



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA City Hall Boardroom, 101 N. Court Street Monday, June 13, 2022 6:00 P.M.

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

Approval of the May 9, 2022 Planning Commission Meeting Minutes
Approval of the May 16, 2022 Planning Commission Workshop Minutes
Approval of the June 10, 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:

VI. MISCELLANEOUS:

A. 2021 Annual Report

Presentation of the Planning Department's 2021 Annual Report. (**Collard**)

B. PC14-913-07MU, 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. (**NAC 12**) (**Reppert**)

VII. OLD BUSINESS:

C. PC21-641FSI, Final Site Plan, Overlook East (Wayside Apartments)

The Applicant is requesting approval of a final site plan for two multifamily buildings for a total of 79 units and to renovate the existing multifamily building into six units at 423A, 423B, and 423 ½ E. Patrick Street.

The Applicant is also requesting approval of a Certificate of Urban Design Compliance and a Certificate of Architectural Compliance in accordance with Section 420 of the Land Management Code (LMC), *Carroll Creek Overlay District*, in addition to associated modifications.

Lastly, the Applicant is requesting approval of modifications to Section 601 of the LMC, *Access Management*, and Section 605, *Landscaping Standards*. **(Reppert) (NAC 12)**

VIII. NEW BUSINESS:

D. PC21-642PFCP, Preliminary Forest Conservation Plan, Overlook East (Wayside Apartments)

The Applicant is requesting approval of a preliminary forest conservation plan in conjunction with the final site plan for the construction of two new multifamily dwelling unit buildings and the renovation of the existing multifamily building at 423A, 423B, and 423 ½ E. Patrick Street.

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC), entitled *Forest Conservation*. **(Reppert) (NAC 12)**

E. PC21-904FSU, Final Plat, Wayside Property

The Applicant is requesting approval of a final plat to consolidate and resubdivided lots located at 423A, 423B, and 423 ½ E. Patrick Street. **(Reppert) (NAC 12)**

F. PC22-178FSI, Final Site Plan, Waverley View Part 1

The Applicant is requesting approval of a revised final site plan to amend the details for rear-loaded townhouse units with detached garages/on-lot surface parking and integral rear-loaded garages/on-lot surface parking to provide front yard patios for a maximum of 34 units in the Waverley View Planned Neighborhood Development (PND) located on Shookstown Road and Waverly Drive.

The Applicant is also requesting approval of modification to Section 821 of the Land Management Code (LMC) entitled *Fences, Walls and Hedges*. **(Reppert)(NAC 5)**

G. PC21-1245PSU, Preliminary Plat, Summers Farm Butterfly Lane/Old Camp Road Extended & City Park

The Applicant is requesting approval of a preliminary plat to establish the public right-of-way for the extension of Butterfly Lane / Old Camp Road and the City Park dedication located along Alternate Route 40 and Mt. Phillip Road.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards* and Section 611, *Street Improvement Standards*. **(Suarez) (NAC 8)**

H. PC21-1246PFCP, Preliminary Forest Conservation Plan, Summers Farm Butterfly Lane/Old Camp Road Extended & City Park

The Applicant is requesting approval of a preliminary forest conservation plan in conjunction with the preliminary plat for dedication of right-of-way and parkland located along Alternate Route 40 and Mt. Phillip Road.

The Applicant is also requesting approval of a modification to Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*. **(Suarez) (NAC 8)**

I. PC21-349PSU, Preliminary Plat, EastPark

The Applicant is requesting approval of a revision to the previously approved preliminary plat to subdivide the 77.3-acre property located west of the intersection of Schifferstadt Boulevard and E. Church Street into six (6) lots for future M1 (Light Industrial) and GC (General Commercial) uses.

The Applicant is also requesting a recommendation from the Planning Commission to the Board of Aldermen for a deferral of public improvements in accordance with Section 506 of the Land Management Code entitled, *Public Improvements*. **(Kelly) (NAC 7)**

J. PC21-352PFCP, Preliminary Forest Conservation Plan, EastPark

The Applicant is requesting approval of a revision to the previously approved preliminary forest conservation plan in conjunction with the subdivision of the property located west of the intersection of Schifferstadt Boulevard and E. Church Street. **(Kelly) (NAC 7)**

K. PC21-1010PND, Master Plan, Grove Hill Planned Neighborhood Development (PND)

The Applicant is requesting approval of a master plan for a Planned Neighborhood Development (PND) containing up to 68 townhouse units and open space at 5966 Grove Hill Road.

The Applicant is also requesting modifications to Section 405 of the Land Management Code (LMC) entitled, *Dimensional and Density Regulations*, Section 607, *Parking and Loading Standards*, Section 611, *Street Improvement Standards*, and Section 803, *Accessory Uses and Structures*.

(Simon) (NAC 8)

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/publicmeetings. 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/publicmeetings. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jennifer Van de Griek at (301) 600-6276 or jgriek@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.