



## PLANNING COMMISSION AGENDA

August 12, 2013

6:00 P.M      CITY HALL

### I. ANNOUNCEMENTS:

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### II. MINUTES:

Approval of the July 5, 2013 Pre-Planning Commission Meeting Minutes  
Approval of the July 8, 2013 Planning Commission Meeting Minutes  
Approval of the July 15, 2013 Planning Commission Workshop Minutes  
Approval of the August 9, 2013 Pre-Planning Commission Meeting Minutes

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### III. PUBLIC HEARING-SWEARING IN:

*"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".*

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### IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be 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. OLD BUSINESS

#### A. PC13-197FSI, Final Site Plan, Golden Mile Gateway

The Applicant is requesting final site plan approval for the construction of a 5,585 square foot convenience store with gas sales and a 6,850 square foot retail building to be developed as a shopping center.

The Applicant is also requesting approval of the architectural elevations and modifications to Section 601 of the Land Management Code (LMC) entitled, *Access Management*, Section 607 entitled, *Parking and Loading Standards*, and Section 605, *Landscaping Standards*. (NAC#5)(Reppert)

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**VI. NEW BUSINESS**

**B. PC13-263FSU, Final Subdivision Plat, Homewood**

The Applicant is requesting final subdivision plat approval for the consolidation of two parcels, Parcel 320 and Parcel 328, encompassing Phases 1 and 2 of the Homewood Retirement Center. (NAC #3)(Reppert)

**C. PC13-285FSL, Final Site Plan, Dairy Maid Dairy**

The Applicant is requesting approval of a revised final site plan for the construction of a 4,070 square foot milk crate unloader along W 7<sup>th</sup> Street and elimination of the storage cooling tower previously depicted along Vernon Avenue.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards* and Section 607 entitled, *Parking and Loading Standards*. (NAC #7)(Reppert)

**D. PC13-395FSL, Final Site Plan, 706 West Patrick Street**

The Applicant is requesting final site plan approval for a 184 square foot addition to the existing structure as well as site improvements to accommodate the conversion of the existing residential dwelling unit to professional office in accordance with Section 406(b) of the Land Management Code (LMC) governing the Residential Office (RO) zoning district.

The Applicant is also requesting approval of modifications to Section 601 of the Land Management Code (LMC), entitled *Access Management*, and Section 605, *Landscaping Standards*. (NAC#6 &9)(Love)

**E. PC12-790PND, Master Plan, Tuscarora Creek Planned Neighborhood Development (PND)**

The Applicant is requesting approval for revisions to the previously approved master plan to change the layout and mixture of residential unit types.

*This is the first of two required public hearings to be held on the master plan amendment.*  
(NAC #3)(Love)

**F. PC13-195PND, Master Plan, Keller Properties Planned Neighborhood Development (PND)**

The Applicant is requesting approval of a master plan application for the development of a planned neighborhood development (PND) on approximately 239 acres located on the north and south sides of Rocky Springs Road and on the east and west sides of Yellow Springs Road in accordance with Section 410 of the Land Management Code (LMC). The Applicant is proposing a maximum of 750 residential dwelling units, 44 acres of parkland dedication, 7 acres of private

open space, and one acre to be dedicated to the City for the ultimate construction of a water tower.

The Applicant is also requesting approval of modifications to Section 405 of the LMC entitled, *Dimensional and Density Regulations*, in accordance with Section 410. *This is the first of two required public hearings. (NAC #1)(Love)*

**G. PC13-215ANX, Annexation, Bowersox Property**

The Applicant is requesting a recommendation to the Mayor and Board of Aldermen on the request for annexation of 6.123 acres of land located on the east side of Worman's Mill Road, north of Route 26. The Applicant is requesting Mixed Use (MU-1) zoning on the property upon annexation. **(NAC #4)(Dunn)**

**H. PC13-492ZTA, Text Amendment, Section 809 Bed and Breakfasts/Tourist Homes**

The City of Frederick is requesting approval for amendments to Section 809 of the Land Management Code (LMC) entitled, *Bed and Breakfasts/Tourist Homes*. **(Dunn)**

**I. PC13-493ZTA, Text Amendment, Section 864, Sign Regulations**

The City of Frederick is requesting approval for amendments to Section 864 of the Land Management Code (LMC) entitled, *Sign Regulations*, for the purposes of establishing that signs on City owned facilities in the PRK zoning district are exempt from Section 864. **(Dunn)**

Approved for release by C. Eyer for G. Dunn on 8/5/13

*A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at [www.cityoffrederick.com](http://www.cityoffrederick.com). 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.cityoffrederick.com](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyer at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.*

