donated for schools, libraries, or fire stations has been deleted. The 1 acre per 100 dwellings ratio for school sites has also been deleted. May require sites for schools, libraries, fire stations as part of the Phase I review using established county standards of service. §1-19-10.500.8.B

Review Process – Has been changed to a two step process consistent with the MXD zone. Phase I is rezoning and Phase II is execution, which follows subdivision or site plan reviews as applicable.

Permitted Land Uses §1-19-10.500.6

PUDs may be all residential with the mix of dwelling types based on need, existing and proposed projects in the vicinity, and on recommendations from adopted community/corridor plans. Commercial and employment uses may be proposed based on several factors including need, existing/proposed uses in the vicinity, and on recommendations from the community/corridor plans. The mixture of land uses will be determined by the BOCC at the Phase I rezoning review.

Case R-14-01, Ratley Property
PUD Phase I Request
Residential – Goal is to provide a mix of dwelling types. Permits all residential types including single-family, duplex, townhouses, multi-family, and CCRC’s. Gross density may not exceed the following:

- Low density – 3-6 dwellings/acre
- Medium density – 6-12 dwellings/acre
- High density – 12-20 dwellings/acre

Commercial – allows for any uses permitted within the Village Center (VC) zoning district. There is no longer a threshold of 500 dwellings to allow for commercial uses. The 1 acre of commercial per 100 dwellings allowance has also been deleted.

Employment – allows for any uses permitted in the Office/Research/Industrial (ORI) zoning district. There is no longer a threshold of a 1,000 dwellings to allow employment uses. The 5 acres of employment per 100 dwellings has also been deleted.

Institutional – allows for recreational and community activities, public services/facilities, health care facilities, schools, and institutional uses referenced in §1-19-5.310 Use Table.

Continuing Care Retirement Community (CCRC) – This is a new use reference in the PUD. A CCRC may be approved for an entire PUD development (shall have a minimum 5 acre site) or as a portion of a PUD. CCRC’s may include a mix of independent living, assisting living and skilled nursing care facilities. see §1-19-10.500.6.A.6 and §1-19-10.500.10

General Development Standards §1-19-10.500.9

Site and building design - addresses integration of land uses, orientation of buildings, parking design and access, pedestrian access, landscaping and open space design.

Natural Features – addresses protection of natural features such as forest areas and visual impacts of development on surrounding properties. Lands with PUD zoning, but with a land use plan designation of Natural Resource may not be developed with residential or commercial/employment structures.

Public Facilities and Utilities – location, design, and extent of proposed facilities shall be in accordance with County standards and the Comprehensive Plan.

Modifications – as part of the Phase II Execution review the Planning Commission may approve modifications to parking, street design, landscaping, buffering, and general development standards in §1-19-10.500.9.A.

§ 1-19-3.110.4. APPROVAL CRITERIA (Individual Zoning Map Amendments)

(A) Approval or disapproval of a request for an individual zoning map amendment or floating zone reclassification shall be determined through review of several criteria. The Planning Commission and Board of County Commissioners review will include, but not be limited to:

1. Consistency with the comprehensive plan;
2. Availability of public facilities;
3. Adequacy of existing and future transportation systems;
4. Compatibility with existing and proposed development;
5. Population change; and
6. The timing of development and facilities.
§ 1-19-10.500.3. APPROVAL CRITERIA. (For Planned Development Districts)

The Board of County Commissioners may approve or disapprove a request for rezoning of property to a Planned Development District if persuaded that granting the request is appropriate and serves the public interest. The approval or disapproval of a request for the application will be determined through evaluation of several criteria to establish whether the proposed project meets the purpose and intent of the zoning district. In addition to the requirements in § 1-19-3.110.4, the Planning Commission and Board of County Commissioners must find that the project adequately addresses the following criteria:

(A) The proposed development is compact, employing design principles that result in efficient consumption of land, efficient extension of public infrastructure, and efficient provision of public facilities;

(B) The proposed development design and building siting are in accordance with the County Comprehensive Plan, and any applicable community and corridor plans;

(C) The proposed development is compatible with existing or anticipated surrounding land uses with regard to size, building scale, intensity, setbacks, and landscaping, or the proposal provides for mitigation of differences in appearance or scale through such means as setbacks, screening, landscaping; or other design features in accordance with the County Comprehensive Plan, and any applicable community or corridor plans;

(D) The proposed development provides a safe and efficient arrangement of land use, buildings, infrastructure, and transportation circulation systems. Factors to be evaluated include: connections between existing and proposed community development patterns, extension of the street network; pedestrian connections to, from, and between buildings, parking areas, recreation, and open space;

(E) The transportation system is or will be made adequate to serve the proposed development in addition to existing uses in the area. Factors to be evaluated include: roadway capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, projected construction schedule of planned improvements, pedestrian safety, and travel demand modeling;

(F) The proposed development provides design and building placement that optimizes walking, biking, and use of public transit. Factors to be evaluated include: extension of the street network; existing and proposed community development patterns; and pedestrian connections to, from, and between buildings, parking areas, recreation, and open space;

(G) Existing fire and emergency medical service facilities are or will be made adequate to serve the increased demand from the proposed development in addition to existing uses in the area. Factors to be evaluated include: response time, projected schedule of providing planned improvements, bridges, roads, and nature and type of available response apparatus;

(H) Natural features of the site have been adequately considered and utilized in the design of the proposed development. Factors to be evaluated include: the relationship of existing natural features to man-made features both on-site and in the immediate vicinity, natural features connectivity, energy efficient site design, use of environmental site design or low impact development techniques in accordance with Chapter 1-15.2 of the Frederick County Code;

(I) The proposed mixture of land uses is consistent with the purpose and intent of the underlying County Comprehensive Plan land use designation(s), and any applicable community or corridor plans;

(J) Planned developments shall be served adequately by public facilities and services. Additionally, increased demand for public facilities, services, and utilities created by the proposed development (including without limitation water, sewer, transportation, parks and recreation, schools, fire and emergency services, libraries, and law enforcement) shall be evaluated as adequate or to be made adequate within established county standards.

Case R-14-01, Ratley Property
PUD Phase I Request
III. Applicant’s Proposal

Land Use Proposal

Total Site Area: 23.61 acres
Total Net Buildable Area: 14.46 acres
Open Space proposed: 10.92 acres
Total number of proposed dwellings: 60 (29 single-family detached (48%), 31 townhouses (52%))

Concept Plan

The property is composed of three parts of 1 parcel: Map 78, Parcel 122. Part One is a 16.10 acre portion located to the east of Terra Firma Road, Part Two is a 2.66 acre portion located on the eastern side of Terra Firma Road, south of Terra Firma Way, Part Three is a 4.84 acre portion of Parcel 122 that is located to the east of terra Firma Road, north of Terra Firma Way. The majority of the property is zoned A-Agricultural (20.5 acres), except for the western portion, on both sides of Quinn Road, which is zoned R-1 Residential (3.08 acres).

The Phase I PUD request proposes a Concept Plan that depicts 60 dwellings (29 single-family units and 31 townhome units), with net density of 4.1 dwellings/acre. The concept plan proposes a cluster of 31 townhouses at the eastern corner of Quinn Road and Terra Firma Road. The Applicant is also proposing to construct a roadway approximately 400 feet south of Quinn Road; the proposed road will travel east and dead end at the adjacent property in order to provide a future connection. The townhouses will have access to Terra Firma Road via a small residential access road as well as the proposed future road.

There are 6 areas proposed to be developed with single family detached houses. There are 5 single family lots that are proposed to gain access onto Terra Firma Road via a shared access drive. This cluster of lots is directly across Terra Firma Road from the proposed townhouses. One of the proposed single family lots will gain access along Quinn Road, approximately 400 feet west of Terra Firma Road. The Concept Plan also shows a cluster of four single family lots that are proposed to be located on the east side of Terra Firma Road across from Terra Firma Way. These single family lots are also proposed to gain access to Terra Firma Road via a shared access drive. There are two areas of four single family lots proposed on the north and south sides of Terra Firma Way, the northern four lots will gain access to Quinn Road via a shared access drive, while to southern four lots will gain access directly onto Terra Firma Way. The Concept Plan also proposes a section of 11 single family lots at the end of the proposed future road. There are two cul-de-sacs proposed as temporary turnarounds until the through streets are constructed at which point the cul-de-sacs will be removed and a permanent through street will be constructed.

The Property is located between large lot well and septic R-1 residential development to the west and agricultural property to the east. Vehicular connectivity from the Project to MD 144 will occur via existing Terra Firma Road, which is designated as a Collector roadway in the Comprehensive Plan.

Open Space/Green Area

Open space requirements are based on the total size of the area being considered for PUD zoning and the gross density of the project. Applying the 30% open space standard based on a gross density of 3—6 units per acre results in 6.95 acres of open space required for the Phase I plan (23.61 ac. x 30% = 6.95 ac.) Staff notes that 7.33 acres of mapped FEMA 100-year floodplain is present on the far southeast corner of the property and is excluded from the open space calculation. The concept plan proposes 10.92 acres of open space, primarily along the streams, existing pond and wetlands plus the forested slopes present on the eastern portion of the project area.
Phasing Plan

Section 1-19-10.500.5(D) of the Zoning Ordinance requires a phasing plan to be submitted with a Phase I PUD application and states that the proposed phasing plan shall describe the timing and sequence for dedication of public lands and development of public facilities and utilities. The application proposes a 7-year build out period with initial occupancy anticipated in early 2017 so the expected build out year may be 2024.

Graphic #1: Ratley Phase 1 Concept Plan
IV. Evaluation – Relationship to County Plans and Regulations

Proposed Land Use, Design and Density

The Concept Plan proposes only residential uses with a total of 60 dwellings including 29 single-family dwellings (48%) and 31 townhouses (51%).

The Comprehensive Plan contains guidelines for development densities intended for Low, Medium and High density-designated properties, with the range for Low Density Residential at 3-6 dwellings per acre. The density proposed with this Phase I PUD for the subject property conforms to the Comprehensive plan standards for Low Density Residential land uses.

Project Density

<table>
<thead>
<tr>
<th>Gross Acreage</th>
<th>23.61</th>
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<tbody>
<tr>
<td>Proposed Dwelling Units</td>
<td>60</td>
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<tr>
<td><strong>Gross Density</strong></td>
<td>2.5 dwellings/acre</td>
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<table>
<thead>
<tr>
<th>Gross Acreage</th>
<th>23.61</th>
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<tbody>
<tr>
<td><strong>Open Space</strong></td>
<td>- 10.92 ac.</td>
</tr>
<tr>
<td>Net Acreage</td>
<td>14.46 ac.</td>
</tr>
</tbody>
</table>

**Net Density**  
4.1 dwellings/acre

1 Property proposed for PUD zoning.

Consistency with the Comprehensive Plan

The site is designated Low Density Residential and located within the Spring Ridge/Bartonsville Community Growth Area as shown on the County Comprehensive Plan (amended 2012).

The subject property lies in the central portion of the growth area where smaller-scale developments—primarily in-fill projects—will occur on the remaining small sized parcels present in this section of the larger Spring Ridge/Bartonsville Growth Area.

A Low Density Residential designation (3-6 dwellings/acre) within a Growth Area identifies an area for future growth and new development. The concept plan at a gross density of 2.5 dwellings/acre, while below the density range for Low Density Residential would still be considered consistent with general land use policies as adopted in the Comprehensive Plan.

Consistency with Community or Corridor Plan Guidelines

There has not been a specific Community or Corridor Plan developed for the vicinity of the project site. However, the County Comprehensive Plan outlines overall development principles such as encouraging higher densities, providing a mixture of land uses, requiring design that contributes to a distinctive community character, promoting accessibility and interconnectedness of a complete transportation network, and acknowledging the importance of our natural resource base in shaping the location and patterns of new development.

The application proposes a design that employs an interconnected internal street network, concentrated and dense residential uses, and a mixture of housing types. Areas of sensitive natural resources are protected and help guide the pattern and layout of the future residential development.
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PUD Phase I Request
Compatibility with Adjoining Zoning and Land Use

The subject property is currently zoned R-1 and Agricultural. Adjoining properties to the west along Quinn Rd. are zoned R-1 while properties to the east are zoned Agricultural. Further west is the Spring Ridge development, zoned PUD, and further east is property zoned Office/Research/Industrial.

The Spring Ridge PUD is located to the north and west of the subject property and has approximately 1,600 dwellings with a mix of single-family, townhouses, and multi-family dwellings. Spring Ridge also includes a small commercial center with a grocery store, Spring Ridge Elementary school, and fire station. Along Quinn Rd. to the west are existing residential lots ranging from ⅓ acre to 1 acre in size served by well/septic. This existing development along Quinn Rd. is currently zoned R-1 Residential.

The properties located along the eastern boundary of the Ratley Property are currently zoned Agricultural with some developed with residences. The largest parcel is entirely forested and is undeveloped. The Concept Plan illustrates a proposed road connection to a property to the east of the proposed PUD to facilitate connectivity of future subdivision street networks.

Natural Features

The Property is located Long Branch, which is a tributary of Linganore Creek. There is a small stream flowing through the middle of the site into Long Branch. The Property is comprised of primarily of open fields with some wooded areas in the eastern portion of the site. Terra Firma Road and Way were created in the early 2000’s and as a result slopes are gentle to moderate (8-25%) with some areas of steep slopes in excess of 25%. The soils onsite are mainly Hydrologic Groups “A” and “B” with some “Flood Plain Soils”.

There are two distinct forest stands; A and B, which are shown on the “Environmental and Natural Features Map”. Stand A is approximately 2.01 acres. The dominant species found in this stand of immature upland hardwoods are Red Maple, Yellow Poplar, and Black Locust. There is no evidence of past logging activities, insect or disease problems in this stand. Stand B is approximately 4.66 acres. The dominant species found in this stand of immature bottomland hardwoods are Red Maple, Elm and Ash. There is no evidence of past logging activities, insect or disease problems in this stand. Twenty (20) specimen trees are located on the property. Specimen trees have a diameter-at-breast-height (dbh) of 30 inches or more and are ecologically and aesthetically valuable resources. These trees are also priorities for preservation through the Forest Resource Ordinance and will be addressed at future stages of the development review and approval process. The specimen trees range in quality as follows; 1-Excellent, 6-Good, 9-Fair, and 4-Poor. The majority of these specimen trees will be preserved in the proposed forest easement areas in the eastern portion of the site.

Of the total area of the Property (23.61 acres), total forest area is 6.63 acres. The total area encumbered by FEMA floodplain, stream buffer, or floodplain soils is 7.33 acres.

Wetlands and 100-year flood zone are shown on the “Environmental and Natural Features Map”, and these areas are not impacted by the proposed development.
Population Change

Current Population: 3,491

Potential Additional Population: 60 proposed dwellings
   X 2.7 persons per household
   162 persons

Potential Total Population: 3,491 (current)
   + 162 (R-14-01 request)
   + 3,550
   7,203 persons

1 Developed acreage within the Spring Ridge/Bartonsville Community Growth Area from the 2010 Comprehensive Plan x 2.7 Persons Per Household (p.p.h). Frederick County average household size of occupied units based on 2010 US Census American Community Survey 3-year estimates.

2 Includes pipeline dwellings and potential dwellings from undeveloped land within Spring Ridge/Bartonsville Growth Area as amended September 2012, utilizing 2.7 pph from above.
V. Evaluation --Availability and Adequacy of Public Facilities and Services

Schools

The following is an analysis of the potential enrollment impacts on the Frederick County Public Schools for the dwellings proposed by this request. Background enrollment is not shown on this chart but is considered as part of the Adequate Public Facilities Ordinance (APFO) schools test. The Adequate Public Facilities School Test—school capacity evaluation—is required of this project and will document the demand and any projected capacity constraints on the school system resulting from the proposed development.

Total Proposed Dwellings: 60 total dwellings

29 Single Family Detached Units (SFD), 31 Townhouse Units (TH)

<table>
<thead>
<tr>
<th>School Level</th>
<th>Total Enrollment/ State Rated Capacity¹</th>
<th>% of State Rated Capacity</th>
<th>Total Projected Pupils²</th>
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</thead>
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<tr>
<td></td>
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<td></td>
<td>SFD</td>
</tr>
<tr>
<td>Oakdale</td>
<td>617/674</td>
<td>90%</td>
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<td>Elementary</td>
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<td></td>
<td>8</td>
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<tr>
<td>Oakdale</td>
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<td>106%</td>
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<td>Middle</td>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Oakdale</td>
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<td>75%</td>
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<tr>
<td>High</td>
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<td>6</td>
</tr>
</tbody>
</table>

2. Projected Pupil Yield per Household from BOE Approved Educational Facilities Master Plan – September 2013

Programmed Improvements (FY 2014-2019 CIP)

Oakdale Middle School - 30C-seat addition. Funding/construction beyond FY 2019.

East County Area Elementary School – new 725-seat school to be sited either in the Linganore PUD or the Landsdale PUD depending on which area develops first. Proposed to open in fall 2021.

Planned Improvements

Elementary school sites are planned in both the Linganore PUD and the Landsdale PUD, so an additional future school will be constructed on whichever site is not chosen for the East County Area school already in the CIP. Another planned elementary school site is located in the Greenview PUD development and is currently owned by the BOE.

Water and Sewer

Public utilities are available to serve the Property. Public sewer may be accessed from an existing 15” sanitary sewer line on the south side of MD 144. An existing 24” water line runs parallel to the sewer line and is also available to serve the Property. An alternative location of water and sewer is on the western side of the Property, those utilities run along the north side of MD 144. Both alternatives will be studied and reviewed by DUSWM. The New Design Road Water Treatment Plant and the Ballenger Waste Water Treatment Plant (WWTP) are anticipated to serve this development.

The site currently has a classification of Planned Service (PS) and W-5/S-5 on the County’s Water and Sewerage
Plan. Public water will be provided through the New Design water system, which withdraws water from the Potomac River. The New Design Water Treatment Plant has a permitted capacity of 25 million gallons/day (MGD) and has a current average daily use of approximately 16 MGD. Sewer service will be provided by the Ballenger-McKinney wastewater treatment plant. The current Ballenger plant has a treatment capacity of 6 MGD and with the McKinney expansion, which is under construction, will be expanded to 15 MGD and is expected to be completed in the fall 2014. Current average daily treatment flows at the Ballenger WWTP is 5.7 MGD. The Applicant is responsible for extensions and connections to the public water and sewer lines to serve the project site.

Based on the proposed 60 dwellings the development would need approximately 15,000 gallons/day of both sewer and water capacity.

The County’s Division of Utilities has indicated that an on-site sewage pump station will be needed to serve the subject property.

Public Safety Facilities

The Spring Ridge Fire Station is located less than one mile from the subject property and provides fire response, emergency medical services (EMS) plus advanced life support (ALS) to the area. Police protection would be provided by the County Sheriff’s Office.

Libraries

The nearest Frederick County Public Library to the subject properties is the C. Burr Artz main library in Frederick, approximately two miles to the west. A location for a planned library has been identified on the Comprehensive Plan for the Linganore Town Center near the Eaglehead Drive/Old National Pike intersection, approximately 3.5 miles to the east.

Parks and Recreation Facilities

Open Space and recreation areas (10.9 acres) will be provided by the Project through the use of a linear park along the streams and the creation of a walking path through the Project. The walking path and park areas will take advantage of the existing pond and other natural features on the Property.

The Project will more than comply with the 30% minimum open space/green area requirement for a PUD with approximately 47% open space area. All common green space and recreation areas will be owned and maintained by a homeowner’s association (HOA).

The nearest public park is the County’s Pinecliff Park, located about 3-4 miles away to the west.

Transportation

Existing Site Access Characteristics

The site has 1,500 feet of frontage along Terra Firma Road, a Collector classified road on the County Comprehensive Plan. The site also has frontage on Terra Firma Way and Quinn Rd. both of which are classified as Local roads. Terra Firma Rd. was constructed by the County in the early 2000’s as a relocation of Quinn Rd. to eliminate alignment issues with Quinn Rd. and to replace the sub-standard bridge where Quinn Rd. used to intersect MD 144.

Existing Traffic Volumes/Capacities on Adjoining Roads

AADT: Annual Average Daily Traffic in vehicles per day (vpd)

MD 144: 12,952 (20:3, SHA) – Capacity 35,700 vpd (4-lane divided highway)
Quinn Rd (North of I-70): 3,018 (2009, County) – Capacity 12,600 vpd (2-lane collector roadway)

This development would generate approximately 500 vpd and by comparing the existing traffic volumes versus capacity, both MD 144 and Quinn Road have ample excess capacity to handle this development. As a further check, the County travel model projects a 2040 volume of approximately 20,000 vpd on MD 144 assuming a full movement I-70/Meadow Road Interchange in place, further assuring adequate roads to support this development.

Pedestrian Facilities and Access

The adjoining roads (Terra Firma Rd. and Way, Quinn Rd.) and residential development do not have any existing sidewalk facilities. While the proposed development on the east side of Terra Firma Way will have sidewalks within the development the single-family lots proposed on the west side of Terra Firma Rd. may not need/require sidewalks given the street design and lower intensity of the development.

VII. Summary of Findings

Sections 1-19.3.110.4 and 1-19-500.3 of the Zoning Ordinance identify criteria by which the Planning Commission and the Board of County Commissioners shall use to evaluate requests for zoning map amendments and floating zone reclassifications.

1-19-3.110.4(A), Approval Criteria for Zoning Map Amendments

1. Consistency with the Comprehensive Plan

The site is designated Low Density Residential (3-6 dwellings/acre) on the County Comprehensive Plan and is located within the Spring Ridge/Bartonsville Community Growth Area. The concept plan proposes a gross density of 2.5 dwellings/acre, which is slightly below the density range that is appropriate for low density residential development. Staff finds the request to be consistent with the County Comprehensive Plan.

2. Availability of Public Facilities

The site is within the public water/sewer service area with existing infrastructure in the vicinity of the site. There is currently 9 MGD of available water supply and 9.3 MGD of available sewage treatment capacity (with the McKinney WWTP expansion). The proposed development would require approximately 15,000 gallons/day of water and sewer capacity. The Spring Ridge Fire Station is located less than one mile from the site. The site is served by the three Oakdale schools. The elementary and high schools are currently below capacity while the middle is at 106% of capacity. A 300-seat addition to the middle school is in the CIP with funding beyond 2019 and may be open by the expected build out of the development in 2024.

3. Adequacy of existing and future transportation systems

The site has direct access to Terra Firma Rd., which is classified as a Collector Road on Comprehensive Plan. The roadway capacity of Quinn Road (12,600 vpd) and MD 144 (35,700 vpd) exceeds current traffic volumes. 3,018 and 12,952 respectively.

4. Compatibility with existing and proposed development

The Concept Plan proposes both single-family detached and townhouse units. The placement of the largest single-family lots on both sides of Terra Firma Road and Terra Firm Way are compatible with the existing ½ acre lot sizes along Quinn Rd. The proposed townhouses are compatible with nearby development in Spring Ridge.

5. Population Change

The potential population change resulting from the proposed 60 dwelling units equates to 162 people, based on an average of 2.7 persons per household.
6. The timing of development and facilities
The Applicant expects a 7-year build out starting in 2017 so completion of the project may occur in 2024. The developer will be required to extend water and sewer infrastructure to the site coinciding with initial building permits and prior to occupancy of the first dwelling units. The Adequate Public Facilities Ordinance and LOU may identify additional facility/infrastructure improvements related to the build out schedule of the project.

1-19-10.500.3, Approval Criteria for Planned Development Districts

A. The proposed development is compact, employing design principles that result in efficient consumption of land, efficient extension of public infrastructure, and efficient provision of public facilities.

The concept plan with 60 dwellings are proposed on 23.61 acres, resulting in a net project density of 4.1 dwellings/acre which is consistent with the County’s Low Density land use designation in the County Comprehensive Plan. The Applicant’s Concept Plan depicts a compact, efficient design pattern and lot layout given the topographic constraints especially on the west side of Terra Firma Rd. The extension of public infrastructure and provision of public facilities will be addressed through the APFO LOU and shall be in compliance with all current and applicable County regulations, policies, and ordinances.

B. The proposed development design and building siting are in accordance with the County Comprehensive Plan, and any applicable community and corridor plans.

See item (A) above. There is no Community or Corridor Plan for this area.

C. The proposed development is compatible with existing or anticipated surround land uses with regard to site, building scale, intensity, setbacks, and landscaping, or the proposal provides for mitigation of differences in appearance or scale through such means as setback, screening, landscaping or other design features in accordance with the Comprehensive Plan, and any applicable community or corridor plans.

The Applicant’s Concept Plan depicts areas for both single-family detached and single-family attached units. The placement of the largest single-family lots at the western portion of the site along Terra Firma Road and Terra Firma Way is compatible with surrounding residential uses and incorporates the natural forest cover to the southern and eastern border for project boundary buffering. The Project preserves existing forest areas and utilizes the slope features to further provide consistency and compatibility with surrounding land uses.

D. The proposed development provides a safe and efficient arrangement of land use, buildings, infrastructure, and transportation circulation systems. Factors to be evaluated include: connections between existing and proposed community development patterns, extension of the street network, pedestrian connection to, from and between buildings, parking areas, recreation, and open space.

The location of the proposed residential lots minimizes direct access to Terra Firma Rd. to minimize the number of driveways. The proposed roadways for the Project are intended to blend with the existing Terra Firma Road and Terra Firma Way in order to enhance the vehicular
connectivity. An internal trail network is shown that provides pedestrian integration. Future connections and enhancements will be made to the adjacent wooded parcel to the east, further promoting linkages and pedestrian opportunities within the project.

E. The transportation system is or will be made adequate to serve the proposed development in addition to existing uses in the area. Factors to be evaluated include: roadway capacity and level of service, on-street parking impacts, access requirements, and neighborhood impacts, projected construction schedule of planned improvements, pedestrian safety and travel demand modeling.

Access to the property will be from Terra Firma Road at MD 144. Terra Firma Road provides through access to areas north of Interstate I-70. Terra Firma Way provides additional connectivity to Quinn Road. The current traffic volumes on Terra Firma Rd. (3,018) and MD 144 (12,952) are well below the respective roadway capacities of 12,600 and 35,700 respectively. The road network would have sufficient capacity to accommodate the proposed development.

F. The proposed development provides design and building placement that optimizes walking, biking, and the use of public transit. Factors to be evaluated include: extension of the street network, existing and proposed community development patterns, and pedestrian connections to, from and between buildings, parking areas, recreation and open space.

The Concept Plan proposes sidewalks and trails primarily on the east side of Terra Firma Rd. The street/sidewalk network, connectivity, and trail system are all intended to promote pedestrian and bicycle movement within the Project with the potential for a interconnection to the adjacent parcel to the east.

G. Existing fire and emergency medical service facilities are or will be made adequate to serve the increased demand from the proposed development in addition to existing uses in the area. Factors to be evaluated include: response time, projected schedule of providing planned improvements, bridges, roads, and nature and type of available response apparatus

The site will be served by the Spring Ridge Fire and Rescue Station, which is located less than one mile from the subject property, north of MD144. Frederick Memorial Hospital is within 5 miles of the site. In addition to fire response, the station provides emergency medical services (EMS) plus advanced life support (ALS) to the area.

H. Natural features of the site have been adequately considered and utilized in the design of the proposed development. Factors to be evaluated include: the relationship of existing natural features to man-made features both on-site and in the immediate vicinity, natural features connectivity, energy efficient site design, use of environmental site design or low impact development techniques in accordance with Chapter 1-15.2 of the Frederick County Code

The natural features, including the floodplain, stream corridors, and forest areas, of the site are identified as open space on the concept plan. The large open space and trail network enhances and provides opportunities for connectivity to natural features. The physical design of the proposed development is sensitive to the multiple natural resources—streams, wetlands, forested slopes—present on the subject property. These environmental features have been analyzed and considered in the planned configuration of the future development on the project site and are shown as Open Space.
I. The proposed mixture of land uses is consistent with the purpose and intent of the underlying County Comprehensive Plan land use designation(s), and any applicable community or corridor plans

The subject property is designated Low Density Residential on the County Comprehensive Plan and located within a Community Growth Area. As such, it is an area identified for future growth and development, as articulated in the County Comprehensive Plan. The Low Density Residential land use plan designation contains a density range of 3—6 dwellings per acre and also serves as an underlying plan designation for consideration of PUD zoning. The concept plan proposes just residential uses with a mix of single-family and townhouses which supports the goals and policies of the Comprehensive Plan to provide a mix of dwelling types within the community growth areas.

J. Planned Development Districts shall be served adequately by public facilities and services. Additionally, increased demand for public facilities, services, and utilities created by the proposed development (including without limitation water, sewer, transportation, parks and recreation, schools, fire and emergency services, libraries, and law enforcement) shall be evaluated as adequate or to be made adequate within established county standards.

The site is within the public water/sewer service area with existing infrastructure in the vicinity of the site. There is currently 9 MGD of available water supply and 9.3 MGD of available sewage treatment capacity (with the McKinney WWTP expansion). The proposed development would require approximately 15,000 gallons/day of water and sewer capacity. The Spring Ridge Fire Station is located less than one mile from the site. The site is served by the three Oakdale schools. The elementary and high schools are currently below capacity while the middle is at 106% of capacity. A 300-seat addition to the middle school is in the current CIP and may be open by or soon after the expected build out of the development in 2024. Sufficient park land and open space will be provided through on-site development.

VIII. Staff Recommendation

Staff recommends approval of Case # R-14-01 to rezone 23.61 acres from Agricultural and R-1 to Planned Unit Development based upon:

1. A review of the Approval Criteria as set forth in §1-19-3.110.4 (Zoning Map Amendments) and;

2. A finding that the project adequately addresses the Planned Development District Approval Criteria as set forth in §1-19-10.500.3 (Planned Development Districts)

Staff recommends the following conditions:

1. A maximum of 60 dwelling units may be constructed.

2. The developer shall provide a physical street connection to the adjacent parcel to the east.

3. The lots with direct access to Terra Firma Rd. shall use shared driveways.