



**FREDERICK COUNTY PLANNING COMMISSION**  
**October 12, 2016**

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**TITLE:** Long Electric

**FILE NUMBER:** SP-04-21, AP #15795, APFO#15796, FRO #16014

**REQUEST:** Site Development Plan Approval

The Applicant is requesting site development plan approval for an Electrical Contracting Business to include the construction of a 3,200 square foot detached garage, on a 0.79-acre site.

**PROJECT INFORMATION:**

ADDRESS/LOCATION: 9019-A Baltimore Road, east of Shepherd Drive  
TAX MAP/PARCEL: Tax Map 78 Parcel 240  
COMP. PLAN: General Commercial (GC)  
ZONING: General Commercial (GC)  
PLANNING REGION: New Market  
WATER/SEWER: W-1/W-3/W-5; S-3/S-5

**APPLICANT/REPRESENTATIVES:**

APPLICANT: Long Electric  
OWNER: Grimes Properties IV, LLC.  
ENGINEER: Lavelle & Associates, Inc.  
ARCHITECT: N/A  
ATTORNEY: N/A

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

**RECOMMENDATION:** Conditional Approval

**ATTACHMENTS:**

Exhibit 1-Long Electric Site Plan Rendering  
Exhibit 2-Landscape Plan Modification  
Exhibit 3- Parking Space Modification

# STAFF REPORT

## ISSUE

### Development Request

The Applicant is requesting site development plan approval for an Electrical Contracting Business to include the construction of a 3,200 square foot detached garage, on a 0.79-acre site. The proposed use is being reviewed as an “Carpentry, electrical, plumbing, welding, printing, upholstery” land use under the heading of *Commercial Business and Personal Services* per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the General Commercial (GC) Zoning District subject to site development plan approval.

### Modification Requests:

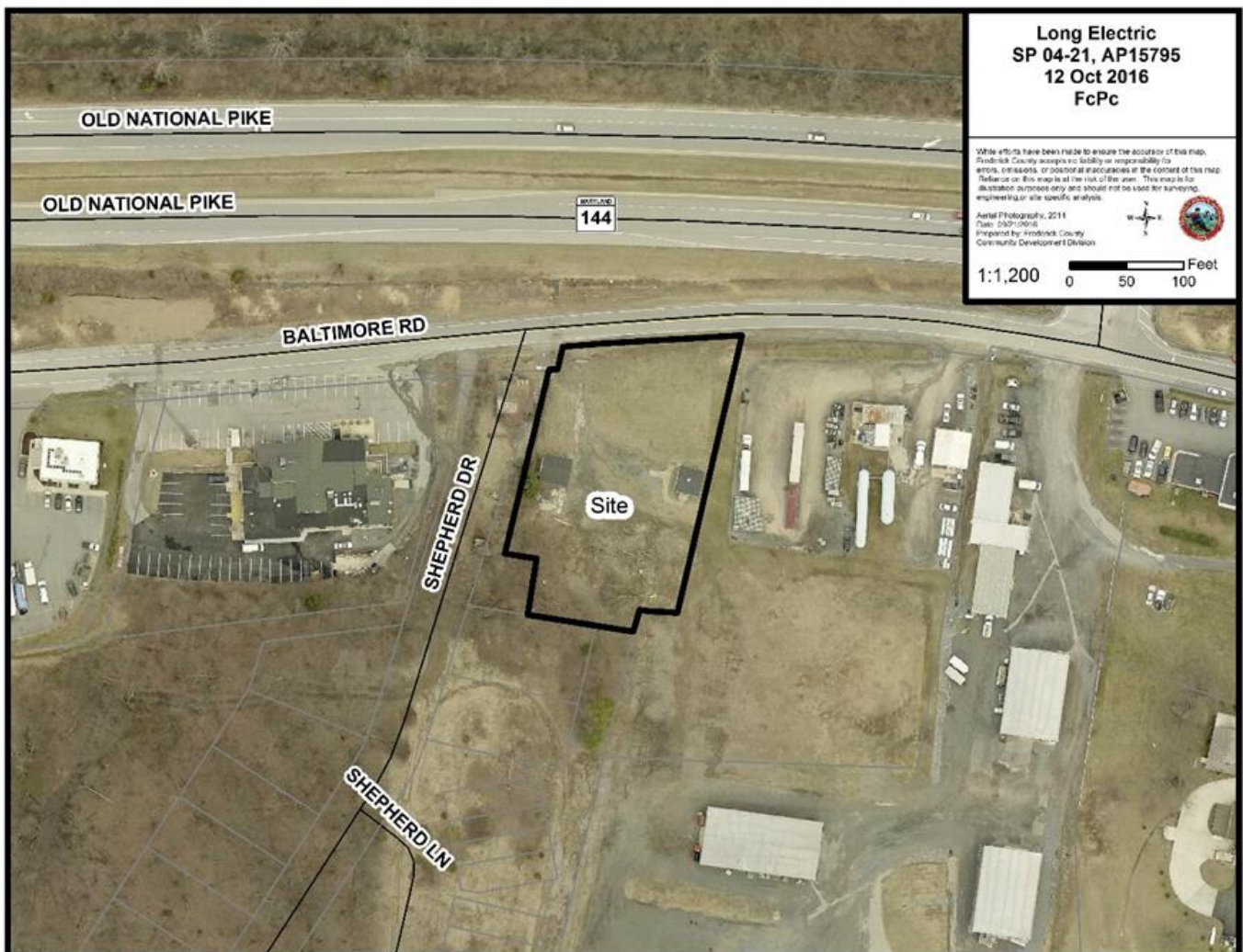
1. Parking Area Landscaping Modification
2. Parking Space Count Modification

## BACKGROUND

### Development History

This site had prior site plan approval in 2005 for a General Contractor’s and Maintenance Facility comprised of a 775 square foot one-story garage “Bldg B” and a 484 square foot one-story building “Bldg A”. However, the approved components of the site plan were not constructed and therefore not vested. For these reasons the site plan expired, see Graphic #1.

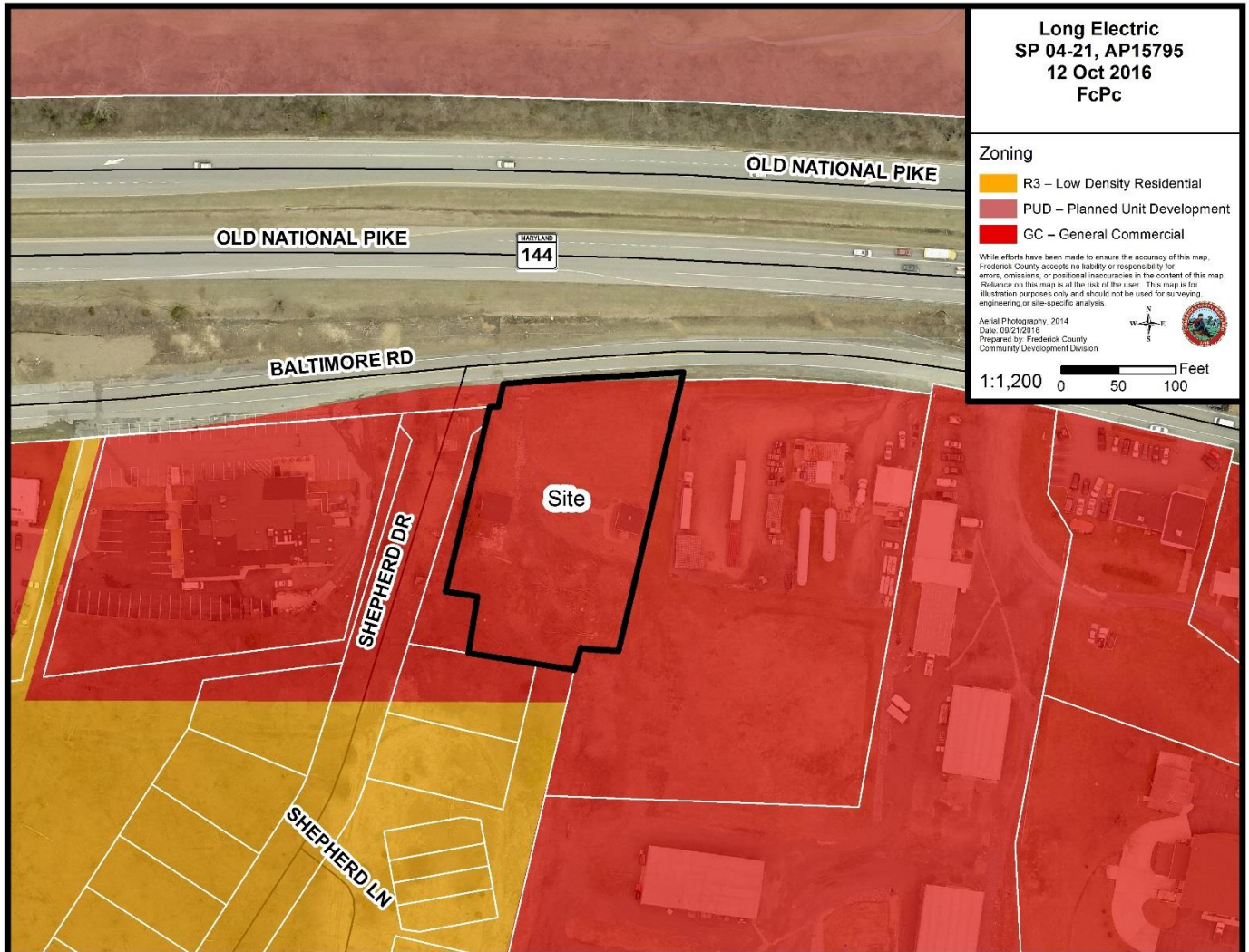
Graphic #1: Long Electric: Site Aerial



## Existing Site Characteristics

The site is currently zoned General Commercial (GC), and is developed with structures totaling 1,707 square feet, comprised of a 1,220 square foot one-story garage “Bldg B” and a 484 square foot one-story building “Bldg A”. The properties to the west and south of the site are zoned R3 (medium density residential) and are developed with the Holly Ridge residential subdivision, and to the east are properties developed with similar GC uses, (See Graphic#2). Baltimore Road borders the north property boundary of the site.

Graphic #2: Long Electric: Site Zoning



## ANALYSIS

### Summary of Development Standards Findings and Conclusions

**Issues:** The primary issue associated with this proposal was the development of a landscape plan that was commensurate with the proposed improvements to the site.

### 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 proposed Site Development Plan adheres to the lot dimensions required for a Commercial Use in the General Commercial Zoning District.

The proposed setbacks for Long Electric are the following:

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	12,000 SF	34,476 SF
Minimum Lot Width	100'	156'
Front Yard	25'	159'-5"
Side Yard	8'	9'-1" & 28'-4"
Rear Yard	25'	25'
Max Building Height	60'	Bldgs A-13'; B-13', C-20'

**2. Signage §1-19-6.300:** The Applicant is permitted to have 113 square feet of total signage based on the length of the facade facing the public street with a maximum sign height of 25 feet. The signage calculation is listed in Signage Note #26 on Sheet 1 of the site plan. The Applicant intends to utilize 60 square feet of allotted signage for a building mounted sign on Building "B". The total proposed amount of signage meets the requirements of the zoning ordinance.

**3. Landscaping §1-19-6.400:** The Applicant has provided a landscaping plan on Sheet 3 of the site plan. The landscaping plan proposes a mix of evergreen and deciduous tree species in order to be compliant with the zoning ordinance as well as increase the aesthetic of the site and overall development. A total of 4 street trees are required, and 4 Shingle Oaks are proposed along Baltimore Road.

In accordance with §1-19-6.400.D.1; a total of 4 trees and shrubs are required at the ends of the parking bays. The Applicant has proposed 3 trees at the end of the parking bays. The Applicant has requested a landscape plan modification due to planting conflicts with the existing sidewalk and drywell #2 location (See Exhibit #2). The Applicant has provided a modified on-site location of the 4<sup>th</sup> tree, a 'Red Sunset' maple to be located to the north of Building "A".

In accordance with §1-19-6.400.D.2; a minimum of 20% canopy is provide over the proposed parking areas. The Applicant is required to provide 849 square feet of canopy coverage over the proposed parking spaces. The Applicant has requested a landscape plan modification due to planting conflicts with the existing sidewalk and drywell #2 location (See Exhibit #2). The Applicant has also provided a modified location for a few of the required canopy trees. Two 'Red Sunset' maples will be located to the north of Building "B" along the entry drive. The total proposed landscaped canopy coverage of the site will be 998 square feet or approximately 23.4%.

The Applicant proposes a total of 50 trees and shrubs to be located along the west and southern property boundaries. In addition, proposed shrubs act as buffering and screening along the entrance drive. Staff has no objections to granting the requested landscape plan modifications. The proposed landscaping in conjunction with the requested modifications meets the requirements listed in 1-19-6.400 of the Zoning Ordinance for canopy cover, parking area landscaping, buffering and screening and street trees.

**4. Screening §1-19-6.400:** The Applicant has proposed a screening buffer along the western and southern property boundaries. The buffer consists of a total of 50 trees and shrubs that supplements an existing buffer located on the property to the immediate south in order to screen the site from the adjacent Holly Ridge residential subdivision site.

5. **Lighting §1-19-6.500:** The Applicant has submitted Photometric Charts on Sheet 5 that show less than .5 ft. candle at the property line. In fact, the lighting levels for this entire site are appropriately modest, while providing minimal levels of security lighting.

The Applicant proposes 2 wall-mounted lights to be installed at a height of 15' which does not exceed the 18' in height as permitted by Zoning Ordinance. The plan also maintains 2 existing pole-mounted lights. As required per section 1-19-6.500 of the Zoning Ordinance, the Applicant shall update lighting note 10 to state that lighting shall be designed and installed to be fully shielded. Lighting shall be directed downward to prevent glare and light trespass onto adjacent properties, roadways, and the nighttime sky. The proposed lighting meets the requirements listed in Z.O. §1-19-6.500.

### **Conditions**

1. In accordance with Z.O. §1-19-6.400.I, the Applicant has requested a Landscape Plan Modification in order to permit modified location of required trees and shrubs for §1-19-6.400.D.1; shade trees and shrubs are required at the ends of the parking bays, as well as §1-19-6.400.D.2; a minimum of 20% canopy to be provided over the proposed parking areas.
2. The Applicant shall update lighting note 10 to state that lighting shall be designed and installed to be fully shielded. Lighting shall be directed downward to prevent glare and light trespass onto adjacent properties, roadways, and the nighttime sky.

**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 this site will be via one existing access point onto Baltimore Road that will be widened to meet the minimum 30' commercial width requirement. The Applicant is not proposing any alterations to the existing access point location.
2. **Connectivity §1-19-6.220 (F):** Due to the various states of development and existing uses, no connectivity is proposed between the subject site and surrounding parcels.
3. **Public Transit:** This site is served by the Transit East County Shuttle, with limited weekday service.
4. **Vehicle Parking and Loading §1-19-6.200-through 1-19-6.220:** The proposed 3,200 square foot garage will be used for storage and does not require any additional parking. The Applicant is showing the existing parking on site for the existing 1,707 square feet of building area. The Applicant is required to provide 6 spaces (1 for the 487 sq. ft. of office space and 1 for each of the 5 service vehicles), including 1 ADA accessible spaces. The Applicant has proposed 8 parking spaces on site, including 1 handicapped accessible space.

In accordance with §1-19-6.220.A.1, the Applicant has submitted a parking modification request (See Exhibit #3) for a 2 space increase from the target number of 6 parking spaces to accommodate on-site staff, staff vehicle parking, and delivery/customer parking. Staff has no objection to granting this modification.

**Loading Space §1-19-6.210:** The Applicant has elected to provide 1 large loading space in accordance with the requirements of 1-19-6.210 where 1 small loading space is required.

**Long Electric**

October 12, 2016

Page 5 of 11

- 5. Bicycle Parking §1-19-6.220 (H):** The Applicant is required to provide 1 bike rack; the Applicant has provided 1 bike rack to be located to the north of Building “B”.
- 6. Pedestrian Circulation and Safety §1-19-6.220 (G):** The site is a place of business without any retail component. All employees will park in the parking spaces adjacent to the respective buildings. The Applicant has proposed an ADA accessible route from the proposed office (Building 9019-A) to the ADA accessible parking spaces.

#### **Conditions:**

1. In accordance with §1-19-6.220.A.1, the Applicant has submitted a parking modification for a 2 space increase from the target number of 6 required parking spaces.

**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. Public Water and Sewer:** The site is to be served by public water and sewer and is classified W-3, S-5. The entire site is in pressure Zone #1 with water coming from New Design WTP and Sewer flowing into the Ballenger McKinney WWTP.

**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 rises from 336’ along Baltimore Road to 352’ at the southern end of the site, which results in a slope of less than 15%.
- 2. Vegetation:** The site does not contain any natural vegetation.
- 3. Sensitive Resources:** The Site does not contain flooding soils or wetlands. The site contains a small amount of FEMA floodplain along Baltimore Road. The FEMA floodplain and the 25’ foot setback are not impacted by the proposed development on site.
- 4. Natural Hazards:** There are no natural hazards located on site.

**Common Areas §1-19-3.300.4 (E):** *If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.*

- 1. Proposed Common Area:** The site is a place of business used for an electrical contractor without any retail component. There are no common areas proposed.

#### **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:** This site plan has an approved SWM Concept/Development Plan AP #16196. Per Note #20 on the Site Plan, stormwater management will be provided through the use of 7 proposed drywells.

**APFO – Chapter 1-20:**

1. **Schools.** The site is a non-residential use and therefore exempt from school testing.
2. **Water/Sewer.** The Property has water and sewer classification of W-3/S-5 in the County’s Master Water and Sewer Plan and will be served by public water and sewer. The existing well on site is not functional must be abandoned, this site is required to connect to the existing water and sewer line located in the front of the property.
3. **Roads.** The proposed garage (which will be used for storage) does not generate more than 5 AM/PM peak hour trips and is therefore exempt from roads testing.

**Forest Resource – Chapter 1-21:** The Applicant submitted a Combined Preliminary/Final FRO plan, which has been approved by Staff. The proposed development generated a 0.12 acre afforestation requirement. The Applicant chose to provide this mitigation via payment of fee-in-lieu. Payment was received on July 21, 2016. FRO mitigation has been provided.

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

**Summary of Agency Comments**

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

**RECOMMENDATION**

Staff has no objection to conditional approval of the Site Development Plan for an Electrical Contracting Business to include the construction of a 3,200 square foot detached garage, on a 0.79-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 October 12, 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:

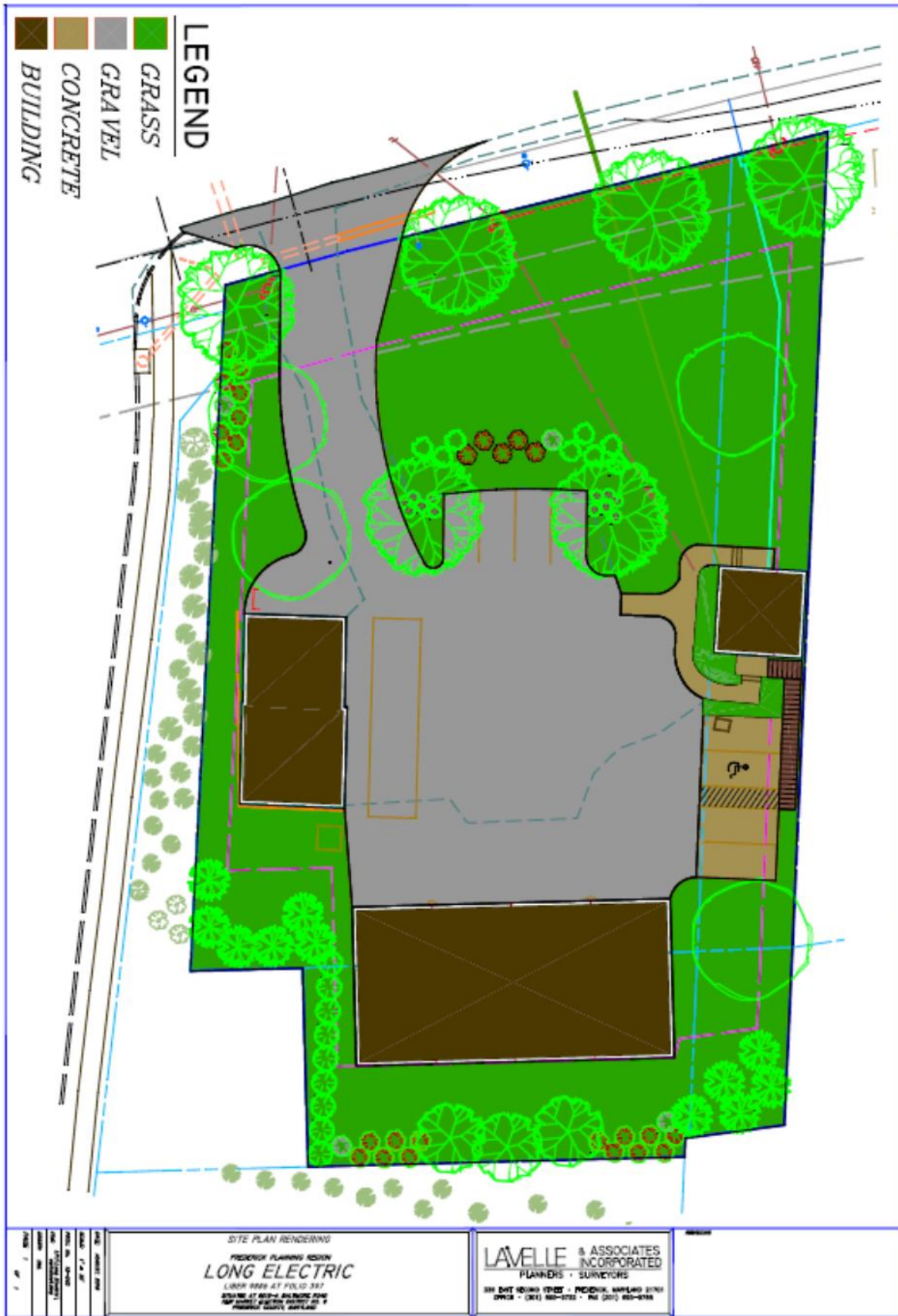
1. Address all agency comments as the plan proceeds through to completion.
2. Planning Commission approval of the requested landscape plan modification In accordance with Z.O. §1-19-6.400.I, to permit a modified location for required trees and shrubs as depicted on the Long Electric Site Development Plan.
3. Planning Commission approval of the requested parking space modification in accordance with §1-19-6.220.A.1 to provide 8 parking spaces which is a 2 space increase from the required 6 parking spaces.

4. Prior to final signature set, the Applicant shall update Note 24, to state the following “Lighting shall be designed and installed to be fully shielded. Lighting shall be directed downward to prevent glare and light trespass onto adjacent properties, roadways, and the nighttime sky.”

PLANNING COMMISSION ACTION  
MOTION TO APPROVE

I move that the Planning Commission **APPROVE** Site Development Plan SP-04-21, AP 15795, including APFO approval, with **conditions and modifications** as listed in the staff report for the proposed Electrical Contracting Business including the construction of a 3,200 square foot detached garage, on a 0.79-acre site, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.





17 June 2016

Tolson DeSa  
Principal Planner  
Development Review  
Frederick County  
30 N. Market St.  
Frederick, MD 21701

Re: Long Electric

Dear Mr. DeSa,

The applicant for this project is requesting a modification from the Landscape requirements with justification as follows:

1. The parking lot includes a total of four 5' wide islands at the ends of the parking bays. One island, however there is an existing sidewalk associated with the existing house and porch which does not provide for the required 5' width for a shade tree. A second island has a 5' minimum width; however, a drywell is located within this area. Due to the maximum soil cover required over the drywell, it cannot be relocated uphill from this area to allow for tree planting within the island. The parking lot cannot be moved and the applicant does not wish to removed and replace the existing sidewalk in another location. The modification request is for a total of 4 shade trees provided, 3 in the islands and one next to the driveway and bicycle parking area.
2. For the same reason, a modification is requested for the location of the shade trees to be included in the calculation for shading of the parking lot paving. Four trees provide shade to the paving however two are located outside of the area designated as parking lot. These trees provide shading for the driveway and bicycle parking lot area.

If you have any questions, please contact me.

Sincerely,

  
David B. Post  
Landscape Architect

**LAVELLE & ASSOCIATES,**  
**INCORPORATED**  
LAND SURVEYORS • PLANNERS

April 21, 2016

Mr. Tolson Desa  
Frederick County  
Division of Permitting and Development Review  
30 North Market Street  
Frederick, MD 21701

RE: **LONG ELECTRIC**  
**Project Number: 15795**

Dear Mr. Desa:

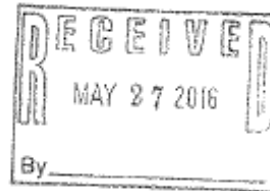
On behalf of our client, we are requesting a Parking Modification per Section 1-19-6.220.A-1. The 2 extra parking spaces proposed are to accommodate the (5) service vehicle operators, 1 office manager, 1 handicap and 1 visitor/delivery space.

The business use is defined on Sheet 2 of 5.

Sincerely,



Daniel P. Lavelle, Prof. L.S.  
President



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