



PLANNING COMMISSION AGENDA

September 9, 2013

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the August 9, 2013 Pre-Planning Commission Meeting Minutes
Approval of the August 12, 2013 Planning Commission Meeting Minutes
Approval of the August 19, 2013 Planning Commission Workshop Minutes
Approval of the September 6, 2013 Pre-Planning Commission Meeting Minutes

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".

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.)

V. OLD BUSINESS

A. 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 lot layout and mixture of residential unit types. (NAC #3)(Love)

B. 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*, Section 607, *Parking and Loading Standards*, Section 611, *Street Improvement Standards*, and Section 821, *Fences, Walls, and Hedges* in accordance with Section 410. (NAC #1)(Love)

C. 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)

VI. NEW BUSINESS

D. PC13-318FSI, Final Site Plan, Mill Island at Worman's Mill

The Applicant is requesting approval of a revised final site plan for Mill Island at Worman's Mill for the purposes of amending lot lay outs in Sections 7C, 7D, 7D-1,9 and 10 in accordance with the previously approved revisions to the preliminary subdivision plat. (NAC #4)(Love)

E. PC13-385PSU, Preliminary Subdivision Plat, Vantage 70

The Applicant is requesting approval of a preliminary subdivision plat for the resubdivision of Lot 3R3 located on Solarex Court into four lots and one outlot. (NAC#10)(Mark)

F. PC13-382FSI, Final Site Plan, Frederick Memorial Hospital Main Entrance

The Applicant is requesting final site plan approval for the construction of a 21,329 square foot addition to create a new main entrance on the west side of the hospital campus located at 400 W 7th Street.

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

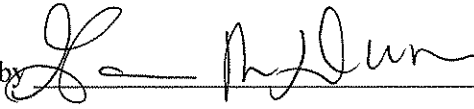
G. PC07-695FSI, Final Site Plan, Toll House BP Station

The Applicant is requesting approval of a final site plan for the construction of a 2,136 square foot addition to the existing structure located at 503 W 7th Street and the conversion of the service station to a convenience store with gas sales.

The Applicant is also requesting modifications to Section 601 of the Land Management Code (LMC) entitled, *Access Management*. (NAC #7)(Reppert)

H. PC13-387FSU, Final Subdivision Plat, Toll House BP Station

The Applicant is requesting approval of a final subdivision plat to consolidate two parcels to create one single lot for the Toll House BP Station located at 503 W 7th Street.
(NAC #7)(Reppert)

Approved for release by  on 9/3/13

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. 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. 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.

