



FREDERICK COUNTY PLANNING COMMISSION

June 11, 2014

TITLE:

**Beckley's Camping Center: RV
Maintenance/Repair Facility
Expansion**

FILE NUMBER:

**SP-98-33 (AP #14282, APFO #14283
& FRO #14284)**

REQUEST:

Site Development Plan

The applicant is requesting site development plan approval for construction of a 6,370 square foot building addition onto the existing maintenance/repair facility located on a 9.82-acre site

PROJECT INFORMATION:

LOCATION: Located at the corner of US 15 and Angleberger Rd.
TAX MAP/PARCEL: Tax Map 40, Parcel 448
ZONE: Zoned: GC (General Commercial)
COMP. PLAN/LAND USE: General Commercial
REGION: Frederick
WATER/SEWER: NPS (No Planned Service)

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: Shanbeck Properties, LLC
OWNER: Shanbeck Properties, LLC
ENGINEER: B&R Design Group
ARCHITECT: Not Listed
ATTORNEY: Not Listed

STAFF:

Tolson DeSa, Principal Planner

RECOMMENDATION: Conditional Approval

Attachments:

Exhibit #1-Site Plan Rendering

STAFF REPORT

ISSUE

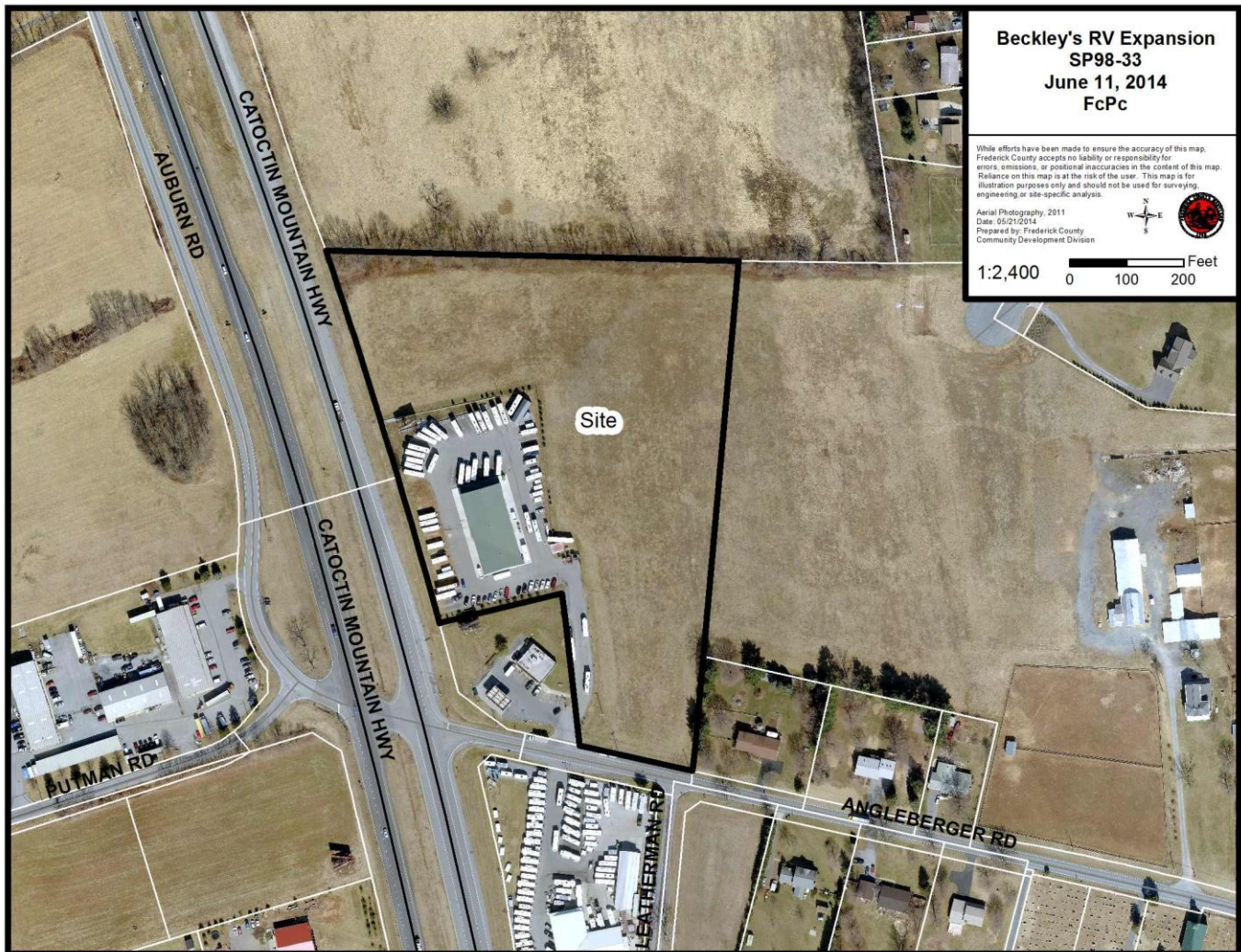
Development Request

The Applicant is requesting site development plan approval for construction of a 6,370 square foot addition onto the existing RV maintenance/repair building. The proposed building addition will provide space in which to relocate the existing paint booth facility as well as provide space for an additional paint booth. The Applicant is also proposing to expand the rear of the existing structure in order to provide additional space for each service bay. No new service bays are being proposed.

The proposed use is being reviewed as an "RV Sales and Service Center" under *Automobile and Related Services* per §1-19-5.310 in the Zoning Ordinance and is a principal permitted use in the GC Zoning District subject to site development plan approval. (See Graphic #1)

Graphic #1: Site Aerial

(Please note that the below graphic does not show the previously approved and constructed improvements on site.)



BACKGROUND

Development History

The subdivision creating this lot dates to the late 1970's, early 80's. In 1983 the Planning Commission approved a convenience store on Lot 1, which located the common access entrance as shown and noted certain conditions.

A previous site plan for this parcel received site development plan, Adequate Public Facilities (APFO) and Forest Resource Ordinance (FRO) approvals for a 9,000 square foot one-story RV maintenance center with 42 parking spaces (SP-98-33), from the Frederick County Planning Commission (FCPC) on December 9, 1998.

In March of 2001, a 1,500 square foot building addition was approved for this site (SP-98-33).

On June 8, 2011, the FCPC conditionally approved a 50' x 60' ft building for future RV sales and service. The Applicant also proposed an additional parking area for RV storage and repair. In addition, the site plan proposed a 12 space parking area to the north of the existing sales and service building for additional employee parking.

The Site Plan was broken down into two phases.

Phase One consisted of the following:

- A 50-space RV Repair parking area composed of asphalt milling
 - This area is currently being used for parking and storage of RV's that are in various stages of repair and service
- A 53-space RV Parking and storage area composed of asphalt paving
 - This area is currently being used for customer parking and parking for RV's coming into the site for sales and service functions
- A 12-space employee parking area

Phase Two consisted of the following:

- Construction of one 50' x 60' sales and service building. This construction will cause the removal of 4 RV parking spaces on site. To date Phase 2 has not been constructed.

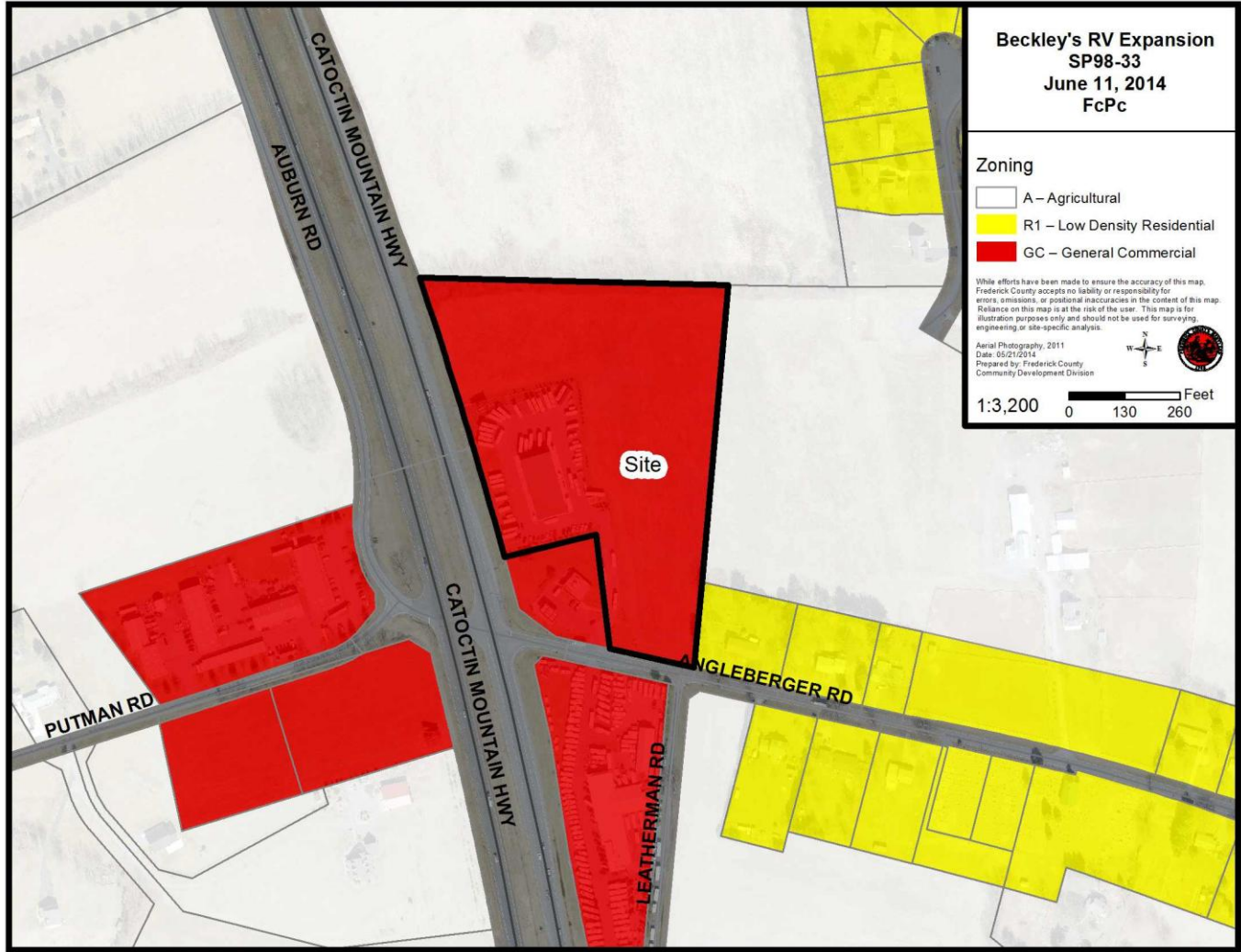
On July 10, 2013, the Applicant received site development plan and APFO approval to expand the existing RV Sales and Service Center by constructing 100 RV parking spaces on 3.43 acres of the 9.82-acre site.

The most northern 3.43 acre portion of this site was rezoned from Agricultural to General Commercial as part of the Comprehensive rezoning in 2011/2012, specifically as rezoning case 11-FR-36. The previously approved 100 RV parking spaces will be located in the newly rezoned General Commercial portion of the site.

Existing Site Characteristics

The site is located within the General Commercial (GC) Zoning District, shown in red below. The property to the north of the site is vacant agricultural land, the adjacent property to the immediate south is zoned GC and is developed with a 7-11 convenience store with fuel islands. The adjacent property to the east is zoned Agricultural and is developed with a farmstead. The property to the north-east is zoned R-1, Low Density Residential and is developed with the Mount Pleasant Estates residential subdivision.

Graphic #2: Site Zoning



ANALYSIS

Summary of Development Standards Findings and Conclusions

The most significant issue associated with this development application was designing a landscape buffer along US 15. US 15 is designated as a federally, and locally-recognized Scenic Byway. The topography of the site favored the overall buffering of the RV parking area from US 15 because the stormwater management facilities are located between US 15 and the proposed parking area. The Applicant also worked with staff to preserve existing vegetation and supplement the site plan with as much buffer plantings as practically feasible. The existing and proposed landscaping will form a reasonably dense buffer in the future which will improve the overall aesthetic of this site from US 15.

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.*

1. **Dimensional Requirements/Bulk Standards:** Section 1-19-6.100 of the Zoning Ordinance stipulates the setback requirements and the minimum lot area for the proposed use. The setback requirements for an 'Automobile and related service' land use within the General Commercial zoning district are 25-foot front yard and 25-foot rear yard, with 8-foot side yards. The maximum height allowed is 60 feet. The minimum lot size for the zoning district is 12,000 square feet. The proposed plan meets the Bulk/Dimensional requirements.
2. **Signage:** The maximum signage allowed for the site is 127 square feet. The Applicant is not proposing additional signage as part of this application. The existing sign, which is 20 square feet in size, will remain.
3. **Landscaping:** The Applicant has worked with Staff in order to propose a landscape plan that combined with the significant landscaping throughout the site, provides additional building screening from US 15. The planting schedule follows the standard sizes that have been approved by the Planning Commission and meets the intent of the buffering and screening requirements of the zoning ordinance.
4. **Lighting:** The Applicant is not proposing any additional lighting as part of this building expansion request. The site is currently lit by 11, 18' existing pole lights at locations shown on the plan. The Applicant has noted on the plan that lighting will not exceed 0.5 ft/candles at the periphery of the site and lighting will be directional onto the site through the use of shielding and lighting orientation.

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:** : Access to the site will continue through the existing 24' wide driveway onto Angleberger Road that is shared with the 7-11 convenience store on Lot 1.

In addition, the Applicant constructed a second entrance, in accordance with the June 8, 2011 site plan approval, onto Angleberger Road directly across from the Leatherman Road approach. This second access will continue to serve as the public access for service and repair of RV's.

No access improvements are required or proposed as part of the current application.

2. **Connectivity §1-19-6.220 (F):** The site connectivity to the west is limited due to the location of US 15. The site is served by two access points on the southern property boundary onto Angleberger Road. Inter parcel connectivity is not encouraged to the north and east due to the adjacent Agricultural zoning district surrounding the site.

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3. **Public Transit:** This site is not served by Transit.
4. **Vehicle Parking and Loading §1-19-6.200-through 1-19-6.220:** Pursuant to §1-19-6.220 of the Zoning Ordinance, 2 spaces are required for every service bay, plus 1.5 spaces per employee. The Applicant has 6 service bays existing on site, with 12 employees currently working at this site. Therefore, 30 parking spaces are required, with the addition of 2 handicapped spaces; with one handicapped space is a van accessible space. The Applicant is proposing 32 parking spaces, therefore the Applicant complies with the parking requirements.

Loading §1-19-6.210: As required in §1-19-6.210 of the zoning ordinance, the Applicant must provide two large loading spaces. The Applicant has shown 2-large (12'x50') loading space to the north and east of the existing service facility.

5. **Bicycle Parking §1-19-6.220 (H):** The Applicant is not required to provide bicycle racks as part of this building expansion. Two existing bicycle racks are located on site next to the service facility for employees.
6. **Pedestrian Circulation and Safety §1-19-6.220 (G):** The majority of the existing site and the proposed development are open paved parking areas. The type of land use on the site necessitates these large open areas for maximum maneuverability of large recreational vehicles. As part of previous applications, areas of pedestrian activity have been concentrated within the site to minimize potential conflicts. The proposed expansion is for the purpose of RV maintenance and does not include expansion of areas primarily devoted to pedestrian activity.

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. The site is to be served by private well and septic and is classified NPS. The Health Department has reviewed and approved the proposed development.

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 topography is mostly flat, with slopes significantly less than 15%. The site sits slightly higher than US 15.
2. **Vegetation:** The entire site is clear of any large stands of natural vegetation. The Applicant was required to add a landscaped buffer around the existing RV Sales and Service Center as part of the June 8, 2011 FCPC approval. The Applicant is supplementing the existing vegetative buffers with 12 eastern red cedars to the north of the proposed building expansion.
3. **Sensitive Resources:** There are no sensitive resources located on site.
4. **Natural Hazards:** There are no natural hazards located on this site.

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This criterion has been met based upon the above findings and the fact that the site is an existing parking lot that will be enhanced by the landscaping as proposed by the Applicant.

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

- 1. Proposed Common Area:** There are no common areas proposed as part of this development proposal.
- 2. Ownership:** This site is a non-residential place of business and is under single ownership.

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

Stormwater Management – Chapter 1-15.2: The site development plan proposal does not require additional stormwater management because the area of development is in existing impervious macadam. There is an existing stormwater management facility to the north of the proposed structure that is designed to handle the stormwater from the proposed site improvements.

APFO – Chapter 1-20:

- 1. Schools.** Schools are not impacted because the proposed development is a non-residential use.
- 2. Water/Sewer.** The site is to be served by private well and septic and is classified NPS, and is therefore exempt from APFO Water/Sewer.
- 3. Roads.** The project is exempt from APFO testing because it would generate less than 50 peak hour trips and there are no existing escrow accounts in the area of this site plan proposal.

Forest Resource Ordinance (FRO) – Chapter 1-21: The area of the proposed expansion was included in the overall FRO plan (AP 11466) that was submitted and approved for the initial business expansion in 2011. Since FRO has been mitigated for this area, no additional FRO mitigation is required.

Historic Preservation – Chapter 1-23: There are no historic properties located on this site; however the site is adjacent to the federally- and locally-recognized Scenic Byway. The Applicant has worked with Staff to provide landscaping along the perimeter of the site that will provide screening and improve aesthetics.

OTHER AGENCY COMMENTS

Other Agency or Ordinance Requirements	Comment
Development Review Engineering (DRE):	Approved
Development Review Planning:	A few minor drafting issues noted in Hansen, in addition to items listed in the report.
State Highway Administration (SHA):	N/A.
Div. of Utilities and Solid Waste Mngt. (DUSWM):	N/A
Health Dept.	Approved
Office of Life Safety	Conditionally Approved
DPDR Traffic Engineering	Approved
Historic Preservation	Approved

RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan and APFO Exemption. If the Planning Commission conditionally approves the Site Development Plan and APFO Exemption, the Site Development Plan is valid for a period of three (3) years from the date of Planning Commission approval or until June 11, 2017.

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:

Staff recommends that the following items be added as conditions of approval:

1. Address all agency comments as the plan proceeds through completion.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** Site Plan SP-98-33, AP #14282, **with conditions** as listed in the staff report for the proposed 6,370 square foot expansion of the existing Beckley's RV Maintenance/Repair Facility Building, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

Exhibit #1 Site Plan Rendering: Beckley's RV Camping Center

