



FREDERICK COUNTY PLANNING COMMISSION
December 14, 2016

TITLE: Intercoastal Industrial Center Lot 5A

FILE NUMBER: SP-02-21, AP #16620 (APFO#16622, FRO #16623)

REQUEST: **Site Development Plan Approval**
The Applicant is requesting "Planned Industrial" site development plan approval for a Carpet/Tile/Flooring Contractor Operation including a 68,318 square foot industrial building with associated business office and warehouse space, on a 4.77-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: Located along the east side of Intercoastal Drive, south of Baldwin Road

TAX MAP/PARCEL: Tax Map 88, Parcel 196, Lots 5 & 6

COMP. PLAN: General Industrial

ZONING: General Industrial

PLANNING REGION: New Market

WATER/SEWER: W-3/S-3

APPLICANT/REPRESENTATIVES:

APPLICANT: Floor Guys Properties, LLC

OWNER: Intercoastal Industrial Park Ltd

ENGINEER: VanMar & Associates, Inc.

ARCHITECT: N/A

ATTORNEY: N/A

STAFF: Tolson DeSa, Principal Planner II

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

Exhibit 1-Intercoastal Lots 5&6: Site Plan Rendering
Exhibit 2-Loading Space Modification Request

STAFF REPORT

ISSUE

Development Request

The Applicant is requesting "Planned Industrial" site development plan approval for a Carpet/Tile/Flooring Contractor Operation including 68,318 square foot industrial building with associated business office and warehouse space, on a 4.77-acre site. The proposed use is being reviewed as an "Contractors, fencing, pool and siding" 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 Industrial (GI) Zoning District subject to site development plan approval.

This project is also being reviewed and approved under the provisions of Zoning Ordinance Section 1-19-10.300 Planned Commercial/Industrial Development Standards. The purpose of the Planned Commercial/Industrial Development provisions, in part, is to allow for more than 1 principal use or building on a single lot in the GC, ORI, LI and GI zoning districts.

The proposed building consists of 68,318 total gross square feet, including three mezzanines, totaling 8,970 square feet.

Modification Requests:

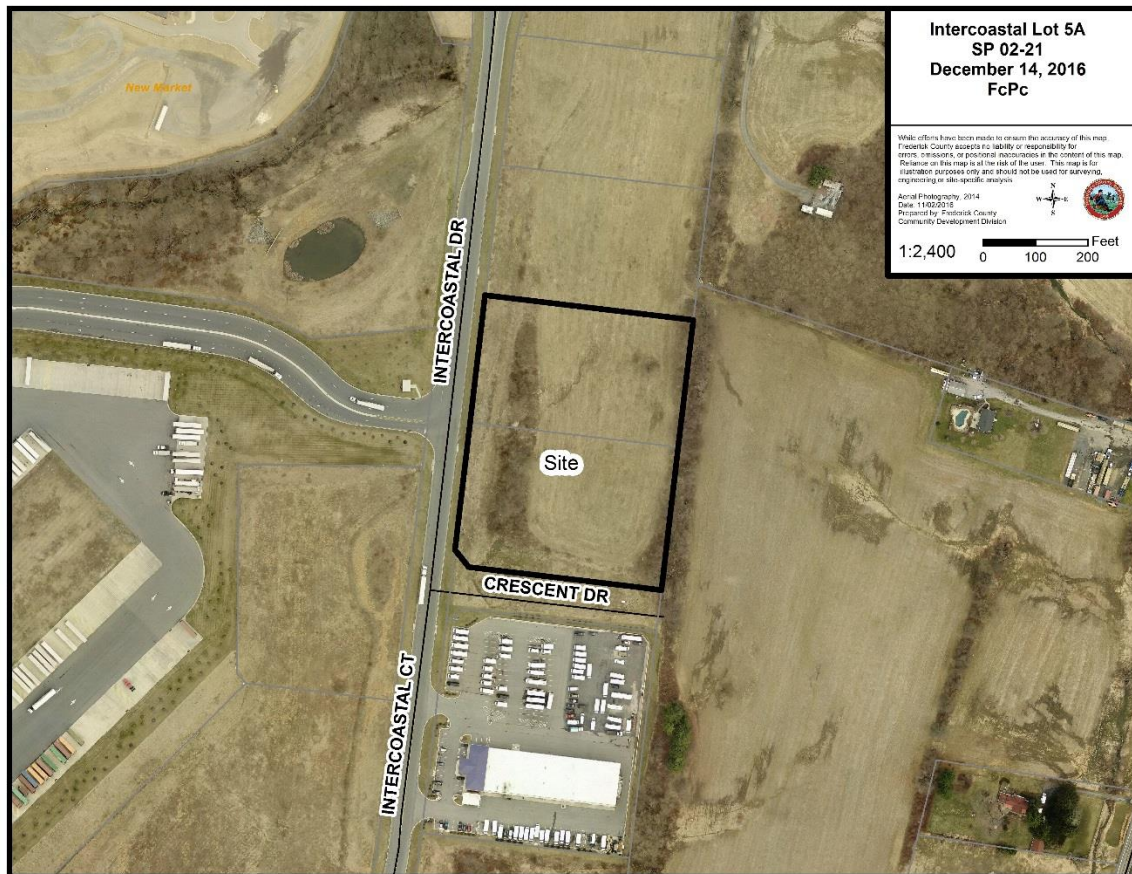
§1-19-6.210: The Applicant is seeking a loading space modification to permit 7 additional loading spaces over the required 7.

BACKGROUND

Development History

This site is currently vacant (see Graphic #1 below) and is proposed for development of a multi-tenant industrial building.

Graphic #1: Intercoastal Lot 5&6 Aerial



Intercoastal Lots 5&6

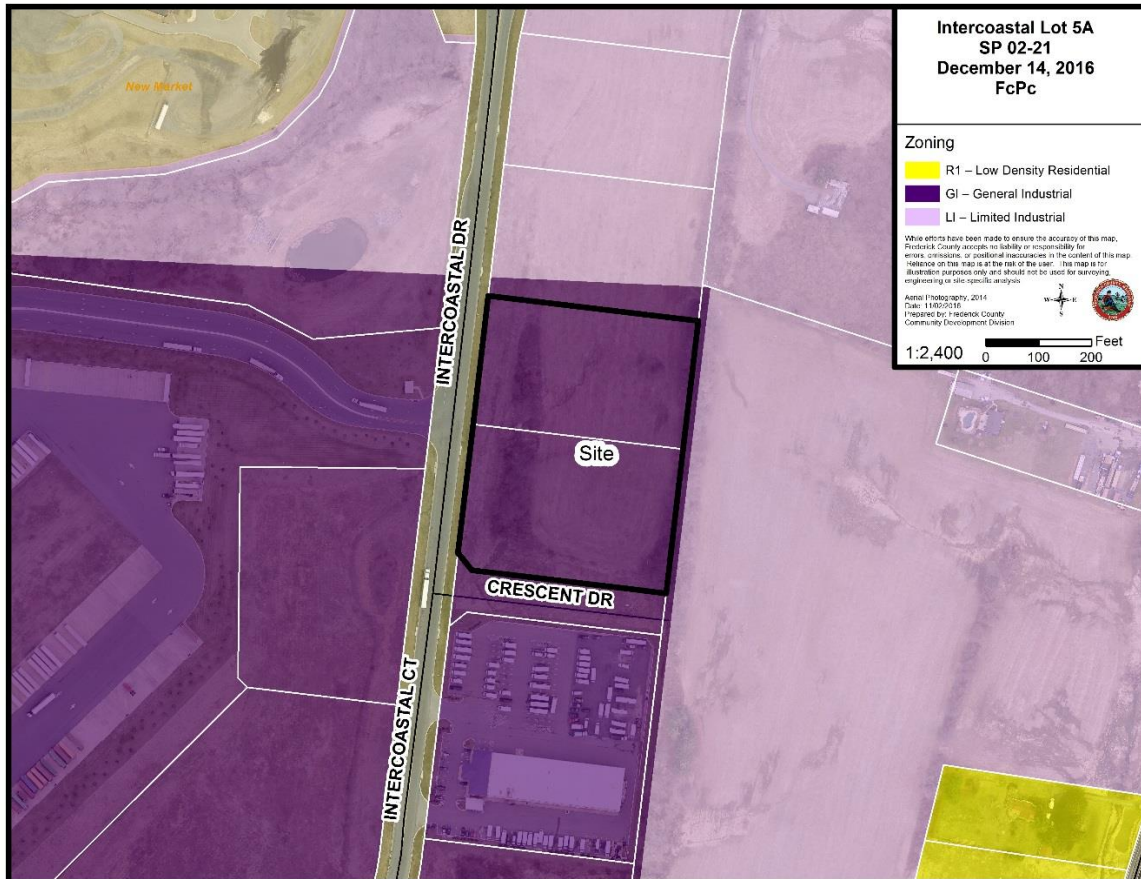
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Existing Site Characteristics

The Planned Industrial Carpet/Tile/Flooring Contractor Operation is proposed for development as a multi-tenant industrial building within the General Industrial (GI) zoning district (see graphic 2 below).

Properties to the north, east and west are zoned LI. Properties to the south are zoned GI. The property to the northwest of Lot 5/6 is developed with Adventure Park. The property to the east contains a 193' cellular tower and equipment compound. The lot to the south is developed Lot 21, which is the location of an Office and Warehouse facility for Colonial Equipment. The property to the west is the existing Costco Warehouse site (see Graphic #2 below).

Graphic #2: Intercoastal Lot 5&6 Zoning Map



Previous Site Plan Approvals: The Site Plan for Phase 1 development of Lot #1 (“Adventure Park USA”) was approved by the FCPC in January 2003. Improvements have only recently been made to Baldwin Road and Rt. 75. Phase 1 has been constructed and is operational.

The FCPC approved the site plan for Colonial Equipment (to the south of the subject site) in November 2006. At the November 14, 2007 FCPC meeting the FCPC approved the Costco Warehouse site plan, which covers the adjacent 84 acres.

On December 10, 2014, the 593,480 square foot Costco RTV warehouse distribution (e-commerce) facility was approved by the FCPC, and is immediately adjacent to the developed 344,355 square foot existing Costco warehouse facility.

On March 9, 2016, Lot 4 was approved for the construction of a 37,111 square foot building to be used for manufacturing and assembly.

With the exception of the existing Costco Warehouse, the recently approved Costco RTV, Lot 4, and Colonial Equipment on Lot 21, no other lots have been developed within this subdivision. The Applicant has recently recorded plats for the remaining lots.

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 approved limited manufacturing and assembly facility on Lot 4 and the proposed Contractors Operation on Lot 5A. Staff and the Applicant also worked on separating the truck traffic from the employee/customer access via Intercoastal Drive as well as increasing the landscaping throughout the site.

The proposed development will take place on what is now two separate lots (5 & 6) within the existing Intercoastal Industrial Center subdivision. The Applicant has submitted an Addition Plat to combine the two lots into one lot, proposed as lot 5A (AP 16624). The Applicant will be required to record the Addition Plat prior to final signature approval of the proposed Carpet/Tile/Flooring Contractor Operation site development plan.

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 Multi-tenant, industrial building in the General Industrial (GI) Zoning District.

The proposed setbacks for the facility are the following:

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	1 acre	4.77 acres
Minimum Lot Width	150'	490'
Front Yard-Intercoastal	25'	124'
Front Yard-Crescent Drive	25'	26'
Side Yard	15'	74'
Rear Yard	40'	132'
Max Building Height	60'	30'

2. **Signage §1-19-6.300:** The Applicant is permitted to have 410 square feet of total signage based on the length of the facade facing the public street. The signage will be distributed among the various users. Final signage design will be approved during the permit phase, the Applicant does not have a final square footage for a proposed sign at this time, total square footage of all signs on site may not exceed 410 sq. ft.
3. **Landscaping §1-19-6.400:** The Applicant has submitted a landscape plan, see sheet 5 of 5. The Applicant is required to provide 26 street trees, and has proposed 15 trees along Intercoastal and 11 along Crescent Drive. The Applicant is required to provide 20% canopy cover over the parking area; the Applicant has proposed 28% canopy coverage over the parking area. Therefore, the landscape plan will comply with all of the requirements of §1-19-6.400.

Intercoastal Lots 5&6

December 14, 2016

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.* Although the adjacent parcels are zoned and developed with General Industrial/Light Industrial zoning districts and uses, the Applicant has provided screening along the eastern, and western property boundaries in order to screen the site from adjacent parcels. The screening is comprised of 5 Honey Locust, 5 Red Maples, 15 White Pines, and 4 Thuja Green Giants. The properties to the east are zoned LI and are at a higher grade than Lot 5 & 6, which hinders the proper planting of additional screening trees.
5. **Lighting §1-19-6.500:** The Applicant has proposed a lighting plan, which is shown on Sheet 4 of the plan package. The Applicant is proposing 4-24' foot tall light poles, and 12 building mounted lights at 24' height. The maximum lighting height for industrial users is 24' therefore, the lighting plan adheres to the requirements of 1-19-6.500. The proposed lighting is fully shielded and cast down.

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 Lot 5/6 is achieved for employee/customers via a 30' wide common access onto Intercoastal Drive. Truck access will be via a 30' wide shared drive within a common access easement with Lot 4 to the north of lot 5/6, a 6 sq. ft. maximum directional sign is proposed to be placed at this common entrance. When Lot 4 is constructed the two lots will share the common access point onto Intercoastal Drive.
2. **Connectivity §1-19-6.220 (F):** Lot 5/6 is designed as a multi-tenant industrial use development with a common access easement providing connectivity to adjacent lots. Lot 5/6 has a common access easement with Lot 4 to the north, as well as potential future access to Crescent Drive to the south. When Lot 5A is constructed it will utilize a shared access drive with Lot 4. Connectivity between Intercoastal Industrial Center and adjacent properties was identified at subdivision. A new street, the future Crescent Drive, is planned to provide an east/west connection at a location between Lot 6 and Lot 21 (to the south of the subject property). Construction of this section of public roadway will be accomplished at the time of development of the large undeveloped limited industrial parcel to the east.
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 'All Industrial Use', the proposed activities on-site, and the number of proposed employees. Required parking for the category of 'All industrial uses' is calculated at 1 space for every 2 employees (on the largest shift for which the building is designed) plus 1 for each motor vehicle used in the business. Therefore, 100 shop and office employees, require 50 parking spaces. The Applicant is proposing to have 10 business vehicles on site. The Applicant is required to provide 60 parking spaces and the Applicant has proposed 60 parking spaces, including three (3) 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 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 68,318 square feet.

Therefore, this Site requires 7 - 12'x50' loading spaces the Applicant has provided 14 large loading spaces. In accordance with §1-19-6.210.B.1, the Applicant is seeking a modification for the 7 loading spaces over the requirement of 7, see exhibit #2. Staff has no objection to granting this modification request.

6. **Bicycle Parking §1-19-6.220 (H):** In accordance with Z.O. Section 1-19-6.220, the Applicant is required to provide 2 bike rack per 40,000 SF of GFA, minimum 1, maximum 10. The Applicant has proposed 2 bike racks to be located on the north side of the building. The Applicant has stated on sheet 4 of the plan, that the bicycle racks will meet the requirements of the Frederick County Bicycle Design Guidelines.
7. **Pedestrian Circulation and Safety §1-19-6.220 (G):** The proposed building has sidewalks along the full length of the western building exposure to facilitate safe pedestrian movement. The sidewalks correspond with the proposed employee/customer parking and ADA areas. There are no existing or proposed sidewalks along Intercoastal Drive.

Modifications:

§1-19-6.210: The Applicant is seeking a loading space modification to permit 7 additional loading spaces over the required 7.

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-3 in the County water and sewer plan. The entire Site is in pressure Zone #1 with water coming from New Design WTP and Sewer flowing into the Interim Monrovia Sewer Plant and ultimately being treated at the Bush Creek Interceptor.

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 overall site is flat; topography rises approximately 10 feet from Intercoastal Drive to the eastern boundary of the site.
2. **Vegetation:** The site is covered with grasses.
3. **Sensitive Resources:** There is a small portion of flooding soils (RoB) located on the southern portion of the site. The Applicant conducted a Flooding Soils analysis and report dated August 5th, 2016 via Acorn Environmental Inc., it was determined that this area has been disturbed during previous site grading and flooding soils are no longer present. Based on available mapping there are no wetlands or FEMA floodplain located 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.

Findings/Conclusions

- 1. Proposed Common Area:** The Site is an industrial place of business 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 provided by the regional facility pond #2, which is located to the south of Lot 5/6. Pond #2 was constructed under Phase 1 Plans (AP# 2914) approved on 11-08-06. A Stormwater Concept Plan has been submitted and approved.

Subdivision Regulations – Chapter 1-16: An addition plat to combine Lot 5 & 6 (AP # 16624) to create Lot 5A has been submitted and is under review. The liber folio of the recorded plat will be listed within Site Plan Note #6, once the addition plat is recorded.

Planned Commercial/Industrial Development Standards-§1-19-10.300: This development proposal adheres to all of the standards listed in Z.O. Section 1-19-10.300.

§1-19-10.300. (A) *Purpose and intent.* In summary, the Planned Commercial/Industrial Development process is intended to encourage a concentration of uses and limit strip development, to provide for controlled access/convenience/efficiency for users, and to allow more than 1 principal use or building on a single lot in the GC, ORI, LI and GI zoning districts where flexibility in planning can be permitted without disturbing the neighborhood. The Planned Commercial/Industrial development process allows the use and development of a site for multiple users that may rotate over time without the necessity of subdividing the property. It allows for efficient and full use of an existing site that is larger in size than what is needed by an individual user. Staff has worked with the Applicant to achieve the purpose and intent of the development process as it would apply to the General Industrial zoning district. The proposed development meets the requirements of this section.

§1-19-10.300. (C) *Design standards.* The proposed development meets the design standards of this section. The layout has been designed to provide safe and efficient arrangement of land uses facilitating vehicular access into and throughout the Site.

The proposed uses comply with applicable supplementary Industrial district regulations as well as the Industrial District Performance Standards provided in [§1-19-7.600](#) and [§1-19-7.610](#).

APFO – Chapter 1-20:

- 1. Schools.** This Site is a non-residential use and is therefore exempt from school testing.
- 2. Water/Sewer.** While the public sewer and water facilities are currently adequate to serve the project, the Applicant recognizes that capacity is not guaranteed until purchased. APFO approval for sewer and water does not guarantee that building permits will be issued. Building permit issuance is subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, et. seq and all applicable County regulations.

3. **Roads.** The proposed 68,318 square foot building, along with those buildings already built or approved within the subdivision, will not exceed the previously approved Phase 1 Research and Development Center trip cap as defined by the executed Intercoastal Industrial Center APFO Letter of Understanding (LOU), dated October 1, 2003 (AP # 6692). The traffic generation for this site assumes general light industrial use, generating up to 63 AM and 66 PM weekday peak hour trips. This site plan would leave a balance of 446 AM and 304 PM weekday peak hour trips remaining for future Phase 1 uses.

Therefore, this Site does not exceed the roads trip cap and is exempt from further review.

Forest Resource – Chapter 1-21: A forest conservation plan AP #6693 was approved for the Intercoastal Industrial Center in 2008, which resulted in the recordation of onsite FRO easements (14.11 acres of forest retention and 18.17 acres of newly planted forest). Therefore, Forest Resource Ordinance requirements for this lot were met and no further mitigation is warranted.

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):	Conditional Approval
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):	Conditional Approval
Health Dept.	N/A
Office of Life Safety	Conditional Approval
DPDR Traffic Engineering	Approved
Historic Preservation	N/A

RECOMMENDATION

Staff has no objection to conditional approval of the Planned Industrial Site Development Plan for a Carpet/Tile/Flooring Contractors Operation including a 68,318 square foot industrial building with associated business office and warehouse space, on a 4.77-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, December 14, 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:

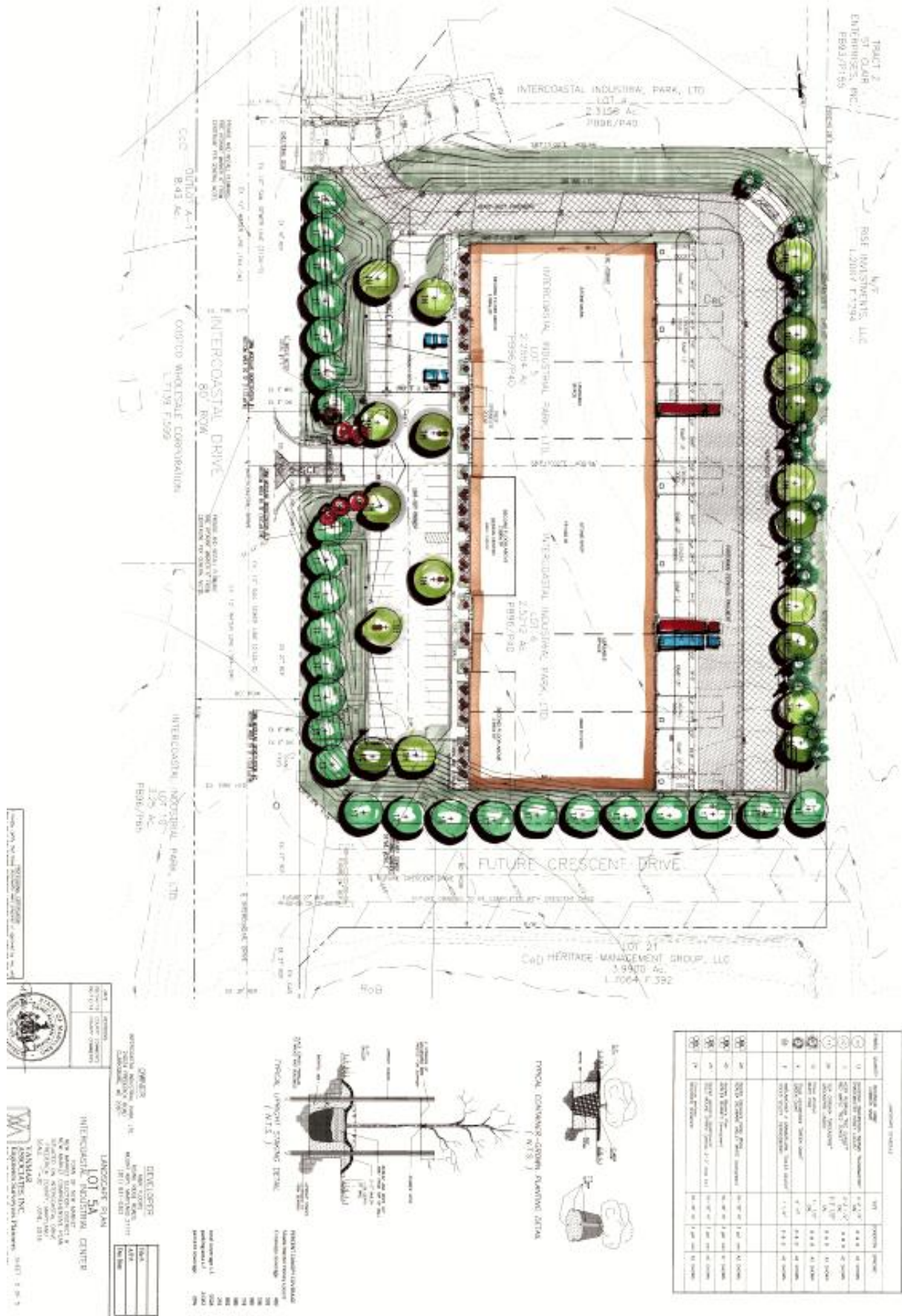
1. Address all agency comments as the plan proceeds through to completion.
2. The proposed uses shall comply with applicable supplementary Industrial district regulations as well as the Industrial District Performance Standards provided in § [1-19-7.600](#) and § [1-19-7.610](#), respectively.
3. Planning Commission approval of a loading space modification in accordance with §1-19-6.210: The Applicant is seeking a loading space modification to permit 7 additional loading spaces over the required 7.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** SP-02-21, AP 16620 **with conditions** and modifications as listed in the staff report for a Planned Industrial Site Plan for a Carpet/Tile/Flooring Contractors Operation including a 68,318 square foot limited industrial building with associated business office and warehouse space, on a 4.77-acre site, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

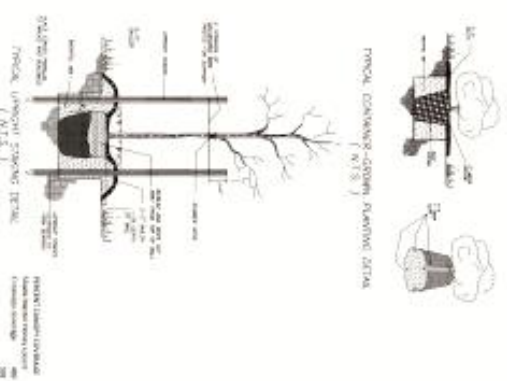
Exhibit #1: Intercoastal Industrial Center Lot 5A Rendering



LANDSCAPE PLAN
LOT 5A
INTERCOASTAL INDUSTRIAL CENTER
 JOHN R. SMITH, LANDSCAPE ARCHITECT
 1000 W. UNIVERSITY BLVD., SUITE 100
 TAMPA, FL 33606
 (813) 973-1111
 www.johnsmithlandscape.com

GENERAL NOTES

1. SEE GENERAL NOTES TO THE SITE PLAN.
2. SEE GENERAL NOTES TO THE SITE PLAN.
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PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
2	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
3	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
4	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
5	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
6	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
7	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
8	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
9	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS
10	(Symbol)	PLANT NAME	SIZE	QUANTITY	REMARKS



**VANMAR
ASSOCIATES, INC.**

Engineers • Surveyors • Planners

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December 1, 2016

Mr. Tolson DeSa, Principal Planner
Frederick County Department of Permitting and Development Review
30 North Market Street, 3rd floor
Frederick, Maryland 21701

RE: Intercoastal Industrial Center Lots 5 & 6
SP 02-21(AP# 16620) Site Development Plan

Dear Mr. DeSa:

The Site Development Plan for the **Intercoastal Industrial Center Lots 5 & 6 (SP 02-21)** proposes a 420' L x 140' W General Industrial building. *This letter requests a modification of certain site plan criteria established in the Zoning Ordinance and provides a justification statement for these proposed modifications as follows:*

Loading Space Requirements:

Section I-19-6.210 of the Zoning Ordinance establishes standards for the requirement of loading spaces. Specifically, the Ordinance requires that any deviation from the required number of spaces be approved by the Planning Commission through the modification process. We request a modification of Section I-19-6.210 to permit an additional 7 loading spaces in excess of the 7 parking spaces required by the Zoning Ordinance. We do not anticipate more than 7 loading spaces being used at any one time. The proposed building has been designed to provide combined loading and drive-in ramps along the entire rear of the building. This design allows for flexible access and loading along the entire building minimizing internal movement of goods throughout the building.

We appreciate the consideration by the Planning Commission for the requested approval of this modifications as shown on the Site Plan SP 02-21(AP# 16620). Please contact me if you require additional information regarding this request.

Sincerely,
VANMAR ASSOCIATES

Ronald E. Thompson, PE