



## FREDERICK COUNTY GOVERNMENT

### DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jan H. Gardner  
County Executive

Steven C. Horn, Division Director  
Kimberly Golden Brandt, Director

November 4, 2020

Mr. David Dahlstrom  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore MD 21201-2305

RE Frederick County's 2019 Annual Report

Dear Mr. Dahlstrom,

Please find enclosed the *2019 Annual Planning Report* (long-form) for Frederick County. The information included in this report was presented to the Frederick County Planning Commission on October 14<sup>th</sup> and 28<sup>th</sup> 2020 and will be integrated into the county's *Annual Livable Frederick Progress Report and Implementation Program* (ALFPRIP), a document that will be released later this year, and in July of subsequent years going forward. The ALFPRIP will be presented as well to the Frederick County Council during an annual discussion of planning priorities, thus allowing the mandated *Annual Report* to become a regular and integral part of the county's ongoing critical assessments of its own planning efforts.

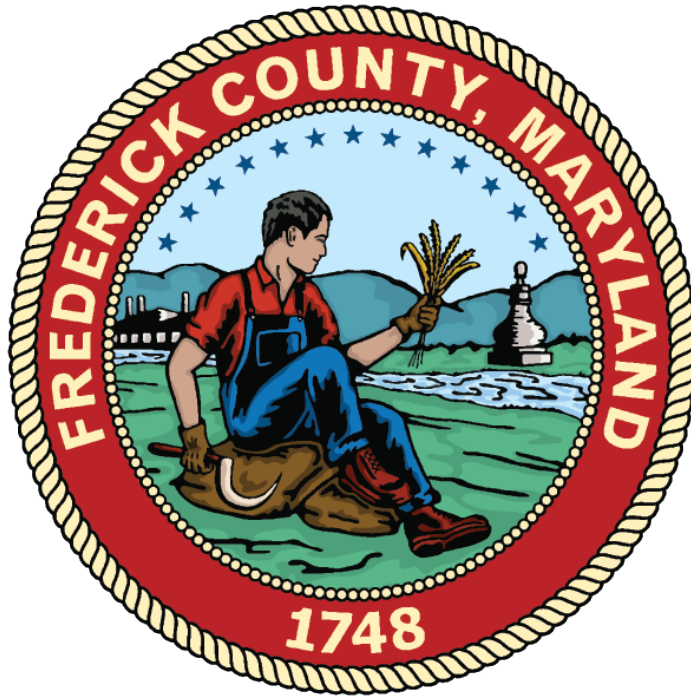
If you have any questions about the report you may contact me, or the staff lead for this work, Denis Superczynski at: [dsuperczynski@frederickcountymd.gov](mailto:dsuperczynski@frederickcountymd.gov) or 301-514-2413.

Sincerely,

Kimberly M. Golden Brandt

Cc Steve Horn, Division Director  
Susan Llareus, MDP

Annual Report Worksheet  
Calendar Year 2019  
**FREDERICK COUNTY, MARYLAND**



## Annual Report Worksheet

Calendar Year 2019

### FREDERICK COUNTY, MARYLAND

#### Section I: New Residential Permits Issued (Inside and Outside the PFA) (§1-208(c)(1)(i) and (c)(3)(ii))

(A) In Table 1, *New Residential Permits Issued (Inside and Outside the PFA)* below, enter the number of new residential building permits issued in calendar year (2019). Enter 0 if no new residential building permits were issued in 2019.

Table 1: New Residential Permits Issued  
Inside and Outside the Priority Funding Area (PFA)

Residential - Calendar Year 2019	PFA	Non - PFA	Total
# New Residential Permits Issued (County & All Municipalities except City of Frederick)	-	-	1,861
# New Residential Permits Issued (City of Frederick Only)	521	0	521
# New Residential Permits Issued	-	-	2,382

#### Section II: Amendments and Growth Related Changes In Development Patterns

(§1-207(c)(1) and (c)(2))

*Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.*

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted  
Y X N

In September 2019, the Frederick County Council approved and adopted the *Livable Frederick Master Plan*, the county's update to its 2012 *Comprehensive Plan*. Implementation efforts began immediately, starting with revised budget policies related to the review of CIP projects, and continuing with background preparation for the county's first post-LFMP large area planning process, the *Sugarloaf Area Plan*. Small Area, Large Area, Community, and Corridor Plans are described and scheduled in the *Livable Frederick Implementation Program*, a document that will be updated annually concurrent with the development of the MDP Annual Report.

# Annual Report Worksheet

## Calendar Year 2019

### FREDERICK COUNTY, MARYLAND

(B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. Y X N

Two rezoning applications were submitted in 2019:

1) R-19-01 Cromwell PUD - Request to rezone 160.87 acres from Agricultural (A) to Planned Unit Development (PUD) for the development of 600 age-restricted dwellings.

2) R-19-02 Delauter-Hutzell MXD - Request to rezone 27.58 acres from Office/Research/Industrial (ORI) to Mixed Use Development (MXD).

(C) Were there any growth related changes, including Land Use Changes, Annexations, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to of the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans .  
Y X N

#### Water & Sewer Plan Amendments:

Five amendments were considered in 2019, with all five being approved locally and by MDE.

CASE	APPLICANT	LOCATION & REQUEST	DECISION
WS-19-01	Trans-Tech, Inc.	Tax Map 103, Parcel 708. Northwest side of Adamstown Road, 150 feet north of Mountville Road	Approved MU to S-4
WS-19-02	Schley Farm Partnership Trust, LLC (Monocacy Gateway)	Tax Map 414, Parcel 1357. Northwest corner of Schifferstadt Boulevard and East Church Street in the City of Frederick	Approved W-5/S-5 to W-3/S-3
WS-19-03	DH Airport Investment, LLC	Tax Map 300, Parcel 1894. Northwest side of Silo Hill Parkway in the Town of Emmitsburg	Approved S-4 to S-3
WS-19-04	Ridpath	Tax Map 78, Parcel 234.	Approved W-5 to W-3
WS-19-05	Division of Planning and Permitting (YMCA)	Tax Map 96, Parcel 192, 40. East side of MD80 in Urbana	Approved W-5/S-5 to W-3/S-3

#### Schools:

The county opened two new elementary schools in 2019, including Butterfly Ridge ES (Frederick HS feeder), and Sugarloaf ES (Urbana HS feeder) which served as the temporary home of Urbana ES while that facility is under reconstruction.

(D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y X N

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Through the adoption of the *Livable Frederick Master Plan* and its companion document, *the Livable Frederick Implementation Program*, the county re-imagined how it will conduct place-based plan implementation through the scheduled development of functional- and area plans. Integration of long-range planning exercises into the regular activities of the Planning Commission will be nurtured through an annual review process based upon an *Annual Livable Frederick Progress Report and Implementation Program* (ALFPRIP), the first iteration of which will be first published in late-2020, and subsequently in June of each year. The ALFPRIP will integrate the *MDP Annual Report*, a *Progress Report* for the county's Livable Frederick Master Plan efforts, and a recommended *Livable Frederick Implementation Program*.

### Putting the Plan to Work – Implementation of the LFMP *Annual LF Progress Report & Implementation Program*

#### ▪ **LFMP Progress Report**

- Review of Progress Indicators
- Feature Relevant Information (Demographics, Market Conditions)
- Annual Planning Report Information
- Review/Update of Private Sector & Institutional Efforts [2021]

#### ▪ **Capacity Analysis**

- Population & Demographic Information, Growth Rates
- Commercial & Residential Pipelines
- Systems Capacity (Schools, Roads, W/S, Parks, Environmental) [2021]

#### ▪ **Work Program**

- Initial DRAFT Work Program (Planning Staff & County Executive)
- Planning Commission - Review & Recommendation
- County Council - Review & Recommendation
- Final Approval by County Executive



# Annual Report Worksheet

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## FREDERICK COUNTY, MARYLAND

### Section III: Development Capacity Analysis (DCA)(§1-208(c)(iii))

*Note: MDP provides technical assistance to local governments in completing a development capacity analyses. Please contact your MDP regional planner for more information.*

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years? Y N X

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.

*The next DCA will be submitted concurrently with the MDP Annual Report for calendar year 2020 (July 2021).*

2. If yes, when was the last DCA submitted? Identify Month and Year:  
*Submitted in 2018 for calendar year 2017*

a. Was the DCA shared with the local School Board Facilities Planner?  
Y X N

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, *Residential Development Capacity (Inside and Outside the PFA)*: *Updated Development Capacity data will be available concurrent with the submission of the Calendar Year 2020 Annual Report (July 2021).*

Table 2: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non - PFA	Total
Residentially Zoned Acres w/ Capacity	-	-	-
Residential Parcel & Lots w/ Capacity	-	-	-
Residential Capacity (Units)	-	-	-

## Annual Report Worksheet

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### FREDERICK COUNTY, MARYLAND

#### Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) [\(\\$1-208\(C\)\(1\)iv and v\)](#)

- (A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Rural legacy	735	-
IPP (Installment Purchase Program)	303	-
MALPF	126	-
Other	120	-
CREP	100	-
Total	1,434	

- (B) What is the county's established local land use percentage goal? *The county's long-range goal for protecting agricultural land is to reach 100,000 acres of permanently preserved land by the year 2040, while maintaining an active agricultural land base of at least 200,000 acres.*
- (C) What is the timeframe for achieving the local land use percentage goal? *The county has set an aggressive goal of reaching its ag land protection target within 20 years.*
- (D) Has there been any progress in achieving the local land use percentage goal? *To date, the county has preserved over 63,000 acres on 452 farms (July 2020).*
- (E) What are the resources necessary for infrastructure inside the PFAs? ---
- (F) What are the resources necessary for land preservation outside the PFAs? ---

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**Section V: Measures and Indicators ([§1-208\(c\)\(1\)](#))**

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

**Table 4A: Amount of Residential Growth (Inside and Outside the PFA)**

Residential - Calendar Year 2019	PFA	Non - PFA	Total
Total # Subdivisions Approved	-	-	-
Total # Subdivision Lots Approved	78	12	90
Total # Subdivision Units Approved	78	12	90
Total Approved Subdivision Area (Gross Acres)	9.1	85.7	94.8
Total Approved Subdivision Lot Area (Net Acres)	-	-	-
Total # Units Constructed in Jurisdiction	-	-	1,656
Total # Units Demolished*	-	-	-
Total # Units Reconstructed/Replaced*	-	-	-

\*Not required.

**Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)**

Residential - Calendar Year 2019	PFA	Non - PFA	Total
Total # Units Approved (Subdivisions)	78	12	90
Total # Approved Lot Area (Subdivisions) in Acres	9.1	85.7	94.8

**Table 4C: Share of Residential Growth (Inside and Outside the PFA)**

Residential - Calendar Year 2019	PFA	Non - PFA	Total
Total # Units Approved (Subdivisions)	78	12	90
% of Total Units (# Units/Total Units)	89%	11%	100%



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Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial - Calendar Year 2019	PFA	Non - PFA	Total
Total Site Plan Area Approved (Gross Acres)	175	64	239
Total Building Square Feet Approved (Gross)	1,195,498	20,176	1,215,674
Total # New Permits Issued	-	-	601
Total Square Feet Constructed in Jurisdiction (Gross)	-	-	-

Table 4E: Net Density of Commercial Growth (Inside and Outside the PFA)

Commercial - Calendar Year 2019	PFA	Non - PFA	Total
Total Building Square Feet Approved (Gross)	1,195,498	20,176	1,215,674
Total Lot Size (Net Acres)	175	64	239

Table 4F: Share of Commercial Growth (Inside and Outside the PFA)

Commercial - Calendar Year 2019	PFA	Non - PFA	Total
Total Building Square Feet Approved (Gross)			
% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)	98%	2%	100%

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### Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§7-104)

(Section VI is only required by jurisdictions with adopted APFOs)

*Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2018 and 2019 are due July 1, 2020. However, jurisdictions are encouraged to submit an APFO report on an annual basis.*

- (A) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

*The county adopted an Adequate Public Facilities Ordinance (APFO) in 1991 that addresses roads, schools, and water & sewer facilities. The APFO only applies to county developments as several municipalities have their own APFO's.*

*School capacity is the only APFO related restriction within Priority Funding Areas (PFA's).*

*The County's Adequate Public Facilities Ordinance (APFO) establishes the school adequacy threshold at 100% for all school levels. Based on the Frederick County Public Schools Enrollment and Capacity Report as of December 31, 2019 there were twenty-one (21) elementary, four (4) middle, and two (2) high schools at or over 100% of their state rated capacity. Many of these school districts include areas serving, or located in, both the county and its municipalities.*

- (B) Addition Information. To help the Sustainable Growth Commission Statewide School Education Committee for School related restrictions:

#### Schools – Programmed Projects CIP FY 2020-2025

##### ■ Elementary

Current excess seats: 679

CIP Projects to add 2,016 seats

Projected ES system wide capacity in 6 years: 96%

##### ■ Middle

Current excess seats: 2,009

CIP Projects to add 298 seats

##### ■ High

Current excess seats: 1,536

CIP Projects to add no additional seats

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**Schools – Programmed Projects CIP FY 2021-2026**

**6 Projects through 2026**

- **Blue Heron ES**  
NEW – Under Construction
- **Waverly ES**  
ADDITION – FY22
- **Brunswick ES**  
REPLACEMENT/ADDITION – FY24
- **Crestwood MS**  
ADDITION – FY24
- **Placeholder ES**  
REPLACEMENT/ADDITION – FY25
- **Placeholder ES**  
REPLACEMENT/ADDITION – FY26

**School Capacity (December 2019)**

**ES**

**21 > 100%**

(8 @ 95-100%)

12 in 2018; 23 Now

**104%**

**MS**

**4 > 100%**

(2 @ 95-100%)

6 in 2018; 4 Now

**84%**

**HS**

**2 > 100%**

1 in 2018; 2 Now

**89%**

**System  
Capacity**

**94%**



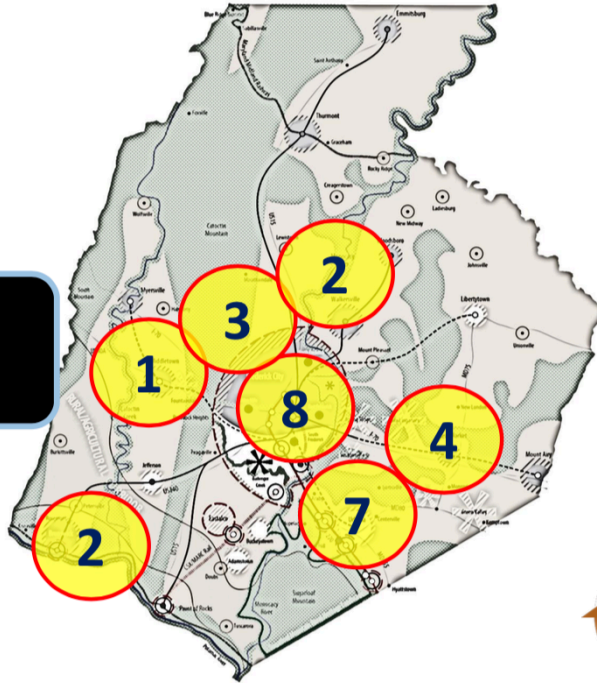
# Annual Report Worksheet

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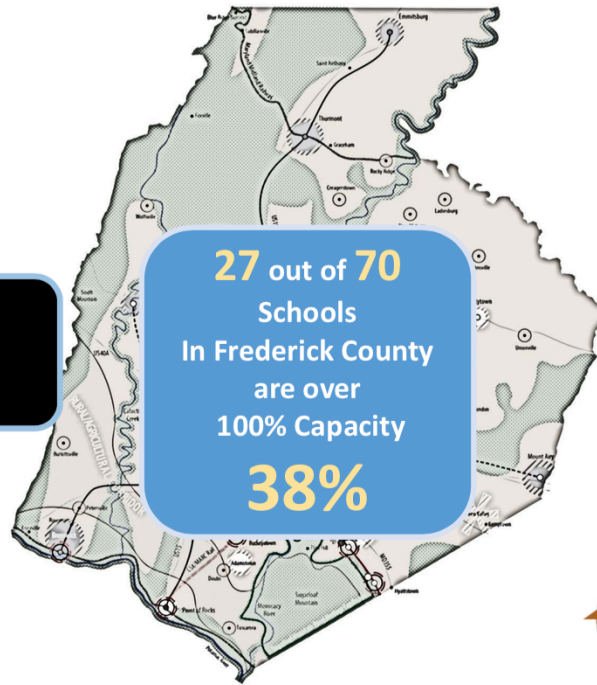
#### The Geography of School Capacity (Dec. 2019)

Number of Schools in each  
Geographic Area with a  
Capacity Exceeding 100%



#### The Geography of School Capacity (Dec. 2019)

Number of Schools in each  
Geographic Area with a  
Capacity Exceeding 100%



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**Section VII: Planning Survey Questions (Optional)**

*The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.*

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y X N

**1. Bikeways and Trails Plan**

2. Date Completed (July 2018)

3. Has the plan been adopted? *By County Council* Y X N

4. Is the plan available online? Y X N

5. How often do you intend to update it? (Every 5-10 years)

6. Are existing and planned bicycle and pedestrian facilities mapped? Y X N

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y X N

**1. Frederick County Master Transportation Plan**

2. Date completed (December 2001)

3. Has plan been adopted? *By Board of County Commissioners* Y X N

4. Is the plan available online? Y X N

5. How often do you intend to update it? (Every 10 years; Revisions as necessary to remain consistent with the *Livable Frederick Master Plan*)

END

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