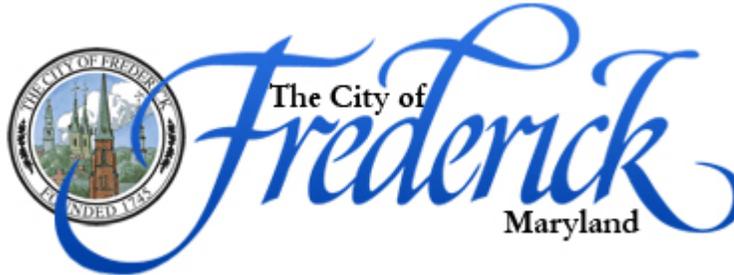


Mayor

Michael C. O'Connor



Aldermen

Kelly Russell
President Pro Tem

Derek T. Shackelford

Roger A. Wilson

Donna Kuzemchak

Ben MacShane

May 21, 2019

Debbie Allen
Nationwide Zoning Services LLC
1117 Jacob Drive
Moore, OK 73160

Re: 19-491ZD Zoning Determination: 8560 Progress Drive

Dear Ms. Allen:

In response to your letter dated May 3, 2019, Staff has prepared the following information:

1. The property is part of a Mixed Use Employment (MXE) Center development and zoned under the MXE Floating District.
2. In accordance with the MXE Floating Zone and the unconditionally approved MXE master plan PC08-300MXE, the subject property is designated for employment use as specified in Section 418(b)(3) in the 2005 Land Management Code (LMC). Section 418(b)(3) permits all uses that are listed in the LMC Table 404-1 Use Matrix for MO and M1 zoning districts. On June 13, 2011, the Planning Commission conditionally approved a revised Master Plan PC11-183MP for the purpose of relocating the 0.5-acre cultural resource area to commemorate the original farmhouse from the front to the rear of the subject property.
3. The original Final Site Plan PC08-298FSI for Lot 402 received Planning Commission conditional approval on August 11, 2008 and staff unconditional approval on July 31, 2009. Final Site Plan STF09-306FSI for loading area, path, and private drive access changes was approved by staff on December 9, 2010. The site is considered compliant with the site plans, in accordance with the 1986 Zoning Ordinance as an existing grandfathered development project per 2005 Land Management Code Sections 910(c) and 910(e).
4. In accordance with LMC Section 910(e)(3)B, a modification for the site was granted approval to use Section 607(b) Table 607-1 for parking numbers.
4. A subsequent MXE master plan PC10-181MXE was conditionally approved by the Planning Commission on July 12, 2010 to add a signage package for the

MXE East Campus (Sanner property). With this approval, there were two (2) easement and maintenance agreements recorded for encroachment of structures in a public right-of-way and a height determination made by the Federal Aviation Administration.

5. We have no knowledge of any zoning or site plan violations associated with this property.

If you have any further questions please do not hesitate to contact me at (301) 600-1718 or preppert@cityoffrederick.com.

The purpose of the service provided by the Zoning Administrator regarding determinations/interpretations is to identify the zoning of a particular property, to verify that a use is permitted or permissible in a specific Zoning District and to clarify and interpret the Land Management Code. Any questions regarding specific regulations and requirements for a site or sites' compliance with the Land Management Code not addressed in this letter shall not be the responsibility of the Zoning Administrator. It is the responsibility of the applicant, property owner and/or property purchaser to review the project site plan and the Land Management Code for compliance.

This determination applies solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of The City of Frederick affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the Land Management Code may appeal said decision within thirty days to the Zoning Board of Appeals.

Sincerely,

In Concurrence,

Pam Reppert
City Planner

Joseph A. Adkins, AICP
Deputy Director for Planning

PZ19-491



Nationwide Zoning Services, LLC

1117 Jacob Drive | Moore, OK 73160
phone: 405.607.6607 | toll free fax: 866.383.0482
www.zoningservice.com

Date: May 3, 2019

To: City of Frederick Planning Department

From: Debbie Allen
Nationwide Zoning Services, LLC
1117 Jacob Drive
Moore, OK 73160

Re: 8560 Progress Dr.

Tax Id: 1102465051

Bk & Pg: 0088-0001 Taxmap: 0068

Lot: 402

We have been engaged to prepare a Zoning and Site Summary report for the above-mentioned sites. Please consider this a formal request for a letter outlining the Zoning Designation and a Brief Description of the properties, as follows:

1. What is the current zoning of the property?
2. Is this project part of a Planned Development? If so, please provide copies.
3. Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, please provide a copy. If these were not available, would you briefly outline the conditions of the applicable document?
4. Are there any outstanding zoning or Code violations associated with this project?

Please provide as much information as possible on your letterhead and return by fax to 866.383.0482 or email to the address below. Please send a hard copy to the address above.

Thank you in advance for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to call me at 405.607.6607. My email address is dallen@zoningservice.com.

Regards,

Debbie Allen, Zoning Analyst