

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 21-05

RE: SUMMER 2020 WATER AND SEWER AMENDMENTS - CASE WS-20-06

Applicant: Bloomfields LLC

RECITALS

Pursuant to the authority contained in §9-503 of the Environment Article of the Maryland Code, the governing body of Frederick County, Maryland, has the authority to approve or deny amendments to the Frederick County Water and Sewerage Plan (“W/S Plan”) after a duly advertised public hearing.

Case WS-20-06 proposes to: reclassify 268 acres (Tax Map 48, Parcel 66 and part of Parcel 26) from W-5/Dev. and S-5/Dev. to W-3/Dev. and S-3/Dev., and add the following to the County Water and Sewer Infrastructure Map: a water storage tank symbol (Tax Map 48, Parcel 190); a sewage pump station symbol (Tax Map 48, Parcel 66); a 16-inch water line; and the upgrade of a portion of a sewer line to 16 inches. The subject properties are located on the west side of US 15, south of Sundays Lane, within the City of Frederick. The properties are designated Mixed Use on the City Comprehensive Plan, and zoned MU-1 (City zoning).

In February 2020, the City Planning Commission granted Master Plan approval for the development of a maximum of 1,500 residential, age-restricted units on the subject properties. Only Section I of the project has received Preliminary Subdivision Plat approval and Site Plan approval from the City Planning Commission. Therefore, it is the only portion of the subject properties eligible for reclassification to W-3/Dev. and S-3/Dev.

The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendments on February 2, 2021, at which time the public had the opportunity to comment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the following W/S Plan amendments for Case WS-20-06 are necessary and hereby approved: (A) Reclassification of Section 1 of the proposed development (approximately 49 acres), including the 8.5-acre clubhouse, to W-3/Dev. and S-3/Dev.; (B) Reclassification of the remaining 219 acres located on Parcels 66 and 26 to W-4/Dev. and S-4/Dev.; and (C) addition of the following to the County Water and Sewer Infrastructure Map: (1) a water storage tank symbol; (2) a sewage pump station symbol; (3) a 16-inch water line; and (4) the upgrade of a portion of a sewer line to 16 inches.

The undersigned hereby certifies that the amendment described in this Resolution was approved and adopted (by a vote of 6-0-1, Council Member Hagen abstaining) on the 2nd day of February, 2021.

COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND

By: M. C. Keegan-Ayer
M.C. Keegan-Ayer, President
KJM by TCR

Received by the County Executive on 2-16-2021

COUNTY EXECUTIVE ACTION: Approved Vetoed

Jan H. Gardner
Jan H. Gardner, County Executive
Frederick County, Maryland

2-17-2021
Date