TITLE: Toca Juniors Soccer Complex – Outdoor Sports Recreation Facility

FILE NUMBER: SP-17-09 (AP#18035, APFO#18036, FRO#18037, SWM#18054)

REQUEST: Site Development Plan Approval
The Applicant is requesting Site Development Plan approval for development of four (4) outdoor sports fields, four (4) pavilions, a bathroom facility, storage building, and associated parking on a 50-acre site.

PROJECT INFORMATION:
ADDRESS/LOCATION: 3348 Big Woods Road, Ijamsville, Maryland
TAX MAP/PARCEL: Tax Map 96 Parcel 214, Lot 1
COMP. PLAN: Agriculture/Rural
ZONING: Agricultural
PLANNING REGION: Urbana
WATER/SEWER: No Planned Service (NPS)

APPLICANT/REPRESENTATIVES:
APPLICANT: TOCA Juniors, LLC
OWNER: TOCA Juniors, LLC

STAFF: Tim Goodfellow, Principal Planner II

RECOMMENDATION:
Conditional Approval

ATTACHMENTS:
Exhibit 1 - Site Plan Rendering
Exhibit 2 – Lighting Modification Request
Exhibit 3 – TTG Traffic Assessment
Exhibit 4 – APFO L.O.U.
STAFF REPORT

ISSUE
Development Request
The Applicant is requesting Site Development Plan approval for construction of four (4) outdoor sports field to be used by private sports clubs. The fields are designed for soccer, but can be used for other sports such as lacrosse or football. The fields vary in size, as follows, and will contain a combination of artificial turf fields and natural grass fields:

Field #1: 360 ft. x 360 ft.
Field #2: 360 ft. x 225 ft.
Field #3: 320 ft. x 220 ft.
Field #4: 315 ft. x 225 ft. (indicated for ‘youth’)

The project also includes four (4) open-air pavilions, a bathroom facility, a storage building for field maintenance equipment, asphalt walkways, parking, and landscaping. The existing house on the property will be used for storage of player equipment, with future plans for conversion into a clubhouse which will require site development plan approval and will be subject to §1-19-4.200 through §1-19-4.230 regarding Nonconforming lots, structures, and uses.

The request includes the use of the facility for 10-15 special tournament events each year, in addition to normal practice and competition activities. The proposed use is being reviewed as an “Outdoor Sports Recreation Facility” land use under the heading of Commercial Amusements per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the Agricultural Zoning District subject to site development plan approval.

BACKGROUND
Development History/Existing Site Characteristics
The property is known as Lot 1 of the Thadeus Bussard subdivision, recorded in 1980 at PB 21, PG 189. An existing 1920-circa dwelling and several outbuildings are present on the property. The property borders the eastern edge of the Urbana Community Growth Area (CGA), but is not within the Urbana CGA. The portion of the Urbana CGA that borders that subject property is currently undeveloped with an Agricultural/Rural land use designation on the Comprehensive Plan.

Three stream systems, tributary to Bennett Creek, are present on the property in a forested condition. Steep slopes exist around two (2) of these aquatic systems. Approximately 70% of the property is cultivated fields; the remaining portions exist in a forested landscape condition. The proposed fields are situated primarily within the non-forested areas of the site, so tree clearing is minimized.

Adjacent land uses include large agricultural parcels with scattered residential dwellings, forestlands, and a developed, 7-lot agricultural cluster subdivision located southeast of the property.
Figure 1 – Aerial Photography
Figure 2 – Site Rendering
Figure 3 – Comprehensive Plan
ANALYSIS
Summary of Development Standards Findings and Conclusions

Notwithstanding the location of the Urbana CGA in relation to the subject property, the Big Woods Road corridor is a rural landscape and the area remains sparsely developed. However, the existing residential development along Big Woods Road is in fairly close proximity to the subject property, with the nearest dwelling approximately 300 feet from field #2.

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:** Section 1-19-6.100 of the Zoning Ordinance contains the Design Requirements for the proposed outdoor sports recreation facility use in the Agricultural Zoning District, as follows. Staff notes that the entire soccer field, including grass/turf areas adjacent to the regulated playing space, must meet the yard requirements.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>40’</td>
</tr>
<tr>
<td>Side Yard</td>
<td>50’</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>50’</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>30’</td>
</tr>
<tr>
<td>Min. Lot Size</td>
<td>5 acres</td>
</tr>
<tr>
<td>Min. Lot Width</td>
<td>200 ft.</td>
</tr>
</tbody>
</table>

The site plan complies with the setback, lot, and height dimensions as listed in Section 1-19-6.100. The building and lot dimensions are shown below.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard (Field #4)</td>
<td>40’</td>
</tr>
<tr>
<td>Side Yard (south side)</td>
<td>50’ (Field #2)</td>
</tr>
<tr>
<td>Side Yard (north side)</td>
<td>50’ (Field #4)</td>
</tr>
<tr>
<td>Rear Yard (Field #1)</td>
<td>440’</td>
</tr>
<tr>
<td>Building Height</td>
<td>20’</td>
</tr>
<tr>
<td>Lot Size</td>
<td>50.3 acres</td>
</tr>
<tr>
<td>Lot Width</td>
<td>1,131’</td>
</tr>
</tbody>
</table>
2. **Signage §1-19-6.300:**
Signage for the project is classified as a “Business Identification Sign within the RC or Ag District” and limited to one (1) free-standing sign with a maximum size of 25 square feet and 15 feet in height.

The Applicant proposes one (1) free-standing sign, which meets the required setback of 20 feet from the front property line per § 1-19-6.300. Sign details are included on Sheet 3 of the Site Plan.

3. **Landscaping §1-19-6.400:**
The landscaping plan includes street trees along the site’s Big Woods Road frontage, vegetative buffering in the parking lots, and trees along the 20-ft interior access lane. However, additional landscape buffering of field #4’s parking lot adjacent to Big Woods Road is needed. A perimeter landscape buffer with evergreen species is provided; however, additional coniferous plantings are needed along the northern property line to accompany the decorative Crepe Myrtles. Planting elements meet the quantity, species diversity, and configuration requirements. Tree canopy coverage of parking areas equals 36%, exceeding the Zoning Ordinance requirement of 20%.

4. **Lighting §1-19-6.500(B):**
The Zoning Ordinance permits an 18-ft. maximum height for pole and building mounted lighting for commercial land uses. The maximum height for lights is 24 feet for industrial land uses. Lighting must not exceed 0.50 foot-candles as measured from the property line. The Applicant is requesting a modification, per Section 1-19-6.500(G) of the Zoning Ordinance, to exceed the 18-ft. maximum height for pole lights on field #3.

Lighting for field #3 proposes four (4) poles, each 70 feet in height with six (6) LED lights per pole. The plan indicates a 10pm shut-off for the proposed lights on field #3. A photometric plan shows no light spillage at the property lines.

The closest residential dwelling is located approximately 600 feet southeast of the light poles on field #3. These proposed lights are 280 feet from Big Woods Road. Field #3 shows a planned finished elevation of 500 feet and the nearest dwelling’s lot is approximately 530 feet above sea level. So, the proposed pole lights will sit at an approximate elevation of 570 feet (utilizing a standard dwelling height of 30 feet). Staff has concerns about the potential impacts from the 70 ft. lights on surrounding residential properties and the traveling public on Big Woods Road.

The Applicant includes a justification narrative with the modification request and includes details on lighting components and information on lighting at other facilities.

### Conditions and Modification Request

1. **Lighting Modification §1-19-6.500(B):** The Applicant requests Planning Commission approval of a modification from the requirement that pole-mounted lighting not exceed 18 feet for commercial uses.

2. Prior to final signature approval, the Applicant shall revise the site plan to depict additional evergreen landscape screening along the northern property line and additional landscape screening along the front of the parking lot along Big Woods Road.
3. Prior to final signature approval, the Applicant shall add a note to the site plan stating that Temporary Outdoor Activity Permits, per §1-19-8.700 shall be obtained for special events and tournaments.

**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 site has exclusive frontage and access on Big Woods Road, a Collector roadway with a travel-lane width of 22 feet. One vehicular entrance to the site exists for the dwelling on the site; this entrance will be retained, widened to 30 feet in width, and used for the main ingress and egress point for the proposed athletic facility. Interior paved roadways with widths of 20 feet and 24 feet will provide access and circulation to all fields and their associated parking areas. Stop signs are required at the main entrance for vehicles exiting the site and at the intersection of the two interior access roads.

   Big woods Road is a relatively low volume road compared to other nearby roads in the area at only 2,000 vehicles per day. During the pm peak, the 43 left turning vehicles per hour into the site, which can occur in bunches, will be opposed by only 30 vehicles per hour, or on average about one car every two minutes. It will be infrequent for a left turning vehicle into the site to have to come to a complete stop and delay those traveling behind, thus the inability to meet warrants for the bypass lane. Only 5 vehicles per hour would turn right into the site, clearly not warranting a decel lane, which is not typically provided on collector roads. Exhibit #3 includes the traffic assessment.

2. **Connectivity §1-19-6.220 (F):**
   Although the property borders the Urbana CGA, there is no planned or expected roadway connection to the surrounding parcels. This is due to the limited, condensed area proposed for the private athletic fields and their associated forest conservation easements, as well as the presence of aquatic resources and steep gradients that exist in the rear of the subject property and on the adjacent undeveloped parcel within the CGA.

3. **Public Transit:**
   There is currently no public transit service on Big Woods Road.

4. **Vehicle Parking and Loading §1-19-6.200-through 1-19-6.220:**
   a. **Parking:**
      The Zoning Ordinance does not contain specific parking standards for a soccer complex or outdoor sports recreation facility. Section 1-19-6.220(A)(4) grants the Planning Commission discretion to utilize a variety of data sources or characteristics of the proposed use to determine parking.
requirements for uses not listed within §1-19-6.220.

The Applicant is proposing to provide 50 parking spaces per field. The Applicant has discussed parking provisions for similar soccer facilities with staff, including the typical number of players per team for various sports (soccer: 11-15; lacrosse: 10-12; football: 11-12), needs of parents/family members who may drive the players, referees, coaches, and other spectators. Staff concludes that 50 parking spaces per field is a realistic and reasonable quantity for the Toca Juniors Soccer Complex during competition events. Parking needs will be lower for normal practices sessions, when 1 team or group will typically be on a field at one time.

The parking lots will have a gravel surface and each space measures 8 ft. by 18 feet in size. Timber wheel stops are also shown at each parking space within the gravel lots. Eleven (11) paved handicapped parking spaces are provided within the project. All handicapped parking spaces must show direct, at-grade connections to the adjacent walkway/sidewalk. Additional area is needed at the end of each row of parking to allow for safe and efficient turn-around movement for vehicles at the terminus of the parking lots.

b. Loading:
   Section 1-19-6.210(B) grants Staff the authority to waive the loading space requirement for ‘miscellaneous commercial uses not listed herein’ for buildings with a net floor area up to 1,000 square feet. Due to the lack of formal buildings associated with the proposed facility, Planning Staff has waived the loading space requirement for the Toca Juniors Soccer Complex.

5. Bicycle Parking §1-19-6.220 (H):
   One bicycle parking rack is required for every 20 parking spaces based on the proposed Commercial Amusement land use, Agricultural zoning, and the site’s location within 1.2 miles of a designated growth area. A total of 10 bicycle racks are shown on the site plan near the site’s entrance. A note stating that bicycle parking shall conform to the Frederick County Bicycle Parking Design Guide must be added to the site plan notes and illustration on page 3.

6. Pedestrian Circulation and Safety §1-19-6.220 (G):
   A 5-ft asphalt walkway is provided throughout the site and from the parking lots to the fields. Painted crosswalks are shown at two (2) locations on the site to provide safe pedestrian movement. An extension of the paved walkway to the pavilion is required adjacent to Field #1. Emergency vehicle access is provided from each parking lot to each playing field.

Conditions and Modification Requests


2. Prior to final signature approval, the Applicant shall provide a stop sign at the main entrance for vehicles exiting the site, and a stop sign at the northwest intersection of the two (2) internal access roads for vehicles traveling southbound on the 24-ft lane from field #4’s parking lot.
3. Prior to final signature approval, the Applicant shall revise the site plan to show direct, at-grade connections between all handicapped parking spaces and the walkways/sidewalks.

4. Prior to final signature approval, the Applicant shall add a note to the site plan stating that bicycle parking shall conform to the Frederick County Bicycle Parking Design Guide.

5. Prior to final signature approval, the Applicant shall depict the extension of the paved walkway to the pavilion adjacent to field #1.

6. Prior to final signature approval, the Applicant shall provide space for vehicular turn-around movement at the end of each parking lot.

**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 not located within a Water and Sewer Service Area and is classified No Planned Service (NPS) on the County's Water and Sewerage Plan. A Frederick County well permit and a groundwater appropriation permit or exemption must be obtained for all wells proposed on site for field irrigation. Two approved septic drain fields have been approved for this site. The existing well for the house is in disrepair and must be brought up to current Health Department standards. The existing septic system for the house is not adequate and must be connected to the new septic system.

2. **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:**
   Topographic variation is large on this property, with elevation naturally lowest around the largest stream system at 370 feet and rising to approximately 540 feet above sea level in the northeast corner of the site. Steep slopes border two of the three stream systems.

2. **Vegetation:**
   The site contains approximately 70% field/pasture and the remaining lands are in a forested condition, including all three stream systems.

3. **Sensitive Resources:**
A sensitive, first-order, headwater stream is present on the site, as well as two other aquatic systems with wide vegetated buffers. All of these landscape elements are proposed for retention within Forest Conservation easements. Flooding soils (Rohrsville-Lantz—RoB) exist around the two larger stream systems in the western portion of the property. The site does not contain mapped wetlands or FEMA floodplain.

4. Natural Hazards:
There are no natural hazards known to exist 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: There are no common areas proposed as part of this development plan.

Other Applicable Regulations

Stormwater Management – Chapter 1-15.2:
Stormwater management (SWM) shall be provided in accordance with the Maryland Stormwater Act of 2007. A SWM Concept Plan for the project has been approved.

APFO – Chapter 1-20.

Schools: Schools are not impacted because the development of the property is a non-residential use.

Water and Sewer: The Property has a water and sewer classification of NPS and is served by private well and septic.

Road Improvements: This site will generate 71 pm weekday peak hour trips. A Traffic Impact Analysis (TIA) was developed by the Traffic Group dated October 3, 2017, and revised on October 8, 2018. All study area intersections performed at an acceptable level of service, except the un-signalized intersection of MD 355/Doctor Perry Rd./Big Woods Rd. The identified mitigation to achieve an adequate level of service is to signalize the intersection. The Developer qualifies as a limited impact development per §1-20-12(G) and has chosen to provide a fair share contribution to the installation of the signal per §1-20-12(A), as follows.

MD 355/Doctor Perry Rd/Big Woods Rd: Signal. Contribute the appropriate pro-rata share (8.80% of $200,000) to Existing Escrow Account No. 3931 for improvement of this intersection by others. As determined by the County Traffic Engineer, pro-rata contribution to this road improvement is $17,600.
In satisfaction of APFO requirements to provide fair share contributions to existing escrow accounts per §1-20-12(H), the Developer shall also pay into County-held escrow accounts as outlined in the attached LOU. Prior to signature approval of the site plan, the Developer shall pay $36,215 to the escrow accounts described in the attached LOU.

**Period of Validity:** The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval expires on December 12, 2021.

**Forest Resource Ordinance (FRO) – Chapter 1-21:**
The Applicant has submitted a Combined Preliminary/Final Forest Conservation Plan. The plan outlines the forest conservation mitigation requirements for the 50.33-acre property, which contains 15.70 acres of existing forest. The Applicant proposes to clear 0.81 acres of forest and place the remaining 14.89 acres of forest into a FRO easement. In addition, 1.62 acres of forest planting is proposed on site. The site contains 16 specimen trees (trees 30 inches or greater in diameter). No specimen trees are proposed for removal by this project.

**Historic Preservation – Chapter 1-23:**
According to the Maryland Department of Assessment and Taxation, the dwelling on the property dates to the 1920’s.

### Summary of Agency Comments

| **Development Review Engineering (DRE):** | Approved |
| **Development Review Planning:** | Hold: Address agency and FcPc comments as the plan proceeds through approval and completion. |
| **Health Department** | Conditional Approval: Well permits and a groundwater appropriation permit or exemption must be obtained, existing well must be repaired and existing septic system connected to new septic system |
| **Office of Life Safety** | Approved |
| **Development Review Traffic Engineering** | Approved |

**RECOMMENDATION**
The Toca Junior Soccer Complex site plan is presented to the Planning Commission for approval for the construction of an outdoor sports recreation facility with four (4) athletic fields, four (4) pavilions, a bathroom facility and a storage building on a 50-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 December 12, 2021.

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

1. Prior to final signature approval, the Applicant shall revise the site plan to depict additional evergreen landscape screening along the northern property line and additional landscape screening along the front of the parking lot along Big Woods Road.

2. Prior to final signature approval, the Applicant shall revise the site plan to add a note stating that Temporary Outdoor Activity permits, per Section 1-19-8.700, shall be obtained for special events and tournaments.

3. Prior to final signature approval, the Applicant shall provide a stop sign at the main entrance for vehicles exiting the site, and a stop sign at the northwest intersection of the two (2) internal access roads for vehicles traveling southbound on the 24-ft lane from field #4’s parking lot.

4. Prior to final signature approval, the Applicant shall revise the site plan to show direct, at-grade connections between all handicapped parking spaces and the walkways/sidewalks.

5. Prior to final signature approval, the Applicant shall depict the extension of the paved walkway to the pavilion adjacent to field #1.

6. Prior to final signature approval, the Applicant shall provide space for vehicular turn-around movement at the end of each parking lot.

7. Prior to final signature approval, the Applicant shall add a note to the site plan stating that bicycle parking shall conform to the Frederick County Bicycle Parking Design Guide.

8. Prior to final signature approval, the existing well for the house must be repaired and brought into compliance with Health Department standards.

9. The existing septic system for the house must be connected to the new septic system prior to issuance of building permits for the project.

10. Address agency comments as the plan proceeds through completion prior to final signature approval, including securing a Frederick County Health Department well permit and a groundwater appropriation permit or exemption for field usage.

11. The FRO plan must be approved prior to site plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.
Modification requests from Applicant:

1. Lighting Modification §1-19-6.500(B): The Applicant requests Planning Commission approval of a modification from the requirement that pole-mounted lighting not exceed 18 feet in height for commercial uses. The requested height for the four (4) pole-mounted lights is 70 feet.


PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission APPROVE Site Development Plan SP-17-09, A/P 18035, APFO 18036, and FRO 18037 with conditions as listed in the staff report including approval of requested modifications for the proposed Toca Juniors Soccer Complex, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
September 25, 2018

Division of Planning & Permitting
Department of Development Review
Attn: Tim Goodfellow
30 North Market Street
Frederick, MD 21701

Re: Lighting Modification Request for AP 18035 – Toca Juniors Clubhouse

Dear Mr. Hubbard,

This letter is to serve as a request for modification to Section 1-19-6.500 of the Frederick County Code for purposes of increasing the height of light poles from the maximum of 18’ to 70’.

There are four proposed light poles to illuminate one proposed artificial turf soccer field at the Toca Juniors Clubhouse Site. The nearest light pole to Big Woods Road is over 250’ away. It is also over 30’ lower in elevation at the base then the elevation of the pavement of the road. The general topography of the site is such that it slopes down immediately from the road down to the existing stream in the rear. The nearest home is approximately 600’ away from the closest proposed light pole.

There are street trees proposed along the frontage of Big Woods Road as well. These are red maples which will grow to 40’ – 60’ in height which will far exceed the height of the light poles.

The proposed lighting is LED, with extreme down angle direction, sharp cut off low glare lights. The photometric plan clearly indicates there is +0.0 light pollution affecting any neighboring property. The 70’ pole height is used to reduce the total number of light poles while also reducing horizontal light glare. The lower the pole height, the more frequent light poles required, and the addition risk of light glare onto neighboring property increases, thus the reason to use fewer, taller poles.

These light poles are shorter in height than used by Urbana High School, Ballenger Creek Park, and other facilities in Frederick County. The lights at Foreman Field at Ballenger Creek Park are approximately 75’ tall. The field closes at 10:30 pm according to the Frederick County Parks website. By using the County GIS online software, the eastern most light pole appears to be approximately 200’ from the nearest homes located at 6405 Weatherby Court, Frederick, MD, part of the Stewart Mechanic Condominiums.

Due to the site topography and the 100% reduction of glare onto neighboring properties, this modification request should be considered for approval.

Sincerely,

Andrew Brown
October 8, 2018

Mr. Charles Freeman
Development Engineering Division
Frederick County Government
3460 Court House Drive
Ellicott City, Maryland 21043

RE: Loca Junior, FC
SHA Tracking No.: 17APFR012XX
Frederick County, Maryland
Our Job No.: 2017-0412

Dear Mr. Freeman:

It is our understanding that Frederick County concurs with TIA review letter from SHA dated 1/4/18. Also, based on your comments, we still need to address the acceleration/deceleration lanes along Big Woods Road.

Based on Table 4.3.2 (Deceleration Lane Warrants) in the MDOT SHA Access Manual, a partial deceleration lane is required on a secondary highway if 10 to 29 peak-hour right turns are expected at the access point(s). Otherwise, a shoulder improvement may be required in lieu of a deceleration lane. Based on the TIS, five (5) southbound right turns are projected to turn into the site, therefore, it is our opinion that a partial lane would not be required. Additionally, the shoulder improvement is a “may” condition. Therefore, we would suggest that with the minimal turns and the location of the existing house near the existing traveled lane, improvements should not be required. It was previously discussed that widening should not be required as a shoulder would get closer to the house creating more of a hazard in the clear zone. If during a redevelopment the house is removed, then the deceleration can be reconsidered at that time. Also, with only 30 opposing trips in the evening peak hour and 18% left turns, a left turn lane or by-pass is not warranted based on the SHA’s Guidelines For Installation of Shoulder/Bypass/Left-turn Lanes found in Appendix F of the SHA Access Manual.

Below are the SHA comments with our responses.

SHA Comments

Comment No. 1 – The TIA notes Highway Capacity manual (HCM) failures on the side road approaches to MD 355 at Big Woods Road/Dr. Perry Road, which could be mitigated by traffic signal control. MDOT SHA is currently developing a project to construct separate left-turn lanes and a traffic signal at this location. We recommend the proposed development contribute funding towards this ultimate improvement.

Response No. 1 – If the County establishes an escrow account at this location, a pro rata share payment would be required of this developer.
Comment No. 2 – Since the proposed development is a recreational facility, provide traffic counts and analyses for the Saturday peak in the same manner as were provided for the PM Peak.

Response No. 2 – Frederick County only requested PM Peak Analyses based on their knowledge and understanding of the traffic conditions on a weekday PM and Saturday and deemed it unnecessary for this development.

Comment No. 3 – The growth rate must be applied to all major movements, not solely MD 355; therefore, include growth along MD 80 and MD 75.

Response No. 3 – The growth rate was applied to all major movements as requested and is shown on Exhibit 4. Please note that we have attached the updated Exhibits (All Exhibits including the updated ones) and Appendices (B) in this letter.

Comment No. 4 – The TIA for one of the background developments (Landon House) was updated in December 2016 and submitted to our office in January 2017. However, it appears an outdated version (May 2014) of this report with significantly lower trip generation was used for the background development and subsequent calculations (including future conditions) in this TIA. Therefore, the calculations in the Toca Soccer Complex TIA must be recalculated to reflect the latest version and then resubmitted for review. Additionally, since this TIA indicated the trip generation for the other background development (Urbana Lot 1) was taken directly from the Landon House TIA, confirm the trip generation for that property is the most up-to-date as well.

Response No. 4 – Please note that Exhibit 6 includes the background developments and projected trips as provided by Frederick County. Exhibit 7 details the Landon House trip distribution and Exhibit 8 details the Urbana Lot 1 trip distribution.

Comment No. 5 – The traffic signal warrant analysis for the intersection of MD 355 and Dr. Perry Road/Big Woods Road utilizes counts from 2013. Provide an updated count for this analysis.

Response No. 5 – As stated in SHA Comment Number 1, the SHA is already designing a Capacity Improvements and a Traffic Signal at this location and we would believe that further counts and a traffic signal warrant analyses would not be required. Also, based on our trips, we would only be required to pay the pro rata share since we are a limited impact development. Exhibit 14 remains the previous analysis.

Based on the updated Exhibits based on Growth and Approved Developments, the results of the overall Traffic Impact Analysis remain the same. The results indicate that the signalized intersection of MD 355 at MD 80 and the intersection of MD 355 at Dr. Perry Road/Big Woods Road are currently operating at acceptable levels of service and are projected to continue to operate with an acceptable level of service during the evening peak period using CLV Methodology with the buildout of the Toca Juniors, FC.

Using HCM Methodology under existing conditions, all unsignalized intersections exhibit acceptable Levels of Service on all approaches with the exception of the eastbound approach at the intersection of MD 355 at Dr. Perry/Big Woods Road. Under both background and total conditions, both minor street approaches will exhibit Level of Service “E” or “F” conditions at the
intersection of MD 355 at Dr. Perry/Big Woods Road at MD 355 and at the MD 75 approach to MD 355. It is important to recognize these conditions will be exhibited with or without the development of the subject site. The implementation of signalization at these two intersections would result in an acceptable Level of Service during the critical evening peak period. The installation of traffic signals is not recommended at any of the locations to be installed by this developer since this developer has a limited impact.

All queuing analysis reveals existing turn bays are of adequate length to accommodate projected future demand.

If you have any questions, please let me know. Thank you.

Sincerely,

Joseph J. Caloggero, P.E., PTOE, PTP
Vice President

JJC:mlj
(FA\2017\2017-0412_Toca Juncrns, FC at 3348 Big Woods Rd\DOCS\CORRESP\ANALYST\Comment Response Ltr_Freeman.docx)
EXHIBIT 1
LOCATION MAP OF
STUDY INTERSECTIONS
### Trip Generation Rates

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<th>Formula/Rate</th>
<th>Directional Distribution</th>
<th>AM Peak Hour</th>
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<tr>
<td><strong>Soccer Complex (Fields, ITE-488)</strong></td>
<td></td>
<td>IN</td>
</tr>
<tr>
<td>Evening Trips = 17.70 x Fields</td>
<td>67%</td>
<td>33%</td>
</tr>
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</table>

### Trip Generation for Taco Juniors

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<td>5. Big Woods Rd &amp; Site Access</td>
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EXHIBIT 13
RESULTS OF INTERSECTION CAPACITY ANALYSES
ADEQUATE PUBLIC FACILITIES LETTER OF UNDERSTANDING

TOCA Juniors Soccer Complex

Site Plan #SP17-09 AP #18036

In General: The following Letter of Understanding ("Letter") between the Frederick County Planning Commission ("Commission") and TOCA Juniors, LLC (the "Developer"), together with its/their successors and assigns, sets forth the conditions and terms which the Commission deems to be the minimum necessary improvements dealing with school, water, sewer, and road improvements that must be in place for the property identified below to be developed, as proposed under the TOCA Juniors Soccer Complex Site Plan (the "Project"), in compliance with the Frederick County Adequate Public Facilities Ordinance ("APFO").

The Developer, its successors and assigns, hereby agrees and understands that unless the required improvements (or contributions to road escrow accounts, as specified below) are provided in accordance with this Letter, APFO requirements will not be satisfied and development will not be permitted to proceed.

This Letter concerns itself with the Developer's 50.33 +/- acre parcel of land, which is zoned AG and located on the west side of Biggs Wood Road, across from Big Woods Court. This APFO approval will be for the development of a new private soccer field complex with up to 4 fields plus ancillary supporting uses, which is shown on the site plan for the above-referenced Project, which was conditionally approved by the Commission on December 12, 2018.

Schools: Schools are not impacted because the development of the property is a non-residential use.

Water and Sewer: The Property has a water and sewer classification of NPS and is served by private well and septic.

Road Improvements: This site will generate 71 pm weekday peak hour trips. A Traffic Impact Analysis (TIA) was developed by the Traffic Group dated October 3, 2017, and revised on October 8, 2018.
All study area intersections performed at an acceptable level of service, except the unsignalized intersection of MD 355/Doctor Perry Rd./Big Woods Rd. The identified mitigation to achieve an adequate level of service is to signalize the intersection. The Developer qualifies as a limited impact development per §1-20-12(G) and has chosen to provide a fair share contribution to the installation of the signal per §1-20-12(A), as follows.

MD 355/Doctor Perry Rd/Big Woods Rd: Signal. Contribute the appropriate pro-rata share (8.80% of $200,000) to Existing Escrow Account No. 3931 for improvement of this intersection by others. As determined by the County Traffic Engineer, pro-rata contribution to this road improvement is $17,600.

In satisfaction of APFO requirements to provide fair share contributions to existing escrow accounts per §1-20-12(H), the Developer shall also pay into County-held escrow accounts the following pro rata contributions:

1. MD 355/MD 75: Signal. Contribute the appropriate pro-rata share (1.96% of $175,000) to Existing Escrow Account No. 3847 for improvement of this intersection by others. As determined by the County Traffic Engineer, pro-rata contribution to this road improvement is $3,430.
2. MD 355: Campus Drive to dual highway - Second Northbound Lane. Contribute the appropriate pro-rata share (2.38% of $398,544) to Existing Escrow Account No. 3248 for improvement of this intersection by others. As determined by the County Traffic Engineer, pro-rata contribution to this road improvement is $9,485.
3. MD 355/Campus Drive: Signal. Contribute the appropriate pro-rata share (1.90% of $300,000) to Existing Escrow Account No. 3801 for improvement of this intersection by others. As determined by the County Traffic Engineer, pro-rata contribution to this road improvement is $5,700.

Therefore, prior to signature approval of the site plan, the Developer hereby agrees to pay $36,215 to the escrow accounts described above for these Road Improvements. Should these payments not be made within one year of the execution of this Letter, the County reserves the right to adjust this amount, based on an engineering cost index.

Period of Validity: The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval expires on December 12, 2021.
Disclaimer: This Letter pertains to APFO approval only, and shall not be construed to provide any express or implied rights to continue the development process. The Project remains subject to all applicable rules and regulations, including but not limited to those related to zoning, water and sewer, and subdivision. The Planning Commission's jurisdiction and authority is limited by State and County law, and approvals may be required from other local or state governmental agencies before the proposed development can proceed.

TOCA JUNIORS, LLC:

By: Name: Eduardo Christian Noguera

Date: 11/03/18

FREDERICK COUNTY PLANNING COMMISSION:

By: Robert White, Chair or Sharon Suarez, Secretary

Date: 

ATTEST:

By: Gary Hessong, Director, Permits & Inspections

Date: 

Planner's Initials / Date __________________________

County Attorney's Office Initials / Date __________________________

(Approved as to legal form)