



Barbara Nickols  
Commission  
Member

## PLANNING COMMISSION AGENDA

REVISED 5/6/2014

May 12, 2014

6:00 P.M      CITY HALL

I. ANNOUNCEMENTS:

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II. MINUTES:

Approval of the April 14, 2014 Planning Commission Meeting Minutes  
Approval of the April 21, 2014 Planning Commission Workshop Minutes  
Approval of the May 9, 2014 Pre-Planning Commission Minutes

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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".*

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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.)

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V. CONTINUANCES

A. PC8-119ZMA, Zoning Map Amendment, 820 Motter Avenue

The Applicant is requesting a 30 day continuance to the June 9, 2014 Planning Commission hearing. (NAC #7)(Mark)

**B. PC14-62MU, Master Plan, Sharpe's Mixed Use Building**

The Applicant is requesting a 30 day continuance to the June 9, 2014 Planning Commission hearing. (NAC #7)(Mark)

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**VI. MISCELLANEOUS:**

**C. PC14- 146CPA, Comprehensive Plan Amendment, MD 26/Monocacy Blvd Interchange**

The City is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for approval of an amendment to the City's 2010 Comprehensive Plan in order to identify the future interchange needed at the intersection of MD 26 and Monocacy Boulevard.

*This is the first of two required hearings.* (NAC #4)(Love)

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**VII. OLD BUSINESS**

**D. PC13-55FSU, Final Subdivision Plat, North Montevue Campus/Citizens Nursing Home**

Upon remand by the Zoning Board of Appeals (ZBA), the Applicant is requesting approval of a final subdivision plat for 88.13 acres located on the west side of Rosemont Avenue, north of Montevue Lane, in order to create Lot 1, which is approximately 7.5 acres and contains the Montevue Home and Citizens Care and Rehabilitation Center and Lot 2, containing the balance of the County owned property which is approximately 33.5 acres. (NAC #1)(Dunn)

**E. PC14-98ZMA, Zoning Map Amendment, Belle-Air Conley Farm Historic Preservation Overlay**

The Historic Preservation Commission (HPC) is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the designation of the stable/calf barn at 199 Baughman's Lane with a Historic Preservation Overlay (HPO). (NAC #5) (Martinkosky)

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**VIII. NEW BUSINESS:**

**F. PC14-117ZTA, Text Amendment, Section 404, Table 404-1, The Use Matrix, Permitted Uses in the M2 district within the CCO**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for approval of amendments to Sections 404, Table 404-1, the *Use Matrix*, and 832, *Indoor Sports Complex* of the Land Management Code (LMC) for the purposes of allowing certain additional uses within the Heavy Industrial (M2) zoning district on properties adjacent to the Carroll Creek Overlay (CCO) district. (Dunn)

**G. PC14-263ZMA, Zoning Map Amendment, 501 W Patrick Street**

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone and the

reinstatement of the originally applied base zoning district of Downtown Commercial/Residential (DB) on the property located at 501 W Patrick Street.

*This is the first of two required public hearings. (NAC #9)(M. Davis)*

**H. PC14-213ZMA, Zoning Map Amendment, 200 W All Saints Street**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of the Institutional (IST) floating zone on the property located at 200 W All Saints Streets for the purposes of establishing a “rescue, social mission.”

*This is the first of two required public hearings. (NAC #11)(Dunn)*

**I. PC14-100ZMA, Zoning Map Amendment, Farm Complex at the Belle-Air Conley Farm Historic Preservation Overlay**

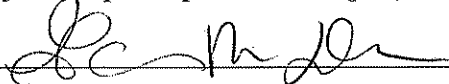
The Historic Preservation Commission (HPC) is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the designation of the farm complex at 199 Baughman’s Lane with a Historic Preservation Overlay (HPO) (NAC #5) (Martinkosky)

**J. PC13-541MU, Master Plan, Monocacy Center**

The Applicant is requesting master plan approval in accordance with Sections 310, *Master Plans* and 417, *Mixed Use Districts (MU-1 and MU-2)*, of the Land Management Code (LMC) for a mixed-use development which includes 18.78 acres of residential land, 4.97 acres of nonresidential land, and 1.25 acres of parkland.

The Applicant is also requesting a modification to Section 611(e), Table 611-2 of the LMC to allow on street parking in addition to providing two travel lanes as part of the local street cross-section detail.

*This is the first of two required public hearings. (NAC #4)(Reppert)*

Approved for release by  on 5/6/2014

*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](http://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](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyer 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.*

