



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA
Monday, November 9, 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 October 12, 2020 Planning Commission Meeting Minutes
Approval of the October 19, 2020 Planning Commission Workshop Meeting Minutes
Approval of the November 6, 2020 Pre-Planning Commission Meeting Minutes
Approval of the Comprehensive Plan Workshop Minutes dated
January 25, 2020
February 8, 2020
February 15, 2020
May 12, 2020
May 19, 2020
May 26, 2020
June 9, 2020
June 22, 2020
September 28, 2020

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:

A. PC19-987ANX, Annexation, Winpenny Tell Property

The Applicant is requesting a continuance to the December 14, 2020 Planning Commission hearing. **(Adjacent to NACs #1 and 3) (Collard)**

B. PC20-87ANX, Annexation, Christoff Property

The Applicant is requesting a continuance to the December 14, 2020 Planning Commission hearing. **(Adjacent to NACs #1 and 3) (Collard)**

VI. MISCELLANEOUS:

C. PC16-436-03, Architectural Review, Sycamore Ridge

The Applicant is requesting approval of the architectural elevations for townhouse models in accordance with Section 604 of the Land Management Code (LMC), entitled *Building and Urban Design Standards*, and the approved master plan for the Planned Neighborhood Development (PND) located Kemp Lane, just north of Shookstown Road and across from Fort Detrick. **(NAC #1) (Kelly)**

D. 2020 Comprehensive Plan

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the adoption of the 2020 Comprehensive Plan. **(Mark)**

VII. OLD BUSINESS:

E. PC20-99ZMA, Zoning Map Amendment, 423 W. Patrick Street (Wayside Apartments)

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 2.69 acres from Downtown Commercial Residential (DB) and Light Industrial (M1) to Mixed Use (MU-2) and for the expansion of the Carroll Creek Overlay (CCO) zone. **(NAC #12) (Reppert)**

F. PC29-94MU, Master Plan, 423 W. Patrick Street (Wayside Apartments)

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a master plan for the construction of up to 81 multifamily dwelling units in conjunction with the rezoning to MU-2. **(NAC #12) (Reppert)**

VIII. NEW BUSINESS:

G. PC20-773ZTA, Text Amendment, Section 423, Historic Preservation Overlay (HPO)

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for clerical amendments to Section 423 of the Land Management Code (LMC) entitled, *Historic Preservation Overlay (HPO)*. **(Mroszczyk Murphy)**

H. PC20-647PSU, Preliminary Plat, Kellerton Land Bay C-1

The Applicant is requesting approval of a preliminary plat for Land Bay C-1 of the Kellerton Planned Neighborhood Development (PND) located on Yellow Springs Road and Rocky Springs Road to subdivide seven lots for single family detached dwelling units. **(NAC #1) (Morrison)**

I. PC20-649MU, Master Plan, Spring Bank

The Applicant is requesting approval for a revision to the previously approved Mixed-Use Master Plan for the Spring Bank community located on the east side of Worman's Mill Road

The Applicant is requesting a modification to Section 417 of the Land Management Code (LMC) entitled, *Mixed Use Districts (MU-1 and MU-2)*. **(NAC #4) (Reppert)**

This is the first of two required public hearings.

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.