



FREDERICK COUNTY PLANNING COMMISSION
March 13, 2019

TITLE: **Seven Springs Landscaping**

FILE NUMBER: **SP-18-11, AP#18625 (APFO#18626, FRO #18627)**

REQUEST: **Site Development Plan Approval**
The Applicant is requesting Site Plan approval to establish a Limited Landscape Contractor business.

PROJECT INFORMATION:

ADDRESS/LOCATION: 14830 Harrisville Road
TAX MAP/PARCEL: Tax Map 71, Parcel 54
COMP. PLAN: Agricultural/Rural (A)
ZONING: Agricultural (A)
PLANNING REGION: New Market
WATER/SEWER: NPS

APPLICANT/REPRESENTATIVES:

APPLICANT: Mark and Patti Messick
OWNER: - same -
ENGINEER: Van Mar Associates
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Jerry Muir, Principal Planner I

RECOMMENDATION:

Conditional Approval

ATTACHMENTS:
Exhibit 1 – Rendered Site Plan

STAFF REPORT

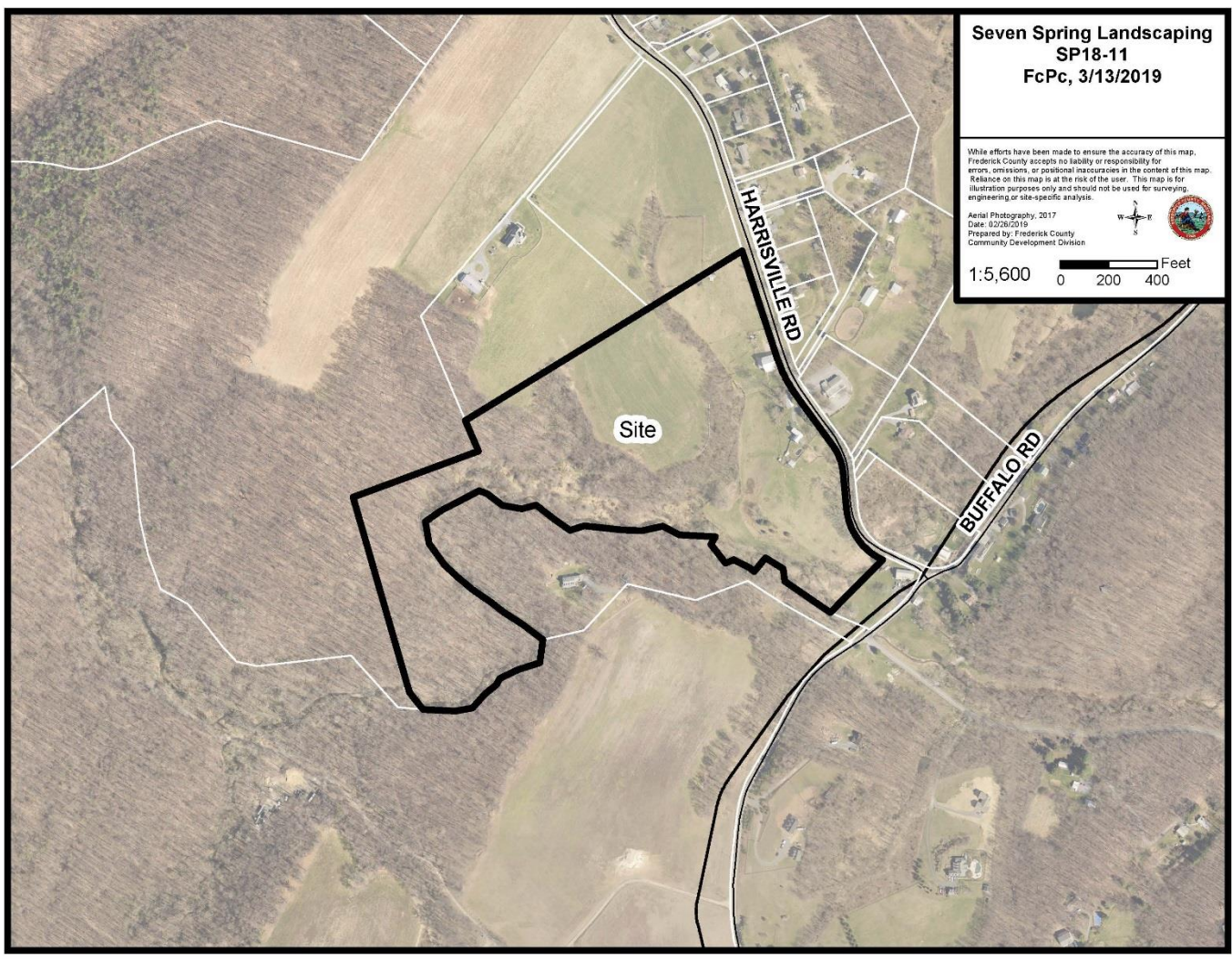
ISSUE

The Applicant is requesting Site Plan approval to establish a Limited Landscape Contractor business on Harrisville Road, as permitted under the requirements of the Zoning Ordinance Section 1-19-8.441; which establishes Specific Use requirements for this type of operation in the Agricultural Zone subject to site development plan approval.

The proposed development consists of a single 4,000 SF pole building with a modular office underneath and three smaller sheds and an existing barn.

The Site shows a single commercial entrance on Harrisville Road.

Figure 1: Site Vicinity Map – Aerial Image



BACKGROUND

Development History: There is no development history with this site.

Existing Site Characteristics

The Site is a sloping open farm field with minimal vegetation.

Surrounding Land Uses: The lot is adjoined by other farms and a mix of agricultural and residential uses. Directly across the street from the existing farmhouse is a 2.24 acre lot occupied by a church and zoned Institutional.,

SPECIFIC USE REGULATIONS § 1-19-8.441

ANALYSIS

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-8.441 Site Specific Use Regulations Plan Review Approval Criteria of the Frederick County Zoning Ordinance.

Site Development §1-19-8.441 (A): A combined total of no more than 10,000 SF of principal and accessory structures are permitted.

The proposed metal building, three sheds and the existing barn total 8,890 SF. There is an existing house further south on the site that will serve as a caretakers residence for the owners, but is not associated with the business.

Site Development §1-19-8.441 (B): Total impervious surface area for parking and storage of equipment exterior to any structure is limited to 40,000 SF.

The total storage and drive areas on the plan are noted to be 36,360 SF.

Site Development §1-19-8.441 (C): Lot size, setbacks and height requirements are the same as other natural resource uses in the A District.

The proposed bulk and setbacks for the facility are as follows:

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	5 acres	37.75 ac.
Minimum Lot Width	300'	419+'
Front Yard	40'	40
Side Yard	50	200+
Rear Yard	50	1,000+
Max Building Height	30'	21'

Site Development §1-19-8.441 (D): The parking requirements of 1-19-6.200 through 1-19-6.230 of this Code will be met; however, no parking area is permitted within the required yard setback.

Parking required for this site plan per Section 19-6.200 through 6.230 is as follows:

1 space per 300SF of office = 600 SF office / 300 = 2 spaces
1 space per 1,000 SF warehouse = 3400 SF warehouse / 1,000 = 4 spaces
Total Provided: 6 spaces, including one ADA compliant parking space

Although well screened, the Applicant must relocate the three spaces closest to the road as no parking is permitted within the required yard setback. The HC space must be located so as to demonstrate an accessible route to the office

The plan notes there will be one large loading space provided, but it is not identified on the site layout. The loading space must be added to the site plan.

Site Development §1-19-8.441 (E): The maximum number of employees is ten.

The plan notes the ten employee maximum in Note #4.

Site Development §1-19-8.441 (F): The site must have access on a paved public road with a minimum pavement width of 16'.

Harrisville Road is a paved public road with a pavement width of 20'. Additionally, the Applicant has agreed to pave the access drive up to the storage yard area, minimizing mud, etc. intruding into the public roadway.

Site Development §1-19-8.441 (G): Petroleum and other hazardous or flammable material storage tanks must have a 100% catchment or double walled containment and spill protection overflow alarm. This does not include propane or natural gas.

The plan notes three 275 gallon fuel tanks proposed with a 100% catchment basin and overhead canopy.

Site Development §1-19-8.441 (H): The proposed use shall comply with Ordinance Section 1-6-50 (Well Head Protection) prior to site plan approval.

The site is not located within a Wellhead protection Area.

Site Development §1-19-8.441 (I): All equipment and materials must be screened from adjacent properties and public roads with plantings of evergreens, at least five feet in height.

The Applicant gains a topographic benefit in that the finished grade of the proposed building and storage yard lies roughly 8' below the road on the northern end and much of the eastern end of the site. They have proposed a significant evergreen planting along Harrisville Road to provide screening for the site.

Staff would suggest a condition of approval that some of the planting material on the northern end of the site be relocated to the south between the parking area and the entrance drive to provide additional screening for north bound traffic and also to the top of the slope between the building and the septic field.

ADDITIONAL DISTRICT REGULATIONS §1-19-6.100 THROUGH 6.500

Signage §1-19-6.320: A business identification sign within the RC or A districts is limited to 25 SF and a maximum height of 15' and a setback of half the required yard (20' in this case).

Per the signage note on the site plan, the Applicant proposes a sign with 25 SF of area and a height of 5'. The required 20' setback is noted on the plan also.

Landscaping §1-19-6.400 (A) Street trees are required for every 35' of road frontage.

The 420' of lot frontage on the roadway will require 12 street trees. The landscape table must separate the street trees from the screening plantings. Staff has no objection to clustering the street trees considering the rural nature of the road a regimented 35' on center would not be natural in this environment.

Lighting §1-19-6.500(A): Lighting shall be designed and installed to be fully shielded and directed downward to prevent glare and light trespass onto adjacent roadways and properties.

There will be building mounted security lighting that will be directed downward and cast no off site glare. The proposed lighting will not exceed the .05 foot-candle requirements

Lighting §1-19-6.500(B): Pole light height is limited to 18'

The Applicant notes that no exterior pole lighting is proposed.

Lighting §1-19-6.500(D): Lighting shall not exceed .5 Foot-candles as measured from the Property line

As noted above, the applicant proposes only building mounted, downward directed security lighting. Given the distance, grades and screening, staff believes this requirement is met.

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:

Schools: As a commercial business the plan will have no impact on schools.

Utilities: The site is designated No Planned Service. It is served by an approved well and septic.

Traffic: This development generates fewer than fifty-one new trips during the peak hour of the adjacent street traffic, relative to prior approvals and there are no area road escrow accounts; therefore it is exempt from APFO testing and from contributions to existing escrow accounts. (§1-20-31(A); §1-20-12(H))

Forest Resource – Chapter 1-21: The Applicant has submitted a Combined Preliminary/Final Forest Conservation Plan. The plan set outlines the forest conservation mitigation requirements for the 2.3-acre limit of disturbance (LOD) proposed by this activity. The LOD area contains no existing forest. The Applicant proposes to mitigate for the 20% afforestation requirement (0.46 acres) by placing a 1.15 acre forest conservation easement on the property. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

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>	Conditional Approval
<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 March 13, 2022).

Based upon the findings and conclusions 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 conditions met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Add evergreen landscaping to provide some screening on southern end of the site and the top of the slope.
3. Revise the landscape table to demonstrate the street tree requirement is met.
4. Adjust the three parking spaces so they meet the 40' front yard setback requirement and demonstrate HC accessible route compliance.
5. Add the required loading space to the site plan.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission APPROVE SP-18-11, AP 18625, APFO 18626 and FRO 18627 with conditions as listed in the staff report for the proposed Seven Springs Landscaping 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

