



Noel S. Manalo
301.698.2321
nmanalo@milesstockbridge.com

September 8, 2020

Mr. Denis Superczynski, AICP
Livable Frederick Planning Manager
Division of Planning and Permitting
30 North Market Street
Frederick, MD 21701

Re: Cromwell Property Rezoning (R-19-01)

Dear Mr. Superczynski:

On behalf of Cromwell Investments L.L.C., we are submitting this letter in support of our rezoning application (R-19-01) for the ±160 acres of land proposed for Planned Unit Development (PUD) designation. As it has been a number of months since the Planning Commission hearing and recommendation, we wanted to express our concurrence with the staff report and its findings, as well as the recommendation of the Planning Commission as evidenced in their FCPC Transmittal Memorandum dated January 30, 2020. Further, as requested by the Planning Commission, we wanted to clarify certain conditions of approval.

In reference to FCPC proposed conditions #1, which reads:

The project shall permit a maximum of 600 residential, age-restricted dwelling units. The applicant shall be more specific with regard to any potential CCRC units.

Response: At this time the applicant does not expect a CCRC will be viable in the near future and therefore does not request a specific condition related thereto at this time.

In reference to FCPC proposed condition #4, which reads:

The developer shall dedicate and convey to the County, the ± 4-

acre public use site identified on the Concept Plan. The parcel shall be conveyed in a development ready state (site graded, public water & sewer connections available to the site, and stormwater management facilities [for quantity] completed) prior to the recording of the first residential subdivision plat for development of the project.

Response: Consistent with past practices relative to conveyance of public use sites, it is requested that the following be added to the second sentence to read at the end ..."or mutually agree to enter into an MOU to provide for the conveyance of the site."

In addition, we are submitting supplemental supporting materials for both the transportation and environmental analysis in an effort to further clarify and expand upon the findings in the staff report and on our justification statement.

We look forward to presenting the application to the Council and Community at our hearing on September 8th and to answer any questions regarding the proposed development.

Sincerely,



NOEL S. MANALO

Enclosures (as stated)

cc: Kathy L. Mitchell, Esquire
 Bryon C. Black, Esquire
 Ragen Cherney
 Rodgers Consulting, Inc.
 Cromwell Investments, L.L.C.