



**PLANNING COMMISSION AGENDA
May 14, 2018**

**6:00 P.M
City Hall**

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **April 9, 2018** Planning Commission Meeting Minutes
Approval of the **April 16, 2018** Planning Commission Workshop Minutes
Approval of the **May 11, 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

VI. MISCELLANEOUS

A. PC18-274PCM, Fence Modification, 1481 Key Parkway West

The Applicant is requesting a modification in accordance with Section 821 of the Land Management Code (LMC), entitled *Fences, Walls, and Hedges*, in order to construct a fence beyond the front façade of the residence at 1481 Key Parkway West. **(NAC #5)(Brown)**

VII. OLD BUSINESS:

B. PC18-188ZMA, Zoning Map Amendment, 5 Linden Avenue

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a rezoning of 5 Linden Avenue from General Commercial (GC) to R6, Low Density Residential, while maintaining the Highway Noise Overlay (HNO). **(NAC#8)(Collard)**

C. PC17-576ZTA, Text Amendment, Section 864, Sign Regulations

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 864, *Sign Regulations*, and Section 1002, *Definitions*, of the Land Management Code (LMC). **(Collard/Depo)**

D. PC17-1077MU, Master Plan, West Park Village

The Applicant is requesting revisions to the previously approved master plan for the mixed-use development located at the intersection of US Alt 40 and Mt. Philip Road.

The Applicant is also requesting a modification to Section 417 of the Land Management Code (LMC), entitled *Mixed Use Districts (MU-1 and MU-2)*. **(NAC#8)(Collard)**

VIII. NEW BUSINESS:

E. PC17-996PSU, Preliminary Plat, West Park Village

The Applicant is requesting revisions to the previously approved preliminary plat for the creation of 225 residential lots and three commercial lots.

The Applicant is also requesting a modification to Section 417, *Mixed Use Districts (MU-1 and MU-2)*, and Section 611, *Street Improvement Standards*, of the Land Management Code (LMC). **(NAC#8)(Collard)**

F. PC17-997FSI, Site Plan, West Park Village

The Applicant is requesting revisions to the previously approved final site plan for the creation of 225 residential lots. **(NAC#8)(Collard)**

G. PC17-1077-01, Architecture Review, West Park Village

The Applicant is requesting approval of architectural elevations for the single family and townhouse units in accordance with the West Park Village master plan design guidelines and Section 407, *Performance Standards for Flexible Zoning Techniques*, and Section 603, *Building and Urban Design Standards*, of the Land Management Code (LMC). **(NAC#8)(Collard)**

H. PC17-1074FSI, Final Site Plan, 610 E Church Street -Frederick Concrete

The Applicant is requesting final site plan approval to demolish the rear of an existing building located at 610 E. Church Street, and to build a 3,840 square foot addition to the remaining 2,400 square foot building.

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

I. PC18-186FSCB, Combined Forest Delineation/Preliminary Forest Conservation Plan, 610 E Church Street- Frederick Concrete

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the final site plan for the addition at 610 E. Church Street.

The Applicant is requesting approval to pay a fee in lieu of totaling \$2,090.88. **(NAC #12)(Brown)**

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.