



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA
City Hall Boardroom
MONDAY, September 11, 2023
6:00 P.M.

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

Approval of the **June 20, 2023** Planning Commission Workshop Minutes
Approval of the **August 14, 2023** Planning Commission Meeting Minutes
Approval of the **August 21, 2023** Planning Commission Workshop Minutes
Approval of the **September 8, 2023** 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:

N/A

VI. MISCELLANEOUS:

N/A

VII. OLD BUSINESS:

A. PC23-314ZMA, Zoning Map Amendment, 100 E. All Saints Street

The Applicant (the City) is requesting a recommendation to the Mayor and Board of Aldermen for the application of the Institutional (IST) floating zone to 100 E. All Saints Street to facilitate the redevelopment of the property as the Frederick Police Department headquarters. **(Kelly)(NAC 12)**

VIII. NEW BUSINESS:

B. PC22-1160MU, Master Plan, Brickworks

The Applicant is requesting approval of a master plan for the development of a mixed-use project on 64.61 acres that is between 15% and 30% nonresidential, 60%-80% residential and at least 12% comprised of parks and open space.

The Applicant is also requesting modifications to Section 417 of the Land Management Code (LMC), *Mixed Use Districts (MU-1 and MU-2)*, Section 601, *Access Management*, and the Standard City Details for construction in accordance with Section 611, *Street Improvement Standards*. **(Reppert) (NAC 11)**

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.



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA
City Hall Boardroom
TUESDAY, September 12, 2023
6:00 P.M.

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

N/A

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. PC21-1436ANX, Annexation, Winpenny

Staff is requesting a continuance to the October 9, 2023 Planning Commission hearing.
(Collard)(Adjacent to NACs 1 and 3)

VI. MISCELLANEOUS:

B. PC13-196-12PND, Architectural Review, Kellerton PND

The Applicant is requesting approval of architectural elevations for a “Cottage” elevation for the previously approved Devonshire model in the Kellerton Planned Neighborhood

Development in accordance with Section 604 of the Land Management Code (LMC) entitled, *Building and Urban Design Standards*, and the approved master plan. **(Collard)(NAC 1)**

C. PC17-1077-03MU, Architectural Review, West Park Village

The Applicant is requesting approval of elevations for a 22' wide front-load garage townhouse product in the West Park Village Mixed Use development in accordance with Section 604 of the Land Management Code (LMC), *Building and Urban Design Standards*, and the approved master plan. **(Collard)(NAC 8)**

VII. OLD BUSINESS:

N/A

VIII. NEW BUSINESS:

D. PC23-188PSU, Preliminary Plat, EastPark

The Applicant is requesting approval of a revision to a previously approved preliminary plat (PC21- 349PSU) to subdivide the 77.3-acre property at the northwest corner of Schifferstadt Blvd. and E. Church Street into seven (7) lots for future M1 (Light Industrial), and GC (General Commercial) uses.

The Applicant is also requesting a modification to the standard street details in accordance with Section 611 of the Land Management Code (LMC), entitled *Street Improvement Standards*. **(Kelly) (NAC 7)**

E. PC23-187FSI, Final Site Plan, EastPark Lot 5

The Applicant is requesting approval of a final site plan to construct two buildings each on Lots 5 and 6 in the EastPark subdivision, totaling 152,480 square feet (sf) for a mix of office, warehouse, and retail uses.

The Applicant is also requesting a modification of Section 607 of the Land Management Code (LMC), entitled *Parking and Loading Standards*. **(Kelly) (NAC 7)**

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