



FREDERICK

PLANNING

September 5, 2023

Ashlee Turner
Global Zoning
8205 NW 69th Street
Oklahoma City, OK 73132

Re: 23-917ZD Zoning Determination: 8908 Gas House Pike

Dear Ms. Turner:

In response to your letter dated August 25, 2023, Staff has prepared the following information:

1. The property is zoned M-1 (Light Industrial) with a small southwest portion of the property within the Airport Overlay District (AO).
2. The property, Lot 1 of the Frederick Commerce Center, was conditionally approved by the Planning Commission under Final Site Plan PC21-206FSI on July 29, 2021, for a 649,136 s.f. warehouse/distribution center. A modification to the 2005 Land Management Code (LMC) Section 605 for parking lot interior landscaping was approved with the site plan. A revised site plan PC22-1016FSI was conditionally approved by the Planning Commission on March 14, 2023, for a 1,017,200 s.f. warehouse/distribution center. The site plan was approved with three modifications to the LMC: 1) Section 607 to reduce minimum required parking from 1017 to 996 parking spaces; 2) Section 605 to reduce parking lot interior landscaping from 10% requirement to 8%; and 3) Section 607 parking area to allow for some light spillover across property lines. Both Site Plans have not been unconditionally approved and will be provided under separate cover.
3. The warehouse/distribution center is a permitted use in the M-1 zone.
4. The property is in conformance with the LMC based on approved site plans and associated modifications.

5. Under the LMC Table 607-1 Parking Schedule, the use is identified under “storage warehouse” and “distribution center” that has a minimum of 1 parking space/1,000 s.f. (1,107 minimum spaces) and a maximum of 1 parking space per 350 s.f. (2,906 spaces). Parking considered in conformation with the approval of the above modification.
6. To staff’s knowledge there are no outstanding fire, building, or zoning violations associated with this property.
7. There are no upcoming road projects that will impact the right-of-way of the property. The frontage improvements are currently being improved under the Frederick Commerce Center approvals.
8. No certificates of occupancy have been issued since no structures have been constructed on site at this time and no violation associated with the timeline.

If you have any further questions please don’t hesitate to contact me at (301) 600-1718 or preppert@cityoffrederickmd.gov.

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,

Pam Reppert

Pam Reppert
Planner III

In Concurrence,

Joe Adkins

Joseph A. Adkins, AICP
Deputy Director for Planning

Global Zoning
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Oklahoma City, OK 73132
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Ashlee@globalzoning.com
www.globalzoning.com



August 25, 2023

RE: Zoning Verification Letter Request:

8908 Gas House Pike

Greetings:

Please find this to be a request for Zoning letter/FOIA on the above stated parcels. We are researching these matters for a zoning compliance report. Please incorporate the answers to the following questions in a letter on letterhead.

- **What is the current zone of the property? Are there any overlay districts?**
- **Did the property receive any variances, PD's, conditional or special permits issued or require site plan approval? If so, can you provide a copy?**
- **Is the property permitted in the Use Designation?**
- **Are there any conformance issues with the property?**
- **What are the Parking Requirements and Conformance for this property**
- **Are there any active/outstanding Zoning, Building, Fire Code Violations on file?**
- **Are there any current/upcoming road projects that will impact the right of way of the property? (road widening/sidewalk improvements)**
- **Did the property/tenants receive Certificates of Occupancy/Compliance/Use? If so, may I obtain a copy? If there are none on file, is this considered a violation? Would change in use, ownership and/or tenant require a new CO to be issued?**

Please email the letter and documents to ashlee@globalzoning.com or 844.866.8503 if possible. If you cannot E-mail or fax, please return the letter to:

Global Zoning
8205 NW 69th Street
Oklahoma City, OK 73132

Warm regards,
Ashlee Turner