TITLE: Boxwood – Villages of Urbana (Section M-22B)

FILE NUMBER: S-1065 (AP #14408, FRO #14037, APFO #14409/#14659)

REQUEST: Site Development Plan Approval
The Applicant is requesting Site Development Plan approval for 92 residential townhouse dwellings on a 24.4-acre site

PROJECT INFORMATION:
ADDRESS/LOCATION: Located between Tabler Road and the northern terminus of Bealls Farm Road, in the northwestern section of the Villages of Urbana PUD
TAX MAP/PARCEL: TM 96; Parcel 210
COMP. PLAN/LAND USE: Low Density Residential (LDR)
ZONE: Planned Unit Development (PUD)
REGION: Urbana
WATER/SEWER: W-4; S-4

APPLICANT/REPRESENTATIVES:
APPLICANT: Monocacy Land Company, LLC
OWNER: - same -
ENGINEER: Rodgers Consulting, Inc
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Denis Superczynski

RECOMMENDATION: Conditional Approval

ATTACHMENTS:
EXHIBIT 1- Site Development Plan Rendering
EXHIBIT 2 – Parallel Parking Space Size Modification
STAFF REPORT

ISSUE - Development Request
The Applicant is requesting Site Development Plan approval for 92 residential townhouse dwellings on a 24.4 acre land area located between Tabler Road and the northern terminus of Bealls Farm Road in the Villages of Urbana. The primary proposed use is being reviewed as a townhouse use under the heading of Residential Uses per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the PUD Zoning District subject to site development plan approval. The Preliminary Subdivision Plan for this section of the PUD was approved by the Planning Commission on December 11, 2013.

BACKGROUND - Development History
Prior to 2004, this site had been designated in the Comprehensive Plan, and zoned, as Agricultural. In the 2004 Urbana Region Plan, these two parcels were designated Low Density Residential (LDR), thus allowing for the rezoning application (#R-05-02) seeking PUD zoning the following year. The PUD zoning was approved via Ordinance #06-01-397 on January 3, 2006, providing for the geographic expansion of the Villages of Urbana PUD while maintaining the overall number of permitted residential dwelling units at 3,013 dwellings.

The southern portion of the Boxwood section (M-22B) was developed beginning in 2008 and is nearly complete. The 100+ single family detached homes developed in this previous portion of the Boxwood section are standard market homes, while the section proposed as part of this review had originally been designated for age-restricted, single family attached housing in the form of townhouse villas. On July 2nd, staff was informed of the decision by the Applicant to exercise the option detailed in the Combined Urbana Projects APFO Letter of Understanding (June 13, 2013) to permit the development of non age-restricted homes in the Boxwood section of the PUD, subject to retesting for school adequacy.

Existing Site Characteristics
Land Use
The site is currently zoned PUD (see maps below), and is predominantly in agricultural use or lightly wooded. The site terrain can be characterized as gently rolling with a steeper drop-off along the western edge of the site. Current vehicular access to the site is restricted to an unimproved access from Tabler Road. A berm currently blocks direct vehicular access to the site from the south.

The property to the north of the site – along Tabler Road - is zoned Agricultural (A) and is currently characterized by low density residential lots, agricultural lands, and wooded areas. The area on the western edge of the site is occupied by the Urbana District Park. On the south side of the site lies the Villaeas of Urbana PUD of which this Site is an extension, originally approved in 2006. The eastern edge of the Applicant’s site faces a large expanse of agricultural land.

The area is designated ‘Low Density Residential (LDR)’ on the Comprehensive Plan Land Use Plan map and occurs within the Urbana Community Growth Area. No county community or corridor plan has been adopted for the Urbana area. Generally, the proposal demonstrates adherence to the general principles for compact development outlined in the County’s Comprehensive Plan through seeking a mix and intensity of uses conducive to the continuing development of compact neighborhoods in areas served by public infrastructure and facilities.
ANALYSIS

Key issues of the proposed development include:
- Vehicular access to the site (Bealls Farm Road and Tabler Road)
- Provisions for additional shared and overflow parking within the neighborhood
- Providing a workable layout of streets, and open spaces that form an integral part of the larger PUD while providing the option for an age-targeted development
- Proposal to proceed with non-age-restricted development of these 92 homes
- Appropriate architectural treatment of long, exposed, publicly-visible building facades
- Establishment of appropriate BRLs (setbacks) and building massing such that the proposed development integrates into the surrounding PUD
- Use of public open spaces, particularly the gardens and garden shed park area
- Adequate access to residences by emergency responders and their vehicles and equipment

Summary of Development Standards Findings and Conclusions

General Site Development and Layout
The proposed Boxwood development – Section M-22B of the Villages of Urbana PUD - is comprised of ninety-two (92) townhouse villa residences. The townhouse units are attached in two-, three-, and four-unit blocks oriented primarily along a divided parkway-style roadway stretching from Tabler Road to the
existing northern terminus of Bealls Farm Road, developed in the first phase of the Boxwood neighborhood. A modest, but well-designed, common space is situated and configured so as to form a gateway feature for those entering the development from the south. All of the dwellings have front-loaded integral garages which, for the most part, feed directly into the public street system. This design allows the majority of the homes to face public streets and, in some cases, vegetated common areas and landscaped buffer areas.

Every effort has been made by the Applicant to ensure that buildings face the public ways (roads, pedestrian network). The visibility of rear building facades is minimized through careful arrangement of the townhouse blocks on the site. Pedestrian facilities in this plan are illustrated as primary elements and organizing features in the laying out of townhouse blocks.

The proposed layout of the development follows a north-south orientation accommodating the elongated configuration of the subject parcels and allowing the steeply sloped lands along the western edge of the site to remain undeveloped as they descend toward floodplain, wetlands, and a small stream. A stubbed collector road (60’ R/W) will be constructed at the connection to the existing Bealls Farm Road accommodating access to future developed areas north and east of the Subject Site in support of the transportation element of the Comprehensive Plan.

The proposed Site Development Plan provides for a logical and complementary extension of the Villages of Urbana into its northernmost location.

General Zoning Ordinance Requirements

§ 1-19-10.500.6 Land Use, Mixture, and Design Requirements Within the PUD District.

§1-19-10.500.6(H)(1): **Gross Density** may not exceed the maximum density specified in the County Comprehensive Plan residential land use designation of the subject property.

Density Proposed in Boxwood Section of VoU - 92 attached DUs

Overall gross residential development density of the project is 3.8 DUs/acre and falls within the permitted density allowed in a PUD with an underlying land use designation of Low Density Residential.

§1-19-10.500.6(H)(2): **Setbacks and height** shall be established by the Planning Commission at Phase II consistent with the general development standards as provided in §1-19-10.500.9, reflecting the proposed development pattern and land use within the Phase I project concept plan or portion thereof …

The proposed lots range in size from 3,330 s.f. to 5,160 s.f. and exceed the minimum standard of 1,600 s.f. established in § 1-19-8.470 (Townhouse Development). Building Restriction Lines, as identified on Sheet 1 of the Site Development Plan submittal, are consistent with yards and setbacks established elsewhere in the Villages of Urbana neighborhood.

§ 1-19-10.500.9 General Development Standards (PUD District)

The configuration of the proposed lots will meet the minimum lot width (16 feet). The lots in Boxwood are generally configured to orient buildings toward the street. The proposed common areas are located to maximize proximity and convenience for residents of the proposed development. Sensitive natural areas have been avoided in the laying out of streets and lots in this proposed plan.
Parking and Access
Due to the nature and characteristics of the proposed land uses and surrounding neighborhood, the opportunity for joint- or shared parking is somewhat limited. Most of the vehicle parking provided is accommodated on individual home sites in driveways and one- and two-car garages. The Applicant also proposes some on-street parallel parking along Bealls Farm Road as well as head-in shared spaces at two locations on Fulham Road. The detailed parking requirements and the proposed parking plan are discussed later in this report.

The proposed development has been designed around a limited internal street network that is interconnected and facilitates efficient movement through and within the site. A primary constraint for this project, with regard to the overall connectivity with the existing community, is the configuration of the site. This subdivision layout provides primary interconnections at Bealls Farm Road (southern end of site) and Tabler Road (northern end of site). These street connections will permit limited through-traffic, as well as emergency vehicle access, without establishing a higher-speed roadway that might encourage significant vehicular traffic by drivers seeking alternative access to MD 355 and points north of Urbana.

Zoning Ordinance Requirements Findings/Conclusions: The entirety of the Subject Site is zoned Planned Unit Development (PUD). This Site Development Plan demonstrates the ability to comply with all applicable portions of the Zoning Ordinance. Detailed compliance is discussed below.

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in:

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: The Planning Commission has previously established varying setback and building height requirements in the Villages of Urbana PUD. Prior dimensional standards have been based upon building type, building density, surrounding development, topographical or other site constraints, and application of appropriate urban design principles. Section 1-19-10.500.6(H) of the Zoning Ordinance provides for this planning Commission role in establishing these standards within a PUD.

The Applicant is proposing the establishment of the following dimensional requirements for Section M-22B of the PUD:

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
<th>Max. Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>22108-22157</td>
<td>15'</td>
<td>5'</td>
<td>15'</td>
<td>25'</td>
</tr>
<tr>
<td>22160-22171</td>
<td>15'</td>
<td>5'</td>
<td>15'</td>
<td>25'</td>
</tr>
<tr>
<td>22180-22199</td>
<td>15'</td>
<td>5'</td>
<td>10'</td>
<td>25’</td>
</tr>
<tr>
<td>22158-22159</td>
<td>15’</td>
<td>15’</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>22172-22179</td>
<td>15’</td>
<td>5’</td>
<td>10'</td>
<td>25’</td>
</tr>
</tbody>
</table>
The request for approval of these dimensional standards is noted on Sheet 1 of the Site Development Plan submittal (cover sheet) in the “BRL & Height Request” Table.

The proposed setbacks are appropriate to the overall design and layout of Section M-22B and are in keeping with the patterns previously established throughout the PUD. The villa townhouse structures integrate front access garages and thus require sufficient front yard depth to accommodate driveway parking on each lot.

Attached units with no side yards have an effective side BRL of 0’.

2. **Signage §1-19-6.300:** The Applicant is not proposing any additional signage in this section of the PUD. A gazebo structure, which appears to serve as signage either for this neighborhood or for the Villages of Urbana PUD as a whole, is identified in the island near the Tabler Road intersection.

3. **Landscaping §1-19-6.400:** The landscaping plan contains a variety of plant species, which provide screening, shade, delineation of public spaces, and represents a continuation of the street tree planting pattern previously established in the PUD. The planting schedule follows the standard sizes that have been previously approved by the Planning Commission. The Applicant has provided selective vegetative screening of building sides where they face the public street network. Shade trees are generally placed in such a way as to shade parking areas and other paved surfaces. Honey locusts and Southern magnolias are used to demarcate the entry from Section M-22A (Bealls Farm Rd) while Blackgum, Sweetgum, and Fringe trees are used to mark the intersection with Tabler Road.

4. **Lighting §1-19-6.500:** The lighting plan is used primarily to provide illumination of the internal circulation in this proposal. Access points onto private driveways will be well-lit where they connect with the public street network. The proposed lighting poles (12’ in height from lens to ground) and fixtures are appropriate to a human-scaled residential neighborhood.

**Conditions:**

1. Applicant shall provide a detailed plan for common area structures. The proposed gazebo located at the Tabler Road entrance may be subject to signage regulations if used as an identifier (sign) for the neighborhood or PUD.

**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.

1. **Access/Circulation:** Vehicular access to the site is provided at two points, with a potential future access at a third location. The primary access into the development is via a proposed extension of Bealls Farm Road which would connect Lew Wallace Street to Tabler Road – a rural roadway intersects with MD 355 west of the Boxwood site. The proposed Fulham Road, an off-shoot of Bealls Farm Road that parallels the main through street, provides access to 28 of the 92 homes in the proposed development and allows for efficient utilization of the Site without the need for cul-de-sacs or lengthy dead end streets. Five foot wide sidewalks provide pedestrian connections throughout the Site.

Staff worked with the Applicant to ensure that the connection to Tabler Road would exist to
provide access to the neighborhood while also allowing for secondary emergency access to these northwestern sections of the PUD. However, the Applicant has yet to demonstrate how the access may safely be designed given that it may not have adequate sight distance. The future connection to lands within the CGA north and east of the subject property (Lothbury Street) is provided at the intersection of the existing Bealls Farm Road and its proposed extension into the Boxwood development.

Initial concerns regarding the use of Bealls Farm Road as a shortcut from the PUD to points north have been addressed through the design of the roadway and through additional improvements to the MD 355/Urbana Pike northern transition area near Lew Wallace Street as well as future improvement plans moving forward as a result of the Urbana Town Center Employment District (Northern) MXD project – a project also include in the Combined Urbana Projects APFO LOU approved June 13, 2013.

2. **Public Transit:** Public transit service is not available in close proximity to Section M-22B. Regional transit service within the greater Washington, D.C. area is available nearby at the I-270 Park and Ride lot.

3. **Parking:** Pursuant to Section 1-19-6.220 of the Zoning Ordinance: 2.5 spaces are required for each 3-bedroom townhouse dwelling. The total parking requirement for this application is 230 spaces. The Applicant is providing a total of 274 parking spaces accomplished through the provision of shared and on-street parking situated throughout the proposed Section M-22B site at Boxwood (Villages of Urbana) – Site Development Plan

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key locations. With the inclusion of private driveway parking pads and one- or two- car garages, the Applicant is able to provide 231 owner-controlled spaces. The additional 43 spaces (a 19% increase above the required number) consist of scattered on-street spaces and common parking areas for guests. As designed, there are few homes in the development that will not have access to at least a few spaces for overflow parking within 300 feet of a front door.

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>1 space per unit, plus ½ space per bedroom</td>
</tr>
<tr>
<td>Overflow</td>
<td>Staff encourages the provision of 15% overflow spaces</td>
</tr>
</tbody>
</table>

The parking plan for the project is detailed on the Site Development Plan but can be summarized, by location on the Site, as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
<th>Spaces</th>
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<tbody>
<tr>
<td>2-car garages (62)</td>
<td></td>
<td>62 spaces (124 actual spaces)</td>
</tr>
<tr>
<td>1-car garages (30)</td>
<td></td>
<td>15 spaces (30 actual spaces)</td>
</tr>
<tr>
<td>2-car driveway pad (62)</td>
<td></td>
<td>124 spaces</td>
</tr>
<tr>
<td>1-car driveway pad (30)</td>
<td></td>
<td>30 spaces</td>
</tr>
<tr>
<td>On-street</td>
<td></td>
<td>43 spaces</td>
</tr>
<tr>
<td><strong>TOTAL PROPOSED</strong></td>
<td><strong>274</strong></td>
<td><strong>351 actual spaces</strong></td>
</tr>
<tr>
<td><strong>TOTAL REQUIRED</strong></td>
<td><strong>230</strong></td>
<td><strong>92 dwellings x 2.5 spaces/dwelling</strong></td>
</tr>
</tbody>
</table>

As an added benefit, the on-street parking will generally serve to suppress vehicle speeds and create a safer pedestrian environment along those street segments where it is provided. The two small overflow lots are well-situated to serve the majority of residents in the neighborhood.

The Applicant has submitted a request to allow a modification of parking standards permitting the integration of parallel parking spaces measuring 7’ x 22’.

4. **Pedestrian Circulation and Safety §1-19-6.220 (G):** The Applicant is proposing a system of sidewalks throughout the proposed development. The Applicant also utilizes sidewalks as a method of defining the edges of the shared open spaces. To avoid the necessity of pedestrian visitors having to share the approach to front door entrances with vehicles parked on driveways, staff would encourage the Applicant to consider broadening the driveways (using material differentiation) or providing autonomous walkways to establish a clear and direct paths between public sidewalks and the entrances to these homes.

**Conditions:**

1. Staff supports the additional parking provided through on-street spaces as well as the modification to allow parallel spaces measuring 7 feet in width along Bealls Farm Road.

**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 the proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.

**Findings/Conclusions**

1. **Public Water and Sewer:** The site is to be served by public water and sewer and is classified W-4/S-4 in the Frederick County Water and Sewerage Plan. Water and sewer APFO is addressed in the Combined Urbana Projects APFO LOU approved June 13, 2013. Public water and sewer infrastructure is generally sufficient and adequate to serve the 92 homes proposed in this Site Boxwood (Villages of Urbana) – Site Development Plan
**Development 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 is configured to take advantage of the rolling terrain while avoiding the development of the steepest slopes on the parcel.

2. **Vegetation:** An existing vegetated field break near the southern end of the site will not be maintained. Existing naturally-vegetated areas along the property’s western edge will remain after development of the site.

3. **Sensitive Resources:** There are no sensitive resources located on site that are affected by the development proposal. Wetlands and floodplain areas on the southwestern corner of the site form a buffer area for the stream that lies just off-site to the west.

4. **Natural Hazards:** There are no natural hazards located on site that are affected by the development proposal.

**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/Open Space:** Global open space requirements affecting the development of M-22B have been met through the dedication of open spaces and parks throughout the PUD. Much of the open space provided in this particular section exists to provide buffers to sensitive natural areas. Internal open areas are utilized for pedestrian access and as landscaped breaks between rows of townhouses. The primary common open space is proposed as a garden park and would include a gardening shed and shared planting beds. The proximity to the Urbana District Park to the west permits staff to consider the likelihood that structured on-site play areas should not be required in this neighborhood.

**Applicable Regulations**

**Stormwater Management – Chapter 1-15.2:**
Stormwater management will be provided in accordance with the Maryland SWM Act of 2007. A SWM Preliminary Plan has been submitted and is under review.

**Moderately Priced Dwelling Units – Chapter 1-6A:**
The Applicant is subject to the MPDU ordinance and will pay a Fee-In-Lieu amount as required. The proposed plan for 92 dwelling units requires a Fee-In-Lieu payment of $210,000. (92 x 12.5% = 12 required MPDUs @ $17,500/per unit).

**APFO – Chapter 1-20:**

Boxwood (Villages of Urbana) – Site Development Plan
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A DRRA that incorporates multiple projects in the greater Urbana community was approved by the Board of County Commissioners effective June 13, 2013. This document incorporates all applicable APFO requirements for roads, schools and water/sewer for this project in a Combined APFO Letter of Understanding (LOU) between the Applicant and the BoCC. However, because this project exceeds the assumed intensity of school student generation assumed in the current LOU, being developed as an all-age development instead of an age-restricted community, a new test for school adequacy was performed.

The Project is projected to generate 28 elementary school students, 9 middle school students and 10 high school students. Based on these numbers and considering enrollment projections from pipeline development, the school adequacy test fails at the elementary, middle and high school levels. The results also found that the Urbana Middle School is at 128% of capacity in the current year, which would normally be inadequate, except for the fact that the proposed expansion of 300 seats is now fully funded in the first two years of the County Capital Improvement Program (CIP), which brings the enrollment figure down to 100% of capacity. Therefore, this Project is eligible to utilize the School Construction Fee option per the criteria set forth in Section 1-20-62 of the APFO. The Developer has chosen the option to mitigate the school inadequacy by paying the School Construction Fees under Section 1-20-62 of the APFO. The School Construction Fees shall be paid at plat recordation based on the specific fees required by Section 1-20-62(E) at the time of plat recordation, per unit type and the school level(s) to be mitigated.

**Forest Resource – Chapter 1-21:**
This development is subject to FRO. A Combined Preliminary/Final FRO plan has been submitted and is approved. The site contains 3.28 acres of forest. The Applicant is meeting the FRO requirements by protecting the 3.28 acres of existing forest, planting 0.17 acres of new forest on site, and using a surplus of 0.20 acres of new forest that was planted on the adjoining portion of Boxwood. FRO easement recordation must be provided prior to lot recordation or applying for grading or building permits, whichever is applied for first.

**Historic Preservation – Chapter 1-23:**
No historically significant structures or other resources are present on this site.

**Public Safety**
The Office of Life Safety (OLS) had originally identified some design considerations that typically arise when proposed dwelling units face a green, common area, or open space area. OLS concerns regarding the safety and viability of emergency access to the ten lots situated along Tabler Road – served by two, short, private, dead-end lanes approved by the FCPC at the Preliminary Plan phase – have been satisfactorily addressed by the Applicant.

**Findings/Conclusions**
Based upon the review and analysis as provided above, Staff finds that the proposed application meets the intent of the subdivision regulations and the criteria within Chapter 1-16 of the Frederick County Code.

**Summary of Agency Comments**

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<tr>
<th>Other Agency or Ordinance Requirements</th>
<th>Comment</th>
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<tr>
<td>Development Review Engineering (DRE):</td>
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<tr>
<td>Development Review Planning:</td>
<td>Conditionally Approved - pending resolution of agency issues</td>
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<tr>
<td>Other Agency or Ordinance Requirements</td>
<td>Comment</td>
</tr>
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<td>---------------------------------------</td>
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<td>State Highway Administration (SHA):</td>
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<td>Div. of Utilities and Solid Waste Mngt. (DUSWM):</td>
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<tr>
<td>Forest Resource (FRO)</td>
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<tr>
<td>Health Dept.</td>
<td>Approved</td>
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<tr>
<td>Office of Life Safety</td>
<td>Approved</td>
</tr>
<tr>
<td>APFO/Board of Education</td>
<td>Incomplete, pending APFO Schools Test</td>
</tr>
<tr>
<td>DPDR Traffic Engineering</td>
<td>Denied, pending review of site distance study (Tabler Road)</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>Approved</td>
</tr>
</tbody>
</table>

Findings/Conclusions
The Applicant has addressed the other applicable regulations as part of the Site Development Plan review process.

RECOMMENDATION

Staff recommends conditional approval of the Boxwood (Villages of Urbana, Section M-22B) Site Development Plan, including the requested modification to allow parallel spaces measuring 7 feet in width along Bealls Farm Road, by the Planning Commission with the following conditions:

1) The Site Development Plan shall be valid for a period of three (3) years from the date of Planning Commission approval.

2) The Applicant shall adhere to the requirements as set forth in the Combined APFO LOU for the Urbana Projects as executed on June 13, 2013.

3) The Applicant shall verify and confirm that the condition set forth in County Ordinance No. 06-01-397 (adopted January 3, 2006) for rezoning case #R-05-02 (Boxwood) requiring the Applicant to provide adequate and environmentally-appropriate pedestrian access across the stream located along the western border of the Site to the Urbana District Park, has been satisfied through either this Application or the previously-approved section (southern portion) of the Boxwood section (M-22A) of the Villages of Urbana.

4) FRO easement recordation must be provided prior to lot recordation or applying for grading or building permits, whichever is applied for first.

5) Applicant shall demonstrate adequate intersection sight distance at the site access with Tabler Road, prior to signature approval of the site plan.

6) Address all agency comments as the plan proceeds through to completion.
PLANNING COMMISSION ACTION

MOTION TO APPROVE
I move that the Planning Commission APPROVE WITH CONDITIONS AND MODIFICATIONS as listed in the staff report, the Site Development Plan S-1065 (AP-14408, FRO 14410) and APFO (APFO 14409/14659) for the proposed Boxwood (Villages of Urbana, Section M-22B) development, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
July 7, 2014

Mr. Denis Superczynski  
Frederick County, Development Review  
30 North Market Street  
Frederick, MD 21701

Re: Villages of Urbana  
Boxwood, Section M-22B  
Site Plan, 3rd Submittal  
S1065, A/P 14408

Dear Denis,

On behalf of Monocacy Land Company, developer of the Boxwood Age Restricted, Section M-22B, we herein re-submit this Site Plan for 3rd review. The purpose of this plan is to create 82 villa town lots, (no more age restricted) which is a change as discussed at TAC. See A/P 14031 for the approved FFCP and the June 13, 2013 Urbana LOU for all associated APF requirements.

This plan request a modification for 7'x22' parallel parking spaces.

Please find attached 7 sets of Site Plans, 7 Resubmittal Checklist and comment response. The new FCPC date for this project will be August 13th as discussed at TAC, dependent on school testing and possible fees. If you need any information from us please let us know and we will get it to you so we can keep this date.

As always your assistance in the processing of this application is greatly appreciated. Should you have questions regarding this plan, or any other part of the Villages of Urbana development, please feel free to contact us at 301-948-4700.

Sincerely,

Rodgers Consulting

Mike Peterson, PLA  
301-948-4700 Office

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