



FREDERICK COUNTY PLANNING COMMISSION
August 10, 2016

TITLE: **Stanford Industrial Park: Lots 25 & 26, Section II**

FILE NUMBER: **SP-00-12, AP #16397, APFO#16398, FRO #16399**

REQUEST: **Site Development Plan Approval**
The Applicant is requesting site development plan approval for a 104,500 square foot, one-story building consisting of 91,960 square feet of warehouse with 12,540 square feet of office space, on an 11.44-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: Located on the east side of Winchester Blvd, north of Cornell Place.

TAX MAP/PARCEL: Tax Map 94, Parcel 89

COMP. PLAN: Limited Industrial (LI)

ZONING: Limited Industrial (LI)

PLANNING REGION: Adamstown

WATER/SEWER: W-NPS/S-NPS

APPLICANT/REPRESENTATIVES:

APPLICANT: Stanford Limited Partnership

OWNER: Stanford Limited Partnership

ENGINEER: Harris, Smariga & Assoc. Inc.

ARCHITECT: N/A

ATTORNEY: N/A

STAFF: Tolson DeSa, Principal Planner II

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

Exhibit 1-Stanford Industrial Park Lots 25 & 26 Site Plan Rendering

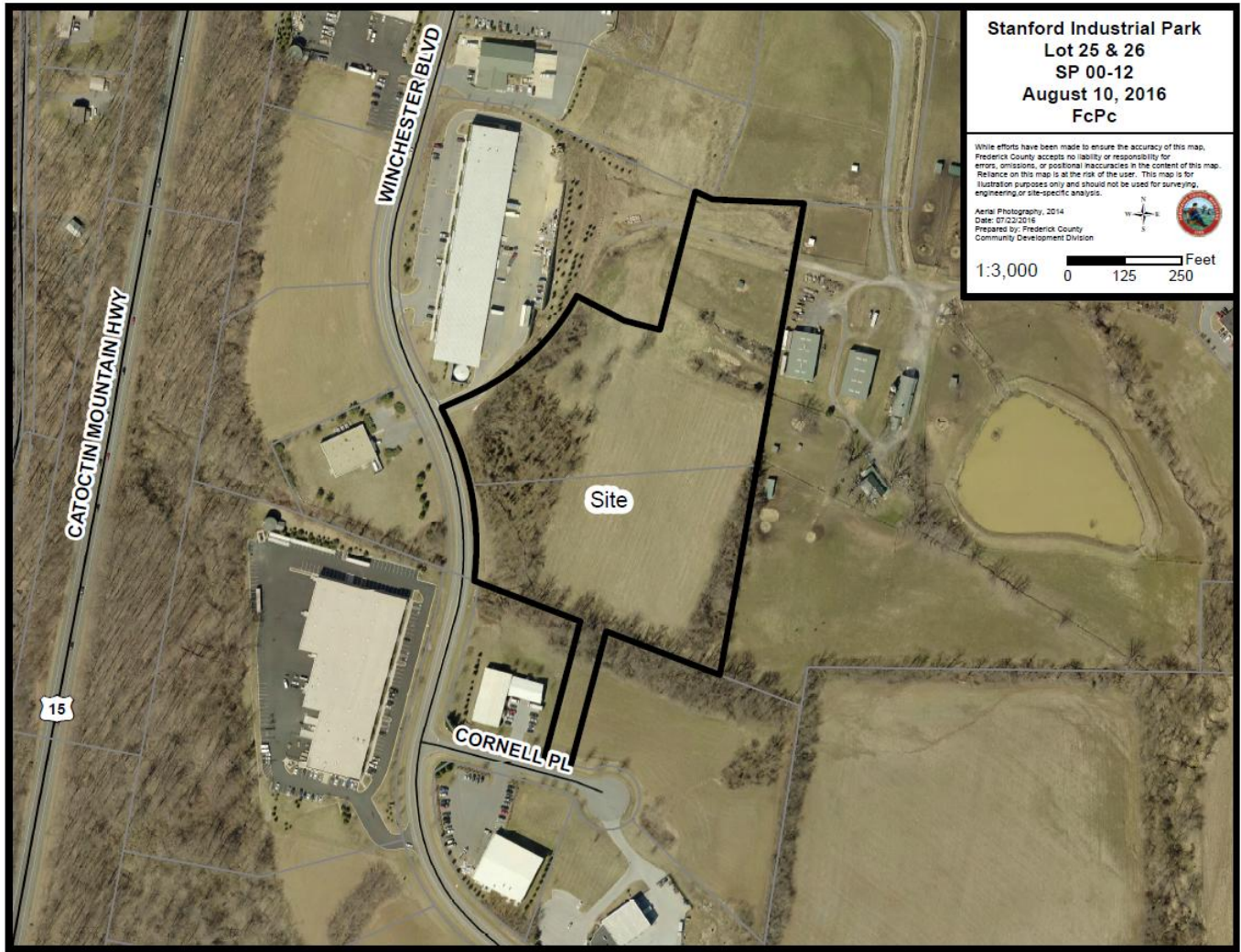
STAFF REPORT

ISSUE

Development Request

The Applicant is requesting site plan approval for a 104,500 square foot, one-story building consisting of 91,960 square feet of warehouse with 12,540 square feet of office space, on an 11.44-acre site, see Graphic #1 below. The proposed uses are being reviewed as 'Office Business' and 'Wholesaling and/or warehouse' land uses under the headings of *Commercial Business and Personal Services* and *Wholesaling and Processing* respectively per §1-19-5.310 Use Table in the Zoning Ordinance and are principal permitted uses in the Limited Industrial (LI) Zoning District subject to site development plan approval.

Graphic #1: Stanford Industrial Park Lots 25 & 26 Site Aerial



BACKGROUND

Development History

Stanford Industrial Park, Section 2 preliminary plan was originally approved in 1987. Several revisions to the preliminary plan have occurred over the history of this project. All 18 lots were recorded as of October 27, 2000 and Winchester Boulevard, Dartmouth Court, and Cornell Place have been constructed. A Site Development Plan was previously approved by the FCPC during the meeting on December 13, 2006; the site plan expired on December 13, 2008. The Applicant has revised the previously approved site plan and resubmitted it.

November 8, 2000: The plan extension and APFO approval granted in November 1996 was about to expire. A new traffic study was performed, and resulted in changes to the required Developers Option Letter (DOL) discussed in the November 14, 1996 FcPc meeting. Instead of contributing to improvements to Hawker Rd, contributions towards the improvement of the Mountville Rd/US Rt 15 intersection was required. A new DOL was required to be executed requiring the payment of an amount to be determined per sq ft of finished floor area for all structures constructed upon the lots owned by the Applicant as of November 8, 2000 (Lots 9,11,12,14,15,21-26,28,31,32,34,36-39). The build out of Section 2 was limited to 800,000 sq ft. A 1-year extension was conditionally approved.

October 18, 2001: The extension granted in November 2000 was about to expire, and no DOL as requested had been submitted. A DOL was submitted pursuant to the November 8, 2000 FcPc agreement. The DOL requires the payment of \$0.75 per sq ft of finished floor area for all structures constructed upon the lots owned by the Applicant as of November 8, 2000 (Lots 9,11,12,14,15,21-26,28,31,32,34,36-39). The build out of Section 2 was limited to 800,000 sq ft. A 5-year extension was conditionally approved. **All 27 lots have been recorded.**

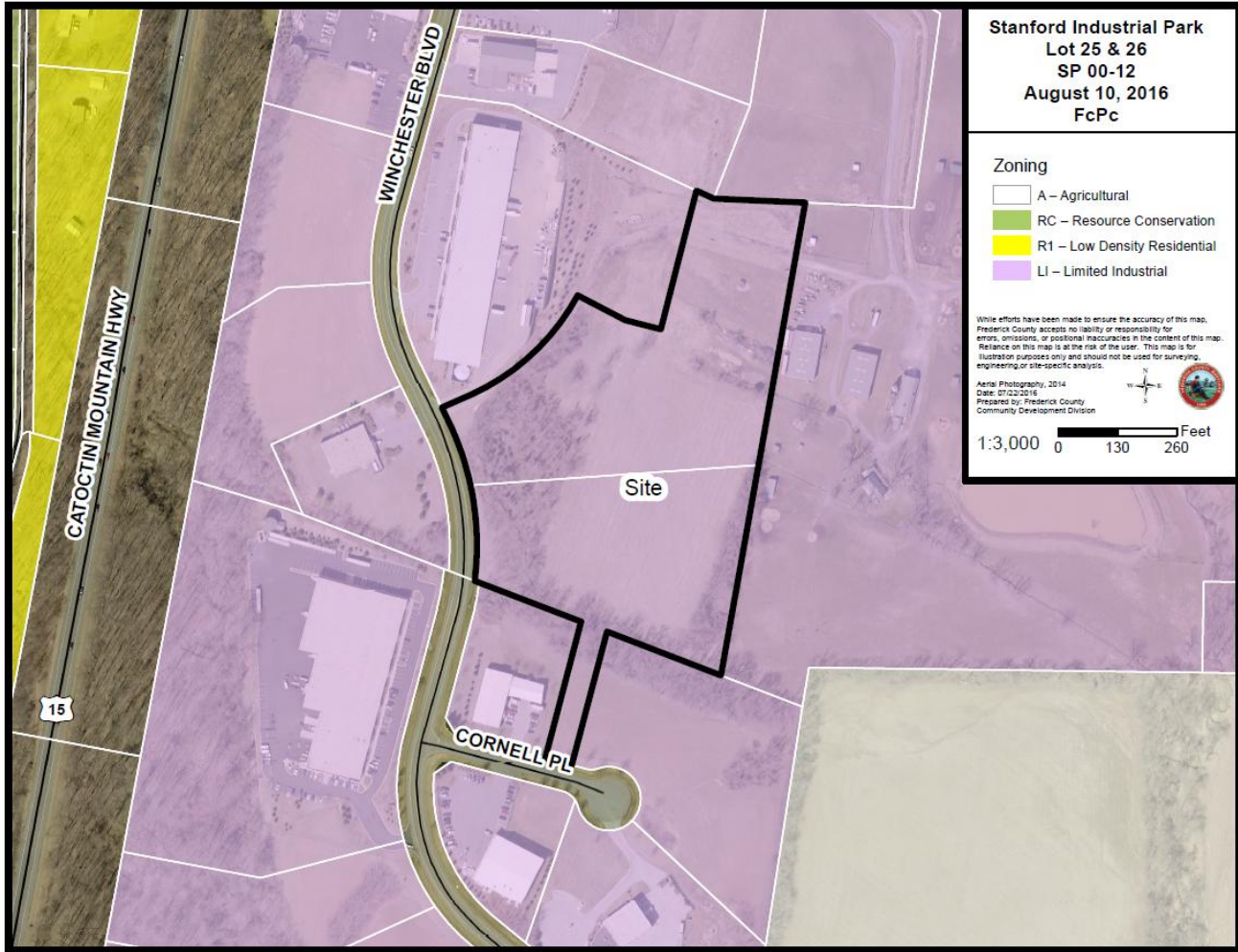
The Letter of Understanding was signed prior to the November date and placed a building cap of 800,000 sq ft before additional APFO testing is required. Further, the LOU stipulates that developers of lots unimproved at the time of the LOU must contribute \$0.75 per sq ft of building floor space. The Planning Commission granted a modification request during the October 9, 2002 meeting to defer FRO applicability to the site plan stage of development.

The total build out for Section 2 with this site plan approval will be 408,936 square feet (*this number includes constructed buildings as well as plans currently in the development review process*).

Existing Site Characteristics

The proposed Wholesaling and/or warehouse facility with associated office is proposed to be located on a site that is currently zoned Limited Industrial (LI), see Graphic 2 below. Properties to the north, south, east and west are zoned LI.

Graphic #2: Stanford Lots 25 & 26 Zoning



ANALYSIS

Summary of Development Standards Findings and Conclusions

The key issue associated with this site plan was the overall site layout utilizing the common access easements between the proposed 'Office Business' and 'Wholesaling and/or warehouse' and the existing use on Lot 11 to the east. The Applicant is required to combine Lots 25 and 26 via the Addition Plat process, final approval of the site plan is contingent on the recordation of this plat.

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 required setbacks for an Industrial land use in the LI zoning district are 25 foot front yard, 20 foot rear yard, and a side yard setback equal to the height of the proposed structure. The proposed setbacks meet these minimum requirements with a side yard setback of 30'. The proposed 30 ft building height is less than the maximum 60 ft height allowed in the district. The proposed project meets all the Bulk/Dimensional Requirements.
- 2. Signage §1-19-6.300:** A maximum of 297 square feet of signage is permitted. One (1) 15-foot tall, 90 square foot, freestanding sign is proposed adjacent to the main entrance. Any remaining square feet of allowable site signage will be equally distributed between the tenants of the building. The total proposed amount of signage meets the requirements of the zoning ordinance.
- 3. Landscaping §1-19-6.400:** The Applicant has submitted a landscape plan, see Sheet 1 of 2. The Applicant is required to provide 11 street trees, and has proposed 11 street trees along Winchester Boulevard. The Applicant is required to provide 20% canopy cover over the parking area, or 18 trees within islands, the Applicant has proposed 37. Therefore, plan complies with all of the requirements of §1-19-6.400.
- 4. Screening §1-19-6.400:** In accordance with Z.O. §1-19-6.400.B.3, *buffering and screening for all other land uses shall be determined by the Planning Commission.* The Applicant has provided screening along the eastern and western property boundaries in order to screen the Site from adjacent parcels. The properties to the north and south are also zoned LI.
- 5. Lighting §1-19-6.500:** The Applicant has proposed a lighting plan, which is shown on Sheet 2 of the plan package. The Applicant is proposing 25-24' foot tall light poles, and 6 building mounted lights. The proposed lighting is fully shielded and cast down; there are no areas of spillage across the property line greater than 0.5 foot candles. The lighting plan adheres to the requirements of 1-19-6.500.

Transportation and Parking §1-19-3.300.4 (B): *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.*

Findings/Conclusions

- 1. Access/Circulation:** The access will be via a 30' wide, two-way common access driveway servicing Lots 11 and 25/26 located off of Cornell Place, and was approved by the FCPC during their review of the site plan for Lot 11 on December 13, 2006. Access to Winchester Boulevard is denied.
- 2. Connectivity §1-19-6.220 (F):** Internal circulation is designed to separate truck traffic from passenger car and pedestrian traffic, sidewalks are provided along the building to facilitate safe pedestrian access to the multiple entrances into the building.
- 3. Public Transit:** This Site is not served by Transit.
- 4. Vehicle Parking and Loading §1-19-6.200-through 1-19-6.220:** The proposed parking calculations are based on the category of 'Office' and 'Warehouse', the proposed activities on-site, and the number of proposed employees. Required parking for the category of 'Office' is calculated at 1 space for each 300 square feet of office space floor area. Therefore, 12,540 square feet of office space, requires 42 parking spaces.

Required parking for the category of 'Warehouse' is calculated at 1 space for each 1,000 square feet of warehouse floor area. Therefore, 91,960 square feet of warehouse space, requires 92 parking spaces.

The Applicant is required to provide 134 parking spaces and the Applicant has proposed 134 parking spaces, including eight (8) ADA accessible spaces. Therefore the Applicant has complied with the requirements listed within Z.O. § 1-19-6.220.

5. **Loading §1-19-6.210.B:** For industrial uses over 5,000 square feet, the Zoning Ordinance requires 1 large + 1 additional large loading space is required for each additional 10,000 sq. ft. of total building net floor area or part thereof over 5,000 sq. ft. Proposed building square footage totals 104,500 square feet. Therefore, this Site requires 11 - 12'x50' loading spaces. The Applicant has provided 11 large loading spaces, and therefore complies with the requirements of Zoning Ordinance Section 1-19-6.210.B.
6. **Bicycle Parking §1-19-6.220 (H):** In accordance with Z.O. Section 1-19-6.220, the Applicant is required to provide 3 bike racks per 40,000 SF of GFA, minimum 1, maximum 10. The Applicant has proposed 3 bike racks to be located on the east and west sides of the building.
7. **Pedestrian Circulation and Safety §1-19-6.220 (G):** The proposed building has sidewalk along the full length of the western building exposure and a portion of the northern and eastern building facade. There are no sidewalks along Cornell Place or Winchester Boulevard.

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 outside public water and sewer classifications, and is noted as No Planned Service. The Site is to be served by private well and septic. The Health Department has conditionally approved this site plan.

Natural features §1-19-3.300.4 (D): *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*

Findings/Conclusions

1. **Topography:** The site topography drops approximately 50 feet to the east from Winchester Boulevard. There are slopes in excess of 25% along Winchester Boulevard, this area is encumbered by a perpetual FRO easement.
2. **Vegetation:** The western portion of the Site contains existing forested lands, the area of the Site that is to be developed is land planted in crop cover.
3. **Sensitive Resources:** There are no wetlands or floodplains located on this Site.
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.*

Findings/Conclusions

1. **Proposed Common Area:** The Site is an industrial place of business used for 'Office' and 'Warehouse'. There are no common areas proposed or required.

Other Applicable Regulations

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

Stormwater Management – Chapter 1-15.2: Stormwater management is to be provided by a regional stormwater management pond #1 located on the south-side of Stanford Section 2.

Subdivision Regulations – Chapter 1-16: Lots 25 & 26 will be joined via an Addition Plat (AP 16898). The addition plat is currently being reviewed, prior to final site plan signature the plat must be recorded and the respective liber folio numbers of the newly created lot shall be listed on the site plan.

APFO – Chapter 1-20:

1. **Schools.** This Site is a non-residential use and is therefore exempt from school testing.
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 previously approved Letter of Understanding (LOU) limits the ultimate build out for Section 2 to no more than 800,000 square feet of building area without requiring additional traffic studies. Notation 2 on the site plan states that the developer agrees to pay \$0.75 per square foot of finished floor into the existing escrow account for road improvements at the US 15 and Mountville Road intersection in accordance with the LOU. A contribution of \$78,375.00 will be required prior to applying for a building permit. The site plan is in accordance with the APFO approval and signed Letter of Understanding.

Forest Resource – Chapter 1-21: This development is subject to FRO. A Combined Preliminary/Final FRO plan has been submitted and is conditionally approved. The Site contains 1.75 acres of forest. Two specimen trees (trees 30" or greater in diameter) are located on the eastern forest edge. The Applicant is clearing 0.33 acres of forest and placing the remaining 1.42 acres of forest into a perpetual forest conservation easement. The two specimen trees will be retained and will be inside the forest easement. In addition, the remaining 0.61 acres of required mitigation will be provided by purchasing forest banking credits. The FRO plan must be approved prior to Site Plan approval, and the required 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 sensitive historic resources on this property.

Summary of Agency Comments

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

RECOMMENDATION

Staff has no objection to conditional approval of the site plan approval for a 104,500 square foot, one-story building consisting of 91,960 square feet of warehouse with 12,540 square feet of office space, on an 11.44-acre Site. If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval and will therefore expire on August 10, 2019.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to Site Plan approval, and the required FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. Notation 2 on the site plan states that the developer agrees to pay \$0.75 per square foot of finished floor into the existing escrow account for road improvements at the US 15 and Mountville Road intersection in accordance with the LOU. A contribution of \$78,375.00 will be required prior to applying for a building permit.
4. Prior to final site plan signature the Addition Plat (AP 16698) must be recorded and the respective liber folio numbers of the newly created lot shall be listed on the site plan.

PLANNING COMMISSION ACTION **MOTION TO APPROVE**

I move that the Planning Commission **APPROVE** Site Development Plan SP-00-12, AP 16397 **with conditions** as listed in the staff report for the proposed site plan for a one-story building consisting of 91,960 square feet of warehouse with 12,540 square feet of office space, on an 11.44-acre site, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

Exhibit #1: Stanford Lot 25 and 26 Site Plan Rendering



Stanford Industrial Park Lots 25 & 26

August 10, 2016

Page 9 of 9