



PLANNING COMMISSION AGENDA

May 13, 2013

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the April 5, 2013 Pre-Planning Commission Meeting Minutes
Approval of the April 8, 2013 Planning Commission Meeting Minutes
Approval of the April 15, 2013 Planning Commission Workshop Minutes
Approval of the May 10, 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.)

A. PC13-115FSU, Final Subdivision Plat, TF Properties LLC Addition to Thompson

The Applicant is requesting approval of a final subdivision plat for the purposes of adding 269 square feet of lot area from 121 Kline Blvd (TF Properties, LLC- Liber 8337, Folio 334) to 123 Kline Blvd (Thompson- Liber 8271, Folio 382). (NAC #9)(Mark)

V. MISCELLANEOUS

B. Adequate Public Facilities Ordinance Amendments

Review of proposed amendments to Article 4 of the City Code, Adequate Public Facilities, to address mitigation phasing for master plan applications. (Dunn/Depo)

VI. NEW BUSINESS

C. PC13-56FSI, Final Site Plan, Subaru New Car Showroom

The Applicant is requesting final site plan approval for the construction of a 4,900 square foot new car showroom located along Alternate Route 40, west of Waverley Drive.

The Applicant is also requesting approval of a modification to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC #5)(Mark)

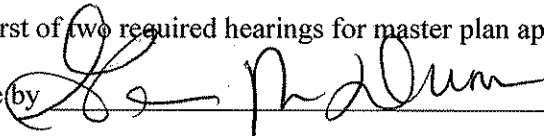
D. PC12-716MU, Master Plan, West Park Village

The Applicant is requesting approval of a master plan application for a maximum of 285 dwelling units, 45,000 square feet of commercial space, and approximately 20 acres of open space located south east of the intersection of Alternate Route 40 and Mt. Philip Road.

The Applicant is also requesting modifications to Sections 417, *Mixed Use Districts (MU-1 and MU-2)*, and Section 606, *Lots and Blocks*, of the Land Management Code (LMC).

This is the first of two required hearings for master plan approval. (NAC #8)(Mark)

Approved for release by

 on 5/7/13

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 Eyler 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.