



FREDERICK COUNTY PLANNING COMMISSION
October 10, 2018

TITLE: **Thackers Caskets**
Lot 2, Intercoastal Industrial Center

FILE NUMBER: **SP-02-21, AP#18644 (APFO#18646, FRO #18645)**

REQUEST: **Site Development Plan Approval**
The Applicant is requesting Site Plan approval to develop a 41,072 SF warehouse/ office on 3.56 acre site zoned Light Industrial (LI).

PROJECT INFORMATION:

ADDRESS/LOCATION: Lot 2, Intercoastal Industrial Center. Located at the intersection of Baldwin Road and Intercoastal Drive.
TAX MAP/PARCEL: Tax Map 88, Parcel 196
COMP. PLAN: Limited Industrial (LI)
ZONING: Limited Industrial (LI)
PLANNING REGION: New Market
WATER/SEWER: W-1/S-1

APPLICANT/REPRESENTATIVES:

APPLICANT: Intercoastal Drive Properties, LLC
OWNER: – same -
ENGINEER: Daft McCune Walker, Inc.
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Jerry Muir, Principal Planner I

RECOMMENDATION:

Conditional Approval

ATTACHMENTS:

Exhibit 1 – Vicinity Map
Exhibit 2 – Rendered Site Plan
Exhibit 3 – Parking Space Modification letter

STAFF REPORT

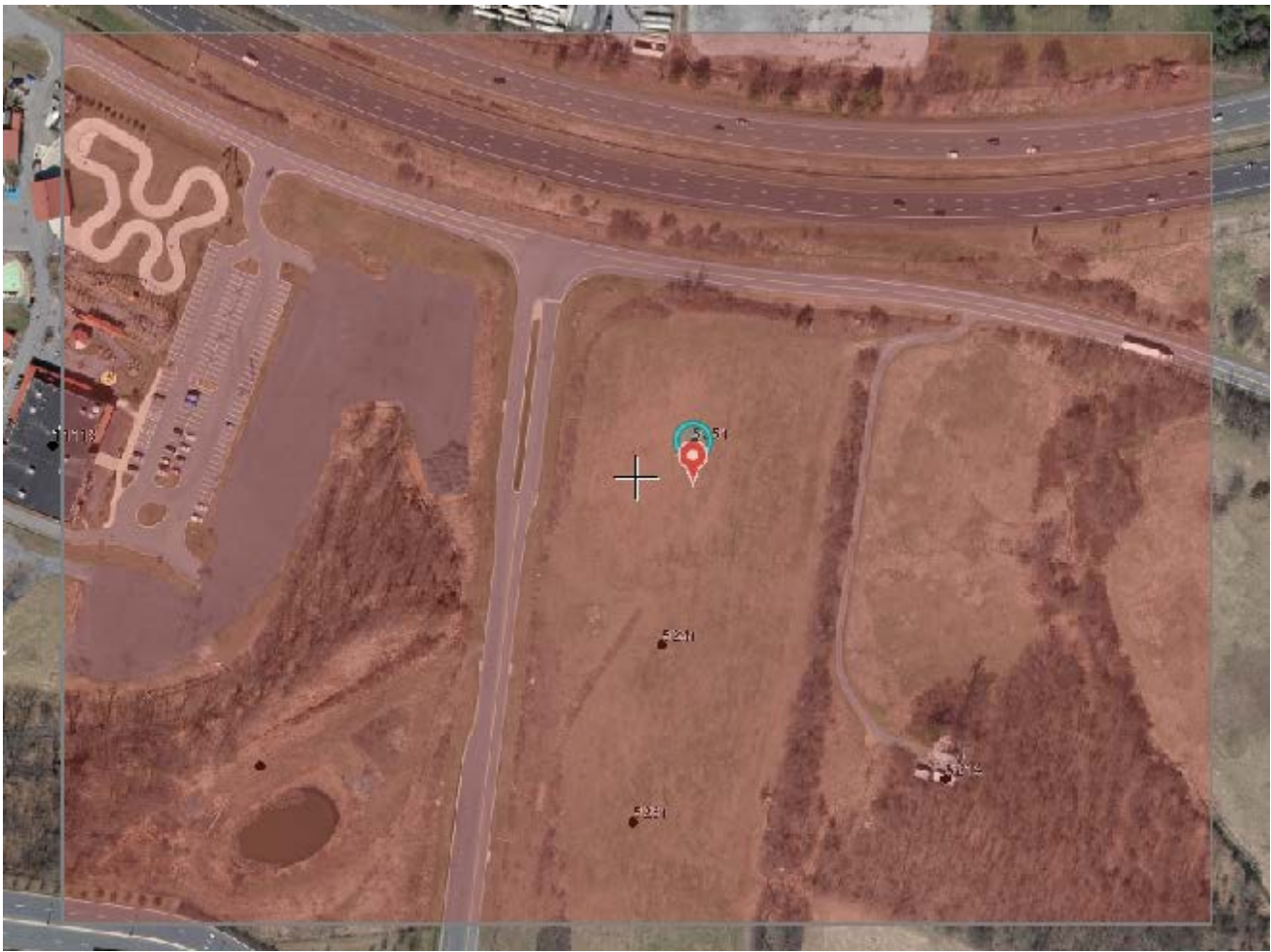
ISSUE

The Applicant is requesting Site Plan approval to establish a warehouse/ office facility for Thackers Caskets on Lot 2 of Intercoastal Industrial Center. The proposed use is being reviewed as a warehouse under §1-19-5.310 (Use Table) of the Zoning Ordinance, with an accessory office component. It is a principal permitted use in the Limited Industrial (LI) Zoning District subject to site development plan approval.

The proposed development consists of a single building and associated parking for employees and truck loading docks.

The Site shows a single commercial entrance on Intercoastal Drive and a previously platted exit only on Baldwin Road.

Figure 1: Site Vicinity Map – Aerial Image



BACKGROUND

Development History: Lot 2 was recorded as part of the Intercoastal Industrial subdivision in 2015. It remains undeveloped.

Existing Site Characteristics: The Site is a relatively flat open field with minimal vegetation.

Surrounding Land Uses: The lot adjoin other vacant LI zoned properties to the south and east. Adventure Park, which is located within the Town of New Market, is located across Intercoastal Drive.

ANALYSIS

Summary of Development Standards Findings and Conclusions

The Site is well suited to the proposed use and presents no particular design or access issues.

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 an warehouse use in the limited industrial zone as established in Section 1-19-6.100.

The proposed setbacks for the facility are the following:

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	20, 000 sf	3.56 ac. (155,262 sf)
Minimum Lot Width	100'	414+'
Front Yard	25'	65 & 85
Side Yard	equal to Bldg. hgt. (34.6')	60 & 143
Rear Yard	NA	
Max Building Height	60'	34.6'

- 2. Signage §1-19-6.300:** Per the zoning ordinance the maximum signage allowed for business identification in the LI zoning district is calculated based upon the following formula:

10 x the square root of the building frontage equals 207 SF of signage. The maximum height allowed is 25 feet.

For this Site Plan proposal, there is a proposed monument sign of 100 square feet and 6' in height. This complies with the requirements.

No building mounted signage is proposed as part of the plan set.

3. Landscaping & Screening §1-19-6.400

The proposed on-site landscaping is in conformance with the zoning requirements. Thirty-two (32) trees are planned and shrubbery is proposed along both building fronts and in the parking lot islands as required. The plantings are largely native but the proposed Serbian Spruce may need to be supplanted with a native species. The required 20% canopy coverage over the parking areas is exceeded, with 29% canopy coverage proposed.

Twenty-one (21) street trees are required (10 on Intercoastal Drive and 11 on Baldwin Road) and 21 have been provided.

4. **Lighting §1-19-6.500:** The Applicant proposes the installation of two 24-foot pole-mounted fixtures to the rear of the loading area, which is the maximum height allowed for industrial uses. The rest of the on-site lighting is provided by building mounted lights. Lighting does not exceed 0.50 footcandles at the property lines.

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 & Pedestrian Circulation and Safety §1-19-6.220 (G):** Access to and from the Site is adequate. The primary access into and out of the site is located along Intercoastal Drive. A right-out only movement is proposed along Baldwin Road, as originally approved at the subdivision for the Intercoastal site. The Applicant has extended curbing and proposed an acceleration lane at the exit only point on Baldwin Road, a local classified road, to better accommodate trucks. Pedestrian access is not a feature of this industrial area. Sidewalks do not exist anywhere along Intercoastal Drive or Baldwin Road.
2. **Connectivity §1-19-6.220 (F):** Site circulation is connected to the lot to the south via a common access easement. Further connectivity to the adjoining lot is not desirable from an operational standpoint, as adjoining users may use Lot 2 as a cut-through and utilize the right-out movement onto Baldwin Road.
3. **Public Transit:** This Site is not served by public transit.
4. **Vehicle Parking §1-19-6.220:** Parking standards are established for warehouse uses and office uses in the Zoning Ordinance.

Note E on the site plan accurately illustrates the parking required for the Site. The office use requires 28 parking spaces and the warehouse requires 33 parking spaces, for a total parking requirement of 61 spaces. The Applicant has provided 63 spaces. A modification to allow the extra two spaces has been submitted. Staff does not object to this minor adjustment.



5. **Loading §1-19-6.210.B:** For this 41,072 SF building, a minimum of 4 loading spaces are required. The Applicant proposes a total of 11 loading spaces to the rear of the building, four large trailer spaces and 7 smaller box truck spaces. Plan Note E2 states five trailer and eight box truck spaces. The note needs to be revised to reflect the condition shown on the plan.
6. **Bicycle Parking §1-19-6.220 (H):** In accordance with Z.O. § 1-19-6.220, one bike rack is required and one is provided.

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 classified as W-1, with existing service for public water in the Frederick County Water and Sewer Plan. The Site is classified as S-1, with existing public sewer service to the Site.

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 generally flat and undeveloped.
2. **Vegetation:** No vegetation of note currently exists on the Site
3. **Sensitive Resources:** No wet or flooding soils, floodplains, streams, or wetlands are present on the Site
4. **Natural Hazards:** No FEMA floodplain is identified on the Site.

Other Applicable Regulations

Stormwater Management – Chapter 1-15.2: A Concept Stormwater Plan has been submitted and is Conditionally Approved for this Application.

APFO – Chapter 1-20: This development met the requirements of APFO at preliminary plat for the Intercoastal site (A/P #6691) and does not have to comply with the provisions of APFO at site plan as denoted in Section 1-20-7(E) in the APFO. Site trips generated are within the trip cap for Phase 1 of the LOU and no further mitigation is required.

Forest Resource – Chapter 1-21: FRO requirements for this lot were satisfied during the subdivision approval process.

Summary of Agency Comments

<i>Other Agency or Ordinance Requirements</i>	<i>Comment</i>
<i>Public Works Development Review (PWDR):</i>	Conditional Approval
<i>Development Review Planning:</i>	Conditional Approval
<i>DUSWM:</i>	Approval
<i>Street Name Review</i>	Approved
<i>Health Dept.</i>	Approved
<i>Office of Life Safety</i>	Approval
<i>Traffic Engineering</i>	Approved
<i>APFO</i>	Approval
<i>FRO</i>	Approval
	Approval

RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through October 10, 2021).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following

modifications are granted and conditions met:

Planning Commission approval of the following modification requests from the Applicant:

1. Modification of parking requirements to allow 63 spaces rather than the 61 required by the Zoning Ordinance. A modification of two additional parking spaces.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Adjust the evergreen species to provide some native evergreen plantings.
3. Revise Note E2 to reflect the number and size of loading spaces being provided.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** SP-02-21, AP 18644 **with the modifications and conditions** as listed in the staff report for the proposed Thacker's Caskets facility, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

Exhibit 1: Rendered Site Plan

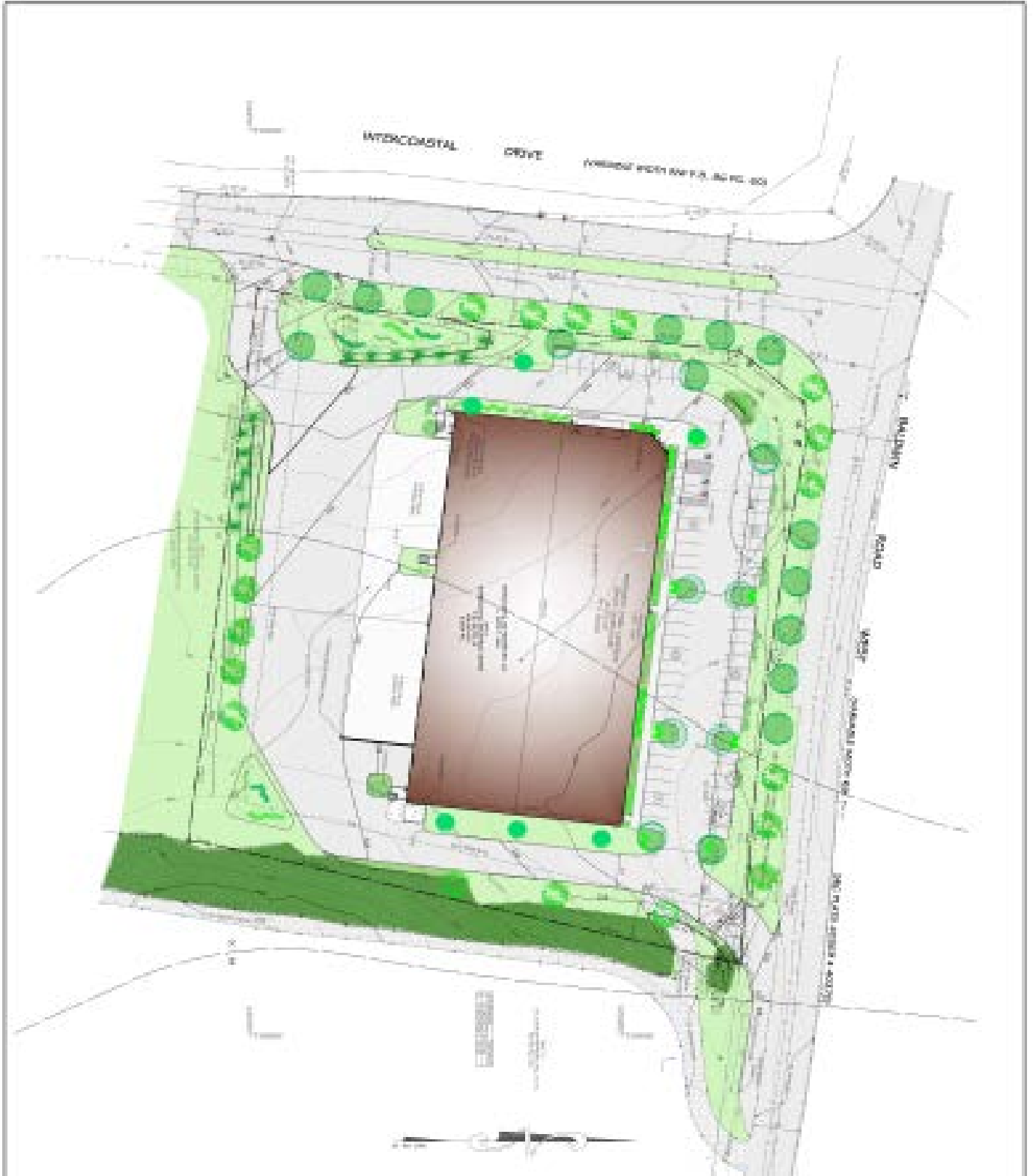


Exhibit 2: Parking Modification Request



256 West Patrick Street, Suite 2A, Frederick, Maryland 21701
P: (301) 644-2121, F: (301) 698-3221, E: LinggPC@xecu.net

Sept. 21, 2018

Frederick County Planning Commission
c/o Mr. Jerry Muir, Principal Planner
Frederick County Department of Development Review
12 East Church Street
Frederick, Maryland 21701

Re: Thacker Caskets Site Plan, County File #SP02-21, Project #18644
FCPC Modification Request for Increase in Parking Spaces

Dear Jerry:

This letter serves as our formal request to the Frederick County Planning Commission for consideration of a modification for the above-referenced case as follows.

Authority to Modify

Section 1-19-6.220(A)(1) of the Frederick County Zoning Ordinance states that "An increase or reduction in the number of required parking spaces may be granted by the Planning Commission where the applicant or Planning Commission authorized representative can demonstrate need based on characteristics of the proposed use..."

Requirement to be modified

Section 1-19-6.220 of the Frederick County Zoning Ordinance requires 1 parking space/300 s.f. of Office Space and 1 parking space/1,000 s.f. of Warehouse space. For the proposed Thacker Caskets facility, as shown on the submitted Site Plan, this calculates to a requirement of 61 parking spaces. 63 parking spaces are proposed (including 3 handicap accessible spaces).

Modification Requested / Justification

61 parking spaces are required, while 63 parking spaces are proposed (including 3 handicap accessible spaces). Therefore, an increase of two parking spaces is requested.

The Thacker Caskets owner/developer is also the end-user/operator of the proposed facility and have many years of experience in operating such a facility in their Clinton, MD facility. Based on that experience and their knowledge of their daily operations, as well as planning for the future, the applicant believes that the proposed 63 parking spaces are adequate for the project.

Also, it should be noted that 3 of the proposed 63 spaces are only available to handicapped persons, therefore limiting the regular available spaces to 60.

Lastly, the proposed increase in parking from 61 required to 63 proposed represents a 3% increase in parking spaces, which is a modest increase.

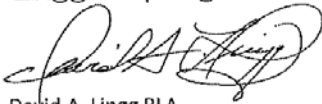
Land Use Consulting • Land Planning & Design • Project Management • Feasibility Studies • Site Planning • Subdivision Plans • Planning & Zoning Entitlement Consulting
Development Rights & Approval Strategies Consulting

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Therefore, in accordance with Section Section 1-19-6.220(A)(1) of the Frederick County Zoning Ordinance, the applicant respectfully requests this modification be approved by the Frederick County Planning Commission to allow the increase of two extra parking spaces as shown on the submitted Site Plan.

Please feel free to contact me with any questions or comments. Thank you for your consideration of this matter.

Sincerely,
Lingg Property Consulting



David A. Lingg RLA
President

cc: Project Team