



# FREDERICK COUNTY PLANNING COMMISSION



WINCHESTER HALL, FREDERICK, MARYLAND 21701

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## AGENDA

### Wednesday May 11, 2016 REVISED 5/4/16

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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 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 the meeting.

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.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Applicant presentations are allotted, typically fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Individuals requiring special accommodations for this meeting are requested to contact the County Executive'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](mailto:planningandzoning@frederickcountymd.gov)

#### Upcoming Planning Commission Meetings

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – June 8 @ 9:30 am

#### For more information contact

Dept. of Planning or Dept. of  
Development Review  
Phone: 301-600-1138



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ITEM	ACTION REQUESTED
<b><u>9:30 A.M.</u></b>	
1. <b><u>PLEDGE OF ALLEGIANCE</u></b>	
2. <b><u>MINUTES TO APPROVE</u></b> February 17, 2016 March 9, 2016 April 13, 2016	<b>DECISION</b>
3. <b><u>PLANNING COMMISSION COMMENTS</u></b>	<b>INFORMATIONAL</b>
4. <b><u>AGENCY COMMENTS / AGENDA BRIEFING</u></b>	<b>INFORMATIONAL</b>
5. <b><u>CONSENT AGENDA</u></b> <a href="#">Urban Green</a> - Letter of Understanding (LOU) Amendment - Requesting an amendment to the approved LOU, conditionally approved August 14, 2013 to address the timing of implementation of an improvement and removal of a frontage parking requirement to be consistent with approved site and improvement plans. File: SP 12-11; AP #13559 <i>Ron Burns, Transportation Engineer</i>	<b>DECISION</b>
6. <b><u>FRO MODIFICATION</u></b> a) <a href="#">Boyers Mill Road CIP</a> - The Applicant is requesting a FRO modification to allow for the removal of specimen trees in connection with road improvements. Located along Boyers Mill Road, between Gas House Pike and Lake Linganore. Tax Map 69, Multiple Parcels. Zoning: Multiple. Planning Region: New Market. File SP-15-01, AP 14932. <i>Mike Wilkins, Principal Planner</i>	<b>DECISION</b>
7. <b><u>PRELIMINARY PLAN</u></b> a) <a href="#">Bennett Preserve (Formerly Crossroads)</a> - The Applicant is requesting Preliminary Plan approval for 13 single family residential lots (a reduction of 2 lots) and approval of a cul-de-sac where a through movement was previously approved within the 46.8-acre Section 1 portion of the subdivision. Located on the southern side of MD 75/Green Valley Road, between Lewisdale Road and MD 355; Tax Map 106, Parcel 15. Zoned: R-1 Residential. Planning Region: Urbana. File S-1131 , AP# 15582 <i>Tolson DeSa, Principal Planner</i>	<b>DECISION</b>

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#### 8. SITE PLAN

#### DECISION

- a) [Spring Arbor](#)- The Applicant is requesting Site Development Plan approval for a 105,608 square foot assisted living facility, on an 8.36 acre site. Located at the intersection of English Muffin Way Extended and New Design Road. Tax Map 86, Parcel 267. Zoned: Mixed Use Development (MXD). Planning Region: Adamstown, File SP-95-57, AP#16063

*Tolson DeSa, Principal Planner*

- b) [Wedgewood West](#) - The Applicant is requesting approval of a site development plan amendment to add a fenced storage area behind Building "B", to remove buildings "G", "H", and "I" and associated retail uses, and replace with 71,818 square feet of additional warehouse use in Building "A". Tax Map 86, Parcel 6. Zoned: Mixed Use Development (MXD). Planning Region: Adamstown. File SP-13-04, AP# 16058

*Tolson DeSa, Principal Planner*

#### 9. AMENDED AND RESTATED LETTER OF UNDERSTANDING

#### DECISION

[Wedgewood West LOU](#)- The Applicant is requesting an amendment to the approved Letter of Understanding (LOU), originally approved on May 14, 2008, which was amended on December 10, 2014 for the Wedgewood West (Formerly Younkins) MXD (SP-13-04/AP#16058). Tax Map 86, Parcel 6. Zoned: Mixed Use Development (MXD). Planning Region: Adamstown. Located between New Design Road and English Muffin Way extended. *File: S-1147; AP #6425.*

*Ron Burns, Transportation Engineering*

#### 10. 2016 SPRING CYCLE – WATER & SEWERAGE PLAN

#### FINDING OF CONSISTENCY

[WS-16-01 EMKAY Lane, LLC](#) requesting reclassification of 6.12 acres from W-5/Dev., S-5/Dev. to W-3/Dev., S-3/Dev. on the east side of Worman's Mill Road within the City of Frederick.

[WS-16-02 Casa Bella, LLC](#) requesting reclassification of 1.90 acres from W-4/Dev., S-4/Dev. to W-3/Dev., S-3/Dev. and reclassification of 0.28 acres from W-5/Dev., S-5/Dev. to W-3/Dev., S-3/Dev. on the south side of Urbana Pike.

*Tim Goodfellow, Principal Planner*

#### 11. Capital Improvements Program

#### FINDING OF CONSISTENCY

The County Executive Proposed Capital Improvements Program (CIP) for FY 2017 – 2022 will be presented to the Planning Commission for a finding of consistency with the Comprehensive Plan.

*Jim Gugel, Planning Director*