



**Mount Airy
Planning
Commission
April 24, 2023**

**PROJECT:
Medical Eye Center**

Mount Airy

FILE NO.

S-20-0031

**LOCATION:
Eye Center**

Mt. Airy Medical

**1401 Ridge Court,
Mount Airy, MD**

21701

**APPLICANT:
Schwartz**

Dr. Boaz

Road

1001 Twin Arch

Mount Airy, MD

21701

**ENGINEER:
Elfawal**

Mohamed

Terrace

2100 Paul Edwin

Falls Church, Va.

PROPOSED USE: Professional Services / Medical

REQUEST: **Final Site Development Plan Approval**
The applicant proposes constructing a two-story building with a ground floor of the building of 2004 sq. ft. and a second floor of 1794 sq. ft.

PROJECT INFORMATION:

ADDRESS/LOCATION: 1401 Ridge Court / East of Ridge Road. near East Ridgeville Blvd.
TAX MAP/PARCEL/PLAT: Tax Map 00602/Parcel 0497
ZONING: NP – Neighborhood Professional
COMPREHENSIVE PLAN: NP – Neighborhood Professional
PROPOSED USE: NP – Neighborhood Professional
WATER/SEWER: W-1/S-1 *Existing/Final Planning*

DEVELOPMENT REQUEST

The Applicant is requesting Final Site Development Plan Approval to establish the Mount Airy Medical Eye Center. The owner/developer currently has a business in the Center Street Medical Center and is moving his business to this location.

Building Footprints/Architecture/Building Lighting

The proposed development will yield one new building with a 2,004 total square feet footprint. Material and color schedules have been provided on the architectural elevation plan Sheets 10 of 10. Elevations provided in this Final site plan package shows detail of the use of wall-mounted lighting, site, and pole-mounted lighting though out the site, and fixture specifications.

Parking Areas

The proposed site plan provides 15 spaces (that include 1 handicap space). The total interior square footage of the building requires 15 spaces which have been provided. Required parking for the proposed development is required under the provisions of Town Code Section 112-7-B.

§112-18 Outdoor Lighting and Requirements and Restrictions

The lighting plan meets the Town code §112-18 and has a zero level at all property lines. is required. All lighting will be required to conform to the provisions set forth in this chapter and fixture details and is included in the final site plan package.

Stormwater Management

Carroll County has reviewed Stormwater Management requirements and still has a few comments to address, which need to be addressed prior to Final Site Plan approval. The engineer is working with the Carroll County Water Resource to satisfy the State requirements.

Signage

The plan shows the proposed signage at the entrance and building-mounted signage. Approval of this Final site plan will also grant approval to the proposed signage shown on sheet 3 of 10.

Trash enclosures, Mechanical Equipment, Screening Devices

A dumpster pad with a trash enclosure has been shown located beside the building on a concrete pad. Specific enclosure details have been provided and shown on Sheet 3 of 10.

Road Access/Travel Ways/ Means of Ingress and Egress/Internal Circulation

Site access is from Ridge Court; the fire department requires the existing trees along Ridge Court to be removed or elevated to a min of 12'-0" to the lowest branch.

Street Design/Road Width

The subject site will not create any public streets or roadways. This site is unique; it is at the end of a dead-end street that dies into an SHA right-of-way. The PWA will need to address future road widening with a deeded right of way from the parcel and possible sidewalks.

Recommendation: Staff recommends approval of the Final site plan for 1401 Ridge Court subject to the following conditions of approval.

1. All Town and County reviewing agency comments must be addressed before submitting the Final site plan mylars.
2. All parties must approve and sign the PWA (Public Works Agreement), and bonding for the project needs to be in place. (Including reference to the right of way, future widening, and sidewalk.)

