



Keller Master Plan

Summary for Neighborhood Advisory Council Meetings

May 2013

Applicant:	Yankee Land Trust – The Keller Family
City Case Planner:	Jeff Love, City Planner for Frederick City
Project Manager:	Jeremy Holder/Ausherman Properties
Design Consultant:	Mark Friis/Rodgers Consulting
Attorney:	Law Offices of Rand D. Weinberg, LLC
Notice of Acceptance:	Application was verified as complete on or about March 27, 2013
Property Size:	±299.7 Acres

Background: The Keller Property was annexed into Frederick City in September of 2012. The Property was zoned R-4 with the intent of the Applicant to construct a Planned Neighborhood Development “PND” as regulated by the City’s Land Management Code. A cap of 750 units was placed on the property unless on-site MPDUs were required in which case up to 850 units could be constructed.

Applicant Request: The Applicant is requesting Master Plan and APFO approval for 750 Single family and townhouse units. The MPDU fee-in-lieu option will be utilized so no on-site MPDU units are planned. No multi-family units or commercial uses have been planned for the Property. A maximum unit yield has been established for each land bay but this maximum yield cannot be achieved in every land bay or the 750 unit cap would be exceeded.

The submittal also highlights:

- 60-80% of the unit mix will be single family. Lot types will range from:
 - 40’ wide Neo-Traditional Lots with rear alley-served garages/parking pads to
 - traditional front loaded garage product on lot widths of 50’-80’
- 20-40% of the unit mix will be single family attached or townhouse units including the possibility of:
 - Age targeted villa type product
 - Conventional surface parked townhouses
 - Front/Rear Load garage townhouses or
 - Neo-Traditional towns with rear-detached garages or parking pads.

- The general areas within the project where single family attached units or single family attached/townhomes are planned to be incorporated into the plan.
- The primary entrance locations to the Community from Yellow Springs/Rocky Springs Roads and the general interior circulation patterns.
- The location of the H&F and Tuscarora Creek Trails
- The location of the City Park which is anticipated to be approximately 45 acres central to the community.
- The location of other recreational and infrastructure elements.

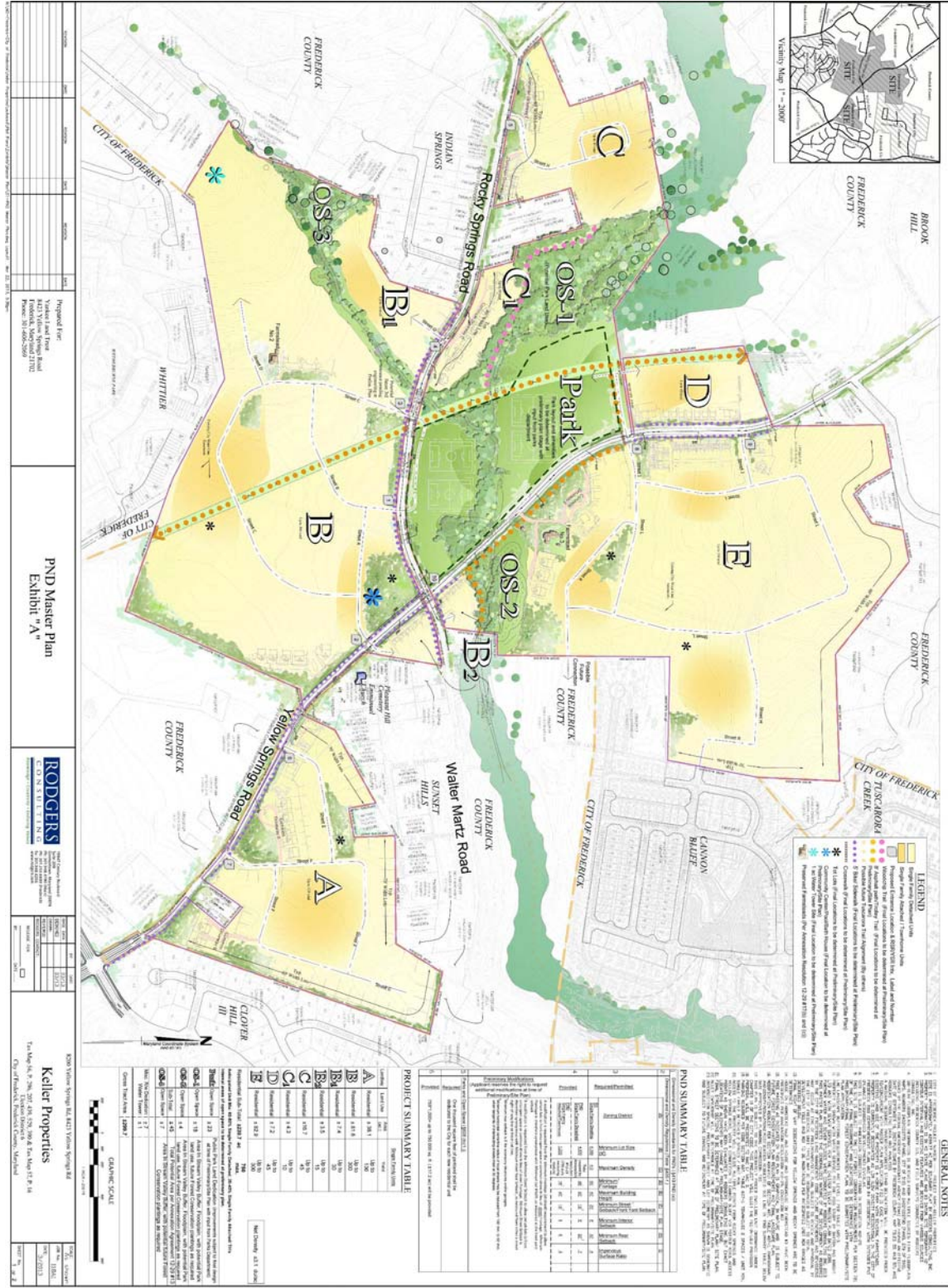
Additionally, the applicant is seeking several design modifications with the most significant being the City's approval to modify the typical design standards along the Yellow Springs Road and Rocky Springs Road corridors to facilitate the creation of "Rural Corridors and Village Commons" These modifications include:

- Changes from the City's typical roadway section on Yellow Springs to eliminate curbs, prohibit on-street parking, incorporate 4' shoulders/bike lanes & maintain a more rural roadway character that include open section swales, pedestrian level street lighting and a 20' wide HOA open space/landscape buffer.
- The ability to front home on HOA owned open space via private roadways/drives in-lieu of fronting them on a public streets. This creates the opportunity to incorporate unique open space vistas along the corridor which breaks the typical pattern of forcing the rear of homes to the roadway.

Timeline: The Master Plan review includes APFO testing, design guideline review and approval of a phasing schedule. The process is complex and often takes longer than the City's prescribed review cycle. At a minimum the Master Plan process requires two public hearings with the Planning Commission. The earliest possible meeting would be on July 8th.

Contact: Jeremy Holder/Ausherman Properties
Vice President of Land Development
(301) 620-4444
jholder@ausherman.com

Jeff Love – The City of Frederick
(301) 600-3187
jlove@cityoffrederick.com



DATE	DESCRIPTION

Prepared for:
 Keller Properties
 8421 Yellow Springs Road
 Prince Georges, MD 20686

**PND Master Plan
 Exhibit "A"**

**RODGERS
 CONSULTING**
 10000 Greenway Drive
 Suite 100
 Greenbelt, MD 20770
 Phone: 301-441-2500
 Fax: 301-441-2501
 www.rodgersconsulting.com

DATE	DESCRIPTION

8200 Yellow Springs Road, 8421 Yellow Springs Road
Keller Properties
 15 Maple St., 2nd Floor, Prince Georges, MD 20686
 City of Frederick, Frederick County, Maryland

PROJECT SUMMARY TABLE

Lot	Area (sq. ft.)	Area (ac.)
A	4,181	0.095
B	4,181	0.095
C	4,181	0.095
D	4,181	0.095
E	4,181	0.095
A1	4,181	0.095
B1	4,181	0.095
C1	4,181	0.095
D1	4,181	0.095
E1	4,181	0.095
A2	4,181	0.095
B2	4,181	0.095
C2	4,181	0.095
D2	4,181	0.095
E2	4,181	0.095
Total	42,000	0.95

GENERAL NOTES

1. This plan is preliminary and not for construction.
2. All dimensions are in feet and inches.
3. All areas are approximate.
4. All areas are subject to change without notice.
5. All areas are subject to the approval of the appropriate authorities.
6. All areas are subject to the approval of the appropriate authorities.
7. All areas are subject to the approval of the appropriate authorities.
8. All areas are subject to the approval of the appropriate authorities.
9. All areas are subject to the approval of the appropriate authorities.
10. All areas are subject to the approval of the appropriate authorities.

LEGEND

- Single Family Residential (1.5 Units per Acre)
- Medium Density Residential (3 Units per Acre)
- High Density Residential (6 Units per Acre)
- Community Center
- Open Space
- Utility
- Other

PROJECT SUMMARY TABLE

Lot	Area (sq. ft.)	Area (ac.)
A	4,181	0.095
B	4,181	0.095
C	4,181	0.095
D	4,181	0.095
E	4,181	0.095
A1	4,181	0.095
B1	4,181	0.095
C1	4,181	0.095
D1	4,181	0.095
E1	4,181	0.095
A2	4,181	0.095
B2	4,181	0.095
C2	4,181	0.095
D2	4,181	0.095
E2	4,181	0.095
Total	42,000	0.95

GENERAL NOTES

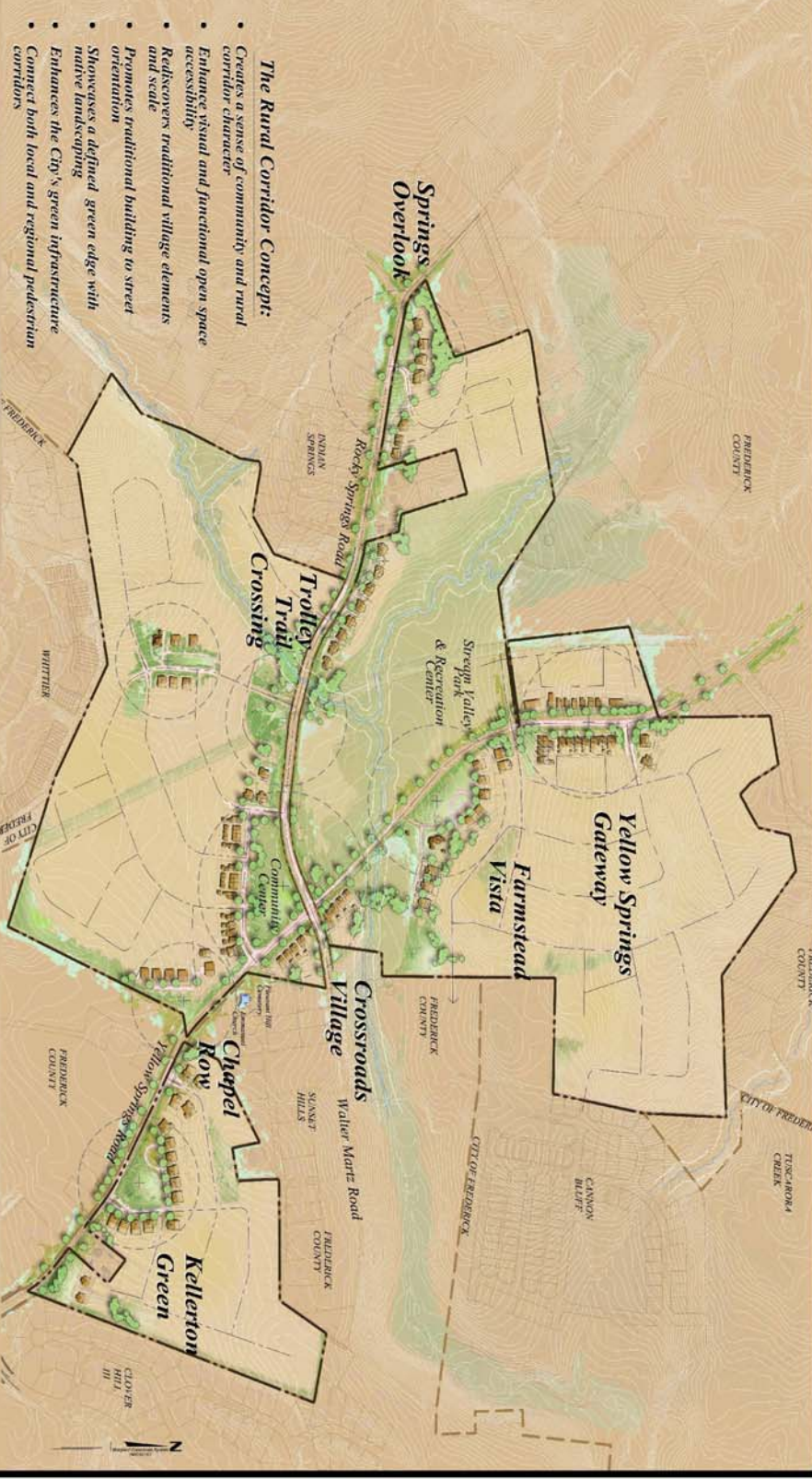
1. This plan is preliminary and not for construction.
2. All dimensions are in feet and inches.
3. All areas are approximate.
4. All areas are subject to change without notice.
5. All areas are subject to the approval of the appropriate authorities.
6. All areas are subject to the approval of the appropriate authorities.
7. All areas are subject to the approval of the appropriate authorities.
8. All areas are subject to the approval of the appropriate authorities.
9. All areas are subject to the approval of the appropriate authorities.
10. All areas are subject to the approval of the appropriate authorities.

PROJECT SUMMARY TABLE

Lot	Area (sq. ft.)	Area (ac.)
A	4,181	0.095
B	4,181	0.095
C	4,181	0.095
D	4,181	0.095
E	4,181	0.095
A1	4,181	0.095
B1	4,181	0.095
C1	4,181	0.095
D1	4,181	0.095
E1	4,181	0.095
A2	4,181	0.095
B2	4,181	0.095
C2	4,181	0.095
D2	4,181	0.095
E2	4,181	0.095
Total	42,000	0.95

GENERAL NOTES

1. This plan is preliminary and not for construction.
2. All dimensions are in feet and inches.
3. All areas are approximate.
4. All areas are subject to change without notice.
5. All areas are subject to the approval of the appropriate authorities.
6. All areas are subject to the approval of the appropriate authorities.
7. All areas are subject to the approval of the appropriate authorities.
8. All areas are subject to the approval of the appropriate authorities.
9. All areas are subject to the approval of the appropriate authorities.
10. All areas are subject to the approval of the appropriate authorities.



- The Rural Corridor Concept:**
- Creates a sense of community and rural corridor character
 - Enhance visual and functional open space accessibility
 - Rediscover traditional village elements and scale
 - Promotes traditional building to street orientation
 - Showcases a defined green edge with native landscaping
 - Enhances the City's green infrastructure
 - Connect both local and regional pedestrian corridors



Vignette - Crossroads Village



Vignette - Kellerton Green

Green Infrastructure & Community Framework "Rural Corridors and Village Commons" Exhibit "E"

Exhibit is illustrative in nature and shows community framework and design intent, all design elements including street and block structure and geometry to be defined at preliminary plan review.

