



## PLANNING COMMISSION AGENDA

June 8, 2015  
REVISED JUNE 3, 2015

6:00 P.M      CITY HALL

### I. ANNOUNCEMENTS:

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### II. MINUTES:

Approval of the May 11, 2015 Planning Commission Meeting Minutes  
Approval of the May 18, 2015 Planning Commission Workshop Minutes  
Approval of the June 5, 2015 Pre-Planning Commission 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.)

#### A. PC15-207MU, Master Plan, Spring Bank

The Applicant is requesting approval of a revision to the previously approved master plan for the property located on the east side of Worman's Mill Road for the purposes of changing the percentage of land allocated towards residential and nonresidential uses. (NAC #4)(Reppert)

#### B. PC15-305FSU, Final Subdivision Plat, Rosedale Lots 7-9

The Applicant is requesting approval of a final subdivision plat to consolidate lots 7-9 located on Apple Avenue. (NAC #6)(Marsh)

**C. PC15-119FSU, Final Subdivision Plat, Rosedale Lots 17-20**

The Applicant is requesting approval of a final subdivision plat to consolidate lots 17-20 located at the corner of Apple Avenue and Belmont Avenue. (NAC #6)(Marsh)

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**V. CONTINUANCES:**

**D. PC14-1037FSU, Final Subdivision Plat, Worman's Mill Lot 8RR, Section 1**

The Applicant is requesting a 30 day continuance to the June 8, 2015 Planning Commission hearing. (NAC #4 and 7)(Mark) \*\*\* WITHDRAWN\*\*

**E. PC15-109ZMA, Zoning Map Amendment, Summers Farm**

The Applicant is requesting a 30 day continuance to the July 13, 2015 Planning Commission hearing. (NAC#8)(Collard)

**F. PC09-064ANX, Annexation Amendment, Summers Farm**

The Applicant is requesting a 30 day continuance to the July 13, 2015 Planning Commission hearing. (NAC #8)(Collard)

**G. PC15-202MU, Master Plan, Bowersox**

The Applicant is requesting a 60- day continuance to the August 10, 2015 Planning Commission hearing. (NAC #4)(Reppert)

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**VI. MISCELLANEOUS**

**H. Presentation of the 2014 Annual Report. (Love)**

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**VII. NEW BUSINESS:**

**I. PC15-049FSI, Final Site Plan Waverley View**

The Applicant is requesting approval of a revision to the previously approved final site plan for the construction of seven multifamily residential buildings containing 240 dwelling units located on the south side of Shookstown Road, west of the newly aligned Waverley Drive. (NAC #5)(Reppert)

**J. PC15-318FSI, Final Site Plan, Worman's Mill Village Center**

The Applicant is requesting approval for revisions to the previously approved architectural elevations for the Village Center. (NAC #4)(Love)

**K. PC14-1044ZMA, Zoning Map Amendment, Catoctin Overlook**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 4.85 acres from Neighborhood Commercial (NC) to Mixed Use (MU-2). The Property is located at 1705 N Market Street.

*This is the first of two required public hearings. (NAC #7)(Reppert)*

**L. PC14-1041MU, Master Plan, Catoctin Overlook**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for approval of a master plan application for the construction of 86 multifamily residential units and the conversion of a portion of the existing structure to non-residential use.

The Applicant is also requesting modifications from Section 601, *Access Management*, and Section 417, *Mixed Use Districts (MU-1 and MU-2)*, of the Land Management Code (LMC) as well as a recommendation on the request to waive the parkland dedication requirements of Section 608 of the LMC.

*This is the first of two required public hearings. (NAC#7)(Reppert)*

**M. PC14-912ZMA, Zoning Map Amendment, Renn Property**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 221.63 acre from Light Industrial (M1) to Mixed Use (MU-2). The Property is located east of Gas House Pike/East Church Street, west of Monocacy Boulevard, and on the north and south sides of Hughes Ford Road.

*This is the first of two required public hearings. (NAC#12)(Marsh)*

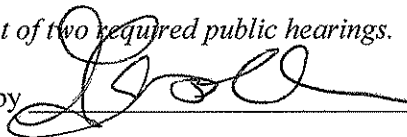
**N. PC14-913MU, Master Plan, Renn Property**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the approval of a master plan application for the construction of up to 1,050 residential units, 105,000 square feet of nonresidential space and open space.

The Applicant is also requesting modifications from Section 417, *Mixed Use Districts (MU-1 and MU-2)*, Section 606, *Lots and Blocks*, Section 611, *Street Improvement Standards*, and Section 607, *Parking and Loading Standards* of the Land Management Code.

*This is the first of two required public hearings. (NAC#12)(Marsh)*

Approved for release by



on

6/3/15

*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 Eyles 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.*

