



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA
Monday, May 11, 2020
Channel 99 or Streamed Live on Channel 99 Online
www.cityoffrederickmd.gov/publicmeetings
6:00 P.M.

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

Approval of the **April 13, 2020** Planning Commission Meeting Minutes
Approval of the **April 20, 2020** Planning Commission Workshop Meeting Minutes

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. PC20-089FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Tire World

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with a minor final site plan for a building addition at 1291 Riverbend Way. The Applicant is proposing a fee in lieu of afforestation totaling \$2744.40. (Kelly) (NAC #4)

B. PC19-1282FSI, Final Site Plan, Industrial Center East, Lot 339

The Applicant is requesting approval of a final site plan for a 5,740 square foot building tradesman office/warehouse building at 1528 Tilco Drive. (Kelly) (NAC #12)

C. **PC19-1283FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Industrial Center East, Lot 339**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the office/warehouse building at 1528 Tilco Drive. **(Kelly)** (NAC #12)

V. **CONTINUANCES:**

VI. **MISCELLANEOUS:**

D. **Planning Commission Rules of Procedures**

Amendments to the Planning Commission Rules of Procedures regarding the Pre-Planning Commission meeting and procedures during emergency events. **(Collard)**

VII. **OLD BUSINESS:**

VIII. **NEW BUSINESS:**

E. **PC19-1114FSU, Final Subdivision Plat, South Street Centre**

The Applicant is requesting approval of a resubdivision and consolidation plat for parcels located on Broadway and W. South Street in conjunction with a previously approved final site plan for the South Street Centre. **(Collard)** (NAC #10)

F. **PC19-1120FSI, Final Site Plan, Waverley Elementary School**

The Applicant is requesting approval of a final site plan for the construction of a new elementary school on Waverley Drive, at the terminus of Schaffer Drive.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and Section 607, *Parking and Loadings Standards*. **(Kelly)** (NAC #5)

G. **PC19-1121FSU, Final Subdivision Plat, Waverley Elementary School**

The Applicant is requesting approval of a consolidation plat for the purposes of adding together two parcels in conjunction with the construction of the elementary school on Waverley Drive. **(Kelly)** (NAC #5)

H. PC19-1122FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Waverley Elementary School

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the construction of the elementary school on Waverley Drive. The Applicant is proposing a combination of onsite mitigation and a fee in lieu of payment totaling

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*. **(Kelly) (NAC #5)**

I. PC18-189PSU/FSI, Combined Preliminary Plat and Final Site Plan, 800 E. Patrick Street

The Applicant is requesting approval of a combined preliminary plat and final site plan for the subdivision of 800 E. Patrick Street into 16 lots and the construction of 14 townhouse units and one single-family, detached dwelling unit, with the remaining new lot surrounding the existing home at the corner of E. Patrick and Franklin Street.

The Applicant is also requesting a modification to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, Section 606, *Lots and Blocks* and Section 607, *Parking and Loading Standards*. **(Collard) (NAC #12)**

J. PC18-190FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, 800 E. Patrick Street

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the construction of 14 new townhouse units and a new single-family, detached dwelling unit at 800 E. Patrick Street. **(Collard) (NAC #12)**

K. PC19-889PSU/FSI, Combined Preliminary Plat and Final Site Plan, Bloomfields

The Applicant is requesting approval of a combined preliminary plat and final site plan for Section 1 of the Age Restricted Community Development (ARCD) located on the east and west sides of Willowbrook Road, north of the Homewood community. Section 1 contains 229 single-family, detached units and 79 townhouse/villa units on approximately 117 acres.

The Applicant is also requesting a modification to Section 607, *Parking and Loading Standards*. **(Reppert) (NAC #3)**

L. PC19-909PFCP, Preliminary Forest Conservation Plan, Bloomfields

The Applicant is requesting approval of a preliminary forest conservation plan for the entire Bloomfields development in conjunction with the development of Section 1 located on the east and west sides of Willowbrook Road, north of the Homewood Community.

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*. **(Reppert) (NAC #3)**

M. PC20-290ZTA, Text Amendment, Section 420, Carroll Creek Overlay District

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 420 of the Land Management Code (LMC) entitled, *Carroll Creek Overlay District*, as it pertains to surface parking. **(Collard)**

A complete and final agenda will be available for review prior to the meeting on the Internet at www.cityoffrederickmd.gov. 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.cityoffrederickmd.gov. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188 or jmurphy@cityoffrederickmd.gov. 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.