

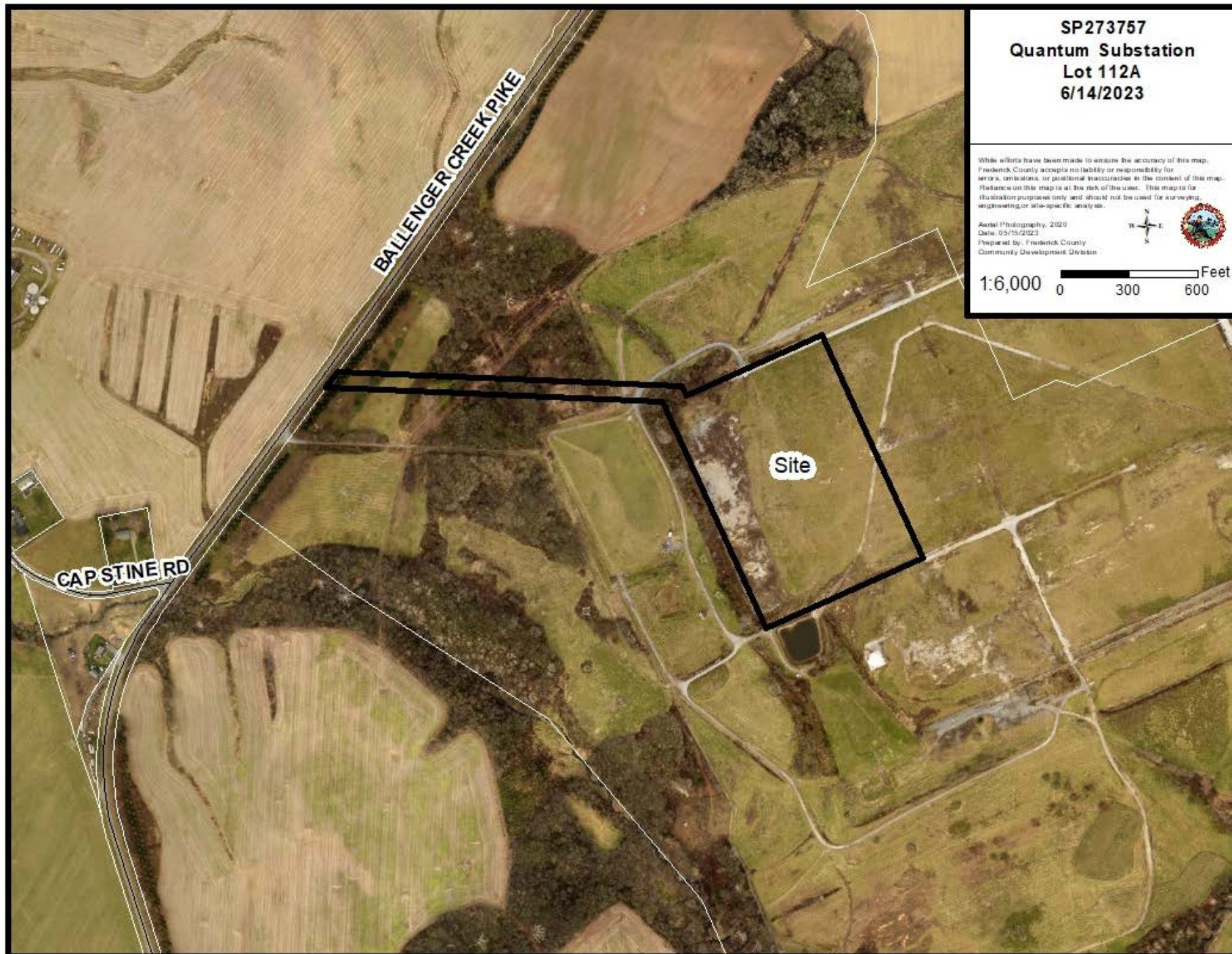
Frederick County Planning Commission



September 13, 2023

Quantum Lot 112A Substation Site Plan

The Applicant is requesting Site Plan approval for the construction of a critical digital infrastructure electric substation use on a 19.42-acre parcel.



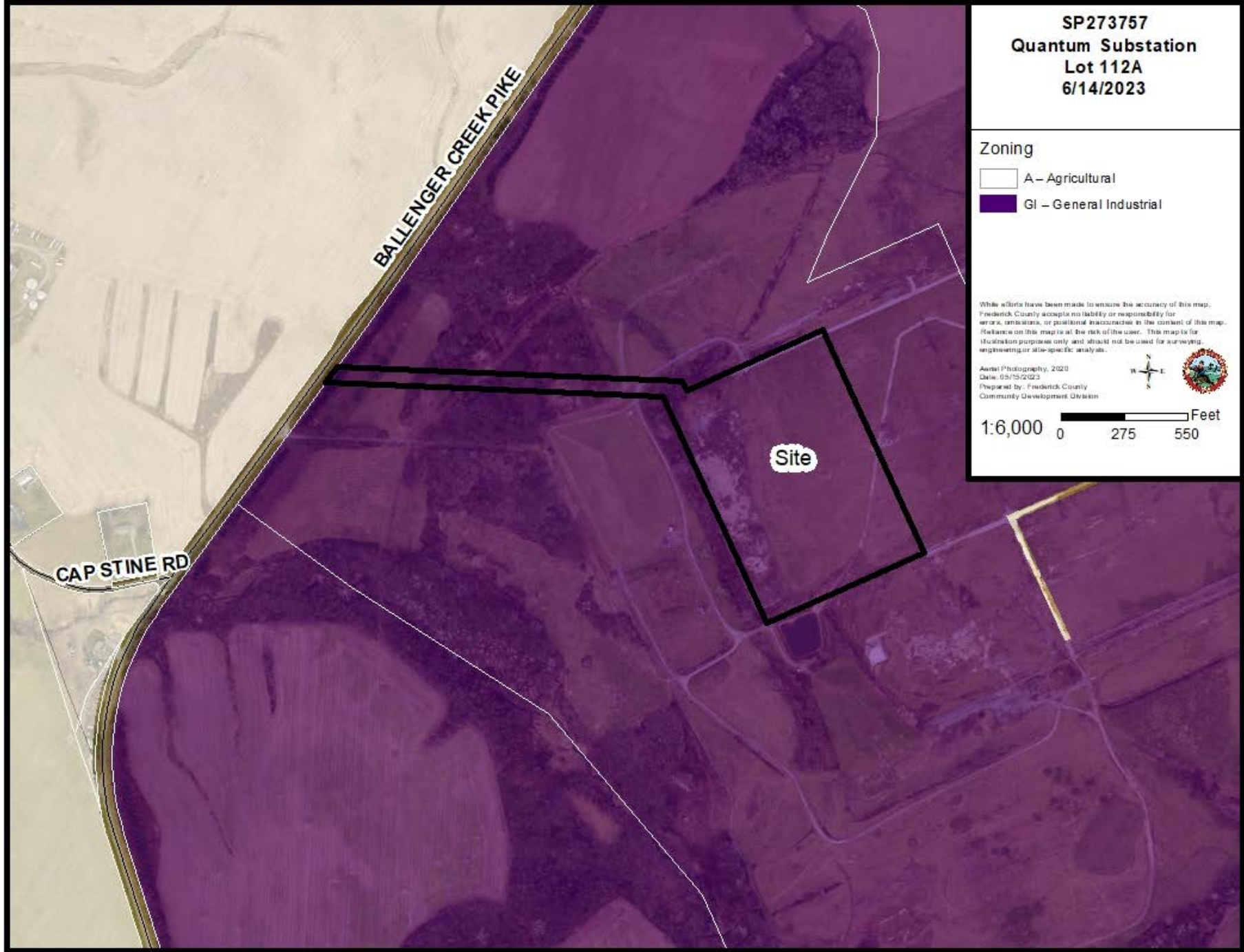
SP273757
Quantum Substation
Lot 112A
6/14/2023

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Aerial Photography, 2020
Date: 05/15/2023
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet



SP273757
Quantum Substation
Lot 112A
6/14/2023

Zoning

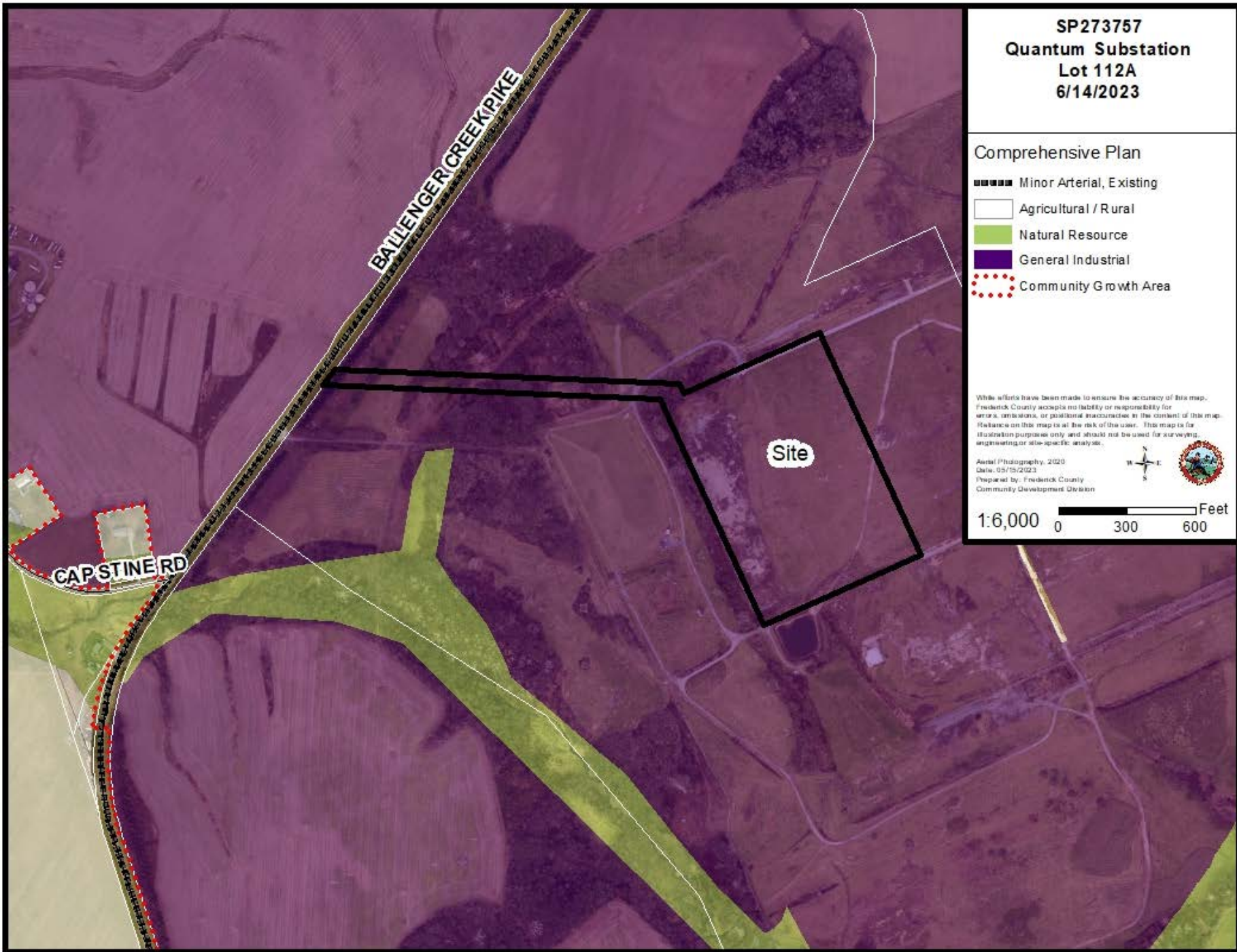
- A – Agricultural
- GI – General Industrial

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Aerial Photography, 2020
Date: 05/15/2023
Prepared by: Frederick County
Community Development Division



1:6,000 0 275 550 Feet



SP273757
Quantum Substation
Lot 112A
6/14/2023

Comprehensive Plan

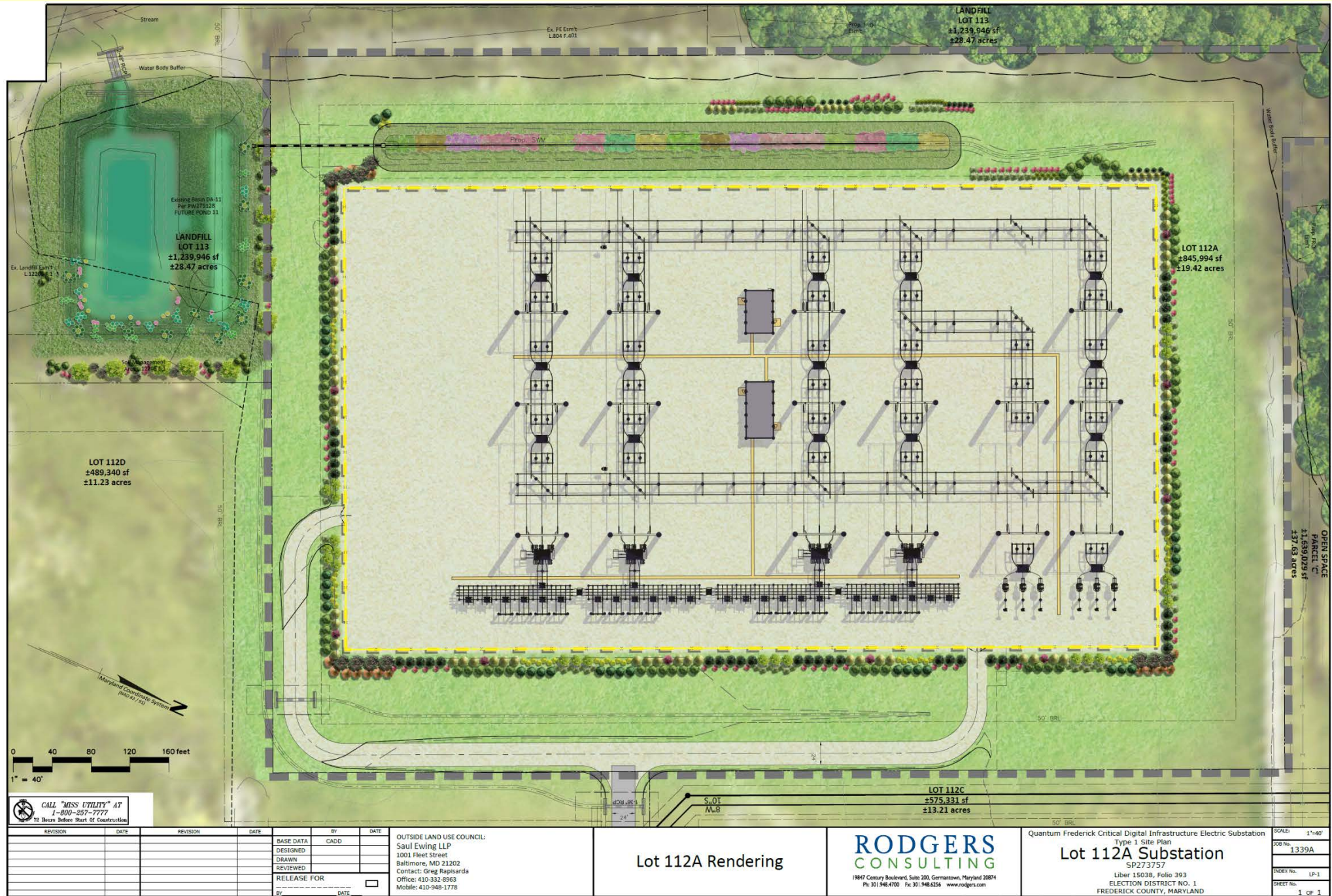
- Minor Arterial, Existing
- Agricultural / Rural
- Natural Resource
- General Industrial
- Community Growth Area

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Aerial Photography: 2020
Date: 05/15/2023
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet



RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Quantum Lot 112A Electric Substation. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through August 9, 2026).

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

Planning Commission approval of the following modification requests from the Applicant:

1. Approval of the alternate landscape, buffering and screening modification.
2. Approval of the lighting modification to allow for lighting that is not fully shielded.

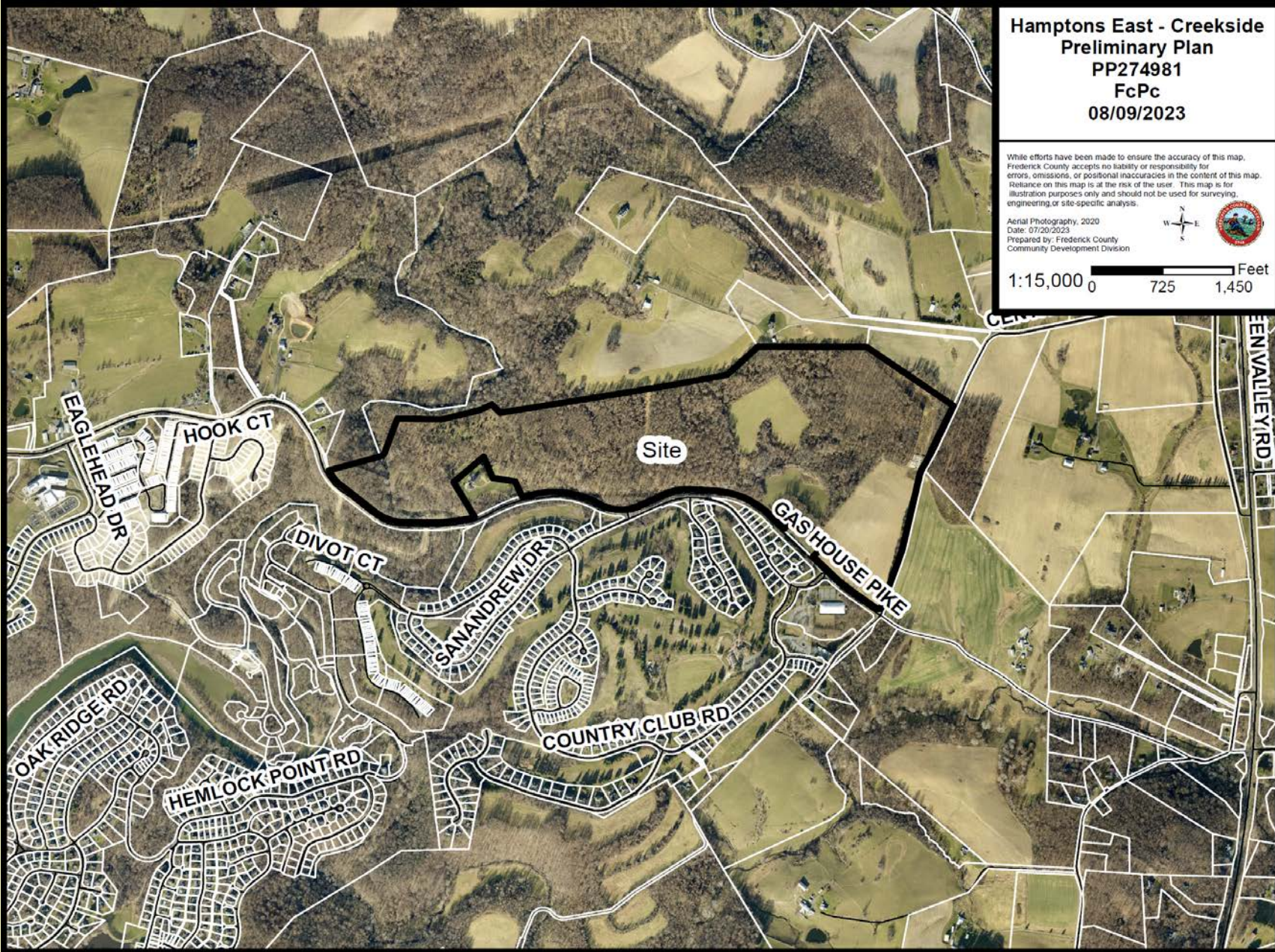
Staff-proposed conditions of approval:

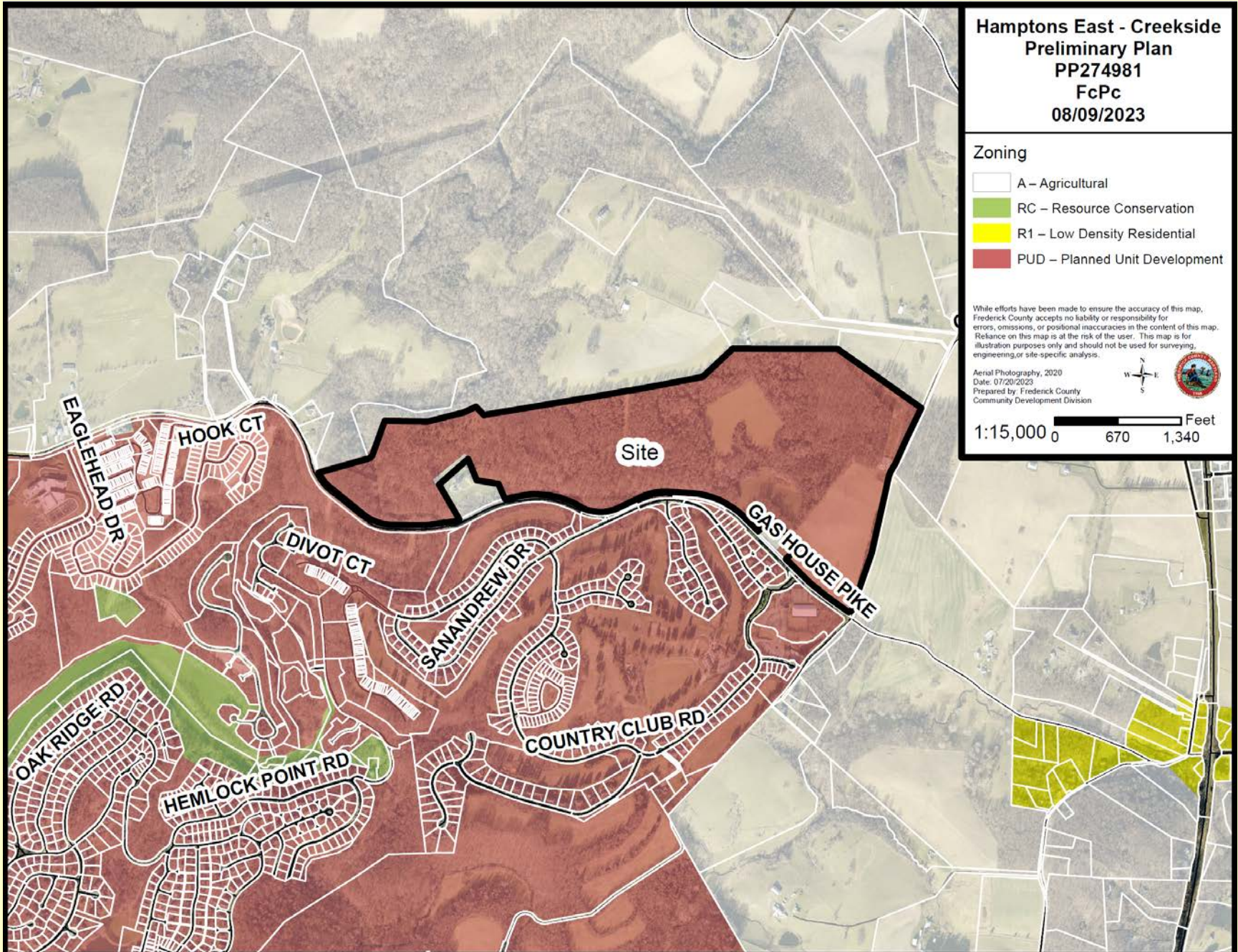
1. Address all agency comments as the plan proceeds through to completion.
2. Final plat associated with this plan must be approved and recorded prior to final site plan approval.

Hamptons East - Creekside

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 214 single-family lots and 221 townhouse lots on a +/- 181.85-acre Site.





**Hamptons East - Creekside
Preliminary Plan
PP274981
FcPc
08/09/2023**

Zoning

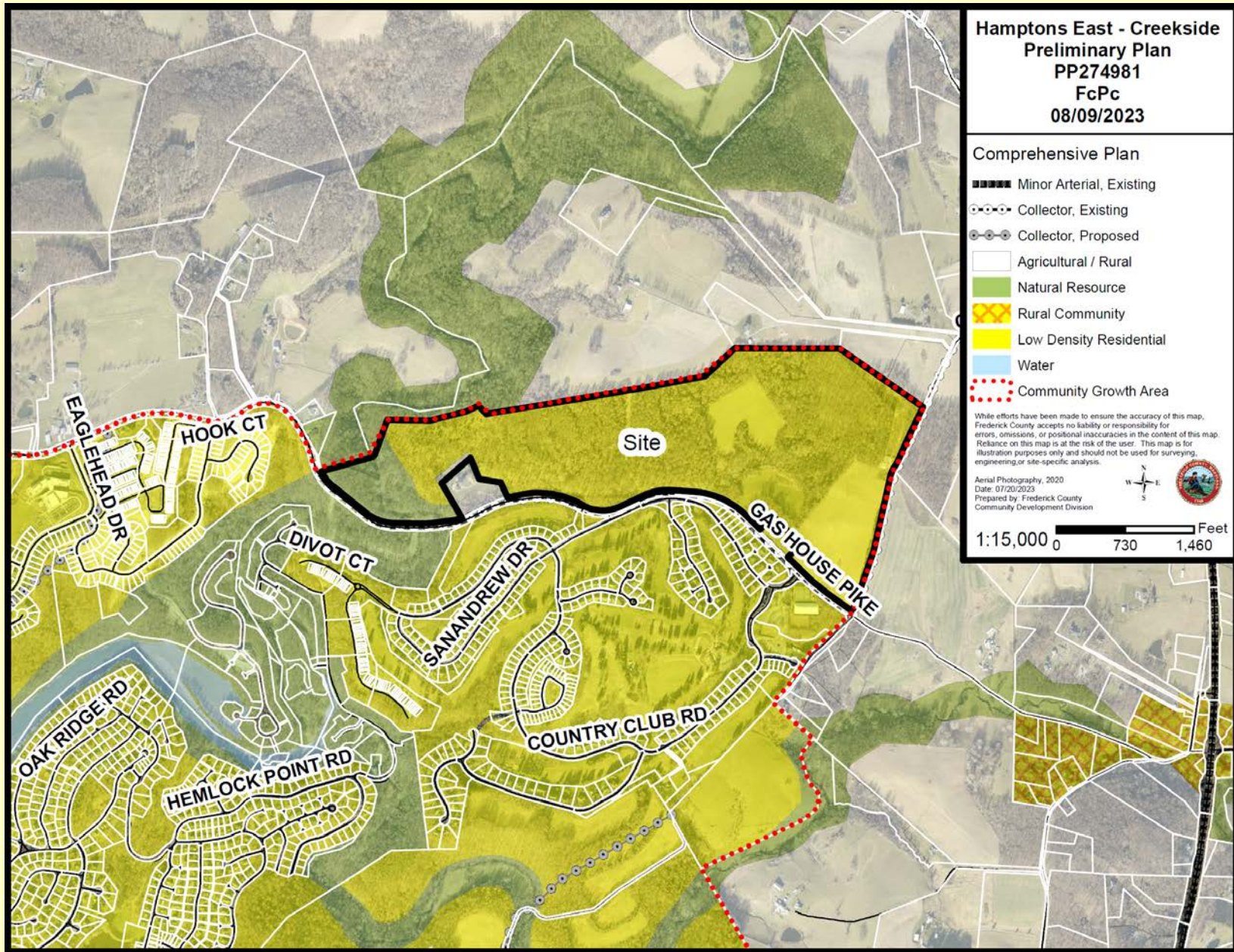
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- PUD – Planned Unit Development

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Aerial Photography, 2020
Date: 07/20/2023
Prepared by: Frederick County
Community Development Division



1:15,000 0 670 1,340 Feet





ILLUSTRATIVE PLAN
FOR
CREEKSIDE
HAMPTONS EAST
AP# PP274551
SCALE: 1" = 200' 07.13.23

HARRIS SMARIGA
PLANNERS • DESIGNERS • SERVICES
125 S. CARROLL STREET
SUITE 100
FREDERICK
HAMPTON, VA 23061
P: 804.464.4444
F: 804.464.4444
www.harris-smariga.com

RECOMMENDATION

Staff has no objection to conditional approval of the Hamptons East - Creekside Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, it is valid for five (5) years from the date of Planning Commission approval (valid until August 9, 2028) and the APFO is valid until July 11, 2038 (in accordance with the DRRA). Therefore, the Preliminary Plan is valid until August 9, 2028.

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

Planning Commission approval of the following modification requests from the Applicant:

1. Approval of the parking modification request to allow more parking than required with the Applicant proposing 1,315 parking spaces, 334.5 more spaces than the required 980.5 parking spaces.
2. Approval of the modification to allow for open section roadways with lot frontages less than 80 feet.
3. Approval of the FRO modification to remove three (3) specimen trees.
4. Approval of the modification to allow for private streets within a PUD development per §1-19-4.520.

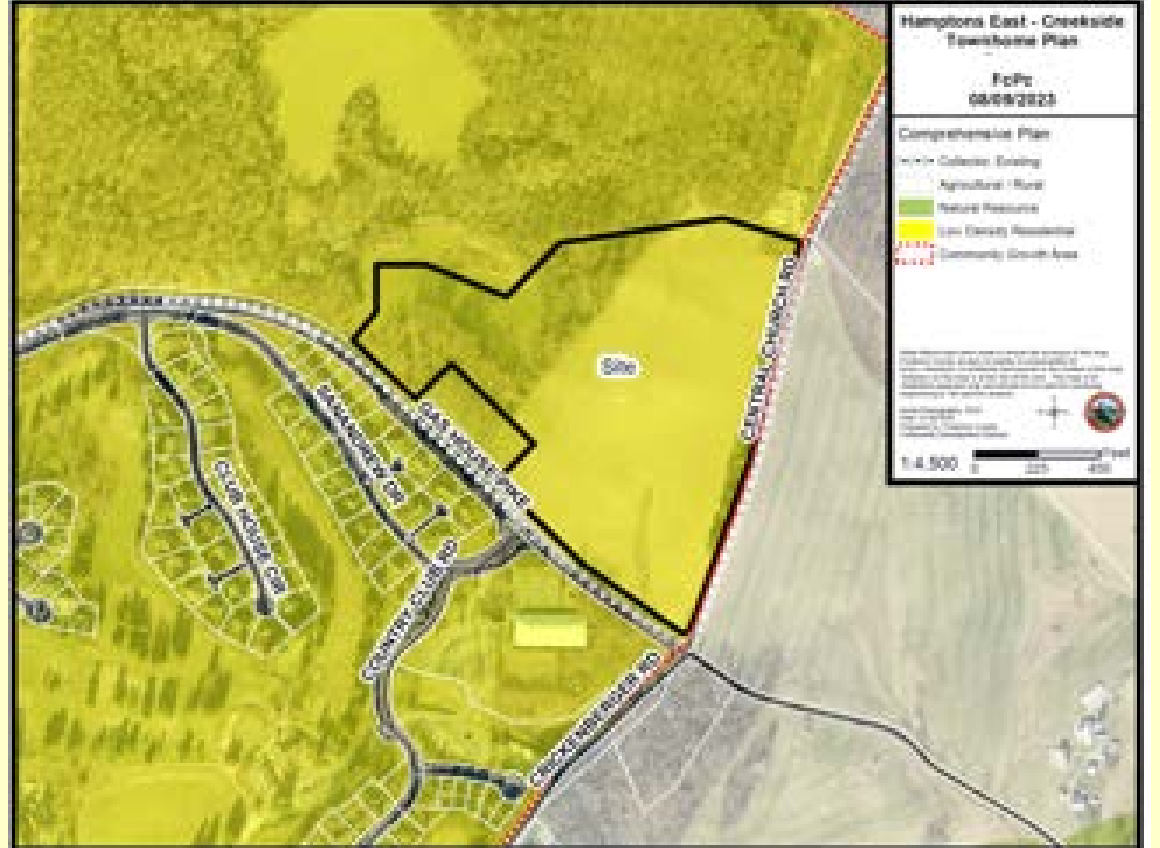
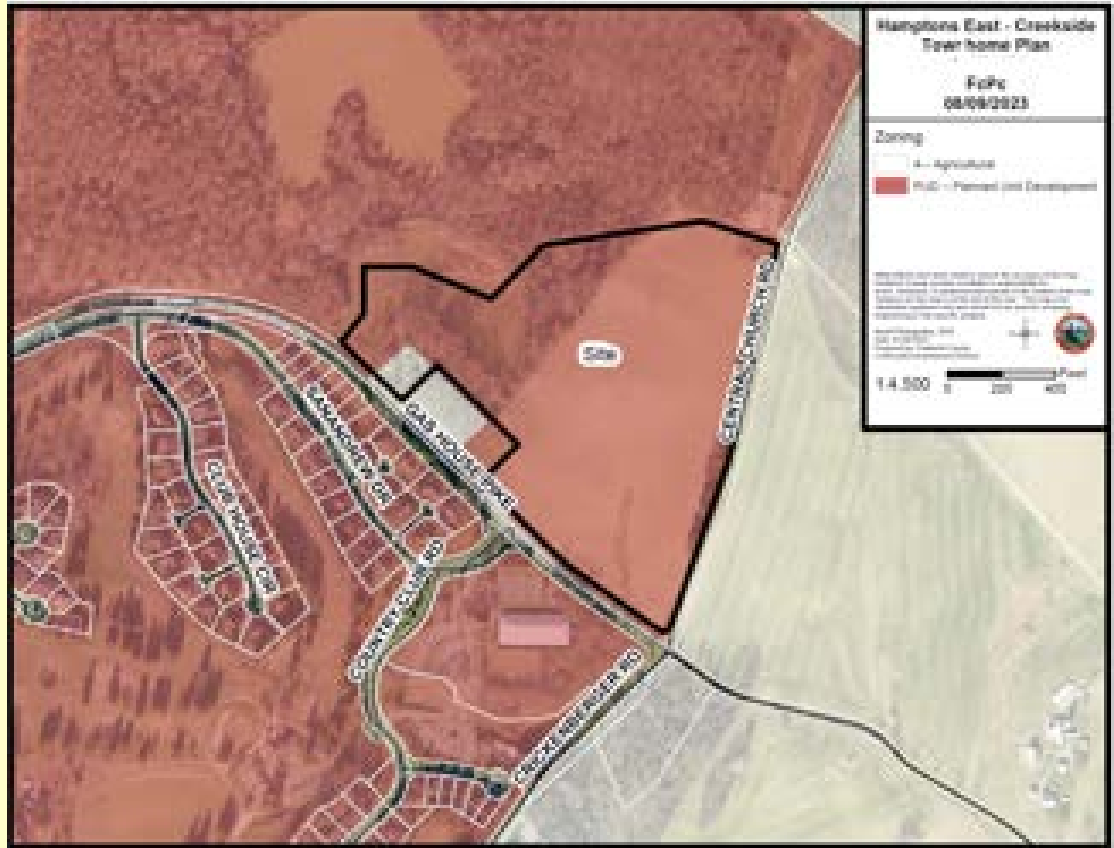
Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. 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 lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.

Hamptons East – Creekside Townhouse Site Plan

The Applicant is requesting Site Plan approval to construct 221 townhomes on a +/- 181.85-acre Site.





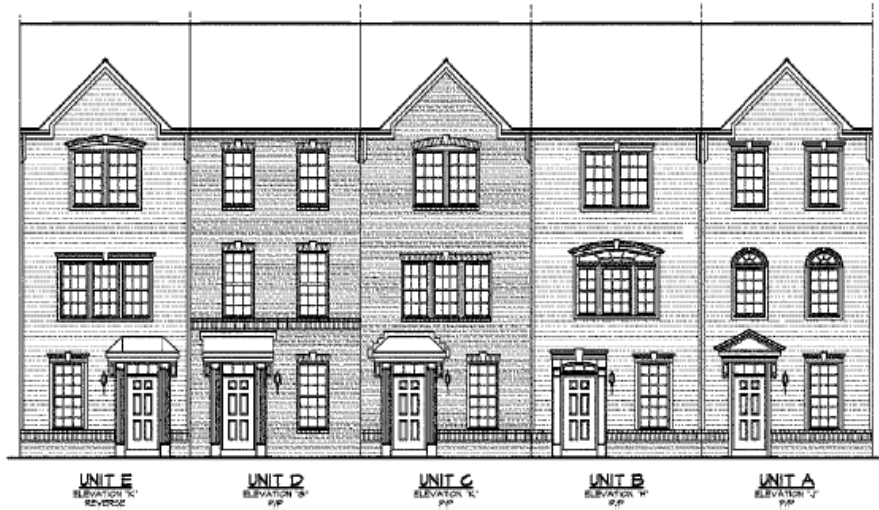


ILLUSTRATIVE PLAN
FOR
CREEKSIDE HAMPTONS
EAST TOWNHOMES
AP# SP274086
SCALE: 1"=50' 07.14.23
HARRIS
SMARIGA
PLANNING • DESIGN • SERVICES
1315 CROWN STREET
SUITE 100
BIRMINGHAM, AL 35203
P 205.442.4488
F 205.442.4489
www.harris-smariga.com



TYPICAL SINGLE FAMILY ATTACHED TOWNHOME VILLA (A-2)
FRONT ELEVATION

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



TYPICAL SINGLE FAMILY ATTACHED TOWNHOME (A-1)
FRONT ELEVATION

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

Architecture:

- (1) For any street facing side elevation, units shall include either a minimum of three (3) windows or one (1) bay window.
- (2) All front elevations shall contain architectural window and door treatments, including (where space permits) headpieces, brick accents, shutters, or window wrap.
- (3) For each of the high visibility lots, side elevation windows and doors will include (where space permits) architectural window and door treatments as shown below.

*HIGH VISIBILITY LOTS IDENTIFIED ON PLANS, AND NOTED BELOW

TOWNHOUSE HIGH VISIBILITY LOTS: 215, 219, 220, 224, 225, 243, 244, 253, 254, 261, 264, 265, 268, 269, 280, 281, 297, 298, 307, 308, 311, 312, 321, 322, 333, 334, 339, 351, 352, 363, 364, 370, 371, 375, 376, 381, 382, 385, 386, 390, 391, 394, 395, 400, 401, 404, 405, 409, 410, 419, 420, 429, 430, 435

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Hamptons East - Creekside Townhomes. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through August 9, 2026).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, Subdivision, APFO, and FRO requirements once the following conditions are met:

Staff recommends that the following items be added as conditions of approval:

1. Comply with all agency comments.
2. Final approval of this Site Development plan application cannot occur until the associated Preliminary Plan receives final approval .

Iglesia Evangelica

Site Plan

Applicant requests site plan approval to convert an existing house and garage into a 3,419 SF place of worship that includes a 940 SF addition on a 1.9 acre lot.

Iglesia Evangelica
SP273639
FcPc
09/13/2023

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Aerial Photography, 2020
Date: 07/17/2023
Prepared by: Frederick County
Community Development Division





1:2,000 0 100 200 Feet



Iglesia Evangelica
SP273639
FcPc
09/13/2023

Zoning

-  A – Agricultural
 GC – General Commercial

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Aerial Photography, 2020
Date: 07/17/2023
Prepared by: Frederick County
Community Development Division





1:2,000  Feet
0 90 180



**Iglesia Evangelica
SP273639
FcPc**

09/13/2023

Comprehensive Plan

-  Freeway / Expressway, Existing
-  Agricultural / Rural
-  General Commercial

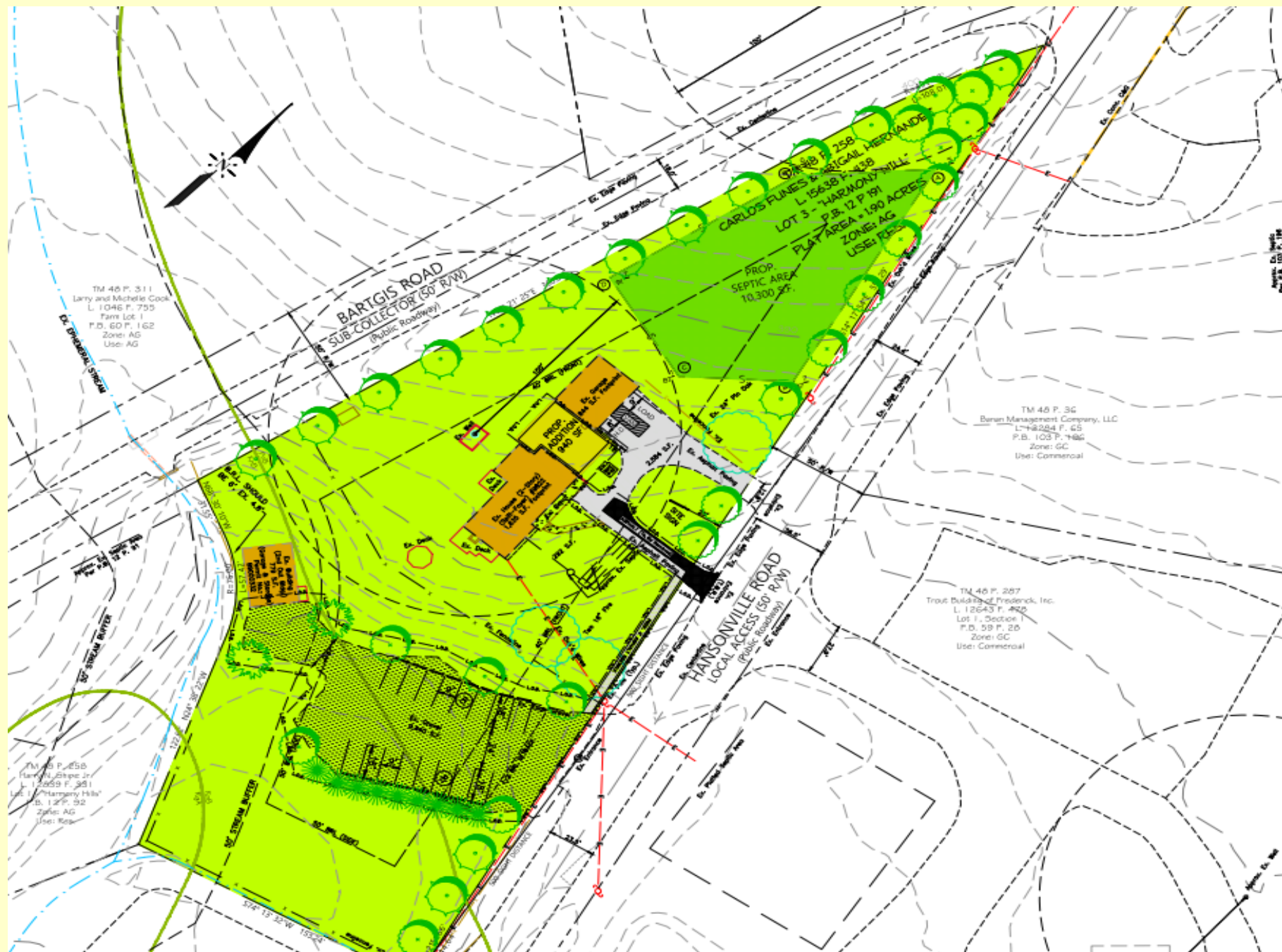
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Aerial Photography, 2020
Date: 07/17/2023
Prepared by: Frederick County
Community Development Division



1:2,000  Feet





RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through September 13, 2026).

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

Modification per Section 1-19-6.220(A) to allow 10 additional parking spaces (totaling 17 rather than the 7 required).

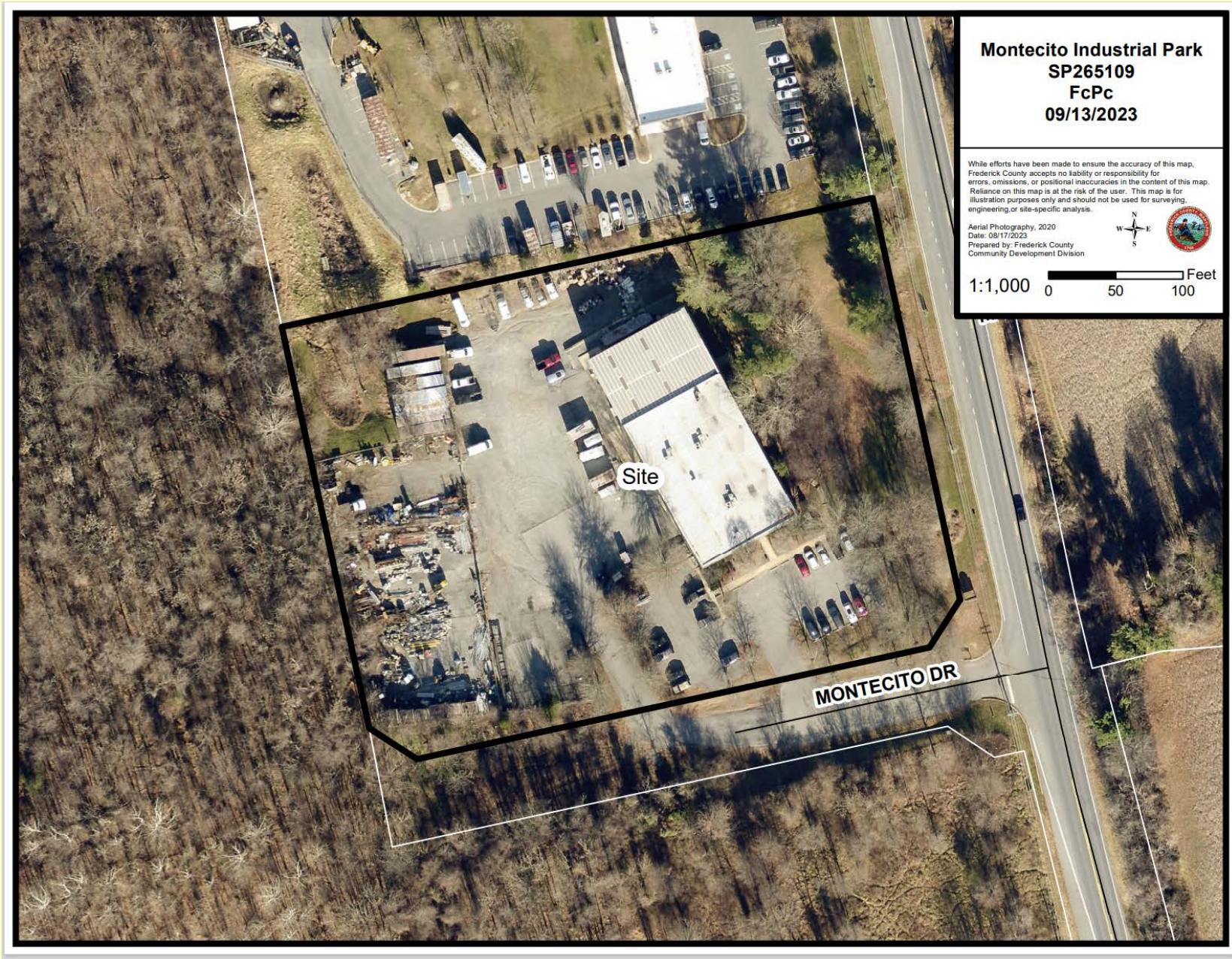
Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Complete the proposed bulk table column.
3. Add profile of the proposed sign.
4. Add bike rack detail.
5. Update the landscaping table to address the Dogwoods and Viburnum.
6. FRO plan must be approved prior to final site plan approval. Mitigation must be provided prior to applying for any permits.

Montecito Ind. Pk., Lot 3

Site Plan

The Applicant is requesting Site Plan approval for a change of use site plan to convert a single user office and warehouse building into a multi-tenant building on a 3.45 acre Site.



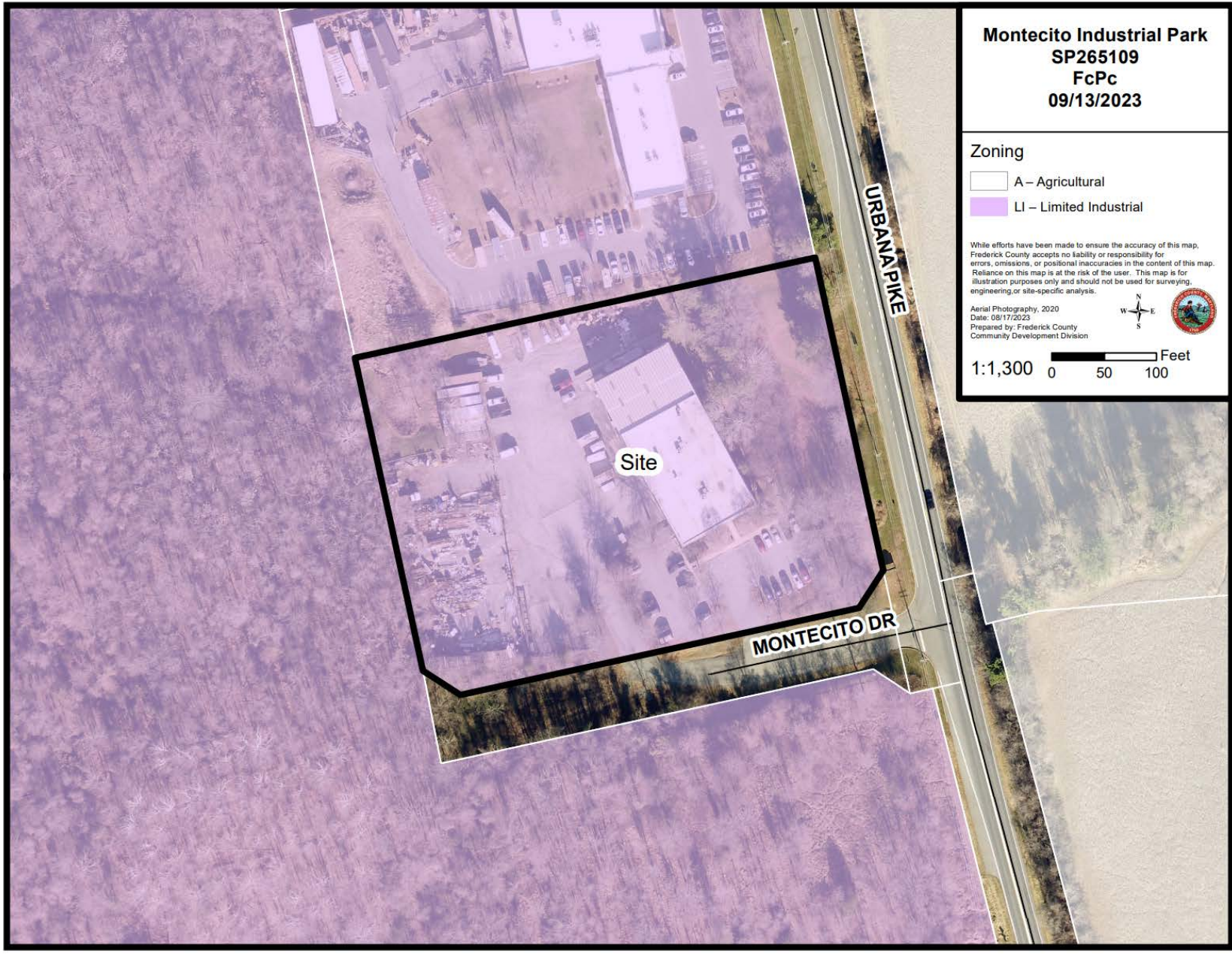
Montecito Industrial Park
SP265109
FcPc
09/13/2023

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Aerial Photography, 2020
Date: 08/17/2023
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet



Montecito Industrial Park
SP265109
FcPc
09/13/2023

Zoning

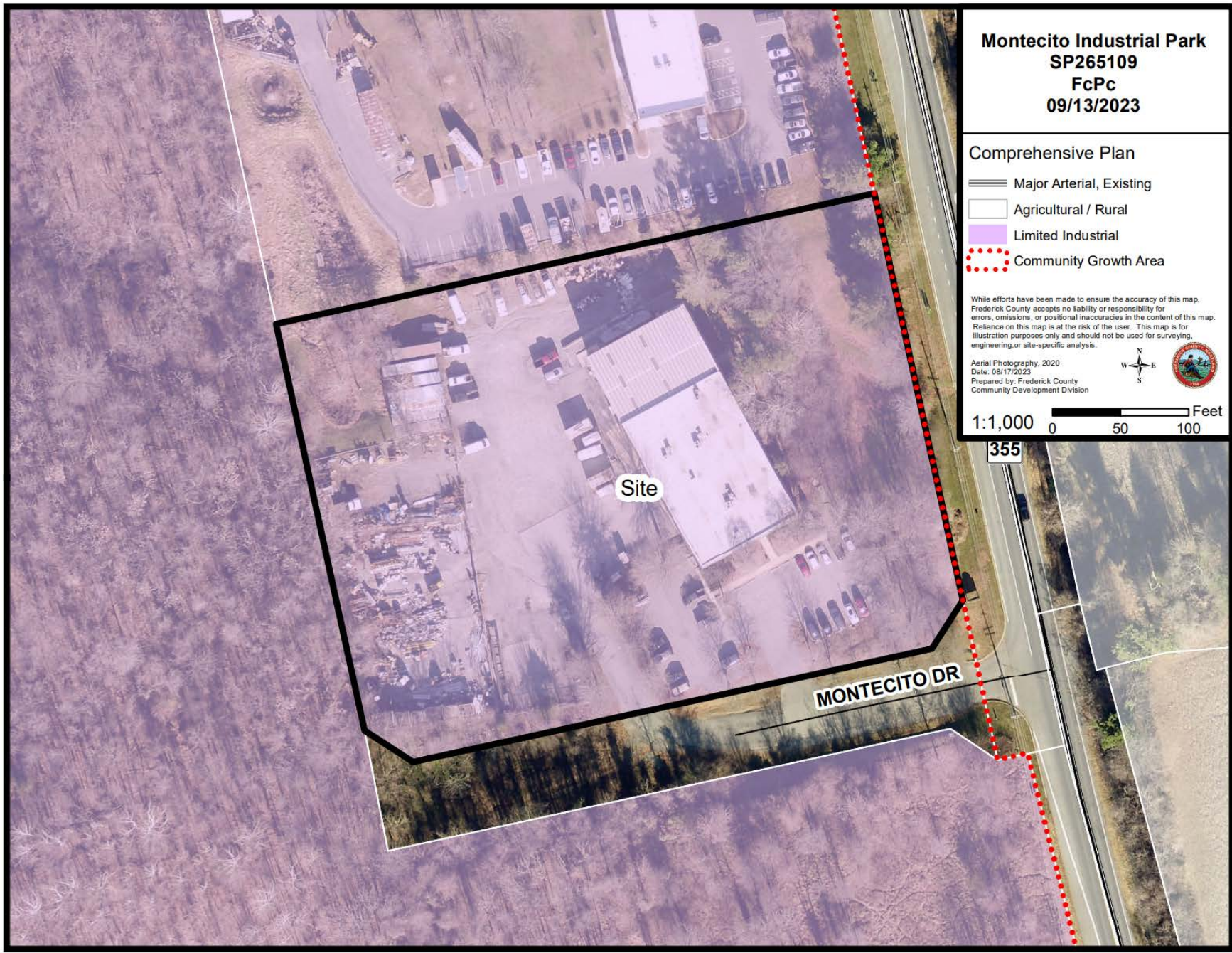
-  A – Agricultural
-  LI – Limited Industrial

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Aerial Photography, 2020
Date: 08/17/2023
Prepared by: Frederick County
Community Development Division



1:1,300  Feet



Montecito Industrial Park
SP265109
FcPc
09/13/2023

Comprehensive Plan

- Major Arterial, Existing
- Agricultural / Rural
- Limited Industrial
- Community Growth Area

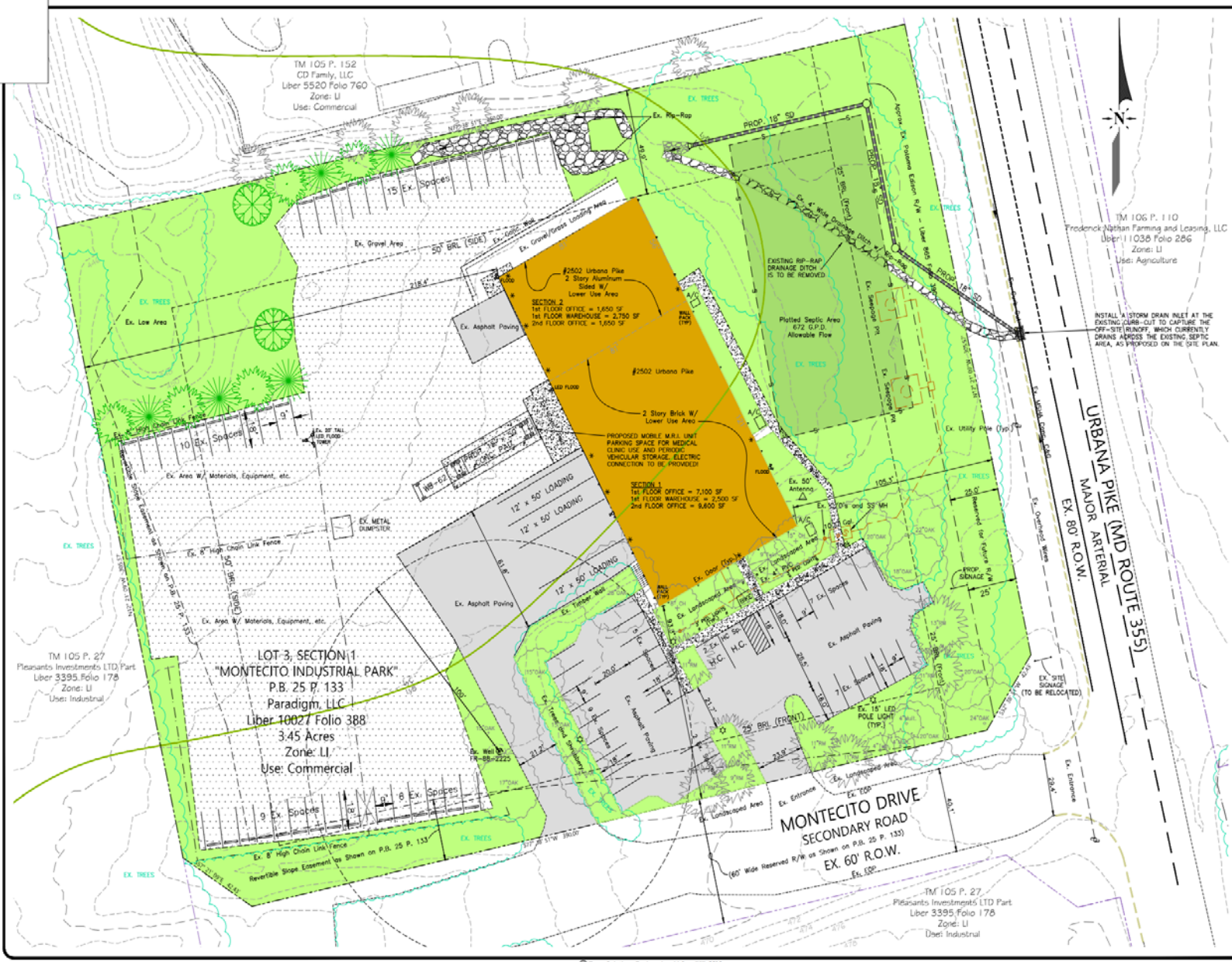
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Aerial Photography, 2020
Date: 08/17/2023
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet

355



Terra Solutions Engineering, LLC 10315 Chesapeake Avenue, Suite 200 Frederick, MD 21704 Phone: 410.321.4575 Fax: 410.321.4576 www.terra-solutions.com		Owner/Developer Pleasant Investments LTD Part Liber 3395 Folio 178 Zone: U Use: Industrial	
Lot 3, Section 1 - Montecito Industrial Park Property of Paradigm, LLC Liber 10027 Folio 388 Zone: LI Use: Commercial		TYPE 1 - CHANGE - OF - USE SITE PLAN (SP255109) - RENDERING	
Scale & Signature PROJECT No: 262 DATE: AUGUST 2023 SCALE: 1" = 20' SHEET No: 1 of 1		REVISION DATE BY DESCRIPTION	

RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through September 13, 2026).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modification is granted and conditions are met:

Approval of a parking modification to allow two existing spaces along Montecito Drive to remain.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Amend the signage note to include total square footage.
3. Relocate the signage to meet ½ the front yard setback requirement
4. Expand the landscaping note to include street trees on Montecito Drive.
5. Correct General Note 7 to state W-5 & S-5.
6. Add the height of building mounted lights in Note 2.