

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.

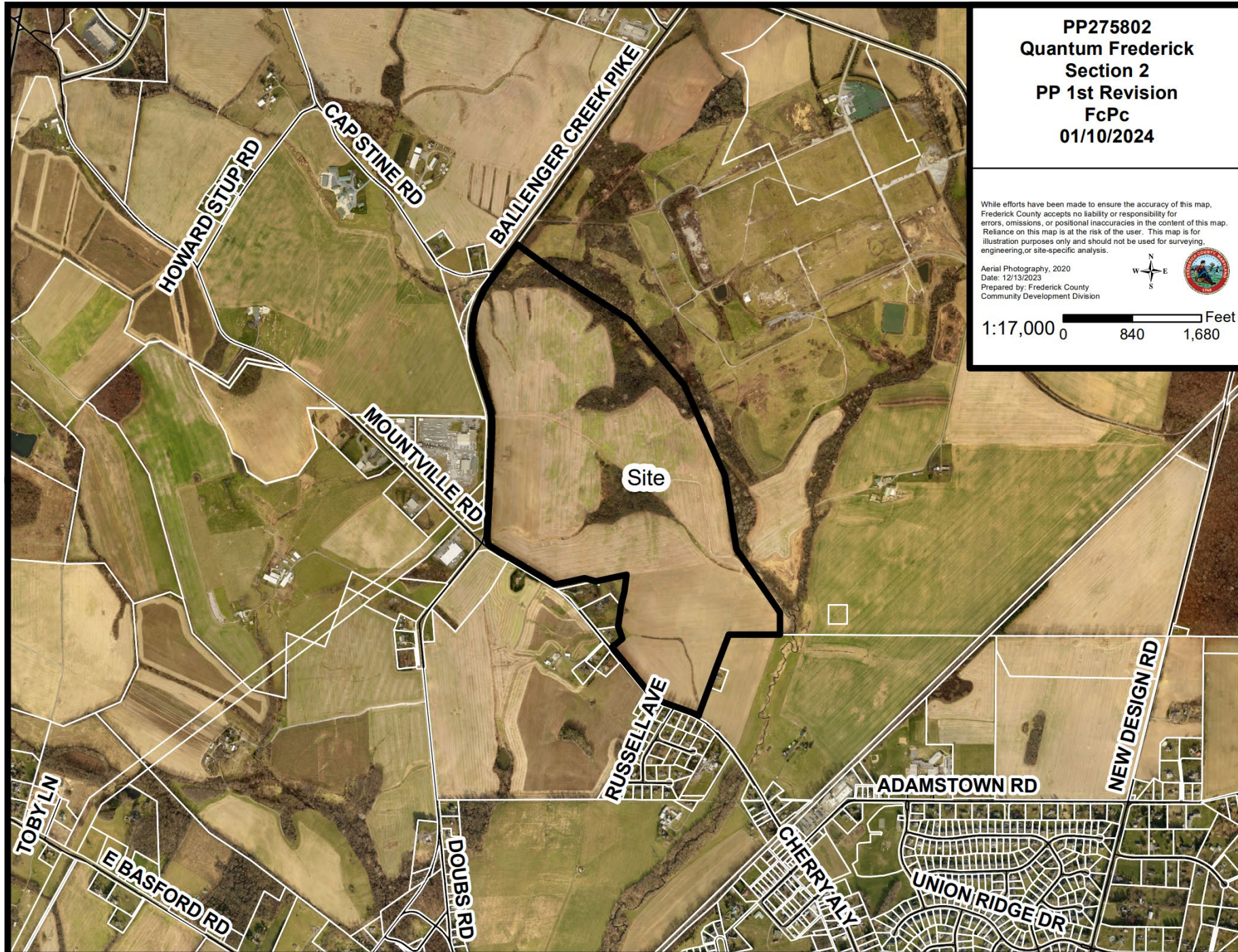
PP275802
Quantum Frederick
Section 2
PP 1st Revision
FcPc
01/10/2024

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: 12/13/2023
Prepared by: Frederick County
Community Development Division



1:17,000 0 840 1,680 Feet



PP275802
Quantum Frederick
Section 2
PP 1st Revision
FcPc
01/10/2024

Zoning

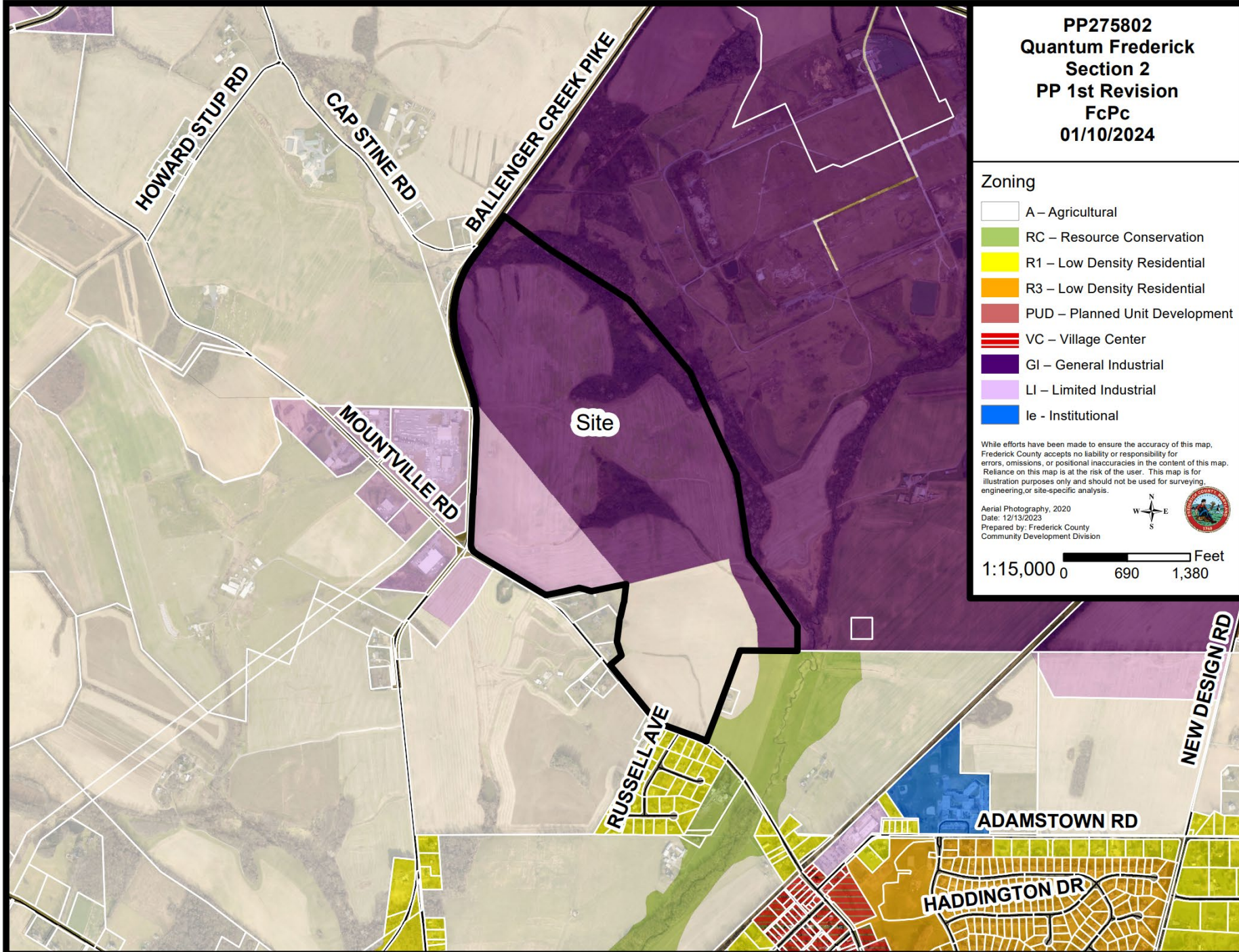
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- PUD – Planned Unit Development
- VC – Village Center
- GI – General Industrial
- LI – Limited Industrial
- Ie - Institutional

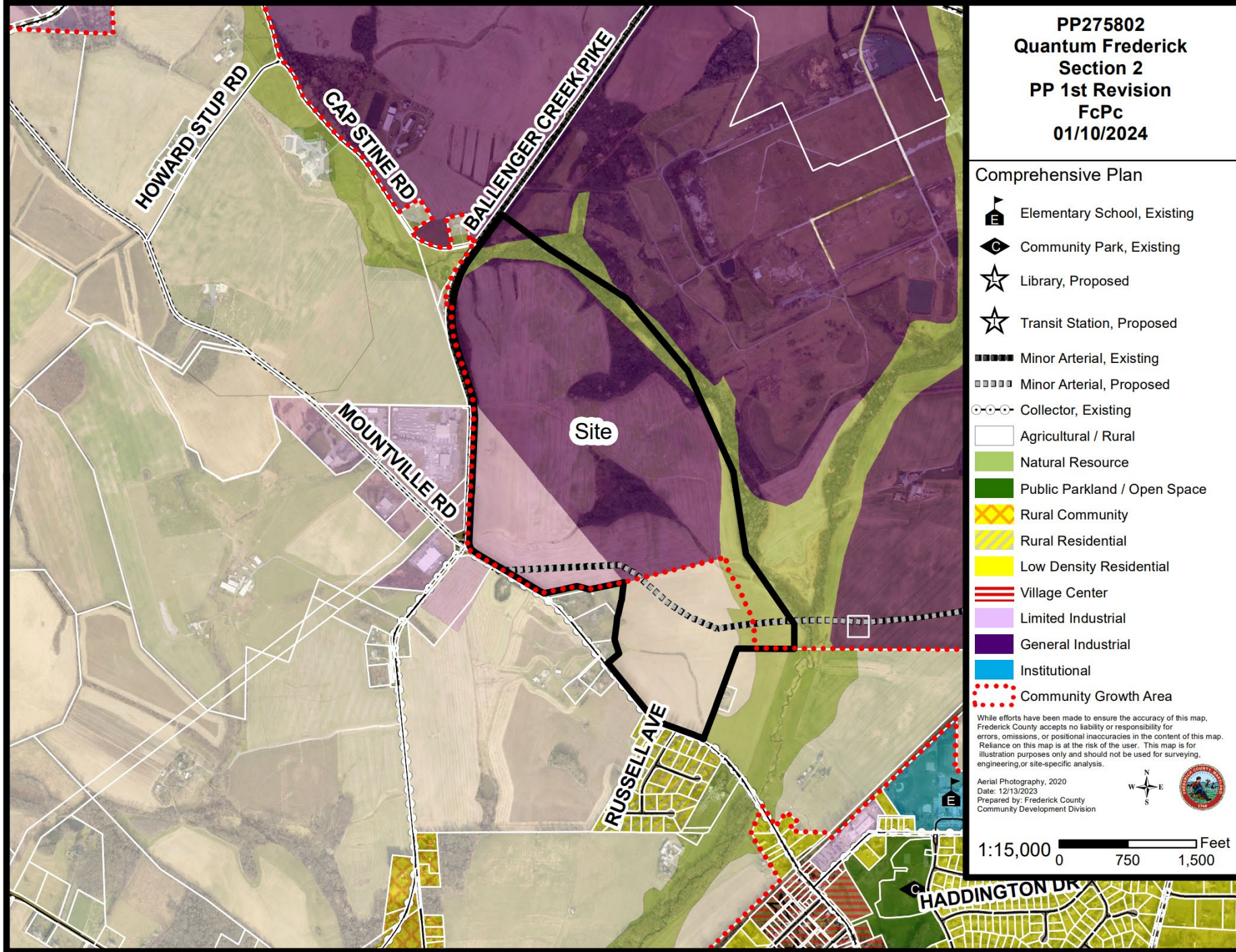
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Aerial Photography, 2020
Date: 12/13/2023
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Community Development Division



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0 690 1,380





PP275802
Quantum Frederick
Section 2
PP 1st Revision
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01/10/2024

Comprehensive Plan

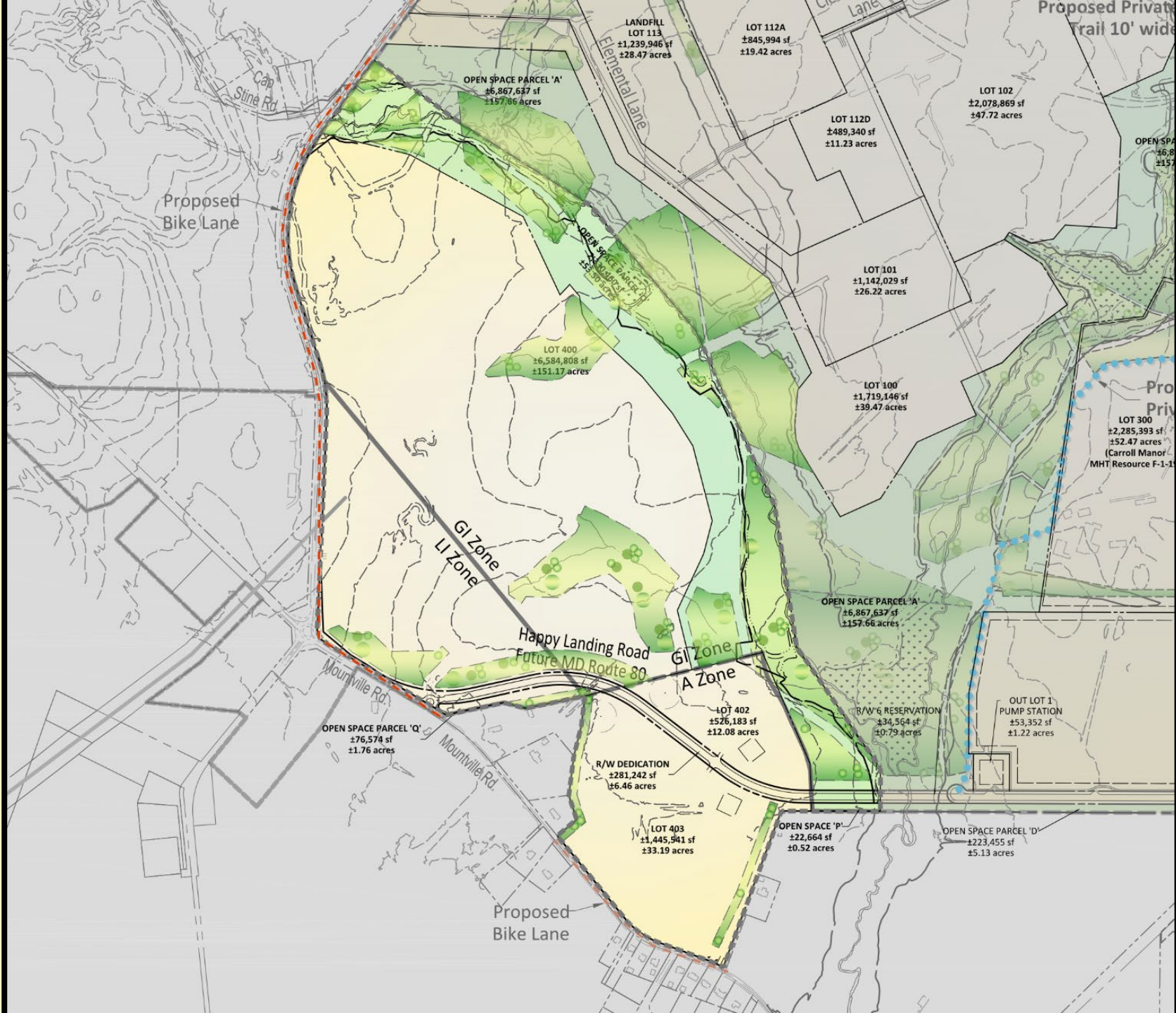
- Elementary School, Existing
- Community Park, Existing
- Library, Proposed
- Transit Station, Proposed
- Minor Arterial, Existing
- Minor Arterial, Proposed
- Collector, Existing
- Agricultural / Rural
- Natural Resource
- Public Parkland / Open Space
- Rural Community
- Rural Residential
- Low Density Residential
- Village Center
- Limited Industrial
- General Industrial
- Institutional
- Community Growth Area

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Aerial Photography, 2020
Date: 12/13/2023
Prepared by: Frederick County
Community Development Division



1:15,000 0 750 1,500 Feet







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).

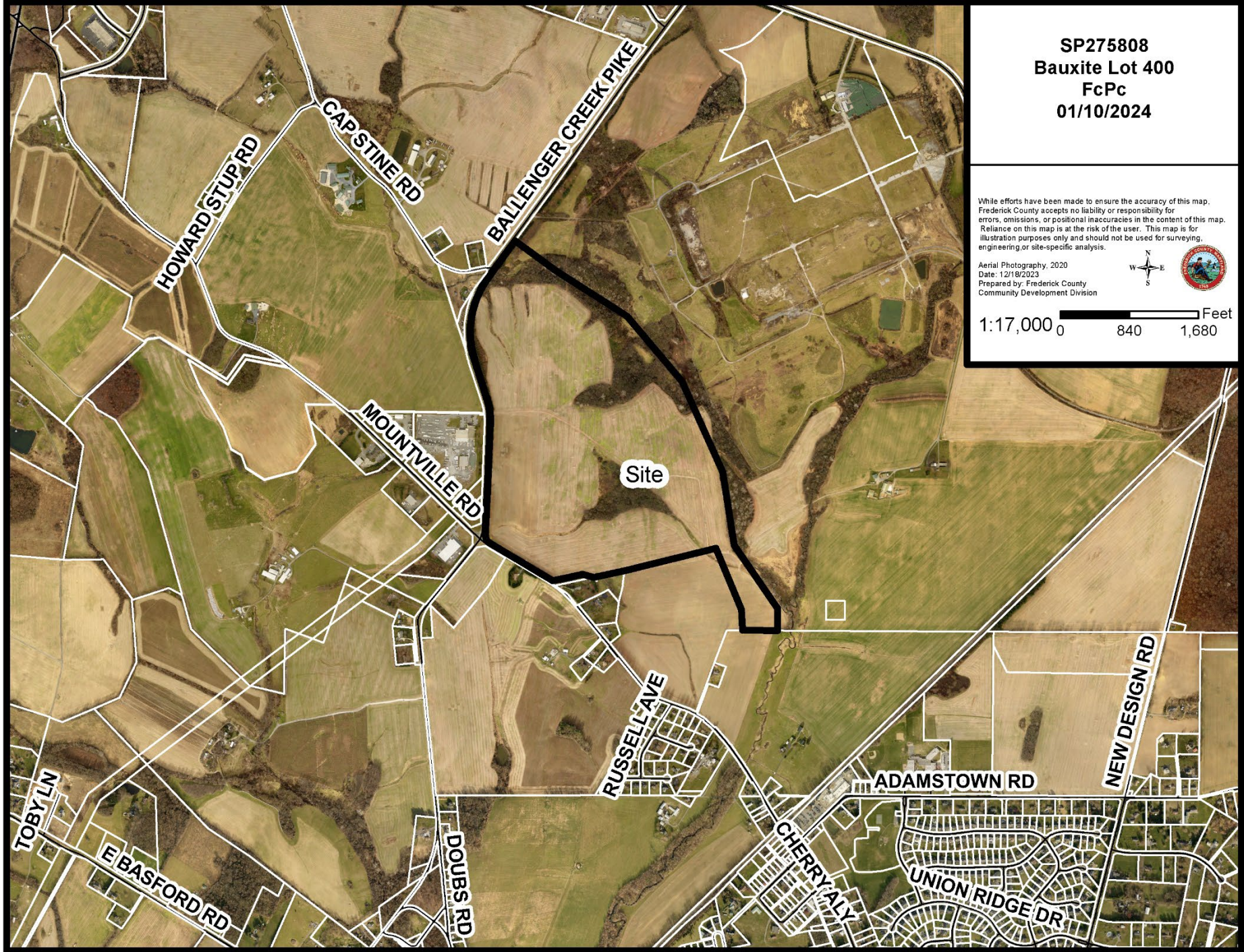
Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements once the following conditions are met:

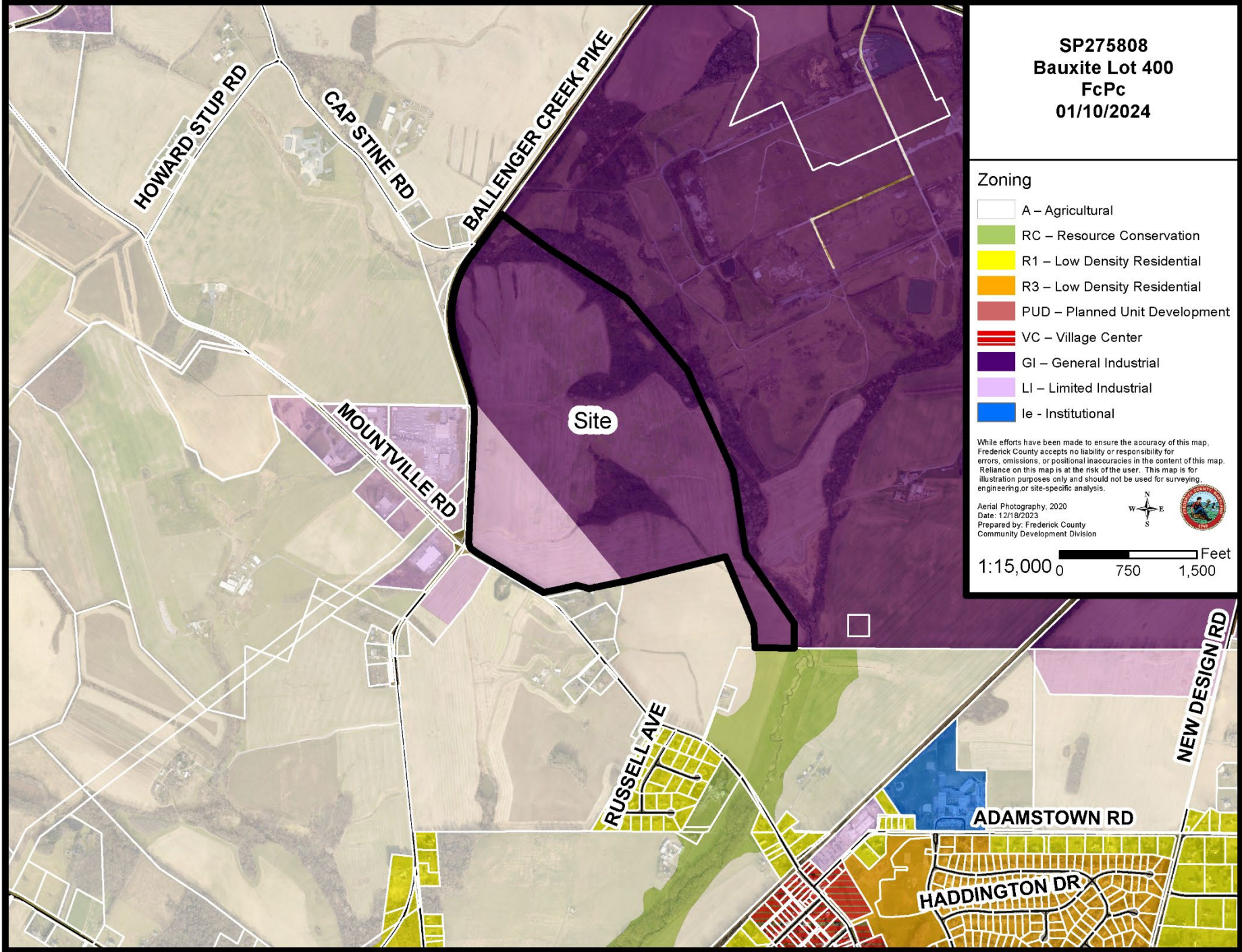
Staff-proposed conditions of approval:

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





SP275808
Bauxite Lot 400
FcPc
01/10/2024

Zoning

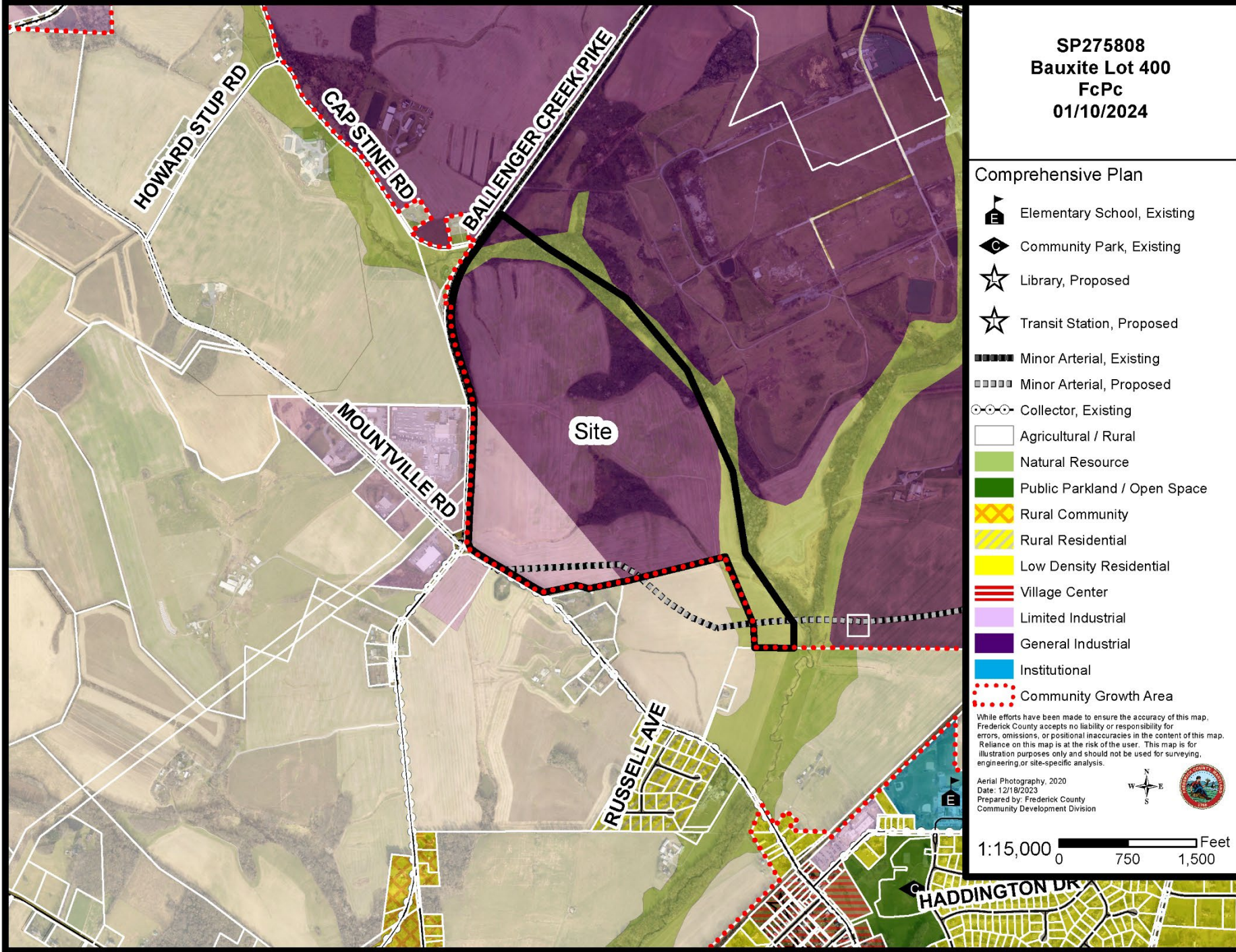
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Aerial Photography, 2020
Date: 12/18/2023
Prepared by: Frederick County
Community Development Division



1:15,000 0 750 1,500 Feet



SP275808
Bauxite Lot 400
FcPc
01/10/2024

Comprehensive Plan

- Elementary School, Existing
- Community Park, Existing
- Library, Proposed
- Transit Station, Proposed
- Minor Arterial, Existing
- Minor Arterial, Proposed
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Aerial Photography, 2020
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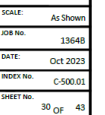


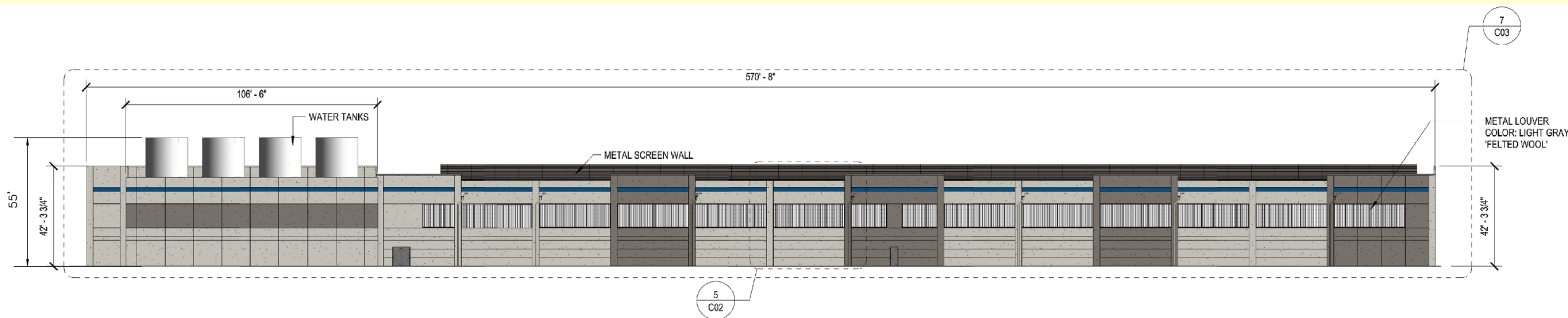
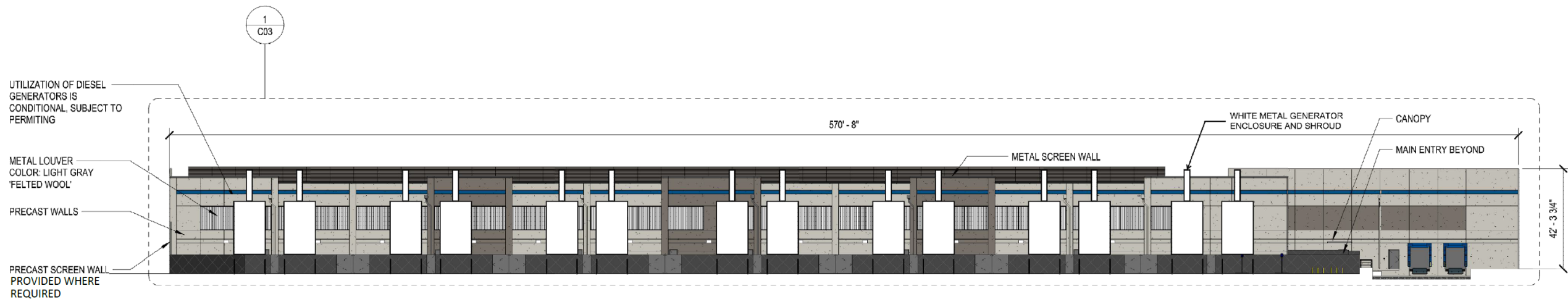
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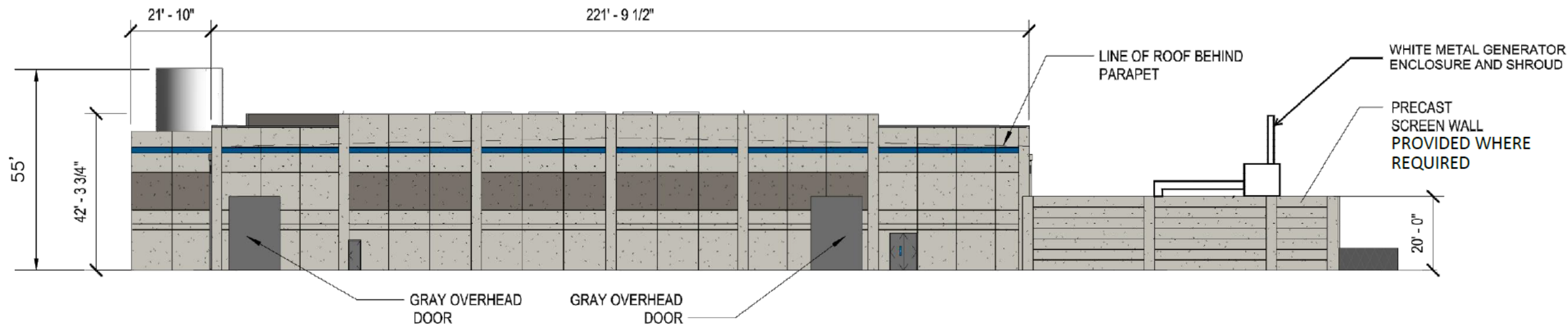
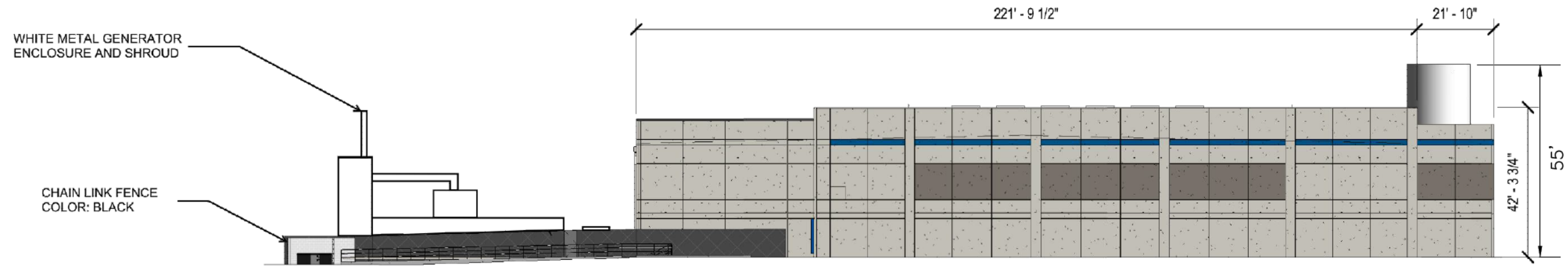


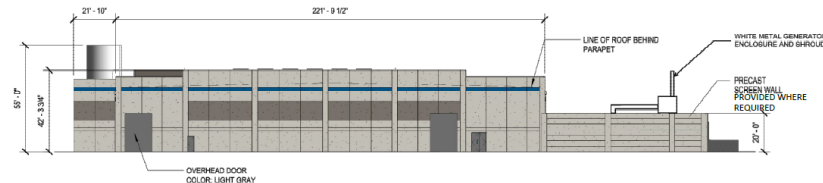
BAUXITE RENDERED SITEPLAN











1928 = 1-9

NOTE: WHERE PRECAST SCREEN WALLS ARE NOT
REQUIRED, 9-FT CHAIN LINK FENCE WILL BE PROVIDED
AROUND THE UTILITY YARDS

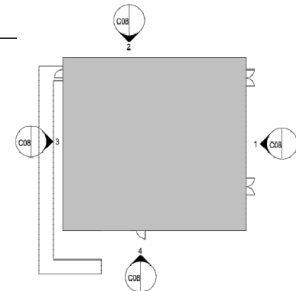
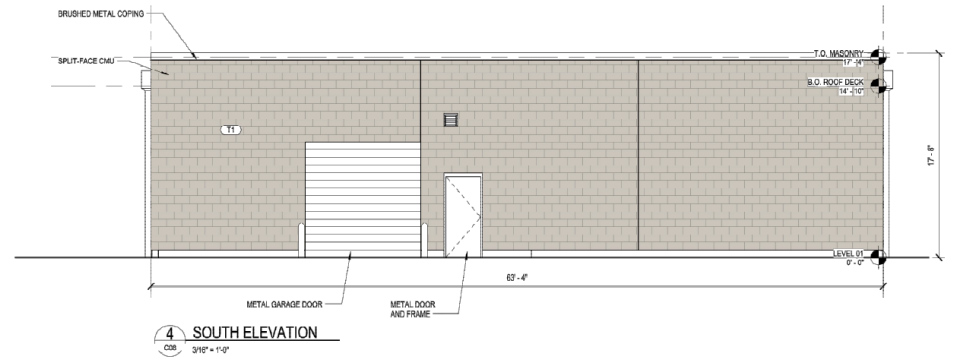
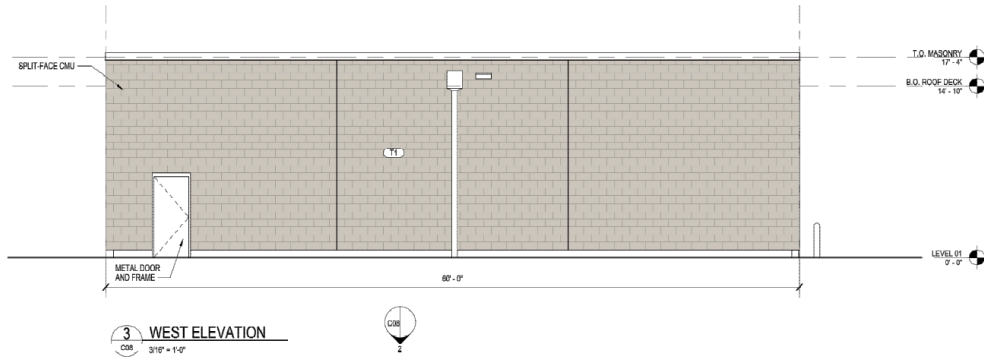
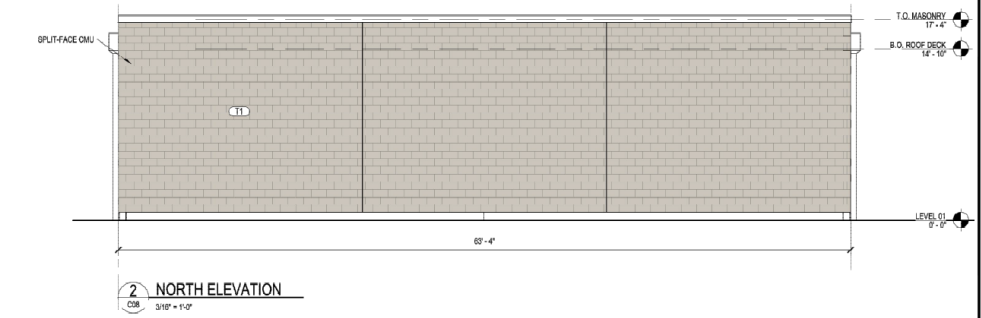
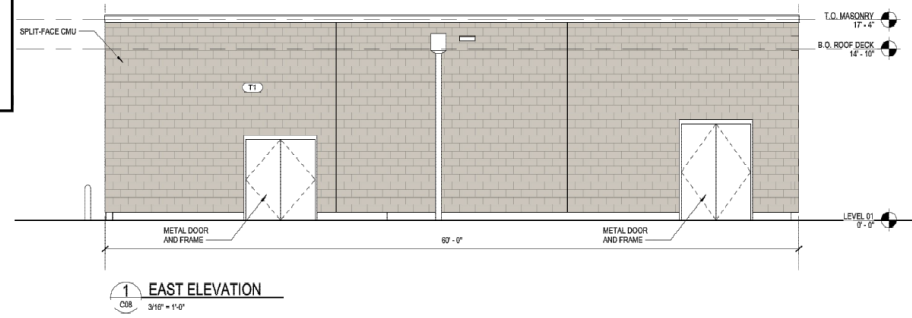
OWNER/DEVELOPER:
Rowan Frederick, LLC.
160 E State Street, Suite 120
Traverse City, MI 49686

Contact: Xiomara Gerlach
Phone: (231) 769-2938

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

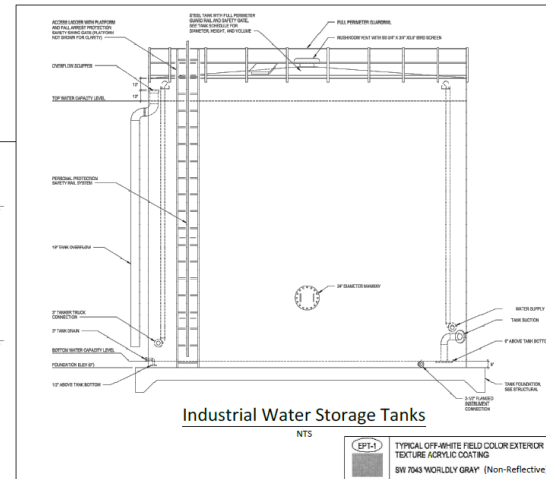
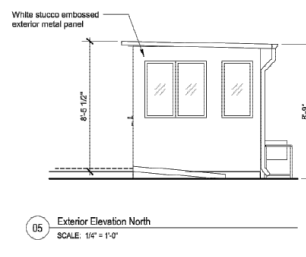
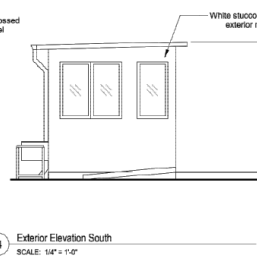
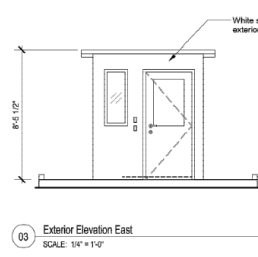
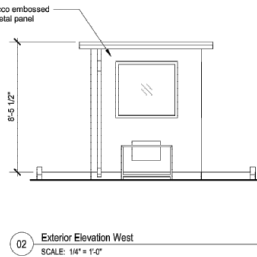
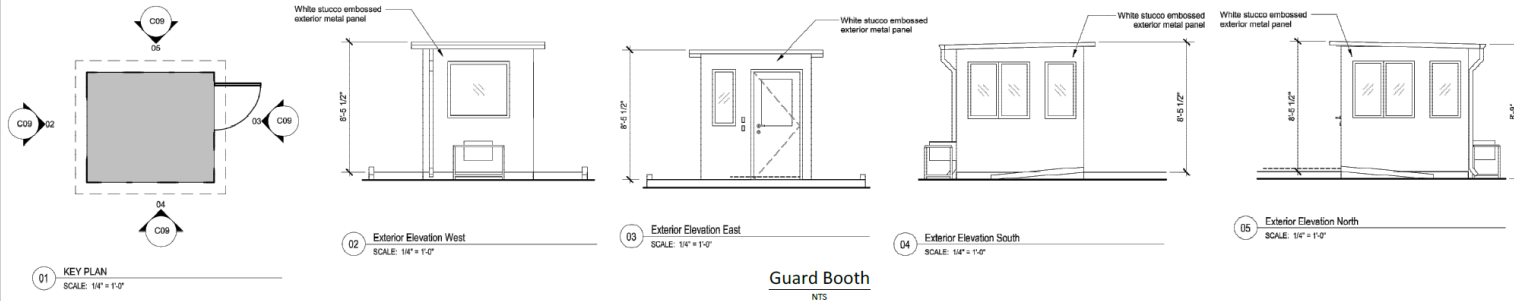
SCALE:	As Shown
JOB No.	13648
DATE:	Oct 2023
INDEX No.	C-500.02
SHEET No.	31 OF 43





EXTERIOR FINISH LEGEND

	GROUND FACE STRUCTURAL CMU WITH CLEAR ACRYLIC SEALANT TRENDSTONE - BUTTERFLICKLE MIDWEST
	GROUND FACE STRUCTURAL CMU WITH CLEAR ACRYLIC SEALANT TRENDSTONE - SUNDOWN MIDWEST



REVISION	DATE	REVISION	DATE	BY	DATE
				BASE DATA	CADD
				DESIGNED	
				DRAWN	
				REVIEWED	
				RELEASE FOR <input type="checkbox"/>	
				BY _____	DATE _____

OWNER/DEVELOPER:
Rowan Frederick, LLC.
160 E State Street, Suite 120
Traverse City, MI 49686

Contact: Xiomara Gerlach
Phone: (231) 769-2938

Architecture
Building F, Industrial Water
Storage Tank & Guard Booth

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

Lot 400 Data Centers
Type 1 Site Plan
Bauxite
SP275808
Liber 15038, Folio 393
Election District No. 1
Frederick County, Maryland

SCALE:	As Shown
JOB No.	13648
DATE:	Oct 2023
INDEX No.	C-500.04
SHEET No.	33 OF 43



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.