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**FREDERICK COUNTY PLANNING COMMISSION**  
**October 12, 2016**

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**TITLE:** Urbana PUD-MXD Rezoning

**FILE NUMBER:** R-16-01

**REQUEST:** Staff will provide an informational briefing for rezoning Case # R-16-01 for the Urbana PUD-MXD developments.

**STAFF:** Jim Gugel, Planning Director  
Denis Superczynski, Principal Planner

**RECOMMENDATION:** Information briefing only

**Enclosures:**  
Staff memo  
PUD and MXD Zoning District Summaries  
Approval Criteria for PUD and MXD Zoning Map Amendments  
Application binder for R-16-01



**FREDERICK COUNTY GOVERNMENT**  
**DIVISION OF PLANNING & PERMITTING**

Jan H. Gardner  
County Executive

Steven C. Horn, Division Director

October 3, 2016

TO Frederick County Planning Commission

FROM Jim Gugel, Planning Director

RE Briefing on Urbana PUD-MXD Rezoning R-16-01

## **ISSUE**

Staff will be providing an informational briefing on a rezoning application R-16-01 submitted by Natelli Communities. This application will involve the Villages of Urbana PUD, Northern Town Center MXD, and the Southern Employment MXD in a combined request. The purpose of the briefing will be to provide a general overview of the application components and to review the approval criteria as referenced in the Zoning Ordinance that relates to the Planned Development Districts – PUD and MXD.

## **BACKGROUND**

This is a unique application in that it combines Phase I Plan amendments for three developments under a combined application. In addition to the Phase I Plan amendments is the proposed rezoning of 210 acres that would be added to the Southern Employment MXD. The attached map provides the location of each development component.

This combined application that includes three developments is allowed under § 1-19-10.500.5 (F) of the Zoning Ordinance which states:

*A combined application for PUD and MXD Districts may be submitted where the subject property is to be divided into development areas which correspond to a different planned development category: and where each development area is identified by a separate legal description.*

## **Summary of the Requests**

### Northern Town Center MXD

- Replace all of the Employment with Residential and increase maximum number of dwellings from 610 to 875.

### Southern Employment District MXD

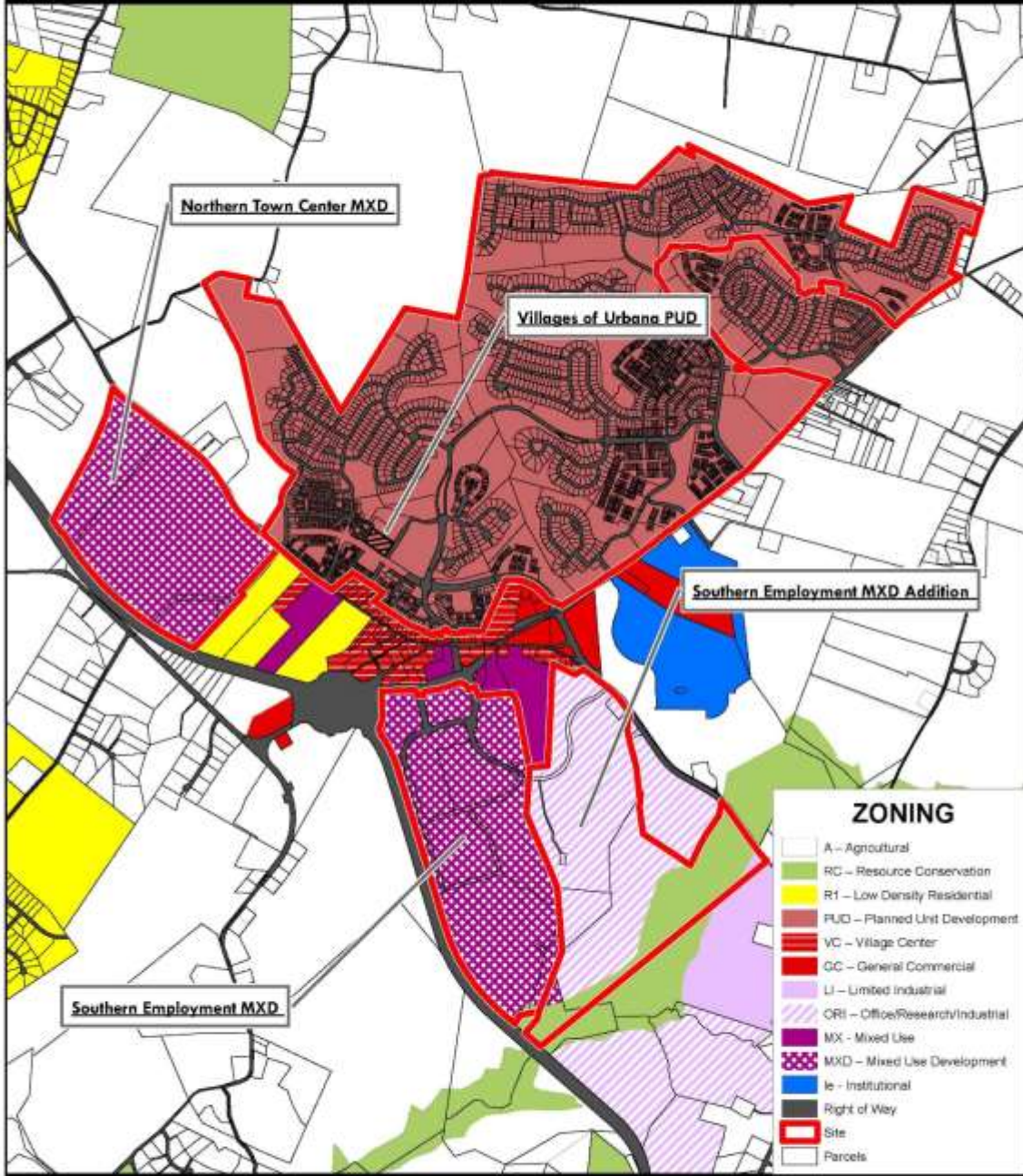
- Rezone 210 acres of land from Office/Research/Industrial (ORI) and add to the MXD.
- Revise the land use mixture, based on combining both MXD's, to accommodate 700 age-restricted dwellings. The proposed residences will be located on the added 210 acres.

### Villages of Urbana PUD

- Increase the maximum number of dwellings from 3,013 to 3,088 to accommodate 75 additional dwellings in the Town Center portion of the PUD.

R-16-01

**COMBINED REZONING/PHASE 1 PLAN AMENDMENTS**  
**VILLAGES OF URBANA PUD / NORTHERN TOWN CENTER MXD / SOUTHERN EMPLOYMENT MXD**



While efforts have been made to ensure the accuracy of this map, Frederick County accepts no responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user.



## **RECOMMENDATION**

This is an informational briefing only and no action is requested of the Planning Commission.

### **Attachments**

PUD Zoning District Summary

MXD Zoning District Summary

Approval Criteria for the Review of PUD and MXD Map Amendments

Frederick County Division of Planning & Permitting  
**Planned Unit Development (PUD) Zoning District Summary**

The Planned Unit Development (PUD) zone was established in the early/mid 1960's and was approved for the first project in 1967. The PUD is a floating zone, which can only be applied to properties designated Low/Medium/High Density Residential on the County Comprehensive Plan. The PUD may also be applied over land designated Natural Resource if it is a minor portion of the project.

The regulations for the PUD and MXD floating zone districts are combined into a single section:  
***1-19-10.500 Planned Development Districts***

**General Requirements**

- There is no minimum tract size for the application of PUD zoning (except for Continuing Care Retirement Communities (CCRCs)).
- Lot sizes, setbacks, and building heights shall be established by the Planning Commission at the Phase II review.
- Open Space/Green Area – Require a minimum of 30% of the gross land use area for PUD's with a gross density of 3-6 dwellings/acre, 35% at 6-12 du/ac, and 40% at 12-20 du/ac. Public parks and recreation land may also be required at discretion of the County Council.
- Water and Sewer - Property shall have PS – Planned Service classification to apply for PUD Phase I. Phase II review requires a W-4/S-4 classification.
- Public Facilities –The County Council may require sites for schools, libraries, fire stations as part of the Phase I review using established county standards of service. *(1-19-10.500.8 (B))*
- Review Process – This is a two-step process consistent with the MXD zone: a Phase I rezoning step and Phase II Execution Phase, which includes subdivision or site plan reviews as applicable.

**Permitted Land Uses** *(see Section 1-19-10.500.6)*

PUD's may be all residential with the mix of dwelling types based on need, existing and proposed projects in the vicinity, and on recommendations from adopted community/corridor plans. Commercial and employment uses may be proposed based on several factors including need, existing/proposed uses in the vicinity, and on recommendations from the community/corridor plans. The mixture of land uses will be determined by the BOCC at the Phase I rezoning review.

- **Residential** – the goal is to provide a mix of dwelling types. Permits all residential types including single-family, duplex, townhouses, multi-family, and CCRC's. Gross density may not exceed the following:
  - Low density – 3-6 dwellings/acre
  - Medium density – 6-12 dwellings/acre
  - High density – 12-20 dwellings/acre
- **Commercial** – allows for any uses permitted within the Village Center (VC) zoning district.

- **Employment** – allows for any uses permitted in the *Office/Research/Industrial (ORI)* zoning district.
- **Institutional** - allows for recreational and community activities, public services/facilities, health care facilities, schools, and institutional uses referenced in Section 1-19-5.310 Use Table.
- **Continuing Care Retirement Community (CCRC)** – A CCRC may be approved for an entire PUD development (shall have a minimum 5 acre site) or as a portion of a PUD. CCRC's may include a mix of independent living, assisted living and skilled nursing care facilities. (see Sections 1-19-10.500.6 (A) 6) and 1-19-10.500.10)

**General Development Standards** (See Section 1-19-10.500.9)

- **Site and building design** - addresses integration of land uses, orientation of buildings, parking design and access, pedestrian access, landscaping and open space design.
- **Natural Features** – addresses protection of natural features such as forest areas and visual impacts of development on surrounding properties. Lands with PUD zoning, but with a land use plan designation of *Natural Resource* may not be developed with residential or commercial/employment structures.
- **Public Facilities and Utilities** – location, design, and extent of proposed facilities shall be in accordance with County standards and the Comprehensive Plan.
- **Modifications** - as part of the Phase II Execution review the Planning Commission may approve modifications to parking, street design, landscaping, buffering, and general development standards in Section 1-19-10.500.9 (A).