



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

One East Franklin Street • Hagerstown, MD 21740

E-mail: planning@hagerstownmd.org

Telephone: 301-739-8577, ext. 138 • Website: www.hagerstownmd.org

January 9, 2025

To Adjacent Owners of Properties to "Doub Farm"

RE: Notice of Public Review Meeting
Doub Farm – ZM-2024-04 – Planned Unit Development
Area of Landis Road, Day Road and Interstate 70

In 2010, the property known as "Doub Farm" was annexed into the City of Hagerstown. The intention of developers at that time was to develop the site for a regional shopping center, and CR (Commercial Regional) Zoning was assigned to the property when it became part of the City. Since then, the real estate market has changed where it is unlikely that the tract will develop exclusively for commercial use.

The property owner has filed an application with the Hagerstown Planning and Code Administration Department for review and approval of a PUD or "Planned Unit Development" zoning overlay for this property. The purpose of a PUD is to set the zoning for a property based on a specific development proposal, mixing commercial and residential uses. If that PUD is approved and is put into place, then the developer would move on to developing the property in accordance with the requirements of the City's Land Management Code, Fire Code and other applicable City and State codes, using the zoning overlay as the approved concept for development.

A copy of the zoning exhibit is attached, which shows the intended development types. From north to south, the plan includes 20 single-family dwellings that will front Landis Road, approximately 395 townhouses with a central "village green" park, an area for multi-family development which may include approximately 120 apartment units, a new road providing direct access from Dual Highway, an area between this new road and the interstate reserved for commercial development (which may include exclusively commercial uses and/or mixed-use buildings that have commercial uses on the first floor with residences above), and an area on the east side of the tract which would be reserved for commercial/ light industrial use.

The Planning Commission will hold a public review meeting for this proposal at **7:00 p.m., on Wednesday, January 29, 2025**, in the City Council Chambers, located on the 2nd floor of City Hall. Additional information on this proposal can be found on the City's website at <https://www.hagerstownmd.org/754/Planning-Zoning>

The role of the Planning Commission is to formulate a recommendation on the proposal to the Mayor and City Council. Ultimately, it is the Mayor and City Council that will approve or deny the application. The Mayor and City Council will hold a public hearing on this matter at a later date. If you have any questions or have issues with accessibility to the meeting for the disabled, please contact me at sbockmiller@hagerstownmd.org or via telephone at 301-739-8577, extension 139.

FOR THE CITY OF HAGERSTOWN, MARYLAND

Stephen R. Bockmiller, AICP

Development Review Planner/Zoning Administrator

Attachment: Zoning Exhibit



CITY OF HAGERSTOWN, MARYLAND

Planning and Code Administration Department

OVERLAY ZONE

20250037

REZONING APPLICATION & REVIEW CHECKLIST

Submittal Requirements:

- Original Application, including Checklist
- 1 complete set of plan
- Filing fee (please consult current fee schedule)

Case No. ZM - _____
Office Use Only

Name of Project: Doub Farm PUD

Location of Property: End of Existing Day Road & South Side of Landis Road
(Please include street address, if known)

Deed Reference: Liber: 6509 Folio: 288 Zoning District: CR

Proposed Work (i.e. addition, accessory building, parking; please include size of addition and amount of disturbed area):

Engineering/Survey Company Name: Fox & Associates, Inc.

Contact Person: Gordon Poffenberger Email: _____

Mailing Address: 981 Mt Aetna Rd, Hagerstown, MD 21740

Telephone: 301-733-8503 Fax: _____

Developer/Applicant Name: Washco Developments

Contact Person: Sassan Shaool Email: _____

Mailing Address: 1741 Dual Highway Suite B, Hagerstown, MD 21740

Telephone: 301-573-5375 Fax: _____

Property Owner Name: Doub Real Estate LLC

Contact Person: Jim Doub Email: _____

Mailing Address: c/o Jim Doub, 6417 Pratt Ave, Baltimore, MD 21212

Telephone: 410-935-8834 Fax: _____

This Chart for Staff Use Only	1 st Review	2 nd Review
Date Accepted for Processing		
Review Date		
Returned to Design Firm		

Related Planning File References (Site Plans, Preliminary Plats, BZA Cases, HDC Cases); if none, state so:

Instructions to Engineer/Surveyor: In the column marked "Engineer/Surveyor," identify each page which the required item appears on the plan. For items that appear on each page of the plan, use "All." If the item is not applicable, address as not applicable in a note on the plan and reference the page of the plan on which the note appears in the column below. PCAD = Planning and Code Administration Department.

Application Requirements	Engineer/ Surveyor	1 st Review	2 nd Review	Review Key ✓ = OK 0 = Incomplete N/A = Not Applicable
Sheet size: 24" x 36"				
Scale shown and labeled	All			
North arrow	1			
Copy of deed or deeds and purchase option (if applicable)	Incl			
Owner authorization, if different than applicant	N/A			
Vicinity map with scale of 1" = 2,000' or greater	1			
Vic. map shows municipal boundaries	1			
TITLE BLOCK Name and address of land owner	All			
Name, address and telephone number of engineer/surveyor	All			
City Unique ID Number	1			
Tax Map and Parcel Number	1			
Current zoning district	1			
Proposed zoning district	1			
Election district	1			
Original drawing date	1			
Subsequent revision dates				
Location (address, city, state)	All			
Tract area	1			
Area of parcels where multiple parcels comprise tract to be rezoned	N/A			
Plan shows remaining lands of tract	N/A			
Plan shows owners, their addresses of record, and zoning of adjoining lands (see end of checklist)	1			
Boundary of tract to be rezoned shown in heavy solid line	1			
All existing buildings within tract, with addresses and current use	N/A			
All existing easements on tract	N/A			
Width of ex. utility rights of way	N/A			
Location of ex. public rights of way	1			
Width of ex. public rights of way	1			

Application Requirements	Engineer/ Surveyor	1st Review	2nd Review	Review Key ✓ = OK 0 = Incomplete N/A = Not Applicable
Location of ex. railroad rights of way	N/A			
Width of ex. railroad rights of way	N/A			
Location of ex. drainage rights of way and 100-year floodplain	N/A Sht. 1			
Width of ex. drainage rights of way	N/A			
FOR PUD OR OTHER PROPOSAL-BASED REZONINGS, A CONCEPT PLAN SHOWING THE FOLLOWING FEATURES				
Proposed rights of way for public streets	1			
Proposed uses, showing maximum number of dwelling units (broken down by type), and/or square footage of industrial, office and retail space	1			
Conceptual lot or project layout	2			
Conceptual location of forest preservation/afforestation areas	1			
Location and list of proposed amenities (parks, recreation facilities, school sites, etc.)	1			
Proposed location of major regional stormwater management facilities	1			
Plans folded to be able to fit into an 11x9" file				
Map Amendment File Number (ex. ZM-2016-01) on bottom right hand corner of the first page.	NA	NA		Can only be added after plat has been submitted and case file number assigned. This will not be required if this addition will be the only change required after initial staff review.
Addressed Engineering comments?		NA		
Addressed Water Dept. comments?		NA		
Addressed Sewer Dept. comments?		NA		
Addressed Light Dept. comments?		NA		
Addressed all other Department comments?				DO NOT SUBMIT REVISED PLANS UNTIL COMMENTS FROM ALL REVIEW AGENCIES HAVE BEEN COLLECTED AND ADDRESSED.
Are all applicable fees paid in full?				
Three review copies for Planning Commission provided?	Yes			
Colored exhibit provided?	Yes			

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Rezoning Narrative Addendum:

Note: Zoning change requests must be accompanied by documentation explaining the basis for change or mistake, boundaries of the neighborhood subject to change, and any other facts supporting the Applicant's position.

_____ Has the applicant provided an addendum with the application that addresses the legal justification for the rezoning and provides a definition of neighborhood?

_____ Change in Character of Neighborhood

_____ Mistake in Existing Zoning

_____ Both

_____ Not Applicable (for overlays)

_____ Has the applicant provided a separate list of adjacent property owners and addresses provided?

Instructions to Engineer/Surveyor:

This checklist is the format used by the Planning and Code Administration Department to review and comment on your plan. It will be/has been returned to you so you can address the issues raised throughout the checklist. **When you have completed the necessary revisions to this plan, submit the following number of copies along with this checklist to the Planning and Code Administration Department.**

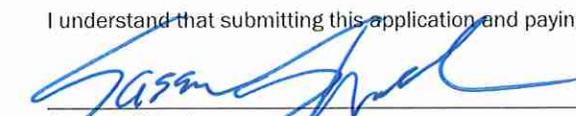
Planning and Code Administration Department	2 copies
Copies for Engineering, Electric Division, Water Division, Wastewater Division (Even if the plan has been reviewed and approved by these agencies)	4 copies
Copies for any other agency with outstanding comments	As Needed

Statements

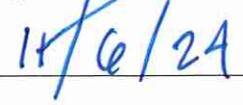
I understand that rezoning approval by the City of Hagerstown does not constitute permission to construct. Appropriate plans and permits must be submitted to and approved by the City of Hagerstown before any construction may commence. **This statement must be signed before application will be accepted for processing.**

I understand that the rezoning must conform to the requirements of the City's Land Management Code (Chapter 140 of the City Code) and § 4-204 of the Maryland Land Use Article.

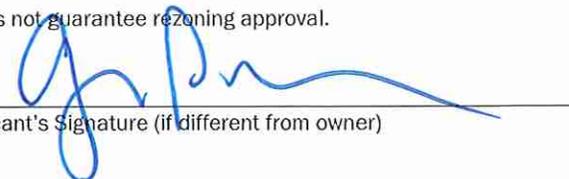
I understand that submitting this application and paying the review fees does not guarantee rezoning approval.



Owner's Signature



Date



Applicant's Signature (if different from owner)

City of Hagerstown, Maryland
Planning and Code Administration Department
One East Franklin Street, Suite 300
Hagerstown, MD 21740
T | 301.739.8577, Ext. 138
F | 301.790.2650

Form Created: 6/15/2016
Revised: 4/27/2017



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