



**PLANNING COMMISSION AGENDA
June 10, 2019
6:00 P.M**

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **May 13, 2019** Planning Commission Meeting Minutes
Approval of the **May 20, 2019** Planning Commission Workshop Minutes
Approval of the **June 7, 2019** 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. MISCELLANEOUS

V. 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. PC19-273PSU, Preliminary Plat, The Preserve at Tuscarora

The Applicant is requesting reapproval of the preliminary plat component of a combined preliminary plat and final site plan for the subdivision of 250 residential lots, 16.03 acres of public parkland, and 4.55 acres of private open space along Walter Martz Road, north of Christophers Crossing as part of the Bartgis-Lasick Rallas Planned Neighborhood Development (PND) master plan. **(NAC #3)(Collard)**

VI. CONTINUANCES

VII. MISCELLANEOUS:

B. Presentation of the 2018 Annual Report

VIII. OLD BUSINESS:

C. PC19-165ZMA, Zoning Map Amendment, 102, 104, 108 W. All Saints Street and 107 Ice Street

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 102, 104, and 108 W. All Saints Street and 107 Ice Street from Institutional (IST) to Downtown Residential (DR) while maintaining the Historic Preservation Overlay (HPO). **(NAC #10)(Collard)**

D. PC19-169ZMA, Zoning Map Amendment, Sanner Property

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 46.7 acres located north of Christophers Crossing and east of Walter Martz Road from Low Density Residential (R4) to Institutional (IST). **(NAC #3)(Reppert)**

XI. NEW BUSINESS:

E. PC19-163FSU, Final Subdivision Plat, Sanner Property

The Applicant is requesting approval of a final plat for the subdivision of 59 acres on the north and south sides of a future section of Christophers Crossing to transfer approximately 29 acre to the Board of Education for a future elementary and middle school site. **(NAC #3)(Reppert)**

F. PC19-77FSI, Final Site Plan, Rutter's at Riverside, Riverside Corporate Park Lot 258A

The Applicant is requesting approval of a final site plan for the construction of an 8,427 square foot convenience store with gas sales at the corner of Monocacy Boulevard, Progress Drive, and Broadband Drive as part of the Riverside Corporate Park Mixed Employment (MXE) master plan.

The Applicant is requesting a modification to Section 601 of the Land Management Code (LMC) entitled *Access Separation*, and Section 605, *Landscaping Standards*. **(NAC #12)(Reppert)**

G. PC18-1201FSI, Final Site Plan, Riverwalk Apartments

The Applicant is requesting approval of a final site plan for the construction of 168 multifamily dwelling units on the south side of Gas House Pike as part of the Riverside Corporate Park Mixed Employment (MXE) master plan. **(NAC#12)(Kelly)**

H. PC18-1199FSI, Preliminary Plat, Sycamore Ridge

The Applicant is requesting approval of a preliminary plat for the subdivision of 456 residential lots, 11.2 acres of public parkland, 17.31 acres of private parkland, and seven acres of private open along Kemp Lane as part of the Caidlyn Planned Neighborhood Development (PND) master plan.

The Applicant is requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, Section 607, *Parking and Loadings Standards*, and Section 611, *Street Improvement Standards*. **(NAC #1)(Kelly)**

I. PC19-1200PFCP, Preliminary Forest Conservation Plan, Sycamore Ridge

The Applicant is requesting approval of a preliminary forest conservation plan in conjunction with the preliminary plat for Sycamore Ridge.

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*. **(NAC #1)(Kelly)**

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.