



# FREDERICK

PLANNING

**PLANNING COMMISSION AGENDA**  
**Monday, April 12, 2021**  
**Channel 99 or Streamed Live on Channel 99 Online**  
**[www.cityoffrederickmd.gov/publicmeetings](http://www.cityoffrederickmd.gov/publicmeetings)**  
**6:00 P.M.**

**I. CALL TO ORDER:**

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**II. ANNOUNCEMENTS:**

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**III. MINUTES:**

Approval of the **March 8, 2021** Planning Commission Meeting Minutes  
Approval of the **March 15, 2021** Planning Commission Workshop Meeting Minutes  
Approval of the **April 9, 2021** Pre-Planning Commission Meeting Minutes

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**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)

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**V. CONTINUANCES:**

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

The Applicant is requesting a continuance to the June 14, 2021 Planning Commission hearing.  
(Adjacent to NACs 1 and 3) (Collard)

**B. PC21-200MU, Architectural Review, Monocacy Center Lot 6**

The Applicant is requesting a continuance to the May 10, 2021 Planning Commission hearing.  
(NAC 4) (Reppert)

**VI. MISCELLANEOUS:**

**C. PC13-195-05PND, Architectural Review, Kellerton Land Bay B**

The Applicant is requesting approval of the architectural elevations for a new townhouse unit model, the Hayward, within the Kellerton Planned Neighborhood Development (PND) located north and south sides of Rocky Springs Road, east and west of Yellow Springs Road. (NAC 1) (Morrison)

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**VII. OLD BUSINESS:**

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**VIII. NEW BUSINESS:**

**D. PC20-810PSU, Preliminary Plat, Tuscarora Creek Planned Neighborhood Development (PND)**

The Applicant is requesting approval of a revision to the previously approved preliminary plat for the Tuscarora Creek Planned Neighborhood Development (PND) located east and west of Walter Martz Road, north of Christophers Crossing.

The Applicant is also requesting a modification to Section 601 of the Land Management Code (LMC) entitled, *Access Management*. (NAC 3) (Kelly)

**E. PC21-09FSI, Final Site Plan, Tuscarora Creek Planned Neighborhood Development (PND) Phase 6 Townhouses**

The Applicant is requesting approval of a final site plan for the construction of 36 new townhouse units within the Tuscarora Creek Planned Neighborhood Development (PND) located on the east side of Walter Mart Road and north of the future Meadow Lane. (NAC 3) (Kelly)

**F. PC20-888ZMA, Zoning Map Amendment, Highland Trail**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 26.49 acres from Light Industrial (M1) to Mixed Use (MU-2) at 198 Monocacy Boulevard. (NAC 12) (Kelly)

*This is the first of two required hearings.*

**G. PC20-889MU, Master Plan, Highland Trail**

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 550 dwelling units and 15,000 square feet of nonresidential space at 198 Monocacy Boulevard in conjunction with the rezoning to MU-2.

The Applicant is requesting a recommendation for approval of a mixed-use, conditional use for a carwash in the MU-2 zoning district in accordance with Section 310 of the Land Management Code entitled, *Master Plans*.

The Applicant is requesting a recommendation for a reduced period of validity for certificates of adequacy in accordance with Chapter 4 of the City Code, the Adequate Public Facilities Ordinance (APFO), from 10 years to three years.

The Applicant is also requesting recommendations for modifications to Section 417 of the Land Management Code (LMC) entitled, *Mixed Use Districts (MU-1 and MU-2)*, Section 606, *Lots and Blocks*, and Section 611, *Street Improvement Standards*. **(NAC 12) (Kelly)**

*This is the first of two required hearings.*

*A complete and final agenda will be available for review prior to the meeting on the Internet at [www.cityoffrederickmd.gov](http://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](http://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](mailto: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.*