

Frederick County Planning Commission

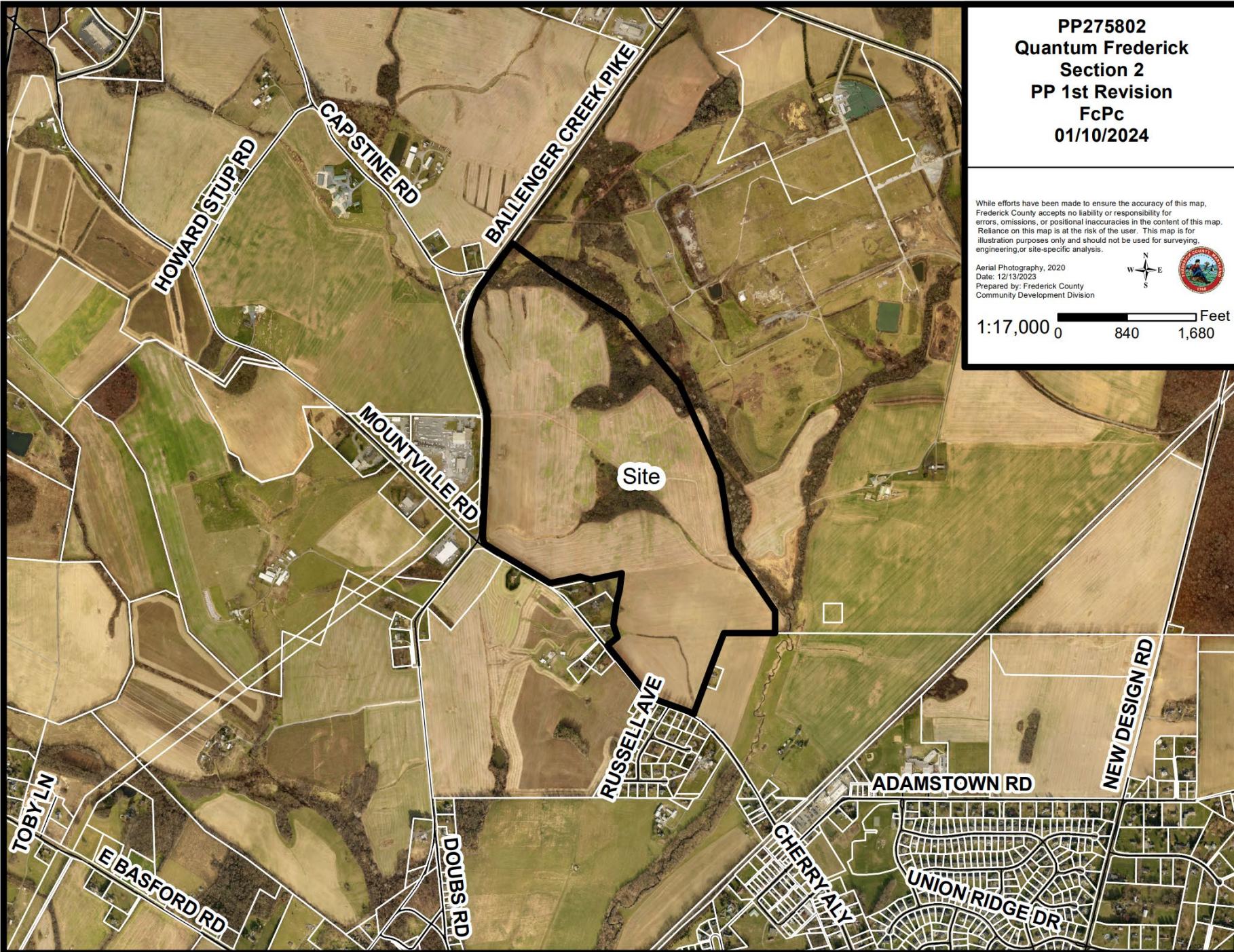


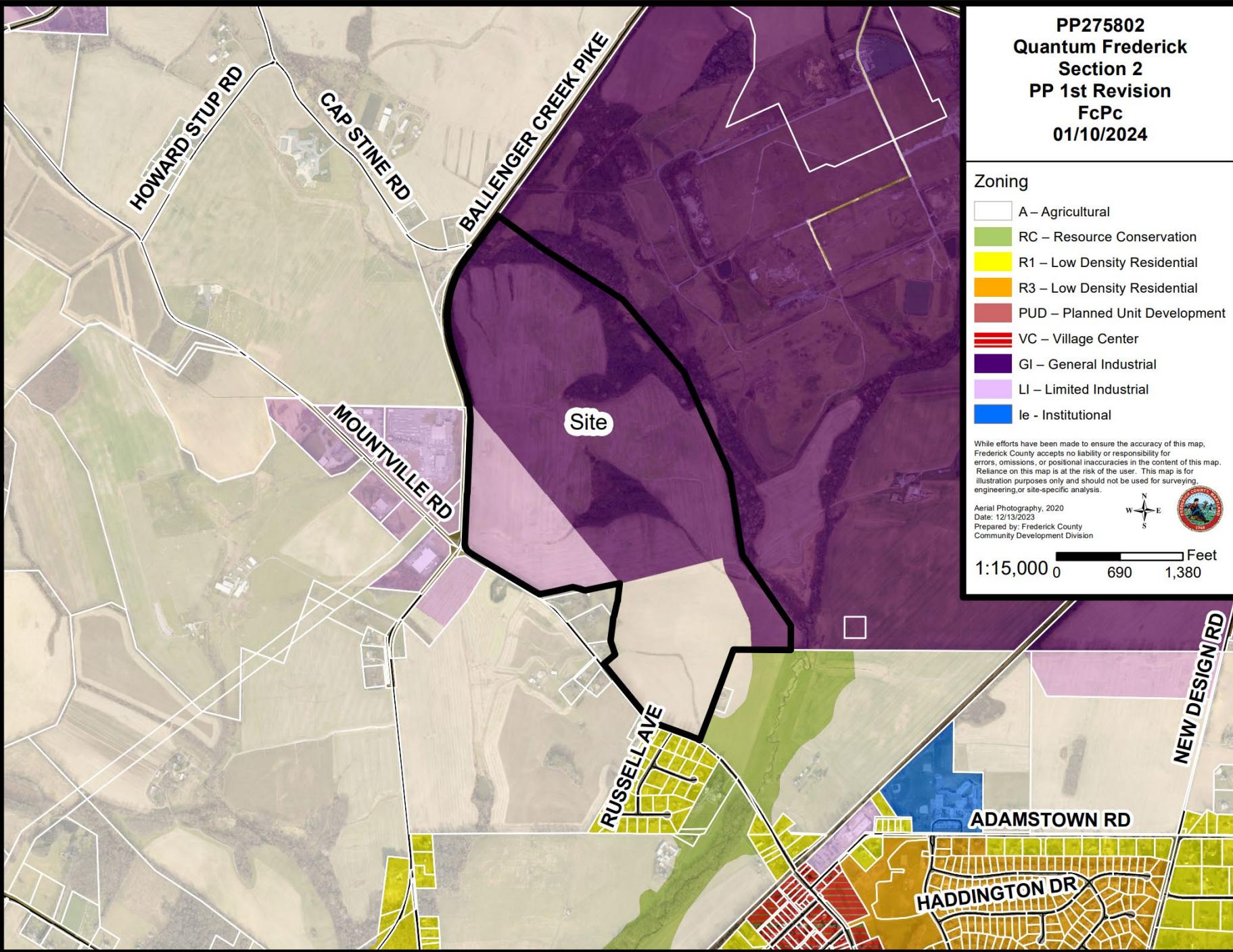
January 10, 2024

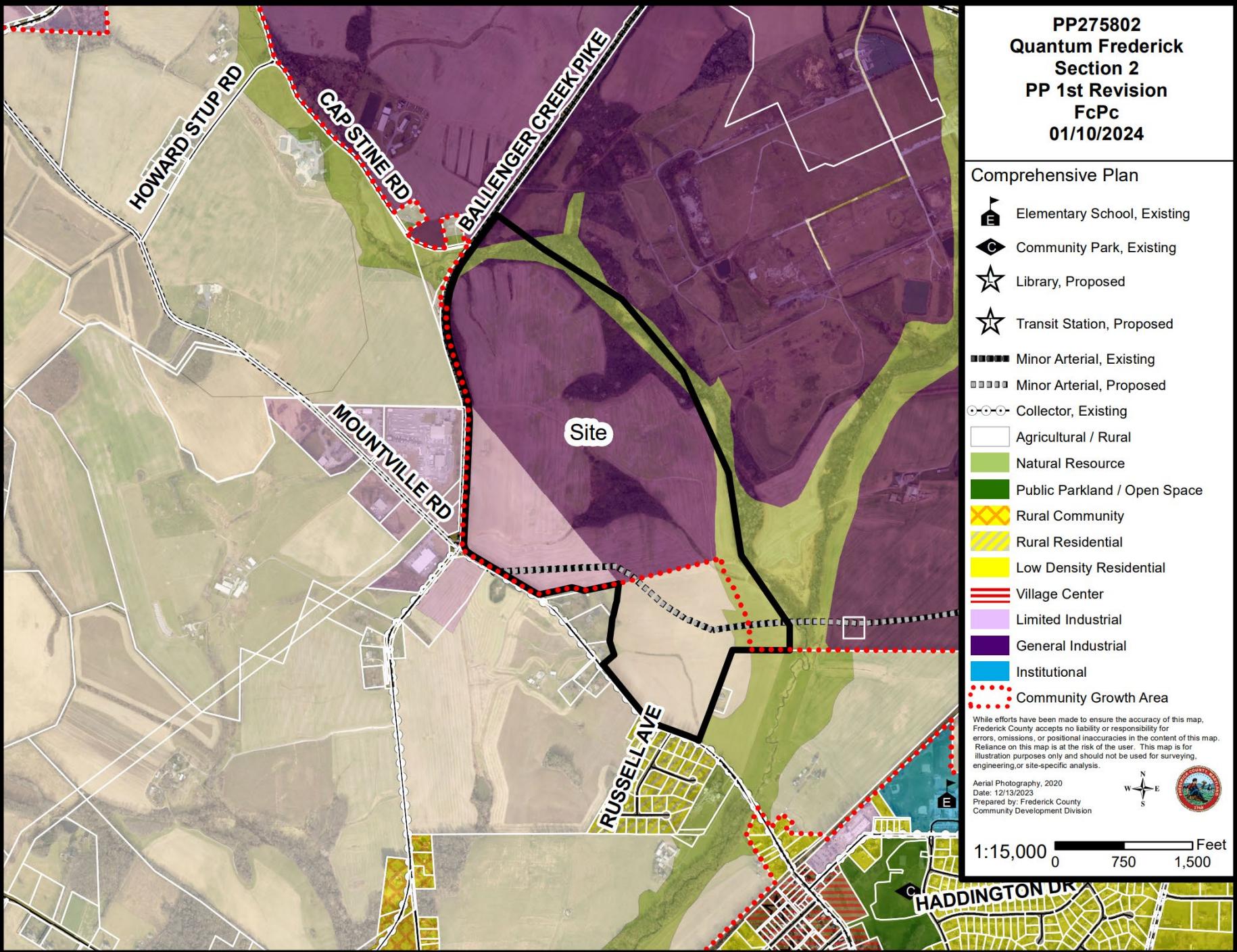
Quantum Frederick Section 2 Revision

Preliminary Subdivision Plan

The Applicant is a revision to the previously approved Preliminary Subdivision Plan; including consolidation of lots 400 and 401, which is located on 258.67 acres.













RECOMMENDATION

Staff has no objection to conditional approval of the revised Preliminary Subdivision Plan with the minor revisions previously listed above. If the Planning Commission approves the revised Preliminary Subdivision Plan and the previously approved conditions associated with application PP273777, the plan is valid for a period of five (5) years from the date of Planning Commission approval (January 10, 2029).

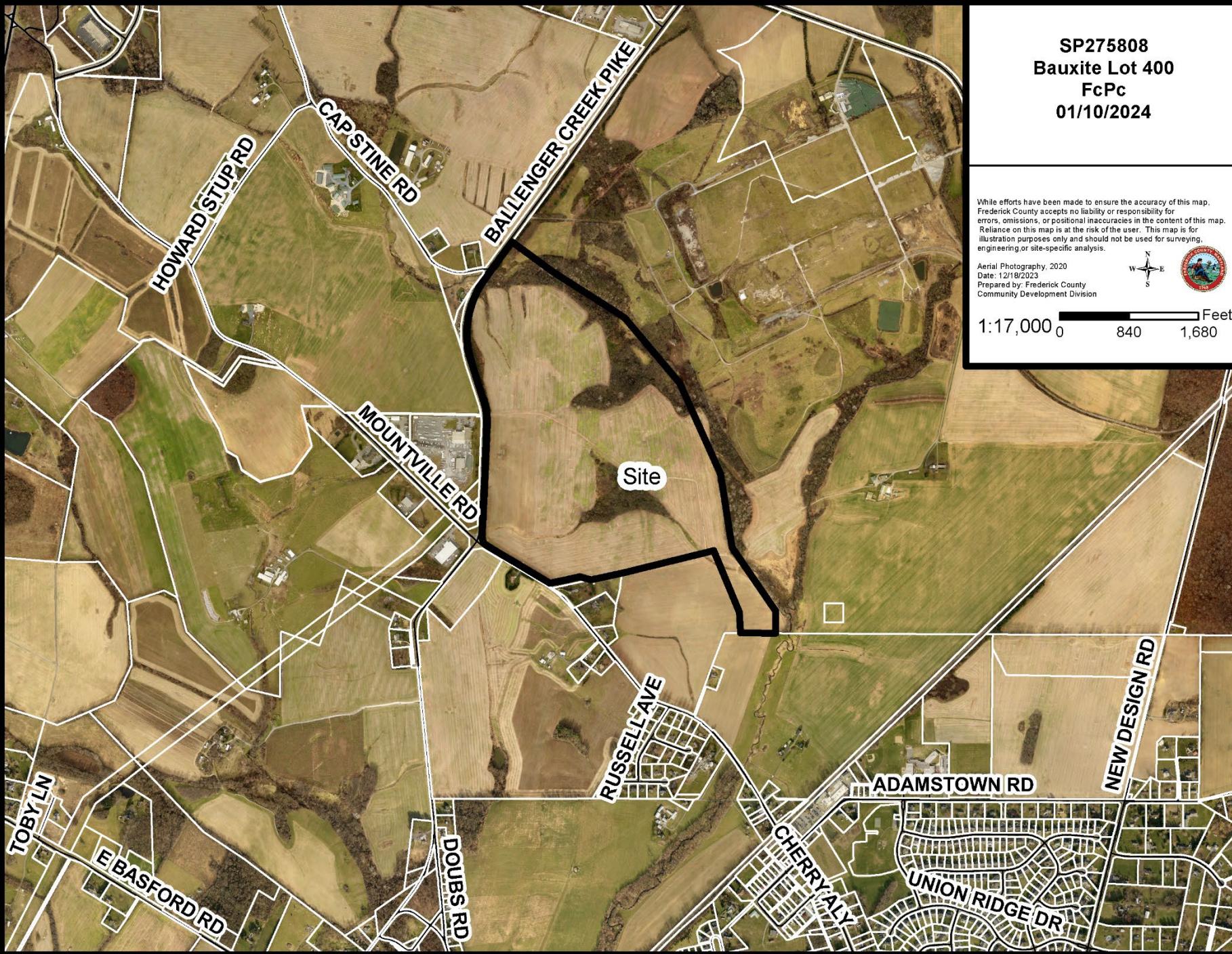
Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements once the following conditions are met:

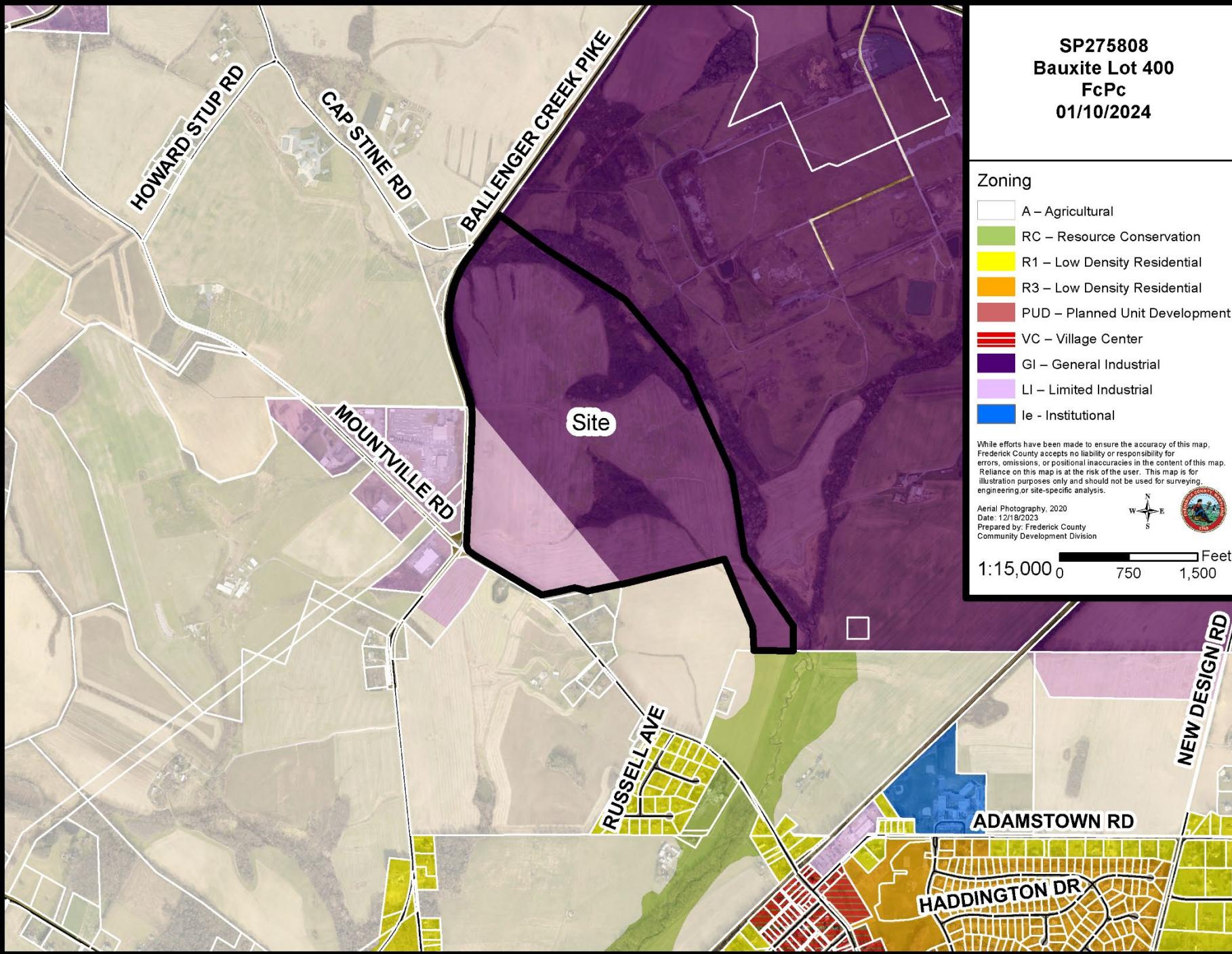
Staff-proposed conditions of approval:

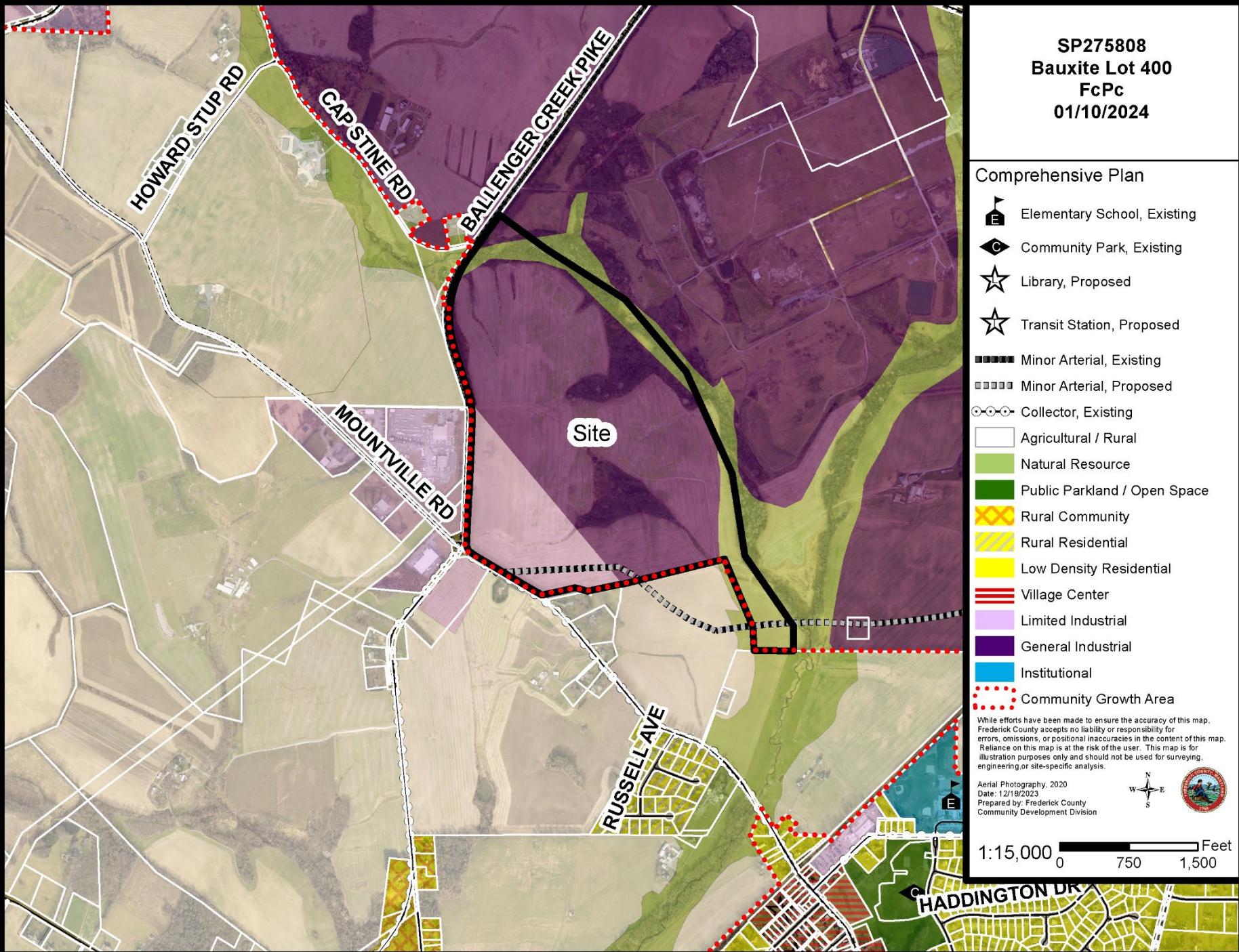
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

Bauxite Data Center
Quantum Frederick Section 2, Lot 400
Site Plan

The Applicant is requesting Site Development Plan approval for a 777,151 sq. ft. Critical Digital Infrastructure Facility located on a 151.17-acre Site



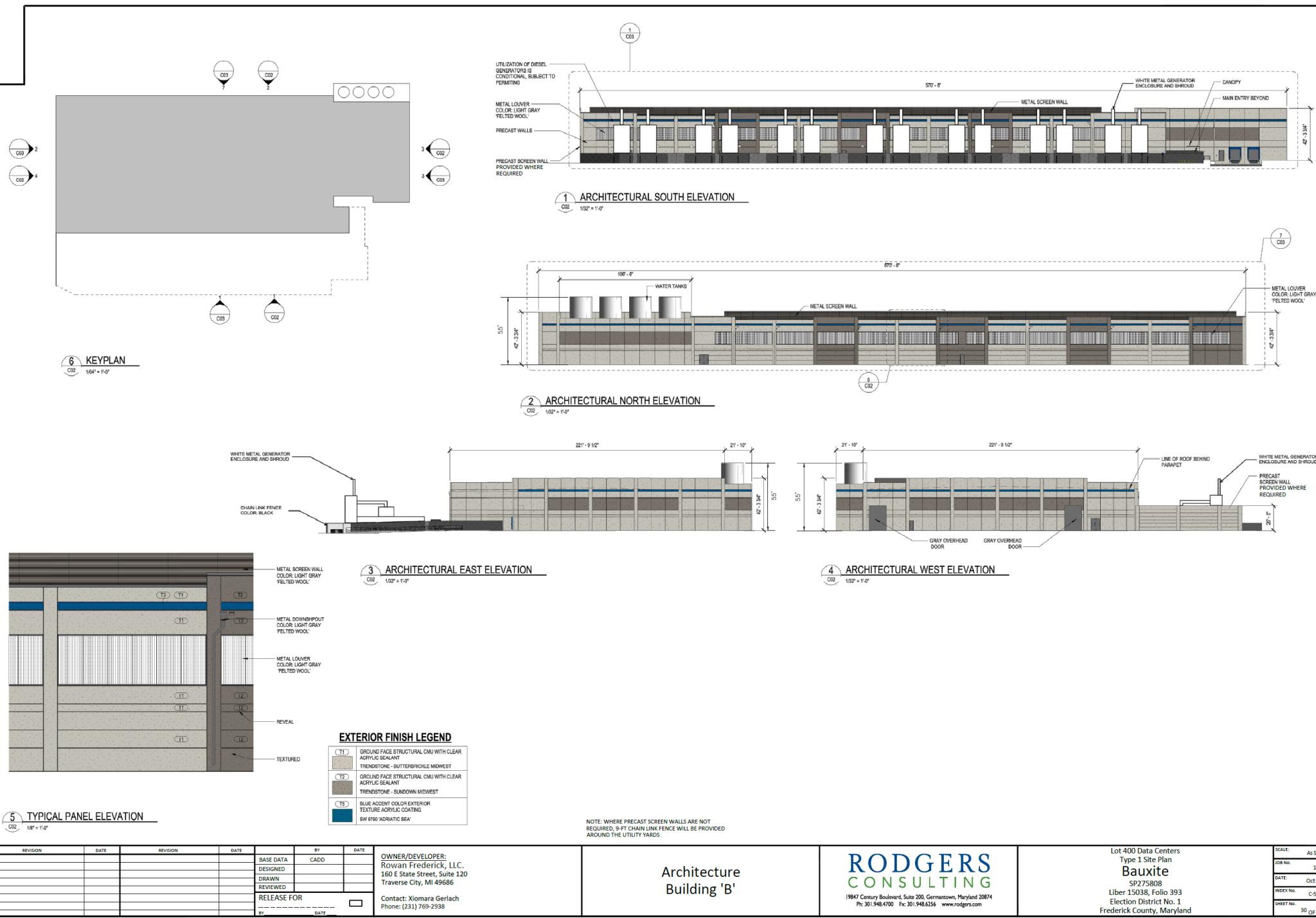


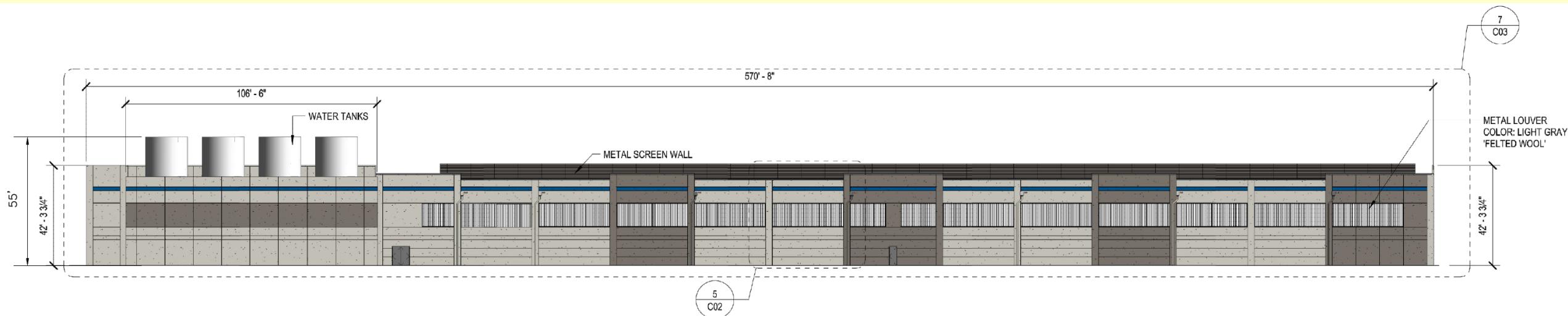
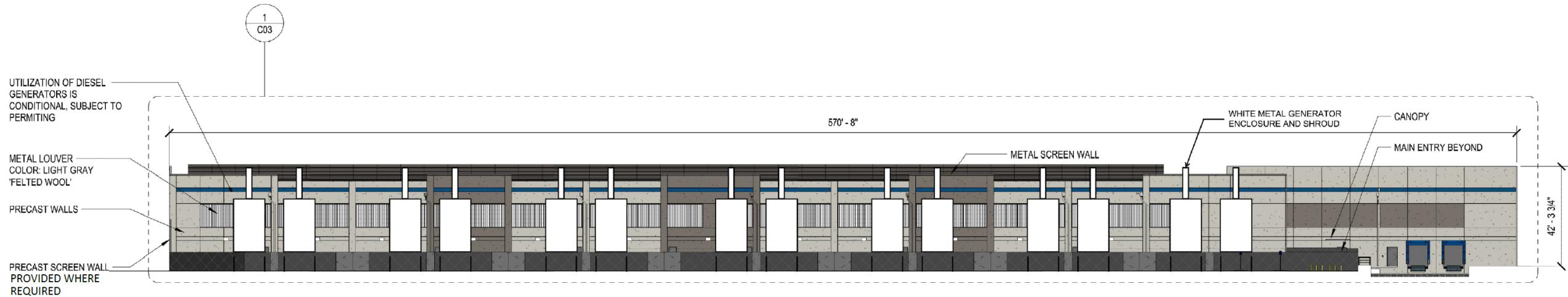


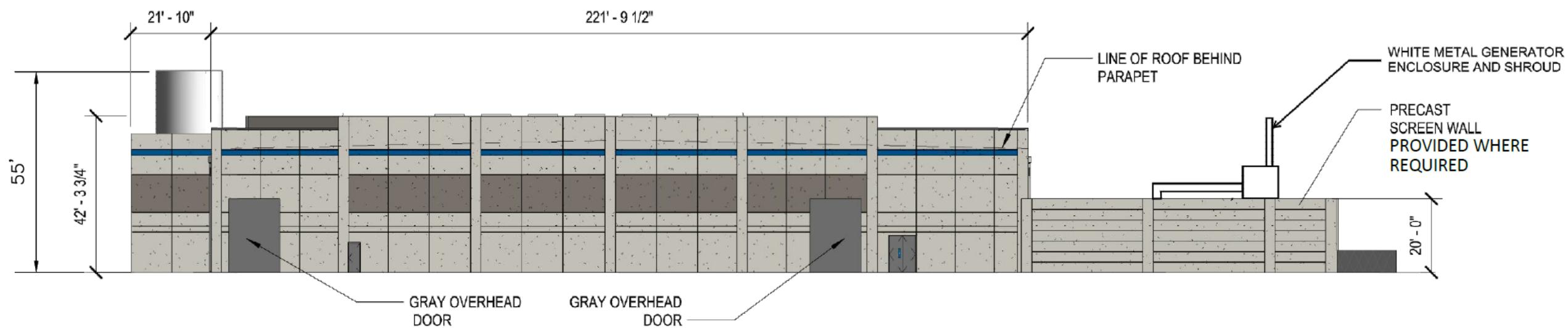
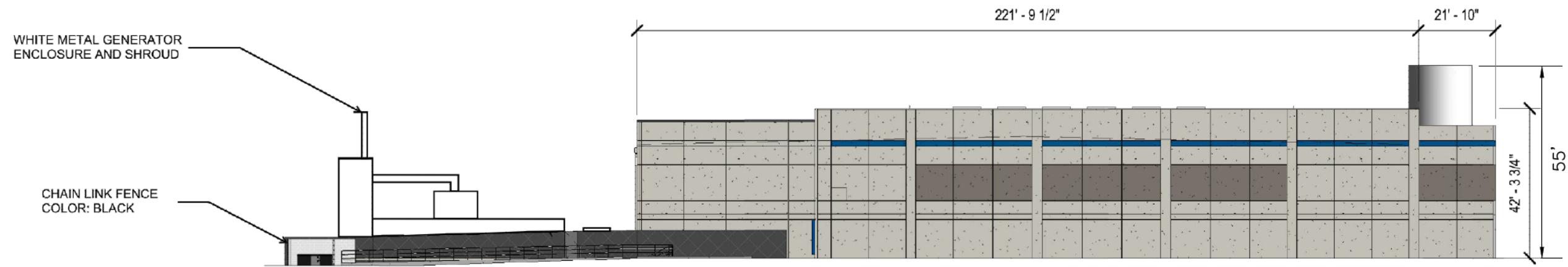


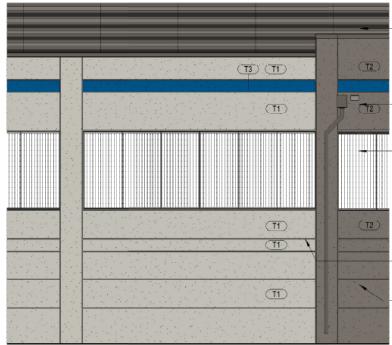
BAUXITE RENDERED SITEPLAN



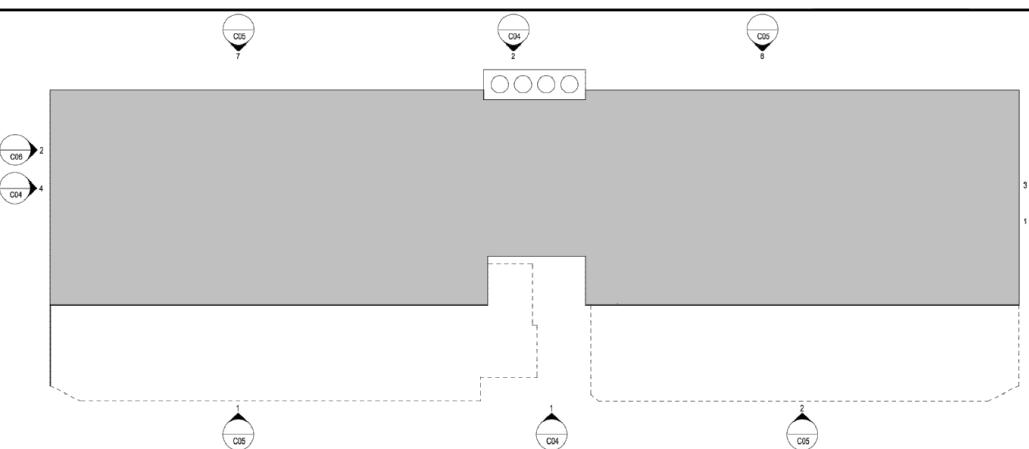


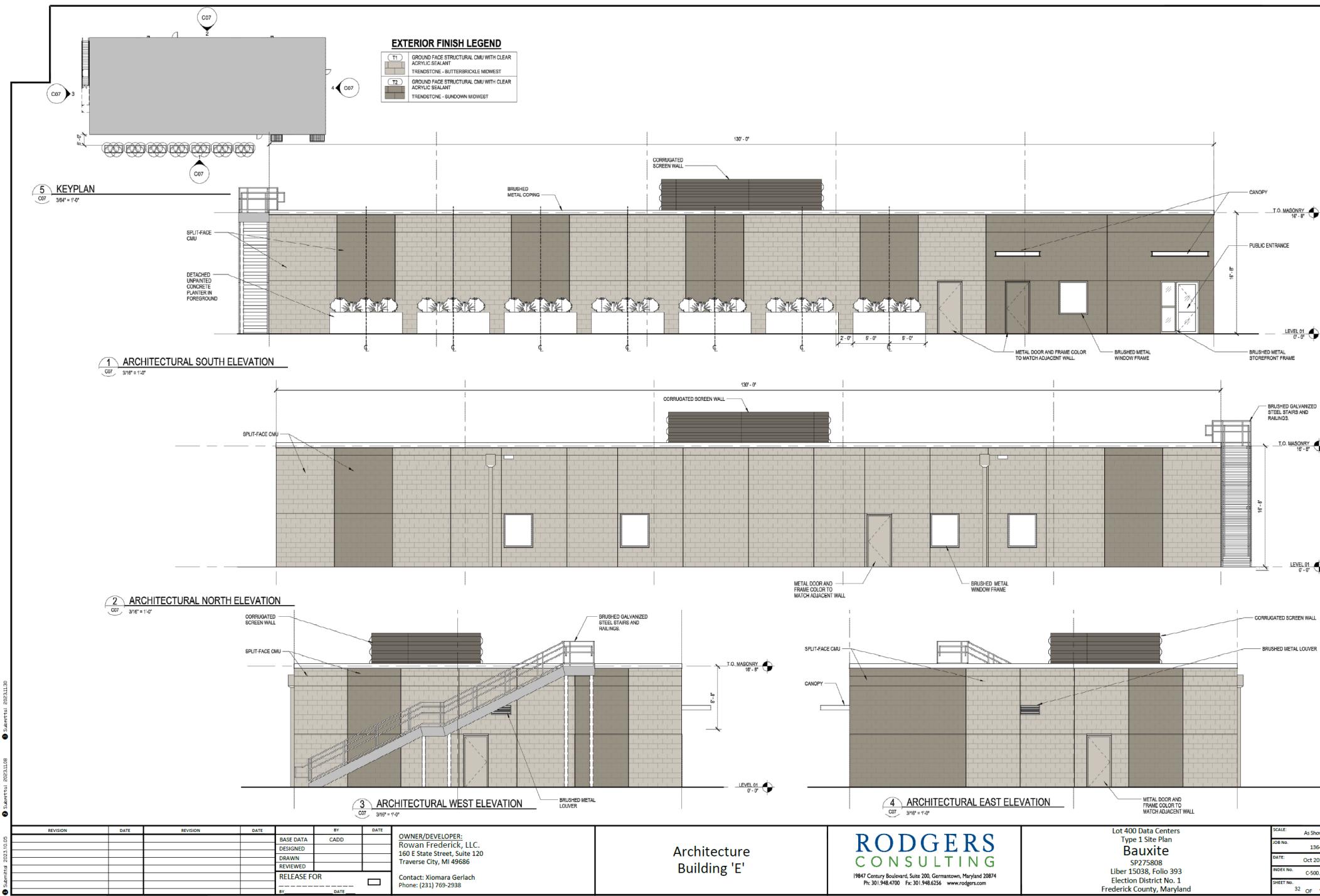






EXTERIOR FINISH LEGEND	
(T1)	GROUND FACE STRUCTURAL CMU WITH CLEAR ACRYLIC SEALANT TRENDSTONE - BUTTERBRICKLE MIDWEST
(T2)	GROUND FACE STRUCTURAL CMU WITH CLEAR ACRYLIC SEALANT TRENDSTONE - SUNDOWN MIDWEST
(T3)	BLUE ACCENT COLOR EXTERIOR TEXTURE ACRYLIC COATING SW 6790 ADRIATIC SEA







Building 'E' Perspective
NTS



Vantage Point #1



Vantage Point #2

RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (January 10, 2027).

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

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

1. A parking space modification under 1-19-6.220(A)(2) to allow for 252 parking spaces, or 155 additional spaces than the required 97 parking spaces.
2. A loading space modification under §1-19-6.210(D) to allow for 8 large loading spaces, or 70 fewer spaces than the required 78 large loading spaces.
3. A modification under §1-19-8.402(B)(6)(f) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.

RECOMMENDATION

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. A Final FRO Plan must be approved and FRO mitigation must be provided prior to applying for grading or building permits, and prior to any earth disturbance or tree clearing activities.
3. The Preliminary Plan must be approved, and a Final Plat must be recorded prior to Site Plan approval.