

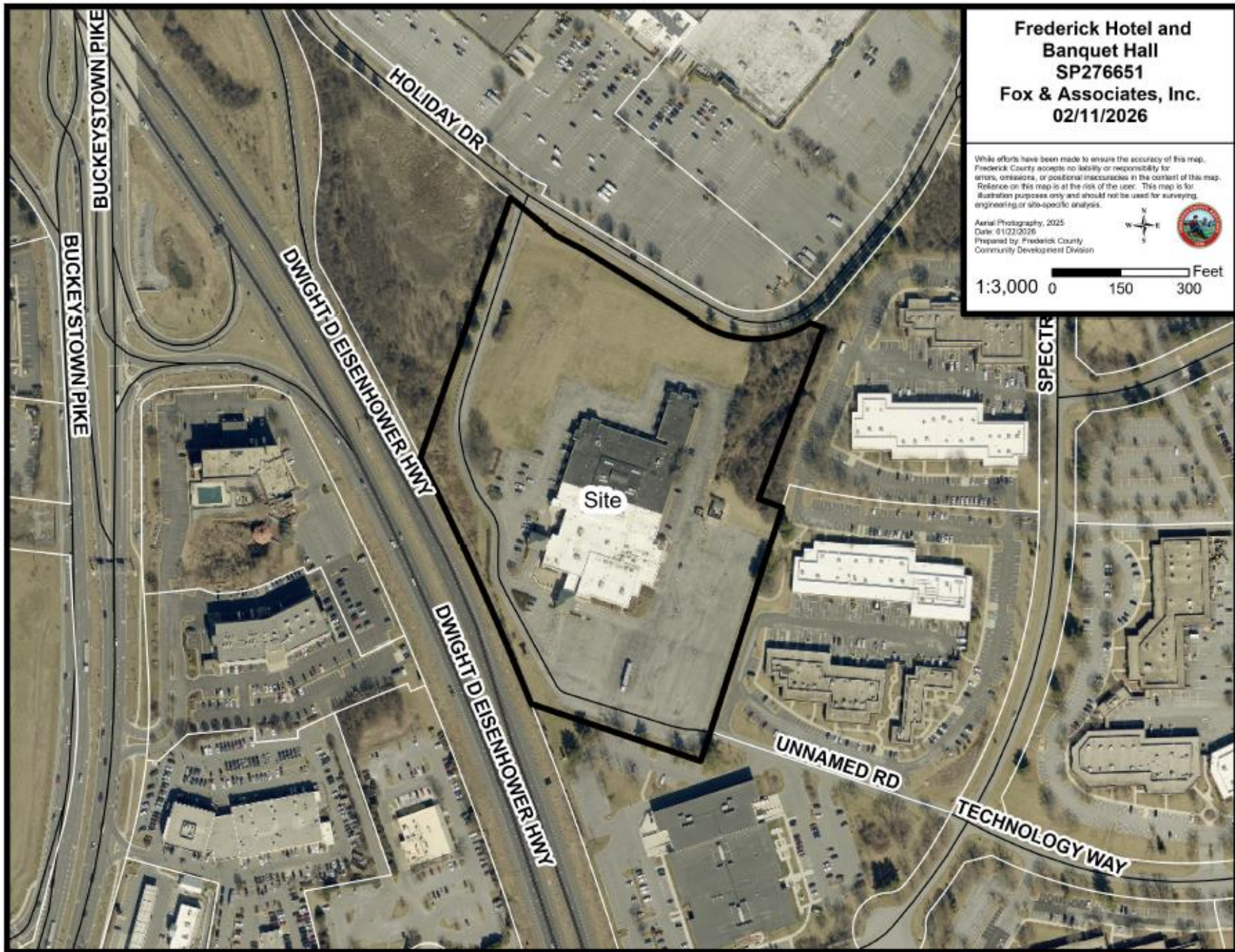
Frederick County Planning Commission



February 11, 2026



Frederick Hotel & Conference Center Site Development Plan

The Applicant is requesting Site Development Plan approval for a combined 140,128 sq. ft. of GFA for buildings for hotel and conference center uses located on a 14.22-acre Site.



**Frederick Hotel and
Banquet Hall
SP276651
Fox & Associates, Inc.
02/11/2026**

Zoning

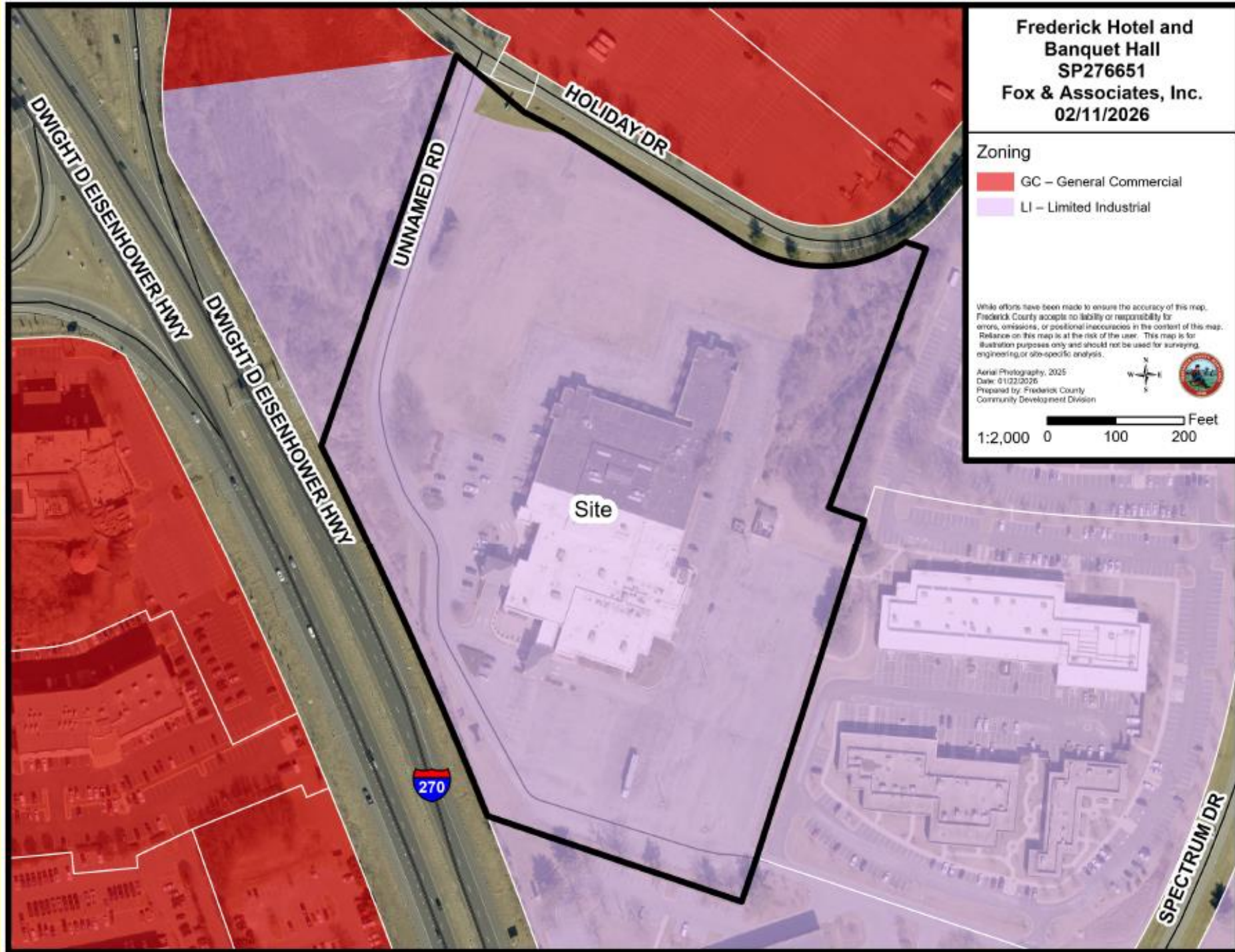
-  GC – General Commercial
-  LI – Limited Industrial

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Aerial Photography: 2025
Date: 01/22/2026
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet



**Frederick Hotel and
Banquet Hall
SP276651
Fox & Associates, Inc.
02/11/2026**

Comprehensive Plan

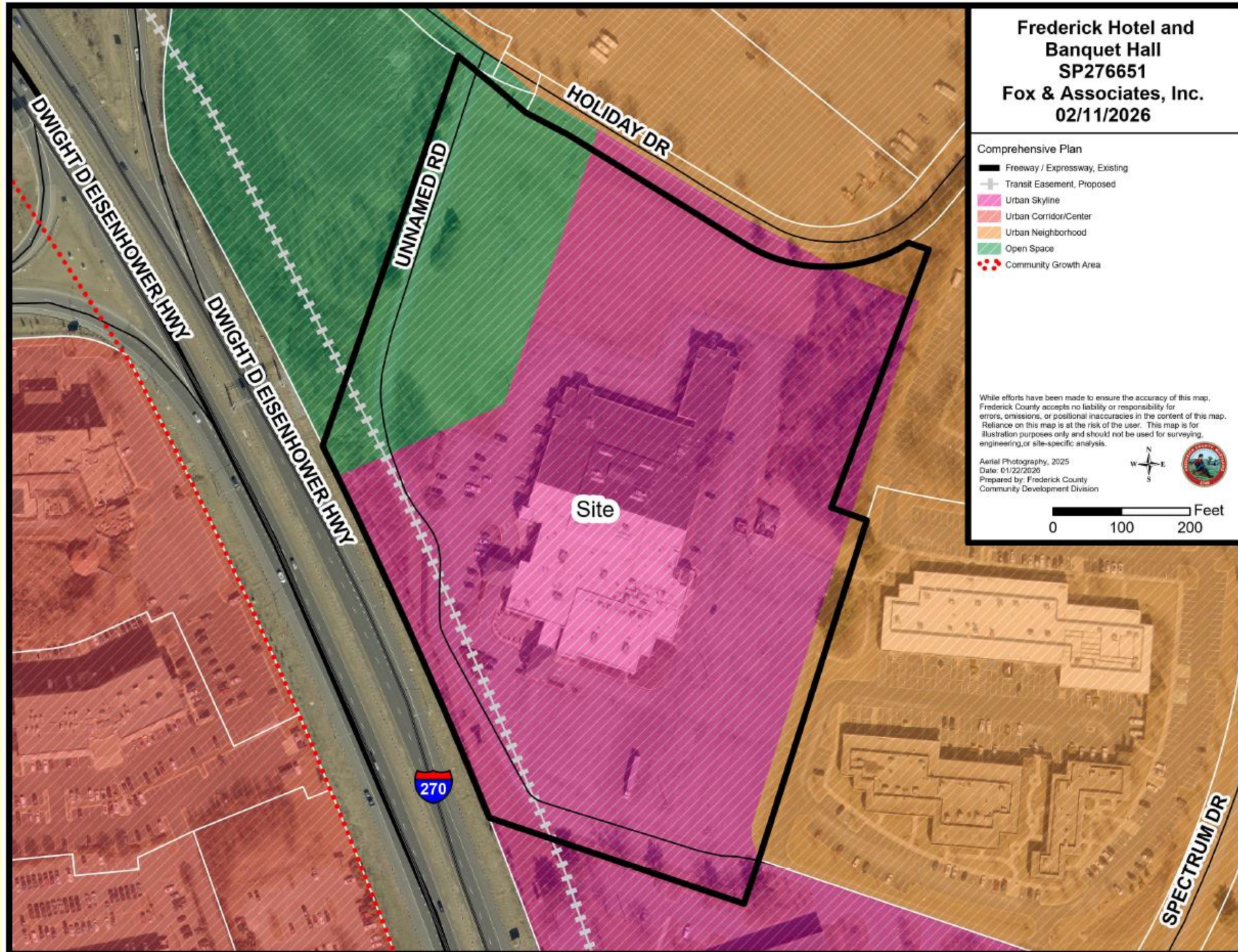
- Freeway / Expressway, Existing
- Transit Easement, Proposed
- Urban Skyline
- Urban Corridor/Center
- Urban Neighborhood
- Open Space
- Community Growth Area

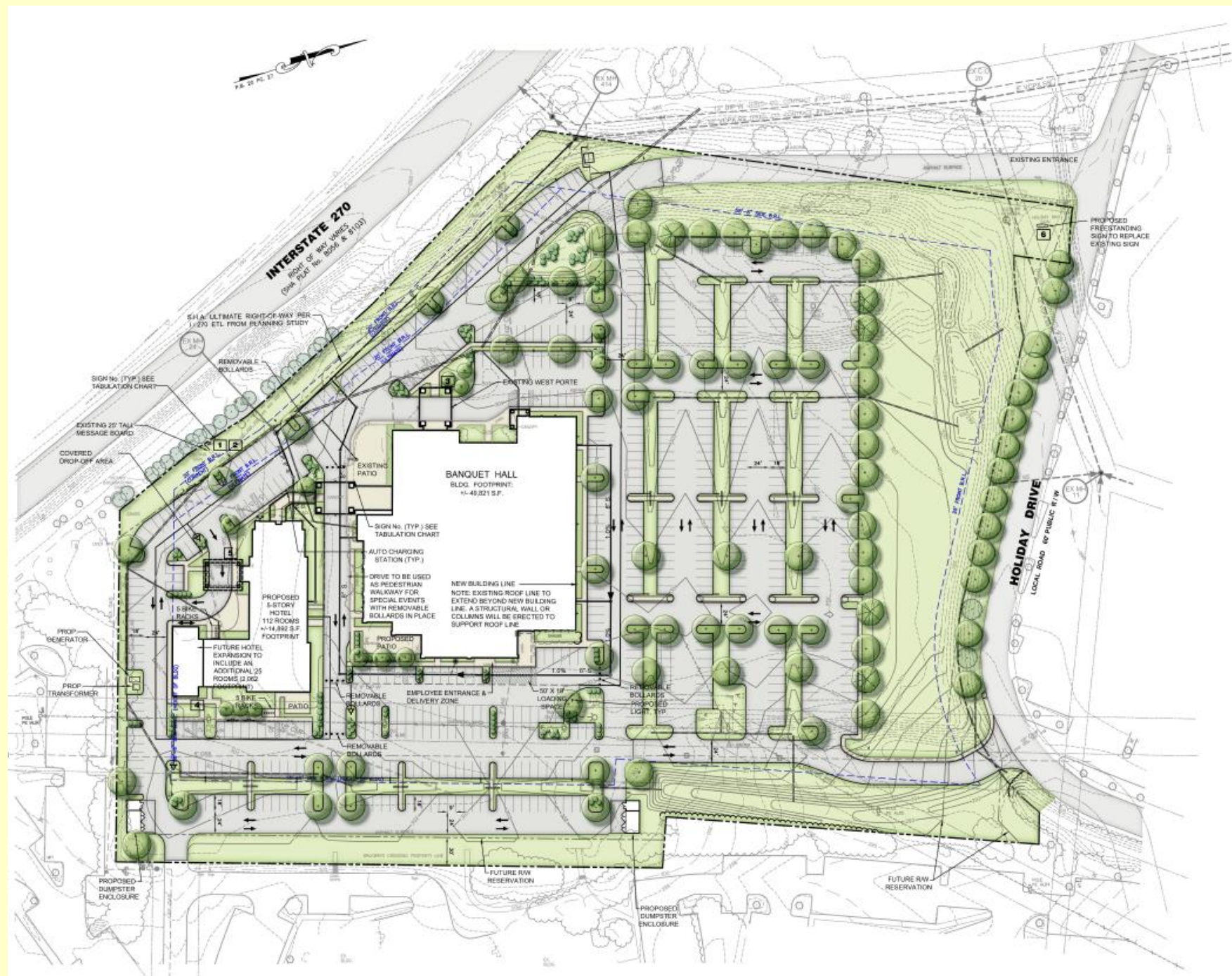
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0 100 200 Feet





RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (February 11, 2026). Therefore, the plan expires February 11, 2029.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions are met:

Planning Commission approval of the following modification request from the Applicant:

1. A parking space modification to allow for 668 parking spaces, or 131 additional spaces than the 537 parking spaces required.
2. A loading space modification to allow for 1 large loading space, or one fewer than the 2 large loading spaces required.
3. An alternate landscape planting plan to relocate 5 of the required 21 street trees along Holiday Drive to elsewhere on the Site due to Site conflicts and constrictions.
4. A lighting spillover modification to allow for footcandle values to exceed 0.5 footcandles at the property boundary.
5. A lighting height modification to allow for lighting to be mounted at 22', 4' higher than the maximum height allowed of 18.'

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.