

January 12, 2026

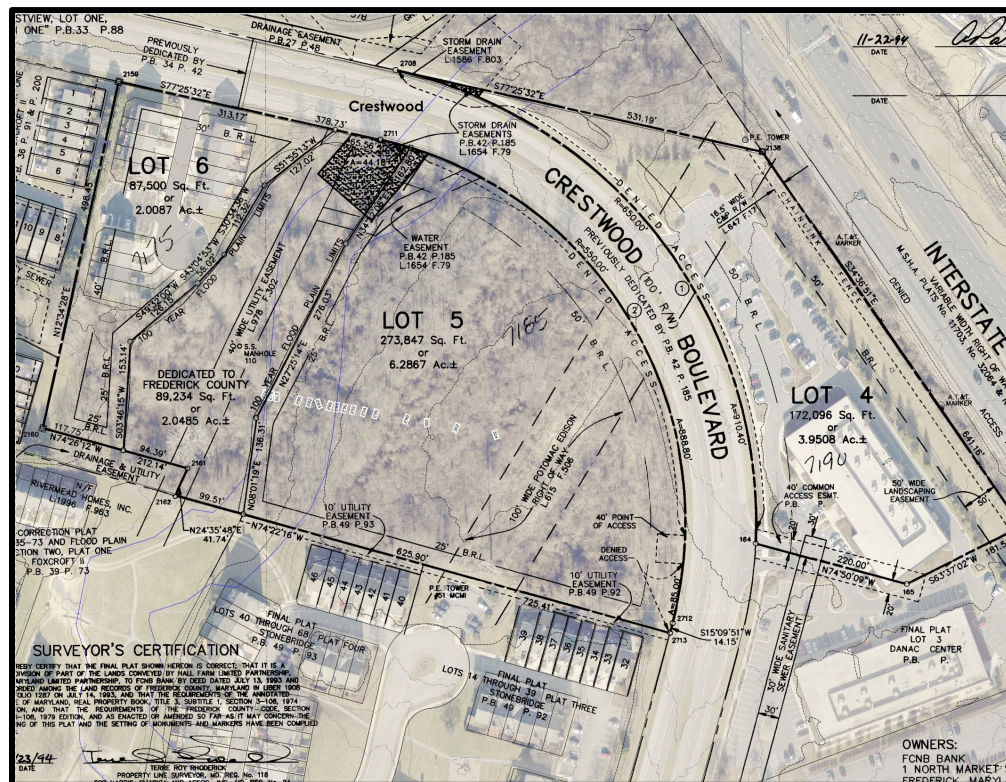
Frederick County Planning Commission  
12 East Church Street  
Frederick Maryland, 21701

**Re: Housing Plan and Lot 5 Danac Parcel**

Dear Chairman Long and Members of the Planning Commission:

I am submitting this letter on behalf of my client, AAK FREDERICK III LLC and Abrams Development Group with respect to their property known as Danac Center Lot 5 (the "Property"), within the South Frederick Corridor (i.e. "The Plan") and as part of the current efforts to update the **Housing Plan**. See Exhibit A: Copy of Plat of Record and excerpt below.

The ±6.28 ac. Property has Urban Neighborhood (UN) Land Use Plan designation and Office Research Industrial (ORI) Zoning. Noting prior to The Plan it also had ORI Land Use. It is situated at the curve along Crestwood Boulevard north of Stonebridge residential development and east of Foxcroft residential. The Property is encumbered with a 100' wide Potomac Edison right-of-way that bisects roughly 1/3<sup>rd</sup> of the parcel and leaves an effective developable area of ±4.0 acres. This, combined with its location immediately adjacent to residential, has limited the opportunity/market to develop an appropriately scaled ORI use over the years.



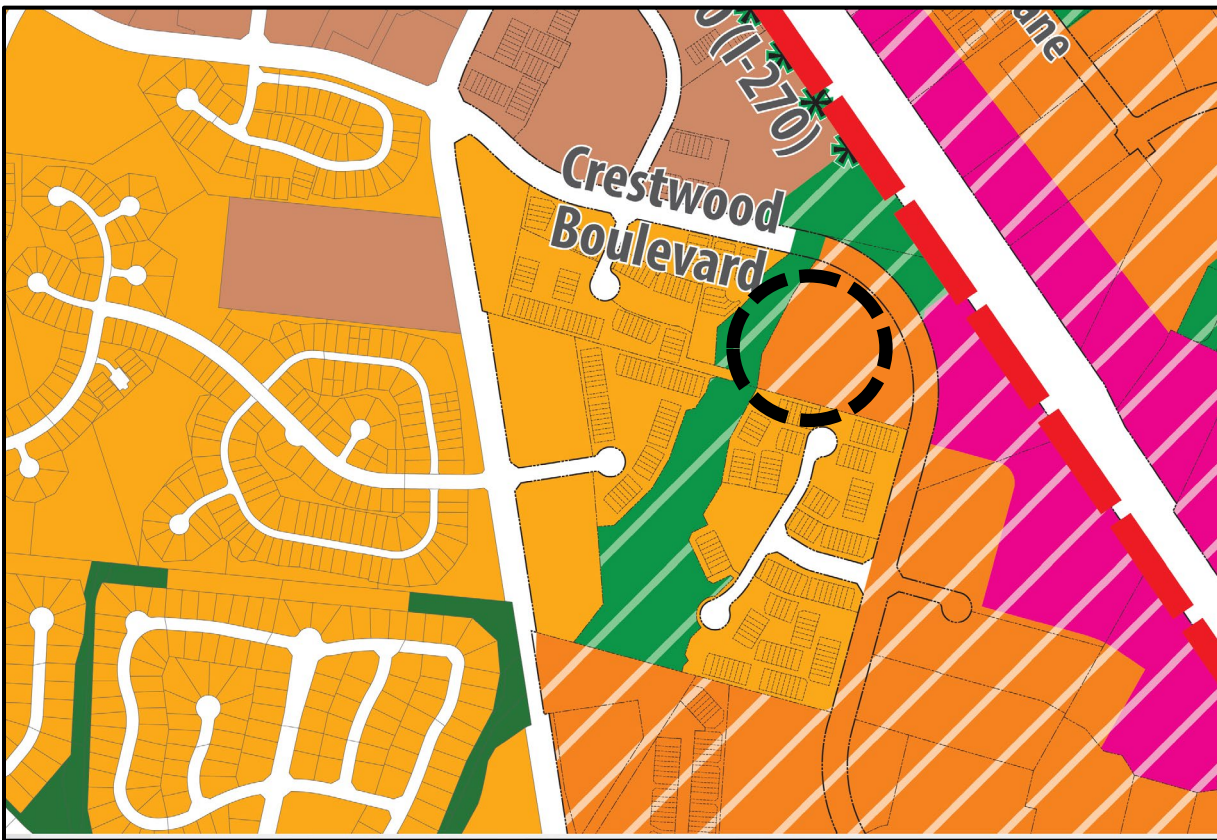
## South Frederick Corridor Plan and Lot 5 Danac Parcel

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We have been actively engaged with the South Frederick Corridor Plan and continue to find that the opportunity exists to consider alternative uses for the Property in an effort to achieve the County's goals of introducing up to 10,000 units in the planning area; provide for missing middle type housing; and to provide for an appropriate transition to a more dense 'urban mixed use form' being planned for the core of the Planning Area.

This Property is undoubtedly unique both broadly within the entirety of the South Frederick Planning Area and site specific with its limitations, size and orientation.

Broadly speaking, the Property is literally at the edge of where the South Frederick Plan made land designation changes, and as evidenced in the excerpt below of the adopted comprehensive plan as the Property is the only parcel within this ±60-acre corner, (comprising of Stonebridge and Foxcroft), that has an Urban Neighborhood designation. While we don't object to that, we do feel that it is obvious that now designating R8 zoning for the Property will not compromise the other goals of the plan and will be more compatible with the immediate existing residential.



Specifically, the Property is situated within the interior of a rather large, curved section of Crestwood Boulevard. A large Potomac Edison power structure exists on the property including its 100' easement that traverses the southeastern third, leaving about 4 acres of usable ground. The western edge is bound by the Arundel Branch Streamvalley and a 50' wide utility easement. The site also has a water easement that crosses a portion of its northwest limits.

It is evident that this Property is on the fringe of the planning area and literally abuts existing medium density residential (R8 zoning), constructed in the mid 1990's. We believe that providing for a similar land use through the same zoning designations on the Property will afford the opportunity to build out this remaining parcel in a manner compatible with the current land uses and maintain consistency with the future South Frederick Plan. We don't believe a large footprint residential structure would be

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appropriate for this parcel and that building it out with townhouse scaled development is more appropriate given the existing constraints. A front-load townhome product provides for a more affordable housing type needed and noted in this plan and the overarching Livable Frederick Master Plan. In fact, we have created a concept that could yield up to 50 townhome units on the Property in a layout that is in keeping with the neighboring residential and has been well received in the market. *See Exhibit E Conceptual Layout and Perspective Images attached hereto.*

This layout would support both a garage and non-garage type townhome product, (or perhaps a mix of both) providing the best opportunity for affordable units and in keeping with the immediate adjacent existing residential developments. As noted, we have been engaged from the beginning and throughout the drafting of the pending zoning ordinance believe that affording this parcel the base Euclidean R8 zoning is the best opportunity to bring forth the housing types that achieve county goals and is consistent with and compatible with the surrounding land uses.

I will be available for future workshops and look forward to discussing the Plan and the opportunity for this project to move forward. In the meantime, thank you for your service and consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric E. Soter".

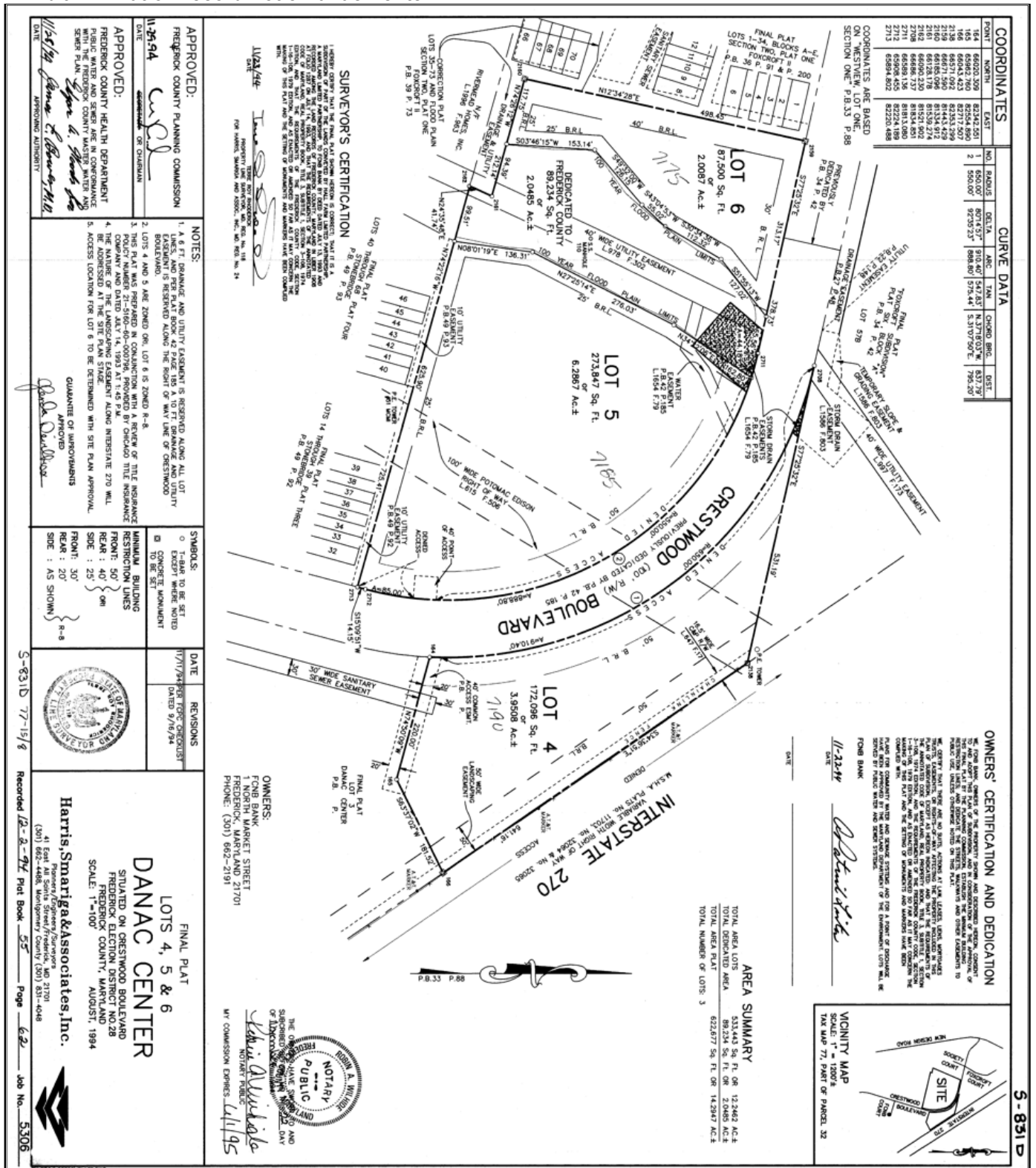
Eric E. Soter, AICP

Cc: Pete Mathieson, Abrams Development



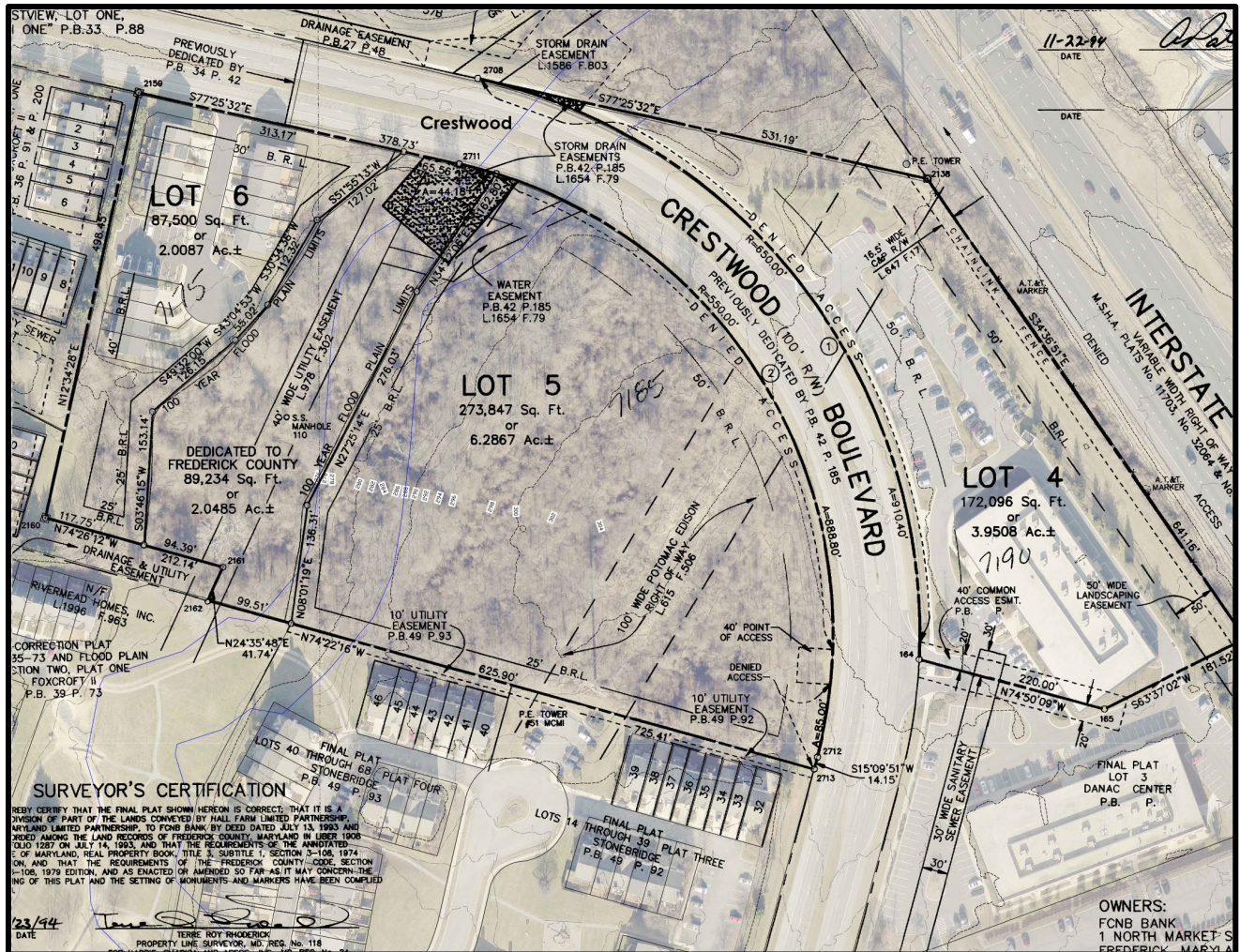
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Exhibit A – Plat of Record Lot 5 Danac Center



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Exhibit B – Existing Aerial/Plat Overlay Danac Lot 5





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**Exhibit C & D – Site Perspectives with Concept Overlay**





Abrams

Frederick, MD

Concept Sketch

1. Site is +/-6.28 acres, Tax Map 0077/ P0308.
2. Easements and access locations digitized from a Plat by Harris Smariga recorded 12-2-94, PB 55, P52.
3. Exhibit compiled with Frederick County GIS Data Planimetric data including buildings, hydro polygons, hydro lines, edge of pavement, adjacent parcels, and topo are developed from orthophoto imagery flown in the Spring of 2014; the contour interval is 2'-0".
4. Aerial images from Frederick County GIS and were flown by Pictometry (EagleView Technologies) in the fall of 2017 and spring of 2018.
5. This exhibit is for informational purposes only and preliminary studies, it was compiled without the benefit of controlled horizontal data or field located features. Further studies and information are needed to determine more accurate areas and yield potential.

Density based on County R8 Zoning

8 units/acre, 1,600 sq. ft. min lot area  
**Yards** = 25' Front, 20' Rear, 10' side  
25' side yard abutting street  
*Front and Side Yards may be reduced with MPDU modification*

**Shown** 50 units, front-load 20' x 40'.  
12.5% MPDU = 6 MPDU -or- FILO  
*Density Bonus Available*

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GRAPHIC SCALE

