



PLANNING COMMISSION AGENDA

January 13, 2014

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the December 9, 2013 Planning Commission Meeting Minutes
Approval of the December 16, 2013 Planning Commission Workshop Minutes
Approval of the January 10, 2014 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 to be 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.)

~NONE~

V. OLD BUSINESS:

A. PC13-279MU, Master Plan, Crumland

The Applicant is requesting master plan approval for the Crum Property located on the west side of US Route 15. The master plan proposes 1,200 dwelling units and 1.3 million square feet of nonresidential space. The Applicant is also requesting modifications to Section 417, *Mixed Use*

Districts (MU-1 and MU-2), Section 606, Lots and Blocks, Section 607, Parking and Loading Standards, and Section 611, Street Improvement Standards. (NAC 3)(Mark)

VI. NEW BUSINESS:

B. PC12-791PSU, Preliminary Subdivision Plat, Tuscarora Creek

The Applicant is requesting approval for revisions to the previously approved preliminary subdivision plat associated with the recent approvals to the Planned Neighborhood Development (PND) master plan. (NAC 3)(Love)

C. PC13-636PFCP, Preliminary Forest Conservation Plan, Tuscarora Creek

The Applicant is requesting approval for revisions to the previously approved forest conservation plan associated with the preliminary subdivision plat and master plan applications for the Planned Neighborhood Development (PND). (NAC 3)(Love)

D. PC13-540FSI, Final Site Plan, City of Frederick Wastewater Treatment Plant

The City of Frederick is requesting final site plan approval for upgrades and expansions to the existing facilities located at the wastewater treatment plant.

The Applicant is also requesting approval of modifications to Section 605 of the Land Management Code (LMC), entitled "*Landscaping Standards.*" (NAC 12)(Love)

E. PC13-791FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, City of Frederick Wastewater Treatment Plant

The City of Frederick is requesting approval of the combined forest stand delineation and preliminary forest conservation plan associated with the upgrades to the wastewater treatment plant. Mitigation is proposed to be met through onsite afforestation. (NAC 12)(Love)

F. PC11-76FSU, Final Subdivision Plat, Sanner Lot 1 Fire Station

The City is requesting final subdivision plat approval for the 61.07 acre Sanner Farm to create a 3.02 acre lot, Lot 1. (NAC 3)(Love)

G. PC13-903PFCP, Preliminary Forest Conservation Plan, Sanner Farm

The City of Frederick is requesting approval of a preliminary forest conservation plan associated with the subdivision of the Sanner Farm. Mitigation will be met through onsite afforestation and forest retention. (NAC 3)(Love)

H. PC12-366PSU, Preliminary Subdivision Plat, Frederick Trading Company Lots 1-4 (Walmart)

The Applicant is requesting preliminary plat approval for the subdivision of the existing 22 acre lot located at the corner of Monocacy Boulevard and Route 26 into four lots.

The Applicant is also requesting a modification to Section 606 of the Land Management Code (LMC), entitled "*Lots and Blocks*. (NAC 4)(Reppert)

I. PC12-364FSI, Final Site Plan, Walmart

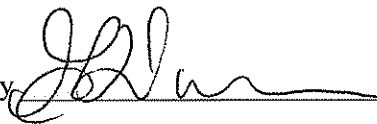
The Applicant is requesting final site plan approval for the construction of an 194,023 square foot "big box" retail building on proposed Lot 4 located at the corner of Monocacy Boulevard and Route 26.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC), entitled "*Landscaping Standards*." (NAC 4)(Reppert)

J. PC12-365FSCB, Combined Forest Stand Delineation/Preliminary Forest Conservation Plan, Walmart

The Applicant is requesting approval for the combined forest stand delineation and preliminary forest conservation plan associated with the preliminary subdivision plat for lots 1-4. Mitigation will be met through a combination of onsite afforestation and fee in lieu of payment.

(NAC 4)(Reppert)

Approved for release by  on 1/6/2014

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 Carreanne Eyler at (301) 600-6273. 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 on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.

