



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA
Monday, May 10, 2021
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 12, 2021 Planning Commission Meeting Minutes
Approval of the April 19, 2021 Planning Commission Workshop Meeting Minutes
Approval of the May 7, 2021 Pre-Planning Commission 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)

V. CONTINUANCES:

VI. MISCELLANEOUS:

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

The Applicant is requesting approval for revisions to the architectural elevations for the townhouse units on Lot 6 in the Monocacy Center mixed-use development located between the Market Square community and Monocacy Boulevard. (NAC 4) (Reppert)

B. PC16-436-04PND, Architectural Review, Sycamore Ridge

The Applicant is requesting approval of architectural elevations for proposed single-family detached units in the Sycamore Ridge Planned Neighborhood Development (PND) located on Kemp Lane, north of Shookstown Road. **(NAC 1) (Kelly)**

VII. OLD BUSINESS:

C. 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)**

D. 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)**

VIII. NEW BUSINESS:

E. PC21-81FSU, Final Plat, Hamilton Square

The Applicant is requesting approval of a final plat for the consolidation, resubdivision and dedication of land associated with the approved final site plan for Hamilton Square, an 80-unit multifamily development located between Pennsylvania Avenue and Hamilton Avenue. **(NAC 12) (Collard)**

F. PC20-1057FSI, Final Site Plan, Governor's Place Lot 4B

The Applicant is requesting approval of a final site plan for the construction of a 2-story, 53,072 square foot professional/medical office building at 110 Thomas Johnson Drive.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and Section 607, *Parking and Loading Standards*.
(NAC 4) (Reppert)

G. PC21-84FSI, Final Site Plan, Monocacy Manor

The Applicant is requesting approval of a final site plan to construct a senior living facility in two phases; Phase 1 consisting of 151 independent multifamily dwelling units and Phase 2 consisting of a 90-room assisted living facility located on 515 S. Market Street, south of Prospect Boulevard and north of I-70 **(NAC 10)(Reppert)**

H. PC21-86FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Monocacy Manor

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan for the senior living facility located on 515 S. Market Street, south of Prospect Boulevard and north of I-70. **(NAC 10) (Reppert)**

I. PC20-1058FSU, Final Plat, 5th Street and Maxwell Avenue

The Applicant is requesting approval of a final plat for the purposes of resubdividing 106, 108, and 110 E. 5th Street and 418-430 N. Maxwell Avenue. **(NAC 11)(Kelly)**

J. PC20-884PSU/FSI, Combined Preliminary Plat and Final Site Plan, 5th Street and Maxwell Avenue

The Applicant is requesting approval of a combined preliminary plat and final site plan for the resubdivision of 418-430 N. Maxwell Avenue into five townhouse lots.

The Applicant is also requesting modifications to Section 601 of the Land Management Code (LMC) entitled *Access Management*, and Section 607, *Parking and Loading Standards*. **(NAC 11)(Kelly)**

K. PC21-192ZMA, Zoning Map Amendment, Monocacy Boulevard Parcels C, E, and F

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 32.17 acres located on the east side of Monocacy Boulevard, north of Hughes Ford Road, and south of the intersection of E. Church Street/Monocacy Boulevard. **(NAC 12)(Collard)**

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. 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.