



FREDERICK COUNTY PLANNING COMMISSION
March 13, 2019

TITLE: Clubhouse at Ballenger Run PUD

FILE NUMBER: SP-14-08, AP#19116

REQUEST: Site Development Plan Approval

The Applicant is requesting Site Plan approval to construct a 3,473 SF private clubhouse and a 3,150 SF private pool on a 3.9 acre lot south of Wild Plum Drive within the Ballenger Run PUD.

PROJECT INFORMATION:

ADDRESS/LOCATION: South of Wild Plum Drive between Slippery Elm Dr. And Blackgum Rd. in Ballenger Run PUD.
TAX MAP/PARCEL: Tax Map 86, Parcels 54,
COMP. PLAN: Medium Density Residential
ZONING: PUD Planned Unit Dev
PLANNING REGION: Frederick
WATER/SEWER: W-3/S-3

APPLICANT/REPRESENTATIVES:

APPLICANT: SED Md. Development LLC
OWNER: Same
ENGINEER: Harris, Smariga and Assoc.
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Jerry Muir, Principal Planner I

RECOMMENDATION:

Conditional Approval

ATTACHMENTS:

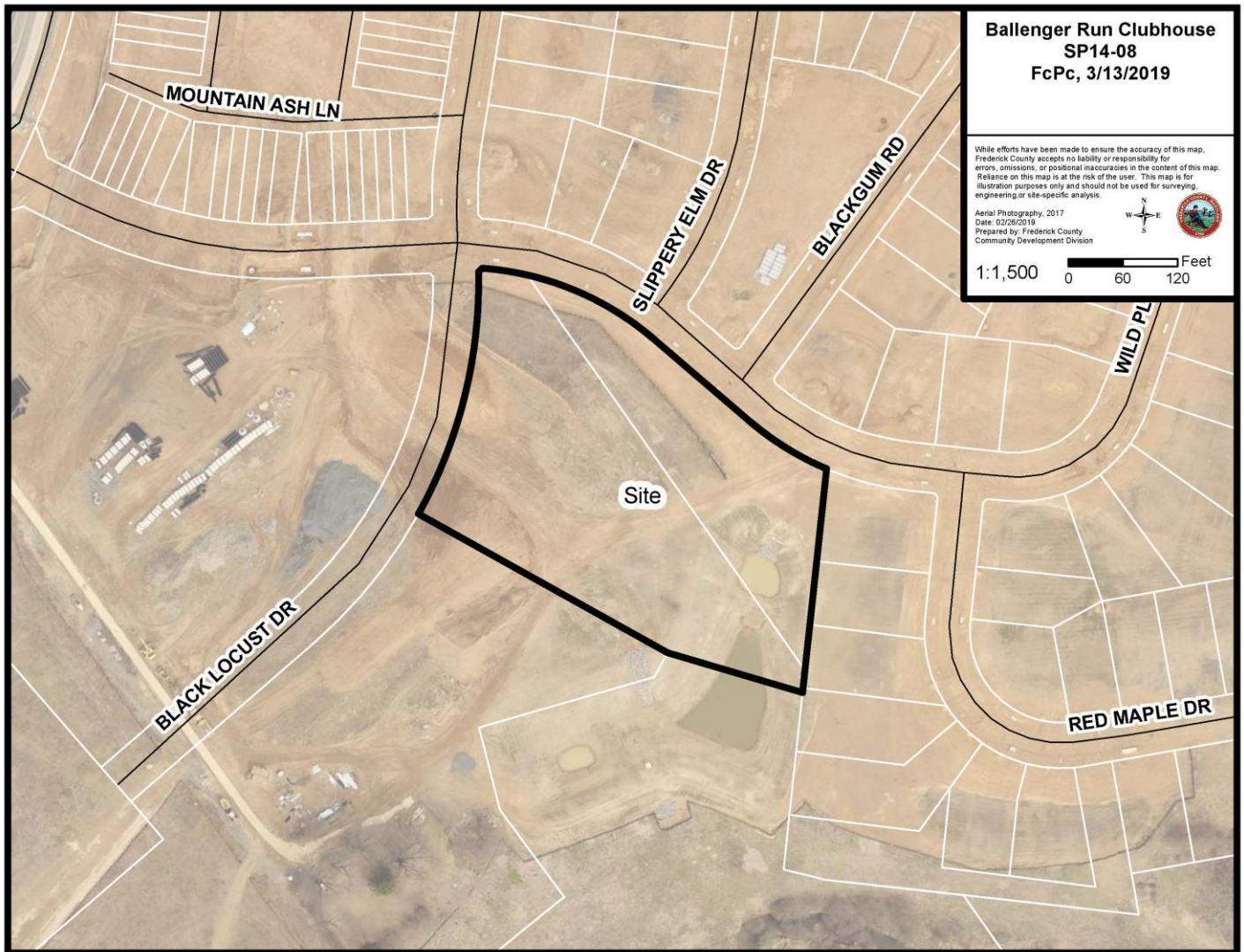
Exhibit 1 – Rendered Site Plan
Exhibit 2 – Parking and Lighting
Modification
Exhibit 3- Architectural elevation

STAFF REPORT

ISSUE

The Applicant is requesting Site Plan approval to construct a 3,473 SF clubhouse with meeting space and an associated 3,150 square foot private pool with decking and adjacent open space on a 3.9 acre open space parcel within the Ballenger Run PUD. The proposed uses are being reviewed as a outdoor sports recreation facilityland use per §1-19-6.100 of the Use Table in the Zoning Ordinance. Further requirements are listed in Section 1-19.10.500.9 “General Development Standards in the Planned Development Districts”.

Figure 1: Site Vicinity Map – Aerial Image



BACKGROUND

Development History: The Ballenger Run PUD was initially approved in September of 2006 as an age restricted development. The removal of the age restriction and other various amendments to the PUD were approved in October 2013. A DRRA and an LOU for the development were also approved as part of the amendment process. This Site was identified on the approved Preliminary Plan/ Site Plan (S-1143/ SP 1-14-18) approved on October 8, 2014. A condition of this approval must also be that the pool lot is platted prior to final Site Plan approval.

Existing Site Characteristics: The Site is currently mass graded, but undeveloped.

Surrounding Land Uses: This Site is in an approved Planned Unit Development and is (or will be) surrounded by a mix of residential unit types, with additional open space and FRO areas to the east. A future multi-family section is planned in the rear and west of the Site.

ANALYSIS

Summary of Development Standards Findings and Conclusions

The site plan meets all dimensional and bulk standards, lighting, and landscape requirements. The applicant has requested a parking modification that will be addressed later in this report.

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:** Per 1-19-10.500.6, the Planning Commission establishes the setbacks and height in PUDs. The site plan proposes 25' front yard and 8' rear yard setbacks, which are typical setbacks in the PUD.

The proposed setbacks for the facility are the following:

	NA	Proposed
Lot Area	NA	3.9 acres
Lot Width	NA	450 ± '
Front Yard	5'	10'
Side Yard	5'	120+
Bld. Hgt.	40'	20'

In addition to the above; the area of the pool will be 3,150 SF and the pool deck will be 4,013 SF

2. **Signage §1-19-6.300:** There is no signage proposed for this use.

3. **Landscaping & Screening §1-19-6.400**

The proposed on-site landscaping is in conformance with the zoning requirements. The planting area is adequate, consisting largely of native species. Parking area canopy coverage is in conformance with the 20% required by the Zoning Ordinance.

A total of six street trees are required for the 210 linear feet of frontage on Wild Plum Drive. Six street trees are already in place and will be retained.

4. **Lighting §1-19-6.500:** The Applicant proposes to light the Site with a combination of building and pole lights and the photometric plan indicates there will be no off site glare or illumination over the .5 foot-candle limit. The applicant plans to use pole lights that are 14'8" high, the PUD limits light height to 14'. **A modification request to allow the additional 8" is included in this submittal and staff does not object to the request. However, the photometric plan does not seem to address the building mounted lighting mentioned in the note. This must be updated prior to approval.**

The applicant has stated that there are no plans to operate the pool other than during the daylight hours. A plan note should be added clarifying the hours of operation.

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):** The Site is integrated with the PUD pedestrian, bike and vehicular circulation system.

Pedestrian access will be facilitated by the existing sidewalks along all streets in the PUD. Handicap access is provided to the site by routes from the public sidewalks and the parking lot. The on site parking lot provides a turn around and connecting sidewalks for HC and pedestrian access to the pool area.

Connectivity §1-19-6.220 (F):

Public Transit: The Site is not currently served by public transit.

3. **Vehicle Parking §1-19-6.220:** Parking standards are established for Swimming pools as follows:

One person for each 15 SF of pool area / 3,150SF = 210 person capacity.
Parking required is one space for every five persons 210/5 = 42 spaces
Deck area requires parking for 1/3 the total area = 4,013/.33 = 1,324
Parking required is one space for every 30SF 1,324/30 = 46 spaces

Total parking required is 86 spaces
Total parking proposed 35 spaces

The Applicant requests a modification to allow a 51 space decrease from the required 86 spaces. They have attached a letter addressing this request, which argues that many users of this facility are within walking distance. The cover sheet of the plan set includes a graphic showing the average walking distance to the pool throughout the PUD is 10 minutes or less.

Assuming the modification is approved; staff would suggest that a pick up and drop off spot be added to the street frontage to allow the activity to be accomplished safely and without interfering with traffic.

4. **Loading §1-19-6.210.B:** One small loading space is required and one is provided in the vicinity of the dumpster area.
5. **Bicycle Parking §1-19-6.220 (H):** One bike rack is required for every 20 parking spaces. With 35 proposed spaces, two are required and four (based on the overall parking requirement of 86), are 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/Frederick County Health Department.*

Findings/Conclusions

1. **Public Water and Sewer:** The Site is currently classified as W-3, S-3 with existing service for public water and sewer immediately available to the Site.

Findings/Conclusions

1. **Topography:** The Site is currently completely mass graded.
2. **Vegetation:** No vegetation of note currently exists on-site except for the street trees, which will be saved.
3. **Sensitive Resources:** No constrained soils, floodplains, or wetlands are present on the Site.
4. **Natural Hazards:** No FEMA floodplain is identified on the Site.

Planned Development Standards: §1-19-10.500.9: The following general development standards shall be met at the time of Phase II execution unless modified by the Planning Commission as provided in 1-19-10.500.

- A. **Site and Building Design:** Parking, loading, lighting and landscaping are in conformance with the Zoning Ordinance with the approval of the modification noted above in the staff report. Uses in the PUD are required to provide pedestrian and vehicular accessibility, which is accomplished by the existing sidewalks and internal roadways of the PUD. The building seems appropriately sized for this development and will be constructed of a combination of stone and siding with appropriate architectural features. The parking and service areas are located to the side and rear, away from the street and pedestrian frontage.
- B. **Natural Features:** The PUD has protected its wetlands and stream areas. There are no significant natural features associated with this Site.
- C. **Public Facilities and Utilities:** The public water and sewer to serve this site are already in place.

Findings/Conclusions

Based upon the review and analysis as provided above, Staff finds that the proposed application meets the Development Standards within the PUD zoning district.

Other Applicable Regulations

Storm-water Management – Chapter 1-15.2: A Concept Storm-water Plan has been submitted and is conditionally approved for this Application.

APFO – Chapter 1-20:

This Site will generate fewer than six new peak hour trips external to Ballenger Run and met APFO requirements at preliminary plan approval and is therefore exempt from further APFO testing and consideration at site plan (§1-20-7(E))

Forest Resource – Chapter 1-21:

Forest Conservation was previously mitigated for this property in 2016 (AP 15743) by providing forest conservation easements within the residential development. No additional FRO mitigation is required. No forest or specimen trees are present within the area of disturbance.

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>	Conditional Approval
<i>Traffic Engineering</i>	Approved
<i>APFO</i>	Approval

Recommendation

Staff has no objection to conditional approval of this site development plan. Should the Planning Commission conditionally approve 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, 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:

Modifications requested by the Applicant for approval:

Section 1-19-6.220A: Applicant request for a modification to allow the number of parking spaces to be decreased from the required 86 spaces to the 35 proposed on Site.

Section 1-19-6.500B Applicant request for a modification to allow 14.8' high lights, rather than 14'.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Correct the photometric plan and provide building mounted light details.
3. Add a pool user drop off/ pick-up area on Wild Plum Drive.
4. A final plat for the open space parcel must be approved and recorded prior to site plan signature/approval.
5. Add a note clarifying the pool hours of operation.

PLANNING COMMISSION ACTION MOTION TO APPROVE

I move that the Planning Commission **APPROVE** SP-14-08 , with the modifications and conditions as listed in the staff recommendations for the proposed Ballenger Run Clubhouse, 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 Modification Letter



March 4th, 2019

Jerry Muir
Frederick County Department of Community Development
30 N. Market Street
Frederick, MD 21701

Re: Request for Planning Commission Modification – Parking Requirement
Ballenger Run Clubhouse Site Plan (AP# 19116)

Dear Commission Members,

As allowed by the Zoning Ordinance, we would like to request a reduction of parking requirements for the site plan, and request a modification to permit light heights of 14'-8" to match those throughout the development. The site is to be developed with a private clubhouse and pool which serves the Ballenger Run Residential Neighborhood, and fronts on Wild Plum Dr. The pool will not be able to accommodate competitions. It is a small recreational pool only for the neighborhood.

Per the pool's capacity, 86 spaces would be required, however the plan is aligned, and guided by smart growth principles. These principles constitute placing community amenities within walking distance, providing safe pedestrian circulation through the facilitation of interconnected urban streetscapes w/ walkable tree-lined streets and providing onstreet parking throughout the community. 35 spaces are provided on the current Site Plan, as well as onstreet parking throughout the community.

100% of the units within the neighborhood are within 2,640 feet (a 10 minute walk) of the Proposed Clubhouse. 79% of the units within the neighborhood are within 1,320 feet (a 5 minute walk), and 28% of the units are within 660' (a 2.5 minute walk) of the Proposed Clubhouse.

The combination of this relationship as well as the additional onstreet spaces facilitated throughout the current plan more than adequately provide enough parking to facilitate adequate use of this facility. We would like to request that the Planning Commission approve this modification for parking spaces.

We are also requesting a modification to permit light pole heights above the permitted height per code. Per code the light pole height is restricted to 14'. This modification would permit the light mounting height to match the streetlights used throughout the development at 14'-8".

Sincerely,

Jody Walker

Designer. Harris, Smariga T:\7000's\7031\7031-CLUBH\CORRESPONDENCE\clubhouse parking modification.011019.docx

EXHIBIt 3
Architectural Elevations



BALLENGER RUN CLUBHOUSE