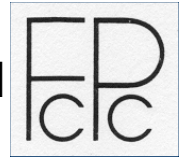




FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday February 12, 2014

APPROVED: _____

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NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningandzoning@frederickcountymd.gov

TENTATIVE UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Wednesday – February 19, 2014 @ 7:00 pm

Contact

*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plats, Preliminary and Site plan items*



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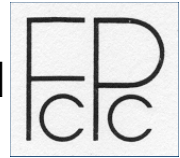
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ITEM	TIME	ACTION REQUESTED
	<u>9:30 A.M.</u>	
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>MARYLAND SMART GROWTH BRIEFING</u>		INFORMATIONAL
a) <u>MARYLAND SMART GROWTH BRIEFING</u> - Staff from the Maryland Department of Planning will provide an overview of the state's Smart Growth programs and policies.		
5. <u>CONCEPT SITE PLAN</u>		DECISION
a) <u>LONDON HOUSE COMPLEX-STANCIOFF PROPERTY</u> - The applicant is requesting Concept Site Development Plan approval for a mixed use project consisting of medical office, general office, retail, restaurant, and residential uses in 5 primary buildings (4 new structures and 1 existing structure) on a 5.7 acre site. The Plan includes an adaptive reuse of the existing historic Landon House. Located at the junction of Urbana Pike and MD 80, south and east of Worthington Boulevard in Urbana. Tax Map 96, Parcel 38. Zoned Village Center (VC), Planning Region: Urbana, (continued from the January 8 th FCPC meeting) File: SP-98-29, Site #13837, FRO #13839, SWM #13838 <i>Denis Superczynski, Principal Planner</i>		
6. <u>COMBINED PRELIMINARY / SITE PLAN</u>		DECISION
a) <u>OAKDALE VILLAGE</u> - The applicant is requesting combined Preliminary Plan/Site Development Plan approval for development of 316 residential lots (48-single family detached, 115-townhouse units, 152-'2-over-2' units, and one existing single family dwelling), and 1 commercial/institutional lot on a 52-acre property. Located on the north side of Old National Pike, 1,000 feet west of Eaglehead Drive. Tax Map 79, Parcel 112 and 162. Zoned: Mixed-use (MX) and R1, Planning Region: New Market (continued from the January 8 th FCPC meeting) File: S1163, SP13-06, Plan #13494, APFO # 13855, FRO #13556 <i>Tim Goodfellow, Principal Planner</i>		



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7. ZONING MAP AMENDMENT

RECOMMENDATION

- a) [URBANA NORTH MXD R-06-01\(B\)](#) - The application is to amend the Phase I Plan approved in December 2012 to revise condition #3 regarding the amount of right-of-way reservation for the I-270 Transit way. The revision would allow for a reservation up to 70 feet in width. Urbana Planning Region.

Jim Gugel, Planning Director

8. AFFORDABLE HOUSING LAND TRUST

INFORMATIONAL

- a) LAND TRUST- Staff will provide a briefing of the recently established Affordable Housing Land Trust that will assist with the implementation of the Moderately Priced Dwelling Unit (MPDU) Ordinance.

Jenny Short, Director, Dept. of Housing and Community Development

9. ANNUAL TRANSPORTATION PRIORITIES REVIEW

RECOMMENDATION

- a) [TRANSPORTATION PRIORITIES REVIEW](#) - Includes the identification of State secondary and primary highway priorities and also addresses local and regional transit service and bicycle/pedestrian facilities. The final priorities listing from the Board of County Commissioners will be forwarded to the Maryland Department of Transportation.

Jim Gugel, Planning Director

Ron Burn, Engineering Supervisor-Traffic Transportation

10. AGRICULTURAL LAND PRESERVATION

FINDING OF CONSISTENCY

- a) [FREDERICK COUNTY INSTALLMENT PURCHASE PROGRAM \(IPP\)](#) – FY14 IPP Easement Applications – Review of applications with a request for finding of consistency with the Frederick County Comprehensive Plan.

Anne M. Bradley, Land Preservation Program Administrator