



**PLANNING COMMISSION AGENDA
July 9, 2018**

6:00 P.M

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **June 11, 2018** Planning Commission Meeting Minutes
Approval of the **June 16, 2018** Planning Commission Workshop Minutes
Approval of the **July 6, 2018** Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth.” If so, answer, “I do”.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

V. CONTINUANCES:

A. PC15-701ZTA, Text Amendment, Section 404, Table 404-1 Medical Cannabis

Staff is requesting a continuance to the **August 13, 2018** Planning Commission meeting. **(Adkins)**

B. PC18-475PFCP, Preliminary Forest Conservation Plan, Rock Creek Stream Restoration

Staff is requesting a continuance to the August 13, 2018 Planning Commission meeting. **(NAC#5)(Reppert)**

VI. OLD BUSINESS:

C. PC-17-993PND, Master Plan, Free and Medwid

The Applicant is requesting approval of a Planned Neighborhood Development (PND) master plan for 101 new townhome units on 18 acres located north of Rocky Springs Road.

The Applicant is also requesting modifications to Section 405 of the Land Management Code (LMC), entitled *Dimensional and Density Regulations*, Section 607, *Parking and Loading Standards*, and Section 803, *Accessory Uses and Structures*, as well as to the Manual of Standard Details for Construction in accordance with Section 410, *Planned Neighborhood Development*. **(NAC#1)(Brown)**

D. PC18-246ZMA, Zoning Map Amendment, 10 N Carroll Street

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 10 N. Carroll Street from Downtown Residential (DR) to Downtown Commercial/Residential (DB) while maintaining the Historic Preservation Overlay (HPO). **(NAC#11)(Collard)**

E. PC18-245ZMA, Zoning Map Amendment, Westside Regional Park

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 99 acres of the Westside Regional Park, 6128 Butterfly Lane, from Low Density Residential (R4) to Open Space (PRK) while maintaining the Highway Noise Overlay (HNO). **(NAC#8)(Collard)**

VII. NEW BUSINESS:

F. PC18-66FSI, Final Site Plan, West End Plaza

The Applicant is requesting final site plan approval for the construction of a 13,390 square foot grocery store located at 1 Western Drive.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC), entitled *Landscaping Standards*. **(NAC#5)(Butler)**

G. PC18-375FSI, Final Site Plan, Butterfly Lane Water Tank

The City of Frederick is requesting site plan approval for the installation of a 150' tall water storage tank within the Westside Regional Park located on the south side of Butterfly Lane.

The Applicant is also requesting a modification to Section 821 of the Land Management Code (LMC), entitled, *Fences, Walls and Hedges*, and Section 601, *Access Management*. **(NAC#8)(Butler)**

H. PC18-265FSI, Final Site Plan, Worman's Mill Assisted Living

The Applicant is requesting final site plan approval for revisions to the previously approved final site plan for the assisted living facility proposed for the Worman's Mill Village Center.

The Applicant is also requesting approval for modifications to the building setbacks, entrance spacing requirements, and for the use of on-street parking in accordance with the Planned Neighborhood Development (PND) provisions of the 1986 Zoning Ordinance. **(NAC#4)(Collard)**

I. PC18-409ZMA, Zoning Map Amendment, 401 Linden Avenue

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of a Historic Preservation Overlay (HPO) on the property at 401 Linden Avenue. **(NAC #8)(Martinkosky)**

J. PC18-511ZTA, Text Amendment, Section 301, General Procedural Requirements.

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 301 of the Land Management Code (LMC) related to the public notice procedures. **(Collard)**

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.

