



PLANNING COMMISSION AGENDA

June 13, 2016

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the May 13, 2016 Planning Commission Meeting Minutes
Approval of the May 20, 2016 Planning Commission Workshop Minutes
Approval of the June 10, 2016 Pre-Planning Commission 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 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. PC16-358FSU, Final Subdivision Plat, College Park Lots C, D, & Part of B, Block 4.

The Applicant is requesting approval of a final subdivision plat for the purposes of consolidating three parcels into one new lot totaling 20,000 square feet at 302 Upper College Terrace.
(NAC #9)(Mark)

V. CONTINUANCES:

B. PC16-114FSI, Final Site Plan, 520 N Market Street

Request for a 30 day continuance to the July 11, 2016 hearing. (NAC #11)(Mark)

C. PC16-244ZMA, Zoning Map Amendment, 797 E. Patrick Street/Frederick Fair Grounds

Request for a 30 day continuance to the July 11, 2016 hearing. (NAC #12)(Mroszczyk Murphy)

VI. MISCELLANEOUS:

D. 2015 Annual Report

Presentation of the 2015 Annual Report by the Planning Department. (Love)

VII. OLD BUSINESS:

E. PC15-922PND, Master Plan, Nicodemus/Eastchurch

The Applicant is requesting approval for revisions to the previously approved Planned Neighborhood Development (PND) master plan application for the construction of 465 residential dwelling units along East Church Street. The purpose of the revision is to substitute 4.45 acres of multifamily units for attached, single family units/townhomes.

The Applicant is also requesting a modification to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*, in accordance with Section 410, *Planned Neighborhood Developments*. (NAC #7)(Reppert)

VIII. NEW BUSINESS:

F. PC15-997FSI/PSU, Combined Preliminary Subdivision Plat and Final Site Plan, Nicodemus/Eastchurch

The Applicant is requesting approval for revisions to the previously approved preliminary subdivision plat and final site plan for the portion of the Planned Neighborhood Development (PND) master plan subject to revised plan PC15-992PND in order to change the unit type from multifamily to townhomes. (NAC #7)(Reppert)

G. PC16-109FSI, Final Site Plan, Bowersox

The Applicant is requesting final site plan approval for the construction of 49 townhome units. (NAC #4)(Reppert)

H. PC16-258FSI, Final Site Plan, Golden Mile Gateway

The Applicant is requesting approval for a revision to the previously approved final site plan in order to divide the project into two phases and to propose a new use as part of Phase 2 which is a 5,000 square foot professional office building (NAC #5) (Reppert)

I. PC15-832FSI, Final Site Plan, Union Mills Phase II

The Applicant is requesting final site plan approval for Phase II of the Union Mills project consisting of the rehabilitation of 14,695 sf of the existing structure located at 340 E Patrick Street.

The Applicant is also requesting a modification to Section 420 of the Land Management Code (LMC) entitled, *Carroll Creek Overlay*. (NAC #12)(Mark)

J. PC16-243ZMA, Zoning Map Amendment, 1781 N Market Street/Ebert's Dairy Building

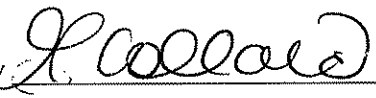
The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a zoning map amendment to place the Historic Preservation Overlay on the subject property, 1781 N Market Street.
(NAC #4)(Martinkosky)

K. PC16-242ZMA, Zoning Map Amendment, 1110 Rosemont Avenue/Schifferstadt

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a zoning map amendment to place the Historic Preservation Overlay on the subject property, 1110 Rosemont Avenue.
(NAC #9)(Martinkosky)

L. PC16-342ZTA, Text Amendment, Section 857, Winery, Brewery & Farm Brewery

The City of Frederick Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to the Land Management Code (LMC) to introduce two new uses, Brewery and Farm Brewery, as well as establish regulations for their approval. (Collard)

Approved for release by  on 6/6/16

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 Eylar 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 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.

