



**PLANNING COMMISSION AGENDA
March 13, 2017**

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **February 10, 2017** Pre-Planning Commission Minutes
Approval of the **February 13, 2017** Planning Commission Meeting Minutes
Approval of the **February 21, 2017** Planning Commission Workshop Minutes
Approval of the **March 10, 2017** 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)

A. PC16-1012FSU, Final Subdivision Plat, Millie’s Delight

The Applicant is requesting final subdivision plat approval for Phase 1, Plat 3, Lots 12-25, 28-37, and 42 of the Millie’s Delight subdivision located south of the Christopher’s Crossing intersection with Tuscanney Drive. **(NAC #1)(Reppert)**

V. CONTINUANCES

B. PC16-965FSI, Final Site Plan, Renn Property, Commercial Lots 2003 and 2004

The Applicant is requesting a 30 day continuance to the April 10, 2017 Planning Commission meeting. (NAC#12)(Reppert)

C. PC16-966FSI, Final Site Plan, Renn Property, Multifamily Lots 2006 and 2007

The Applicant is requesting a 30 day continuance to the April 10, 2017 Planning Commission meeting. (NAC#12)(Reppert)

VI. OLD BUSINESS

D. PC16-1013ZMA, Zoning Map Amendment, 200 E 2nd Street, The Visitation Academy

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone from the Property, upon which, the original base zone of Downtown Residential (DR) would be reinstated, while maintaining the designation of the Historic Preservation Overlay (HPO). (NAC #11)(Bogdan)

E. PC16-561ZMA, Zoning Map Amendment, Walnut and Locust Street and Linden Avenue Properties

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen to rezone the properties located at 901, 903, 905, 907, 909, 913, and 917 Walnut Street, 8 Locust Street, and 6- 10 Linden Avenue from General Commercial (GC) to Low Density Residential (R6) partially within the Highway Noise Overlay (HNO). (NAC #8)(Butler)

VII. NEW BUSINESS:

F. PC17-49FSI, Final Site Plan, City of Frederick Stormwater Pumping Station #4

The City is requesting approval for the reconstruction of public infrastructure located within the Carroll Creek Linear Park north of E Patrick Street, south of Highland Street. (NAC #12)(Butler)

G. PC16-615PSU Preliminary Subdivision Plat, Renn Property

The Applicant is requesting preliminary subdivision plat approval for 560 lots including 551 single-family attached and detached lots, two multifamily lots, two commercial lots, three lots designated for future development, one lot for dedication as public parkland, and one lot for the community amenity.

The Applicant is also requesting approval of modifications to Section 601 of the Land Management Code (LMC), entitled *Access Management*, Section 608, *Parks and Open Space*, and Section 611, *Street Improvement Standards*. (NAC#12)(Reppert)

H. PC16-616FSI, Final Site Plan, Renn Property

The Applicant is requesting final site plan approval for 551 residential lots including a mixture of townhomes and single-family detached units.

The Applicant is also requesting approval of modifications to Section 605 of the Land Management Code (LMC), entitled *Landscaping Standards*, and Section 607, *Parking and Loading Standards*. (NAC#12)(Reppert)

I. PC16-793PFCP, Preliminary Forest Conservation Plan, Renn Property

The Applicant is requesting approval of a preliminary forest conservation plan in conjunction with the development applications for the Renn Property.

The Applicant is also seeking a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the afforestation of lands to be dedicated to the City as public parkland.(NAC #12)(Reppert)

J. PC17-50ZMA, Zoning Map Amendment, 200 E 16th Street

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone from a 3 acre +/- portion of the Property, upon which, the original base zone of R16, High Density Residential, would be reinstated, while maintaining the designation of the Wellhead Protection Overlay (WHO). (NAC #7)(Reppert)

This is the first of two required public hearings.

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.