

# Frederick County Planning Commission

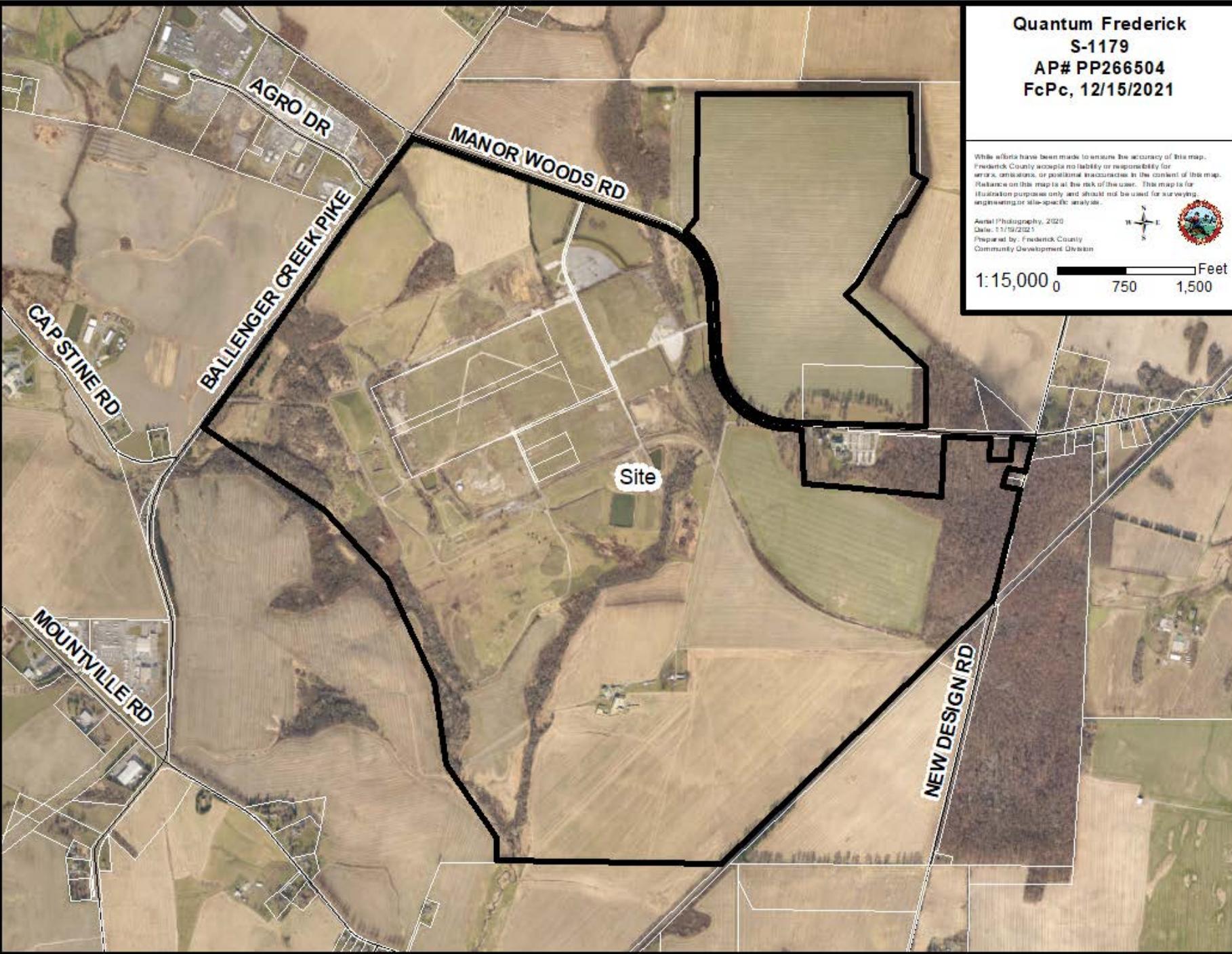


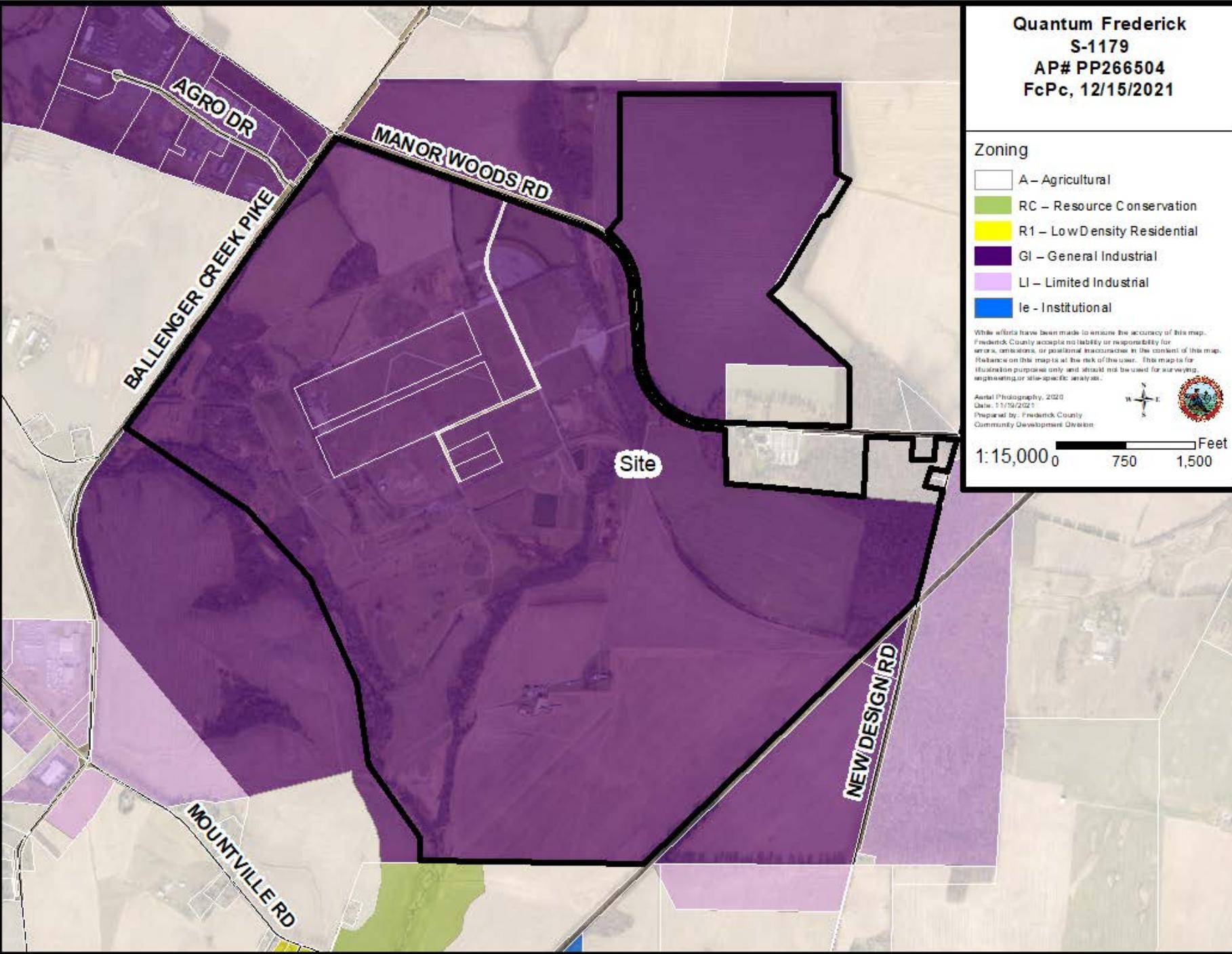
# December 15, 2021

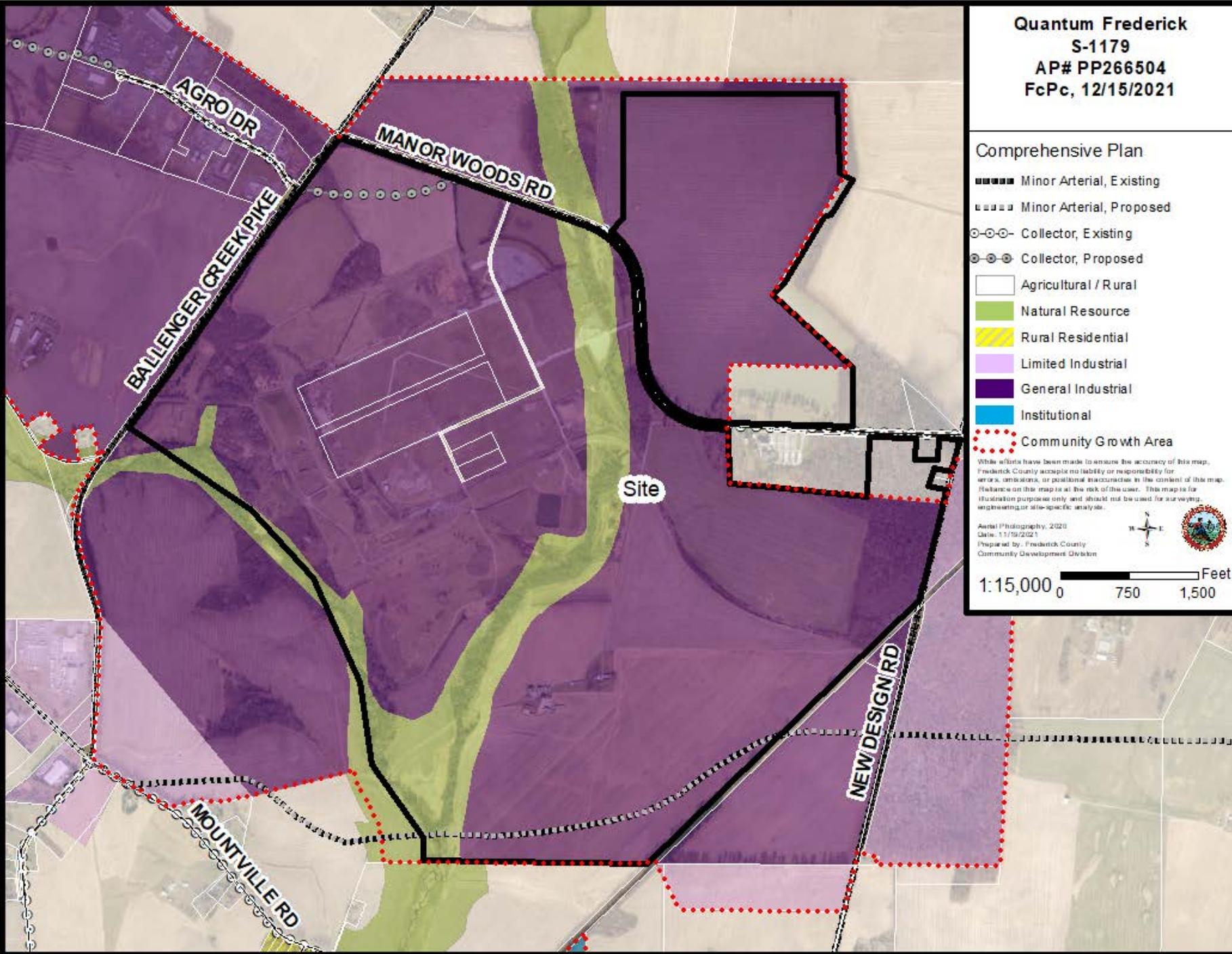
# *Quantum Frederick*

## *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.











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

Ballenger Creek Pike

Search

Search by Address ▾

Enter address or landmark

*Manor Woods Road*

Site

Site



Site

*Manor Woods Road*

*Railroad Tracks*

*New Design Road*



# **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.