TITLE: PUD Rezoning Review Briefing

FILE NUMBER: N/A

REQUEST: Provide informational briefing on current PUD rezoning applications

PROJECT INFORMATION:
LOCATION:
ZONE:
REGION:
WATER/SEWER:
COMP. PLAN/LAND USE:

APPLICANT/REPRESENTATIVES: (as applicable)
APPLICANT:
OWNER:
ENGINEER:
ARCHITECT:
ATTORNEY:

STAFF: Jim Gugel, Planning Director

RECOMMENDATION: Information Only

Enclosures:
Staff Memo w/ application cover sheets and concept plans
TO Frederick County Planning Commission
FROM Jim Gugel, Planning Director
DATE February 28, 2014
SUBJECT Rezoning Reviews Briefing

Listed below are the rezoning cases still under review with tentative hearing dates for the Planning Commission (FcPc) and the Board of County Commissioners (BOCC). Attached are the staff report cover sheets with the aerial location and concept plans. Also listed along with the aerial location are several cases that have not yet been submitted as of February 28th.

1. R-12-02 Monrovia Town Center (DRRA & APFO)
   - FcPc – March 19, 20, 26
   - BOCC – April 8, 9, 10

2. R-06-05 (A) Carroll Manor PUD (Fire company property in Adamstown)
   - FcPc – April 16
   - BOCC – May 13

3. R-13-03 Casey PUD (New Market community off of MD 75)
   - Include a DRRA & APFO
   - FcPc – April 30
   - BOCC – May 20

4. R-14-01 Ratley Property PUD (Spring Ridge community along Terra Firma Rd.)
   - Include a DRRA & APFO
   - FcPc – May 21
   - BOCC – June 3

5. R-14-02 Monocacy Glen PUD (Buckeystown on Michaels Mill Rd.)
   - Include a DRRA & APFO
   - FcPc – May 28
   - BOCC – June 17

6. R-14-03 Blentlinger Property PUD (New Market community adjoins Casey property)
   - DRRA
   - FcPc – July 16
   - BOCC – August 19
Rezoning's to be Submitted

7. Lenganore PUD – add three parcels, two on Old National Pike and the other on Gas House Pike, to the existing PUD project
   • FcPc – June
   • BOCC – July

8. Hogan Property (Ballenger Creek community on New Design Rd.) – currently zoned R-16, just amending conditions of prior rezoning approval
   • FcPc – June
   • BOCC – July

9. Mayne Property PUD (Libertytown community on Daysville Rd.)
   • FcPc – August
   • BOCC – September
Zoning Map Amendment
March 4, 2014

CASE NUMBER: R-12-02 Monrovia Town Center PUD

PLANNING REGION: Urbana

APPLICANT: 75-80 Properties, LLC; Payne Investments, LLC

REQUEST: REVISED Concept Plan - Rezone 394.5 acres from Agricultural (A) to Planned Unit Development (PUD) proposing 1,250 dwellings (including 625 age-restricted dwellings units)

LOCATION: North side of MD 80 spanning both sides of MD 75, east of Ed McClain Road, west of Lynn Burke Road

Tax Map 88, Parcels 21, 22, 27, 28, and 127
Tax Map 97, p/o Parcels 0000 and 2
Frederick County Community Development Division

Zoning Map Amendment
February 28, 2014 - DRAFT

CASE NUMBER: R-06-05 (A)
APPLICANT: Hogan Realty Capital, LLC
REQUEST: Amend the current Phase I PUD Plan for the Carroll Manor PUD (10.1 acres) approved in 2006, Ordinance # 06-41-437
LOCATION: Southwest side of Tuscarora St.
Zoning Map Amendment

CASE NUMBER: R-13-03 Casey PUD
PLANNING REGION: New Market
APPLICANT: Casey Foundation
REQUEST: Rezone 634 acres from Agricultural to Planned Unit Development (PUD)
LOCATION: East of MD75, North of New Market
Zoning Map Amendment
February 25, 2014

CASE NUMBER: R-14-01
HANSEN: 14174
PLANNING REGION: New Market
APPLICANT: Hogan Realty Capital, LLC
REQUEST: To rezone 23.61 acres from Agricultural (A)/ Residential (R-1) to Planned Unit Development (PUD)

LOCATION: East and West sides of Terra Firma Road, between I-70 and MD 144.
Frederick County Community Development Division

Zoning Map Amendment
February 28, 2014 - DRAFT

CASE NUMBER: R-14-02
APPLICANT: Hogan Land Company, LLC
REQUEST: Rezone 37.7 acres from Agricultural (A) to Planned Unit Development (PUD)
LOCATION: South side of Michaels Mill Rd.

R-14-02 - Monocacy Glen PUD
Frederick County Community Development Division

Zoning Map Amendment

CASE NUMBER: R-14-03

APPLICANT: Lillian Blentlinger, LLC & William Blentlinger, LLC

REQUEST: Rezone 279 acres from Agricultural (A) to Planned Unit Development (PUD) proposing 720 dwellings

LOCATION: East side of Boyers Mill Rd. across from Summerfield
Frederick County Community Development Division

Zoning Map Amendment

February 28, 2014 - DRAFT

CASE NUMBER: R-XX-X

APPLICANT: Oakdale Investments

REQUEST: Rezone a total of 49.5 acres from Agricultural (A) and R-1 to Planned Unit Development (PUD)

Parcel 34 - 18.5 ac. A to PUD
Parcel 175 - .6 ac. R-1 to PUD
Parcel 73 - 20.4 ac. R-1 to PUD
Parcel 11 - 10.0 ac. R-1 to PUD

LOCATION: Parcels 34 & 175 (19.1 acres) along Old National Pike at Eaglehead Dr. and Parcels 73 & 11 (30.4 acres) located on southwest corner of Gas House Pike and Linganore Rd.
Frederick County Community Development Division

Zoning Map Amendment

CASE NUMBER: R-XX-X
APPLICANT: Hogan
REQUEST: Amend conditions of the original rezoning to R-16 from Ordinance # 89-39-570
LOCATION: West side of New Design Rd. south of Crestwood Blvd
Zoning Map Amendment
February 25, 2014

CASE NUMBER: R-14-XX
HANSEN: Unassigned
PLANNING REGION: Walkersville
APPLICANT: RSB Holdings LLC
REQUEST: To rezone approximately 67 acres from Agricultural (A) to Planned Unit Development (PUD)

LOCATION: South side of Daysville Road, north of Liberty Road.