



Staff Report
Mount Airy Planning Commission
April 24, 2023

PROJECT: King's State LLC
Twin Arch Business Park, Section IV, Lot 14A

FILE NO. S-22-0035

APPLICANT: King's State LLC
9215 Brown Church Road
Mount Airy, MD 21771

ENGINEER: VanMar Associates, Inc.
310 South Main Street
P.O. Box 328
Mount Airy, Maryland 21771

PROPOSED USE: Flex Industrial, and Office

REQUEST: **Concept Site Development Plan Approval**
The Applicant is requesting Concept Site Development Plan Approval to establish a building with a total of 22,400 square feet of interior space. This plan indicates 11,200 square foot office space on the first floor. The lower level would provide 11,200 square feet of flex Industrial area.

PROJECT INFORMATION:

ADDRESS/LOCATION:	Lot 14, Twin Arch Business Park
TAX MAP/PARCEL:	Tax Map 0075 Parcel 0327
ZONING:	I – Industrial
COMPREHENSIVE PLAN:	Flex Industrial
PROPOSED USE:	I – Industrial
WATER/SEWER:	W-1/S-1 <i>Existing/Final Planning</i>

DEVELOPMENT REQUEST

The Applicant is requesting Concept Site Development Plan Approval for the establishment of a Flex Industrial, Office, and Restaurant building on Lot 14A. The site is located in Section Four of the Twin Arch Business Park. The proposed use is being reviewed under the heading of Provisions Governing Industrial Districts per §112-45 (I -District) in the Town of Mount Airy Zoning Ordinance.

BACKGROUND

History:

Twin Arch Business Park Section Four received final subdivision approval in 2011. Lot 14 was approved and recorded in Plat book #56, Page #50, and contains 2.0023 acres.

CONCEPT PLAN REVIEW

In General:

The concept plan review stage provides the opportunity to receive comments and generate dialogue about the overall general layout and design of the proposed project, including sensitive areas, topography, drainage, floodplains, building footprints, bulk requirements, architecture, parking areas, open spaces, walkways, means of ingress and egress, circulation within the site, street design/road width, landscaping, signs, lighting, trash enclosures, screening devices, and other information that reasonably may be required given a particular site location or proposed use. Although the list of considerations for the concept plan review is extensive, the concept plan will typically not include detailed engineering aspects relating to the Town's standard details and specifications. The Town of Mount Airy Code provides the statutory framework concerning how land located within the incorporated limits shall be developed while also guiding the processes associated with the review of site development and subdivision development plans. The applicable code section(s) will vary given the zoning of the land, proposed land use, applicable special development regulations, etc. The staff findings outlined below are intended to provide a general summary to guide the Planning Commission in evaluating the proposed project and the applicable Town Code sections. Throughout the plan review process, Town and County agency comments are provided to the applicant and/or project engineer and serve as a more detailed account as a result of the technical plan review. As agency comments are addressed, the general site layout and related elements may be updated for subsequent internal review of the concept plan revisions. The shared goal is to address any outstanding comments which are considered substantial (may impact the proposed site layout, function of ingress/egress, aesthetics, etc.) prior to bringing a plan to the Planning Commission for consideration and approval, conditional or otherwise, to position the concept plan into such a state whereby only minor modifications that staff would be able to accept moving forward into the final site plan stage.

In this particular case, the staff is able to recommend conditional approval of the concept site plan as proposed. Below is a summary of the plan review elements and related comments.

REVIEW OF PLAN ELEMENTS (SUMMARY)

Environmental Site Delineation

Sensitive Areas, Topography, Drainage, Floodplains, Waterways, Natural Features

A floodplain management review was performed by Carroll County and was found to be exempt from the requirements of Chapter 153 of the Carroll County Code (County Code). There are no identified wetland areas or streams on the site, nor are there any rare or endangered species known to exist on the site. The plan was reviewed for impact on Water Resources per Chapter 154 of the (County Code) and found to be in compliance. There was a 100-year flood plain that will be extinguished as part of the Amended Plat AP-23-0009.

Forest Conservation

Forest Conservation Requirements were provided for and satisfied in conjunction with the review and approval of the Twin Arch Business Park Section Four Subdivision Plan and the Amended Plat AP-18-0017.

Site Layout and Design

The proposed site plan layout contains one building with an 11,200 square building footprint foot, with additional 11,200 square feet for an upper-floor office area. The parking lot is located to support both the upper and lower levels of the buildings depending on the uses on different levels.

Dimensional Requirements/Bulk Standards

Density, lot area, and setback requirements

Generally, the proposed use of land and structures is subject to the requirements of the district in which they are located. In the case of site development in the Industrial District, Town Code § 112-46 provides specific site development regulations.

The applicant must comply with the minimum setback and dimensional requirements, as noted below.

§112-46 Required lot area, lot width, and yards

Front Yard Setback	Side Yard Setback	Rear Yard Setback	Lot Width
40'	25'	40'	100'

The proposed plan meets all the requirements as noted above. The proposed office and fleet maintenance building observes a front and rear yard setback of 40 feet and a side yard setback of 25 feet.

§112-47 Building Height Regulation. No building in the I District shall exceed three stories or 45 feet in height.

The proposed height of the building shown on sheet 9 of 10 has a distance between floors at 18'-0". The front elevation at grade with a roof slope of 4/12 it calculates to 29'-6". The Lower level with an 18'-0" between floors would total 47'-6", which exceeds the height requirements. (*§112-47 Building Height Regulation*). If the slope of the roof were lower to a 3/12 the total height would be 44'-9" which would be within the max. building height.

Building Footprints/Architecture/Building Lighting

As previously mentioned, the site will yield one new building with a footprint measuring 165' x 70' that equals 11,200 total square feet. Material and color schedules have been provided on the architectural elevation plan Sheets 9 and 10. Elevations provided in this Concept site plan package shows detail of the use of wall-mounted lighting and fixture specifications. A lighting plan is required to be submitted in the final site plan. The engineer provided a lighting plan on Concept site details on Sheets 5 of 7, including a photometric study described in §112-18.

Parking Areas

The proposed site plan provides 86 spaces (that include 2 handicap spaces and 2 loading spaces). The total interior square footage of the building requires 84 spaces which have been provided. The upper lot provides 62 spaces to support the upper entrance. The Lower-level parking lot has 22 spaces (that include 1 handicapped space), not including the two Loading spaces and additional parking spaces. The site will have one access point along Back Acre Circle. Required parking for the proposed development is required under the provisions of Town Code Section 112-7.

§112-18 Outdoor Lighting and Requirements and Restrictions

A lighting plan has been provided on sheet 6 of 10 All lighting will be required to conform to the provisions set forth in this chapter, and fixture details are provided as part of this site plan package.

Open spaces/Amenities

There is no requirement for open space for this site development.

Pedestrian Circulation and Safety/Walkways

Sidewalks will be installed along the street frontage in accordance with the subdivision plan for Twin Arch Business Park Section Four.

Landscaping/Buffering

The Landscaping plan was approved by the Carroll County Bureau of Resource Management, which serves as the plan review agency for landscaping and forestation. A total of 22.4 planting units have been provided, and specific species of planting units have been provided on Sheet 8 of 10.

Stormwater Management

Stormwater Management requirements have been met with the addition of multiple Bio-retention ponds on the parcel.

Retaining Walls and Fencing

No retaining walls are proposed as part of this site plan. The plan does not show any fencing at this time. Existing fencing that might have been part of the remaining parcel of Lot 15 might need to be relocated or removed at a later time.

Signage

At this time, the proposed signage is not delineated as a decision has not been determined for signage. Signage will be addressed in the final site plan package and shall include specific details of the proposed signage elements, such as materials, color, and illumination type. The Elevations do show lettering representing possible proposed signage.

Trash enclosures, Mechanical Equipment, Screening Devices

A dumpster pad with a trash enclosure has been shown located behind the building on a concrete pad. Specific enclosure details have been provided and shown on Sheet 6 of 10.

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

Site access is attained via one entrance from Back Acre Circle. The site design provides a 24' drive aisle.

Street Design/Road Width

The subject site will not create any public streets or roadways.

Water Service and Sewer Service

The site is to be served by public water and sewer and is classified W-1, S-1 in the Carroll County Water and Sewer Master Plan as part of the allotted usage per industrial in the pipeline. No additional water is needed.

Adequate Public Facilities

§ Chapter 25: Adequate Public Facilities:

Town Code Section §25-4 – Certification of Facilities provides that “The Planning Commission shall review the adequacy of public facilities at the development plan submission states as set forth in [25-4(B)]. As guided by the Town Code, the term “public facilities” or “facilities” shall mean, or applies to the following:

- | | | |
|-------------------------|----------------------|--------------------|
| 1. Water | 4. Roads and traffic | 6. Police Services |
| 2. Sewer | control device | 7. Parks and Open |
| 3. Schools (for | 5. Fire and Rescue | Space |
| residential, non-senior | services | |
| housing only) | | |

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1. **APFO Water –Adequate.** The proposed project is part of the pipeline development without additional water needed. The current quantity of water source/treatment availability from the Town of Mount Airy water system, prior to adding the quantities of this project, are considered inadequate. Current elevated water storage is adequate.
2. **APFO Sewer – Adequate.** The current quantity of wastewater treatment availability is adequate. The sewer collection system will be reviewed at the time of the preliminary plan with the design of added collection system but is presumed to be adequate at this time.
3. **Schools (for residential, non-senior housing only) – Not Applicable to this project**
4. **APFO Roads and Traffic Control Devices – Adequate.** The project did not require a traffic impact study due to the size and use of the property; Twin Arch Business Park was approved as a whole as a planned Industrial Park for traffic impact.
5. **Fire and Rescue services – Adequate.** The Mount Airy Volunteer Fire Company (MAVFC) has approved the site design and layout and public safety considerations of the plan. Sprinklers will be required, and the addition of a new fire hydrant will need to be located within 150’-0” of a new sprinkler connection located on the building.
6. **Police Services – Approaching Inadequate** The Mount Airy Police Department (MAPD) has been contacted for APFO, and this department received a written certification.
7. **APFO Parks and Open Space –Not Applicable to this project.**

Recommendation:

Staff recommends conditional approval of the Concept site plan for Lot 14A of the Twin Arch Business Park Section 4, subject to the following conditions.

- That all Town and County agency comments are being addressed.
- That the overall height of the build is reduced prior to resubmitting the Final Site plan for review.
- The addition of a new fire hydrant will need to be located within 150'-0" of a new sprinkler connection located on the building.
- The recordation of extinguishment of the 100-year flood plain shown on AP-23-0009.

