

Frederick County Planning Commission

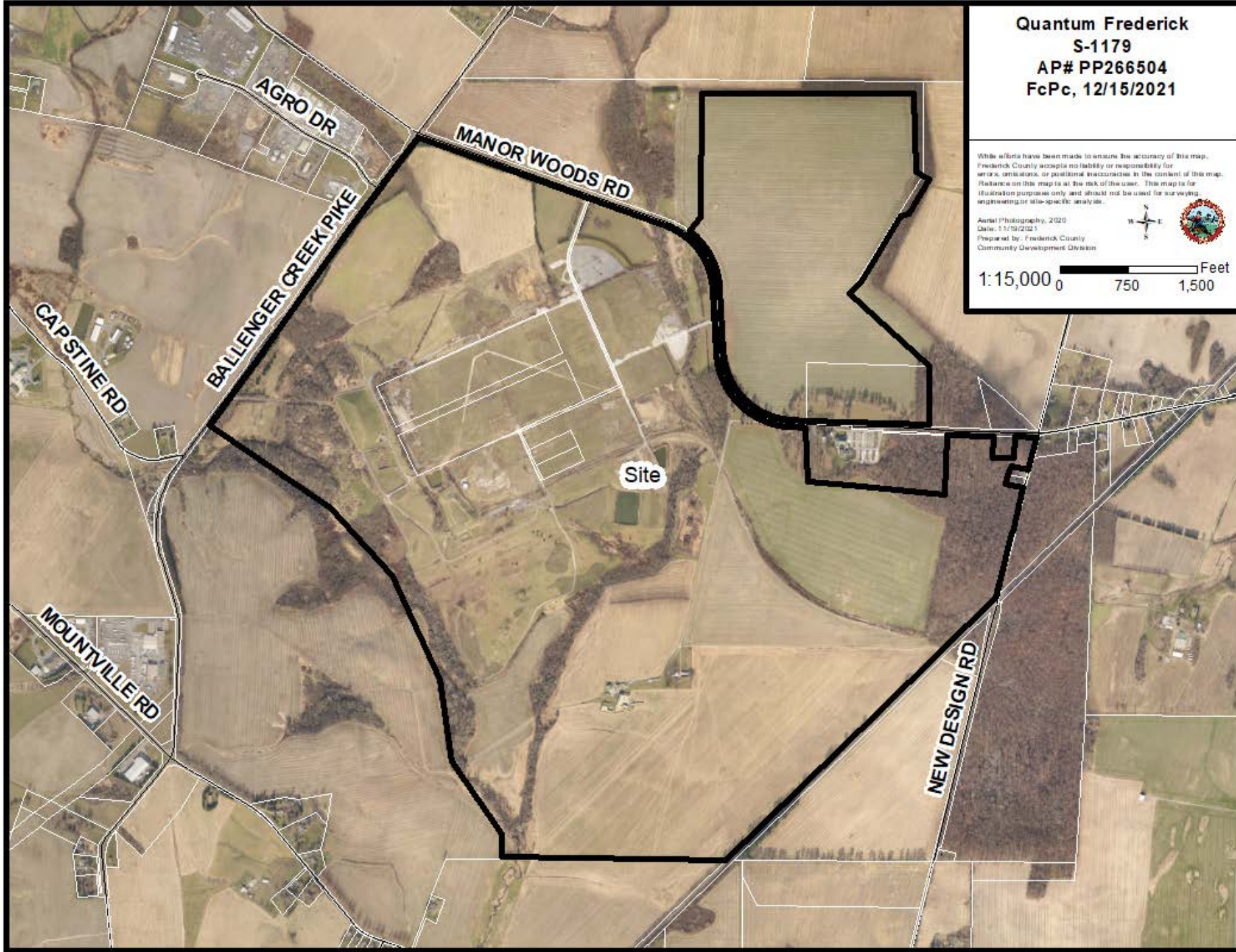


December 15, 2021

Quantum Frederick

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 29 nonresidential lots, 3 outlots, and 7 open space parcels located on 1,053.78 acres.



Quantum Frederick
S-1179
AP# PP266504
FcPc, 12/15/2021

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 11/19/2021
Prepared by: Frederick County
Community Development Division



1:15,000 0 750 1,500 Feet

Quantum Frederick
S-1179
AP# PP266504
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Zoning

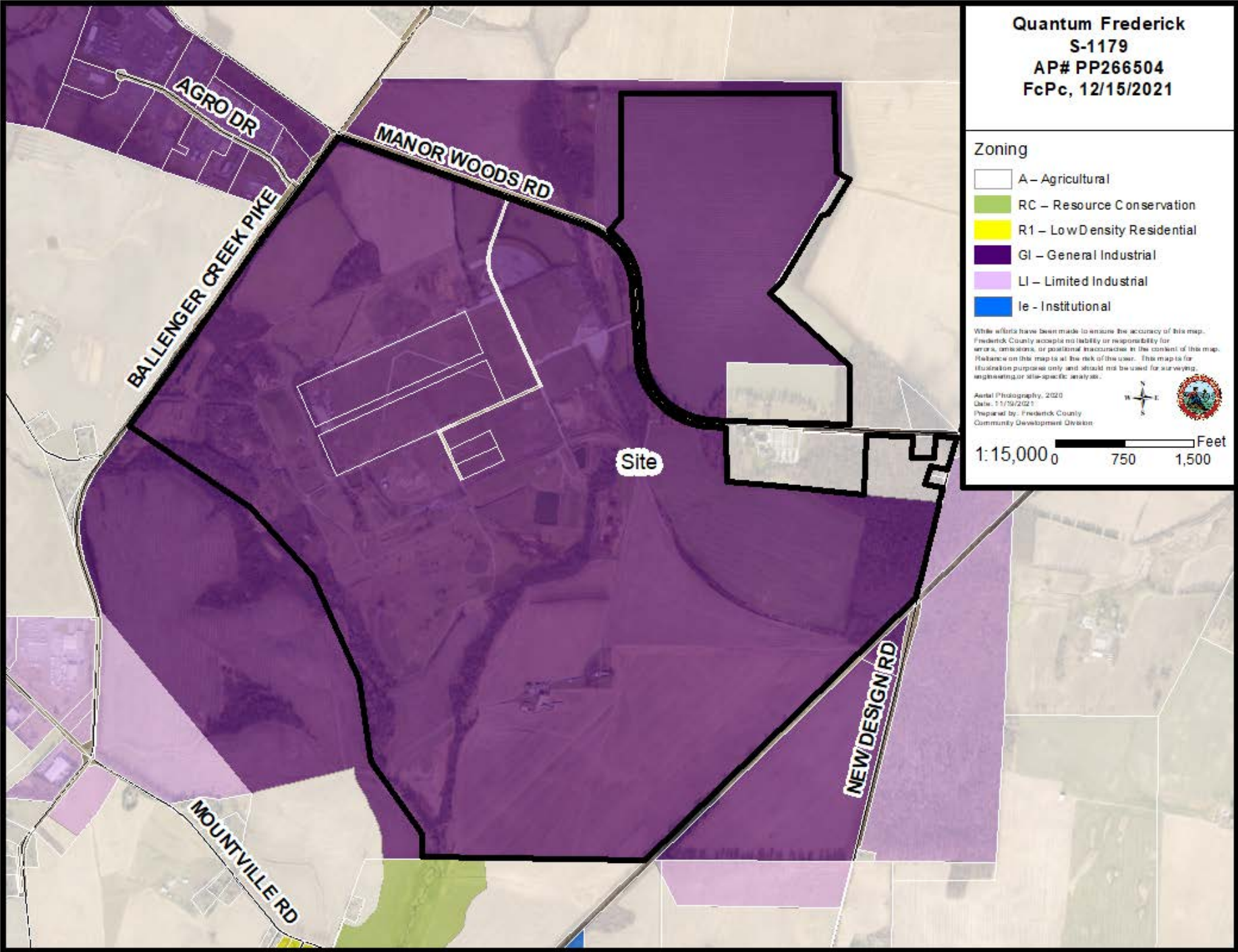
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- GI – General Industrial
- LI – Limited Industrial
- Ie – Institutional

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Quantum Frederick

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Comprehensive Plan

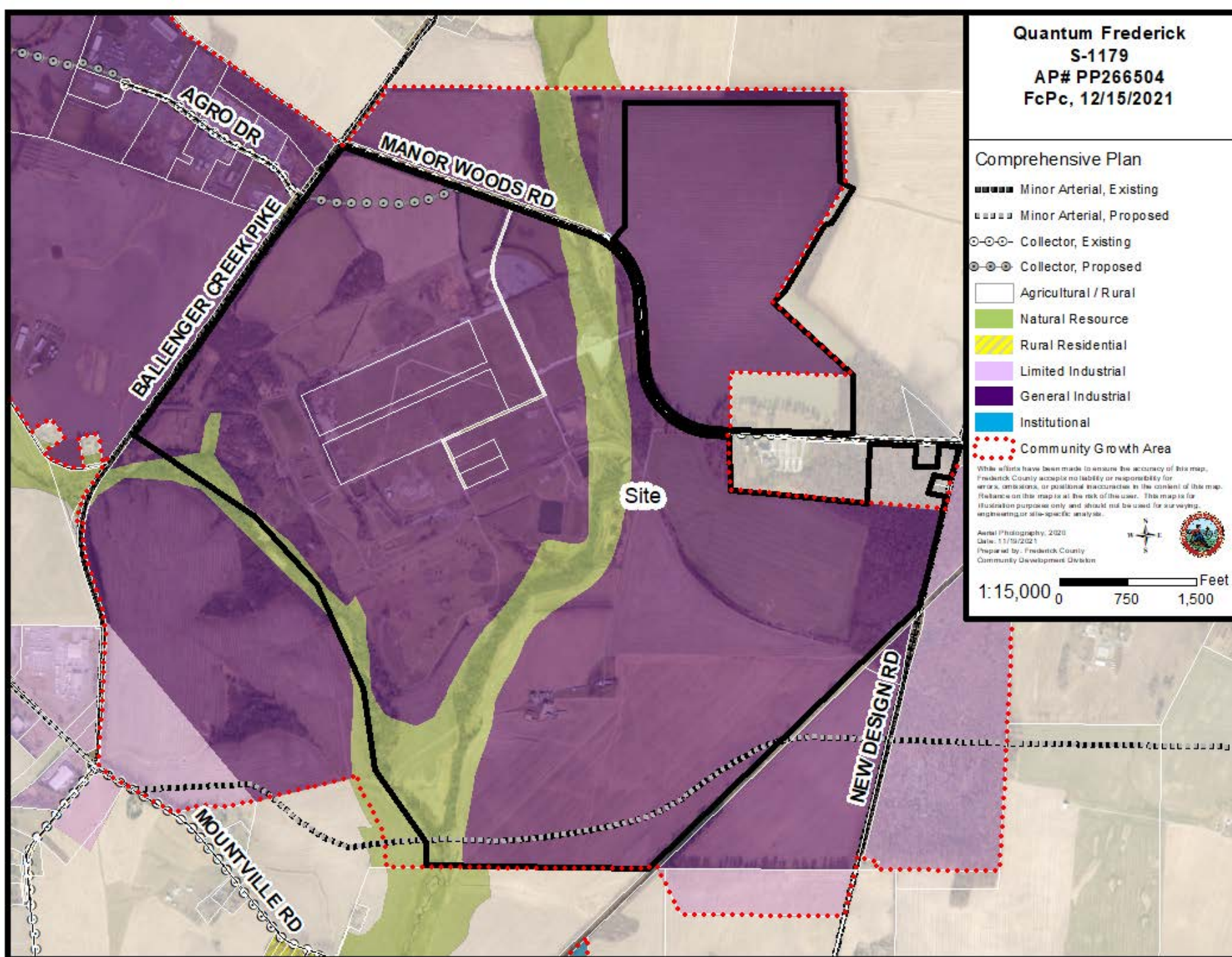
- Minor Arterial, Existing
- Minor Arterial, Proposed
- Collector, Existing
- Collector, Proposed
- Agricultural / Rural
- Natural Resource
- Rural Residential
- Limited Industrial
- General Industrial
- Institutional
- Community Growth Area

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1:15,000 0 750 1,500 Feet







View from central location within the Site, looking northwest.



View from northwest driveway (along Ballenger Creek), looking southeast.



Ballenger Creek Pike

Manor Woods Road

Site

LIFE SOURCE OF INFORMATION

Ballenger Creek Pike

Manor Woods Road

Site

Site

Search

Search by Address ▾

Enter address or landma



Manor Woods Road

Site

Railroad Tracks

New Design Road

Aerial view of Ballenger Creek Pike showing a large erosion gully cutting through the landscape.

Manor Woods
Road

Site

RECOMMENDATION

Staff has no objection to conditional approval of the Quantum Frederick Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, the Plan is valid for a period of five (5) years from the date of Planning Commission approval or December 15, 2026. The APFO LOU is valid for a period of 14 years from the date of Planning Commission approval; therefore the APFO approval expires on December 15, 2035.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, subdivision APFO, and FRO requirements once the following modifications are granted and conditions are met:

Planning Commission Approval of the following modification request from the Applicant:

1. A modification to §1-16-219(C)(7) to allow panhandles over 700' in length.
2. A modification to §1-16-236(K)(1)(c) to allow cul-de sacs, Quantum Place North +/- 2,920' and Quantum Place South +/-2,310' and Happy Landing Road +/-6,600' (Future MD Route 80).
3. A modification to § 1-19-6.400(A)(1) to allow fewer street trees than required.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall provide a street name for the private common driveway that will serve lot 204 prior to Preliminary Plan approval.
3. The Applicant must note the cross sectional measurements taken to determine the width of the Waterbody Buffer greater than 100 ft.
4. The Applicant must note all modification approvals on the preliminary plan.
5. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior to applying for grading permits or building permits, or lot recordation, whichever is applied for first .
6. The Applicant shall confirm the presence/absence of Rare, Threatened, or Endangered (RTE) species in the area identified by the Maryland Department of Natural Resources. See Exhibits 7-8. If RTE's are found, the Applicant shall reduce the limit of disturbance as much as feasibly possible to minimize impacts.
7. The Applicant shall address staff's comments in regards to labeling and consistent lot information reflected across all plan sheets.