

Recorder: Ashley Waters, The City of Frederick
Location: East of Market Apartments Community Room
Start Time: 7:00 pm **End Time:** 8:45 pm
Attendance: 8 Residents; 3 Guests; 3 City Staff

POLICE REPORT: Unavailable

PLANNING: Gabrielle Dunn, Planning Manager was present for on development presentation:

1. Presentation of proposal for MDC Property 605 East Church Street. Tentatively scheduled for Planning Commission workshop on April 13, 2020. Additional material attached.
 1. Main concerns and questions: traffic implications and connection to APFO and Land Management Code.

OLD BUSINESS:

1. Traffic Concerns – [Cherian Eapen](#), Traffic Engineer
 - a. 9th and Motter Ave
 - i. Discussed pedestrian safety
 - ii. Area needs a much broader approach to solve confusion and various one-way streets
 - b. North Market (Bottling Plant and Canterbury Projects)
 - i. Concern around close entrances
 - ii. This is the beginning of a network of roads in that area.
 - c. Light sensors on East Street
 - i. This project requires a significant investment and cannot be done at one time. Three intersections are slated to be improved this year.
 - d. East Street Corridor Project
 - e. Peter's Lane

NEW BUSINESS:

1. Census 2020 (Recruitment) | Susan Morgan-Chandler discussed the importance of the 2020 Census. For each person not counted, the City will lose \$28,000 over ten years. This funding is critical to education, EMS, Fire, Police, roads, and more. Forms and online portals will go live in March. US citizens and non-US citizens should complete the census; all identification information is removed. Susan is currently looking for employees (\$21/hour) to assist with Census completion. Those who can translate are also in demand. Visit www.2020census.gov to apply.

SUGGESTIONS & COMMENTS / MISC:

None discussed.

UPCOMING EVENTS:

None discussed.

NAC CONTACT INFORMATION:

Office of the Mayor Gayon Sampson (gsampson@cityoffrederickmd.gov) 301.600.2513

Frederick Police Department

A/ Sergeant Kacie Strong - kstrong@frederickmdpolice.org 240.578.5682

Corporal Simon Temple - stemple@frederickmdpolice.org 240.674.7202

A/ Corporal Sara Evans - sevens@frederickmdpolice.org 240.344.6948

NAC 7 Coordinators

Gail Bradley - glgbradley@gmail.com

Missy Conner - melissns@gmail.com

Don Dean - jddean@comcast.net

Kris Fair - kris.g.fair@gmail.com

<p>NAC 7 MEETINGS – 7:00 pm East of Market Apts (Community Room) 100 Holling Drive</p> <p>2020 Schedule: 1st Tuesday (every other month)</p> <p>7-Jan 3-Mar 5-May 7-Jul 1-Sep 3-Nov</p>	<p>FREDERICK POLICE DEPARTMENT</p> <p>Emergency: 911 Non-Emergency: 301-600-2100</p> <p>Anonymous Crime Tips 301-600 TIPS (8477) – phone 240-674-TIPS (8477) - text fpdcrimetip@frederickmdpolice.org</p> <p>DEPARTMENT OF PUBLIC WORKS 301-600-1440</p>
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FREDERICK

PLANNING

Project Fact Sheet

March 3, 2020

Project Name: MDC Property 605 East Church Street

NAC: 7

Case Number: PC19-1297MU Master Plan

Project Location: 605 E CHURCH ST

Project Description: MIXED USE

Applicant: Chris Smariga, Harris Smariga & Associates

Phone: 301-662-4488

Email: csmariga@harrissmariga.com

Owner: Frederick Health

Address: 400 W 7th Street, Frederick MD

Planning Staff: Pam Reppert

Phone: 301-600-1718

Email: preppert@cityoffrederick.gov

Proposal:

Frederick Health is proposing a mixed-use project for a maximum of 350 residential units and a non-residential component in the existing building on site.

Project Location:

The project is located at 605 E Church.

Important Issues:

Land Use

The property is encumbered with an existing 3.3-acre forest conservation protection easement, floodplain, airport overlay (AO) and a comprehensive road

connection required through the north end of the property. The property also contains an existing building proposed to be subdivided off on 4.76 acres.

Frederick Health uses the existing building for offices and a warehouse. A warehouse is a nonconforming use in the mixed-use zone, however, may continue as is under LMC Article 9. On the other hand, the Applicant shall determine if any expansion is desired in the future in order for the Planning Commission to consider a conditional use for the property with the Master Plan. The remaining 16.14 acres will contain single family and townhouse units.

Modifications

Under Section 417, the Planning Commission may modify the minimum and maximum setbacks in Table 417-2 for a mixed-use development provided compensating features are included to address the modifications. The Applicant is requesting the following modifications:

- To reduce street setback for the single-family units from 20' to 5';
- To reduce the rear setback for single-family from 20' to 3', townhouse (TH-1) from 20' to 3', townhouse (TH-2) from 20' to 15'; and multi-family units from 20' to 3';
- To reduce frontage width for detached dwellings from 40' to 32'; and
- To allow for lots without public road frontage.

The Applicant is also requesting modifications to Sections 606 and 611 in regard to street designs. Staff has requested from the Applicant a detailed exhibit demonstrating the streetscape and maneuverability through the streets with the above modifications applied.

Modifications to the City of Frederick Standard Road details have also been requested for Engineering to consider appropriate and feasible for the proposed development.

Parkland

For the 350 units, the project is required to provide approximately 4 acres of public parkland.

Adequate Public Facilities Ordinance (APFO)

The project is awaiting approvals for water, sewer and roads at this time. Schools have been tested and the project fails elementary and high school levels. The

Applicant has the option to re-test consecutively for three years to move forward or pay the school construction fee per unit.

Tentative Planning Commission Meeting Date: April 13, 2020

The information provided was taken from the plans submitted by the applicant. The project may change during the review process. Please check with the Planning Department to confirm the meeting date. Comments on this plan can be mailed or emailed to the Planner listed above.

