

July 11, 2022

Mr. Denis Superczynski, Manager LF Planning  
30 North Market Street  
Frederick County Maryland 21701

Re: Cromwell Amendment to Rezoning  
County Project No: R-19-01  
RCI Project No.: 643Q

Denis:

Accompanying this memo is a submittal for an Amendment to Cromwell PUD R-19-01 on behalf of Cromwell Investments, LC (the "Applicant"). As you know, throughout the last year the applicant has worked with the County (among other things), toward the construction of the approved Master Planned Road extension of Lake Linganore Boulevard as well as locating the Library Site for the greater Linganore Town Center Area in conjunction with the Oakdale Crossing MXD and the Lake Linganore PUD projects.

As the applicant noted during the rezoning of the Approved Cromwell PUD a Public Use Library Site was identified on the southwest quadrant of Lake Linganore Boulevard and the Cromwell main entrance road. This ± 4 acre site was identified as Public Use on the Approved Cromwell PUD Concept Plan and a condition was added to the approval related thereto. While the County had a previously identified site within the commercial area of the Lake Linganore Town Center area, the County has since expressed a desire to have a larger site to accommodate a larger footprint than what was anticipated when the County agreed to that site in 2016. Hence, the Cromwell site became desirous for the County to locate the future library on. In addition, during this past year, **the County has now indicated a desire to also locate a Senior Center** within the greater Linganore Town Center area. The developer identified a number of sites for the County to consider and through process of elimination asked the developer for additional ground within the Cromwell PUD that would accommodate a ±25,000 sq. ft. public use Senior Center.

It should be noted that this is not a result of any rezoning, subdivision, APFO or other site development requirement, but merely the developer working with the County to provide additional land for a desired public use. **To that end, the County has requested the developer to submit this application to amend the PUD to show the additional ± 2.4 ac. Public Use Site for a Senior Center on the PUD Concept Land Plan and to address conditions of rezoning related thereto.**

Please do not hesitate to contact me at (301)948-4700 should you have any questions.

Sincerely,  
Rodgers Consulting, Inc.

*E. E. Soter*

Eric E. Soter, AICP/Eco District AP  
Principal

Enclosure

cc: Cromwell File/Team List