



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA
Monday, January 10, 2022
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 **December 10, 2021** Planning Commission Pre-Planning Commission Meeting Minutes
Approval of the **December 13, 2021** Planning Commission Meeting Minutes
Approval of the **December 20, 2021** Planning Commission Workshop Meeting Minutes
Approval of the **January 7, 2022** Planning Commission 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:

A. PC18-397-04MU, Architectural Review, Bloomfields

The Applicant is requesting a 60-day continuance to the March 14, 2021 Planning Commission hearing. **(Reppert) (NAC 3)**

VI. MISCELLANEOUS:

B. Election of Officers

C. PC14-913-03MU, Architectural Review, Renn Quarter

The Applicant is requesting approval of architectural elevations for the Renn Quarter Mixed Use development located southeast of E. Church Street, west of Monocacy Boulevard, and north of Monroe Avenue in accordance with the applicable design criteria of Section 604 of the Land Management Code (LMC), *Building and Urban Design Standards*, and the approved master plan **(Reppert) (NAC 12)**

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

D. PC21-1164PSU/FSI, Combined Preliminary Plat and Final Site Plan, Renn Quarter

The Applicant is requesting approval of a revised combined preliminary plat and final site plan for the Renn Quarter mixed use development located southeast of E. Church Street, west of Monocacy Boulevard, and north of Monroe Avenue in order to change the D-3 and D-4 lot details for the single-family detached units to allow for an integral, detached or attached garage. **(NAC 12) (Reppert)**

E. PC21-1163FSI, Final Site Plan, Freedom Court

The Applicant is requesting approval of a final site plan to demolish the existing 71,800 sf single-story building at the corner of Hayward Road and Thomas Johnson Drive in order to construct a 120,460 square foot, four-story self-storage facility with a paved storage yard.

The Applicant is also requesting modifications to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*. **(NAC 3) (Suarez)**

F. PC21-1244FSI, Final Site Plan, Riverside Lot 256R

The Applicant is requesting approval of a final site plan to construct two commercial buildings totaling 103,200 square feet for office, warehouse and retail uses on Lot 256 at 8420 Broadband Drive.

The Applicant is also requesting a modification to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*. **(NAC 12) (Simon)**

G. PC21-910FSI, Final Site Plan, Frederick Shoppers' World

The Applicant is requesting approval of a final site plan to construct a 3,424 square foot retail building with two tenant spaces in the Frederick Shoppers' World Shopping Center at 1275 W. Patrick Street.

The Applicant is also requesting a modification to Section 819 of the Land Management Code (LMC) entitled, *Drive Through Facilities*. **(NAC 5) (Simon)**

H. PC21-515PSU/FSI, Combined Preliminary Plat and Final Site Plan, Kellerton Land Bay D & E

The Applicant is requesting approval of a combined preliminary plat and final site plan for Land Bays D & E within the Kellerton Planned Neighborhood Development (PND) located on the east and west sides of Yellow Springs Road, north of Rocky Springs. The application is for 273 residential lots, including one surround any existing farmhouse, as well as for the second phase of the public park.

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

I. PC21-507PFCP, Preliminary Forest Conservation Plan, Kellerton Phase 2

The Applicant is requesting approval of a preliminary forest conservation plan for Phase 2 of the Kellerton Planned Neighborhood Development.

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

J. PC21-1155MU, Master Plan, Wayside Apartments – 423 E. Patrick Street

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for revisions to the previously approved master plan to increase the number of multifamily units from 81 to 85. **(NAC 12) (Reppert)**

This is the first of two required public hearings.

K. PC21-1234ZTA, Zoning Text Amendment, Article 3, Section 322, Annexation

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Article 3, Section 322 of the Land Management Code (LMC) entitled, *Annexation*. **(Nessen/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.