

Frederick County Community Development Division
 Summary of Approved PUD and MXD Rezoning's – Phase I Plans (2012 – 2014)
 January 6, 2015

| Case # | Applicant | Request | Approved Phase I Dwellings | Notes |
|------------------------------|--|--|----------------------------|--|
| R-02-01 (A) filed 3/23/12 | Monocacy Ventures, LLC | Landsdale PUD - Amend the Phase I Plan and certain conditions of prior approval granted on June 24, 2004. | 1,100 | Had prior approval of 1,100 du's. Deleted age-restriction. |
| R-05-01 (A) filed 6/29/12 | Jefferson Park Development, LLC | Jefferson Technology Park MXD - Amend the Phase I Plan (Case R-05-01) and certain conditions of approval granted on June 23, 2005 and rezoned an additional 1 acre portion of parcel 108 to MXD. | 825 | Had prior approval of 825 du's |
| R-06-01 (A) filed 6/29/12 | Urbana Investment Properties II, LLC | Urbana Town Center MXD - Amend Urbana Northern MXD Phase I Plan and certain conditions zoning approved in 2006. Increased number of dwelling units from 500 to 610, eliminated the age-restricted status of the DUs, Included donated site for elementary school. | 610 | Net increase of 110 du's from prior approval. Deleted age-restriction. |
| R-98-01 (B) filed 7/27/12 | Urbana Investment Properties II, LLC | Urbana Office Research Center MXD – Amend the Phase I Plan, approved in 2009, to reduce the commercial component | 0 | Project does not have a residential component |
| R-12-01 filed 10/8/12 | Oakdale Investments, LLC | Linganore PUD - Rezone 950 acres from Agricultural (A) and Resource Conservation (RC) to Planned Unit Development (PUD) in the Linganore Community | 1,735 | Had prior PUD zoning approvals |
| R-12-02 filed 11/2/12 | 75-80 Properties, LLC & Payne Investments, LLC | Monrovia Town Center PUD - Rezone 457 acres from Agricultural (A) to Planned Unit Development (PUD) in the Monrovia Community Growth Area. Approved 1,250 du's w/ 50% to be age-restricted. | 1,250 | Had prior approval of 1,608 du's. Maintained age-restriction on 50%. of dwellings. |
| R-00-02 (A) filed 11/8/12 | Westview South Holdings, LLC | Westview South MXD – amend Phase I Plan first approved in 2001 to include a residential component and add 9.3 acres to MXD. | 615 | |
| R-87-49 (A) filed 12/6/12 | R & R Frederick Associates I, LLP | Kingsbrook PUD – amend the Phase I Plan approved in 1987 and the Phase II Plan approved in 1996 change 15. 4 ac. from employment to commercial and 1.5 ac. from governmental use to commercial on multiple parcels | 0 | No change to the built out residential portion of the PUD. |

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| R-05-09 (A) filed 12/28/12 | RGB Family, LLC | Ballenger Run PUD - Amend Phase I Plan approved in 2006 to remove age-restriction and reduce dwellings to 855 | 855 | Had prior approval of 970 du's. Deleted age-restriction |
| R-13-02 Filed 5/10/13 | MS Gladhill Farm, LLC | Tallyn Ridge PUD - Rezone 147.03 acres from Agricultural to PUD for Gladhill property located on Reichs Ford Rd. | 441 | |
| R-13-03 Filed 7/22/13 | Eugene B. Casey Foundation | Casey Property PUD - Rezone 634 acres from A to PUD located in New Market area | 1,010 | Had prior PUD zoning for 1,796 du's. |
| R-13-04 Filed 10/25/13 | Hogan Realty Partners, LLC | Rayburn Property PUD - Rayburn property located in Bartonsville area Rezone 80 acres from A to PUD. | 160 | All single-family detached |

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| R-06-05 (A) Filed 1/3/14 | Hogan Realty Capital, LLC | Carroll Manor PUD - Amend prior Phase I Plan for 50 dwellings in Adamstown | 40 | Had prior approval of 50 du's. All single-family detached |
| R-14-01 Filed 1/3/14 | Hogan Realty Capital, LLC | Ratley Property PUD - Ratley property in Spring Ridge area, rezone 23.6 from A to PUD | 43 | All single-family detached |
| R-14-03 Filed: 2/25/14 | Lillian C. Blentlinger, LLC & William T. Blentlinger, LLC | Blentlinger Property PUD - Blentlinger property in the New Market area on east side of Boyers Mill Rd., rezone 279 acres from A to PUD | 675 | |
| R-12-02 (A) Filed 3/12/14 | Oakdale Investments, LLC & Dryden Investments, LLC | Linganore PUD - Revise Linganore PUD to add four parcels and rezone a total of 51.6 acres from R-1 and A to PUD. Parcel on Old National Pike proposed for commercial. | 0 | No additional dwellings approved beyond DRRA limits for the Westridge section. |
| R-14-04 Filed 3/21/14 | RSB Holdings, LLC | Daysville Glen PUD - Mayne property in Libertytown located on south side of Daysville Rd., rezone 60 acres from A to PUD | 95 | |

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Total Number of Reviewed/Approved Dwellings – **9,454 dwellings**

Number of Dwellings with Prior Approvals¹ - **3,445 dwellings** (Landsdale PUD – 1,100 du's, Jefferson Tech Park MXD – 825 du's, Urbana Town Center MXD – 500 du's, Ballenger Run PUD – 970 du's, Carroll Manor PUD – 50 du's)

Net New Dwellings Approved – **6,009 dwellings**

Note 1 – Three additional projects had PUD zoning approvals prior to the adoption of the 2010 County Comprehensive Plan. These included Monrovia Town Center PUD – 1,608 du's, Casey Property PUD – 1,796 du's, and Linganore PUD – 1,735 du's.