

Frederick County Planning Commission



August 14, 2024

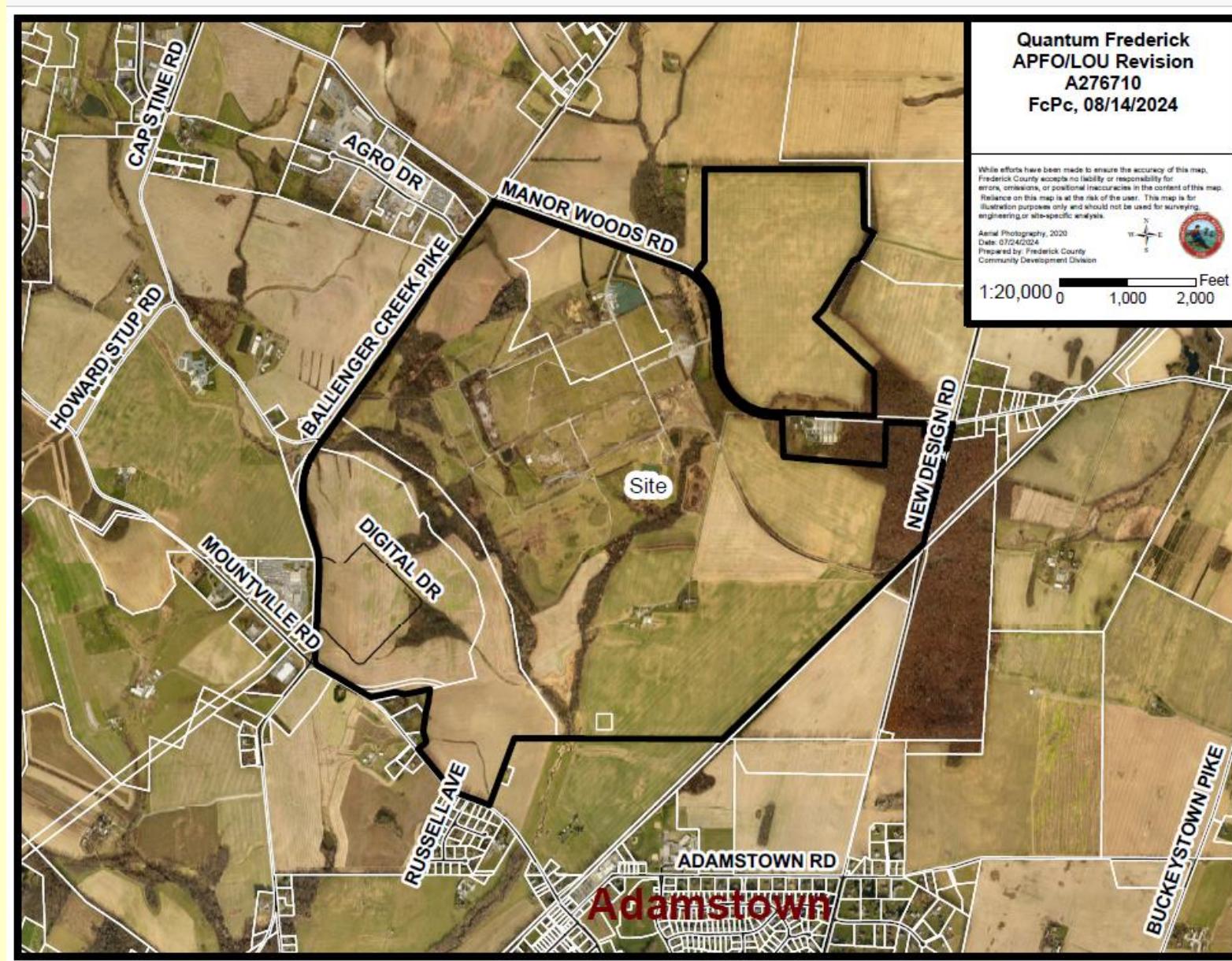
Quantum Frederick

Amended and Restated Letter of Understanding

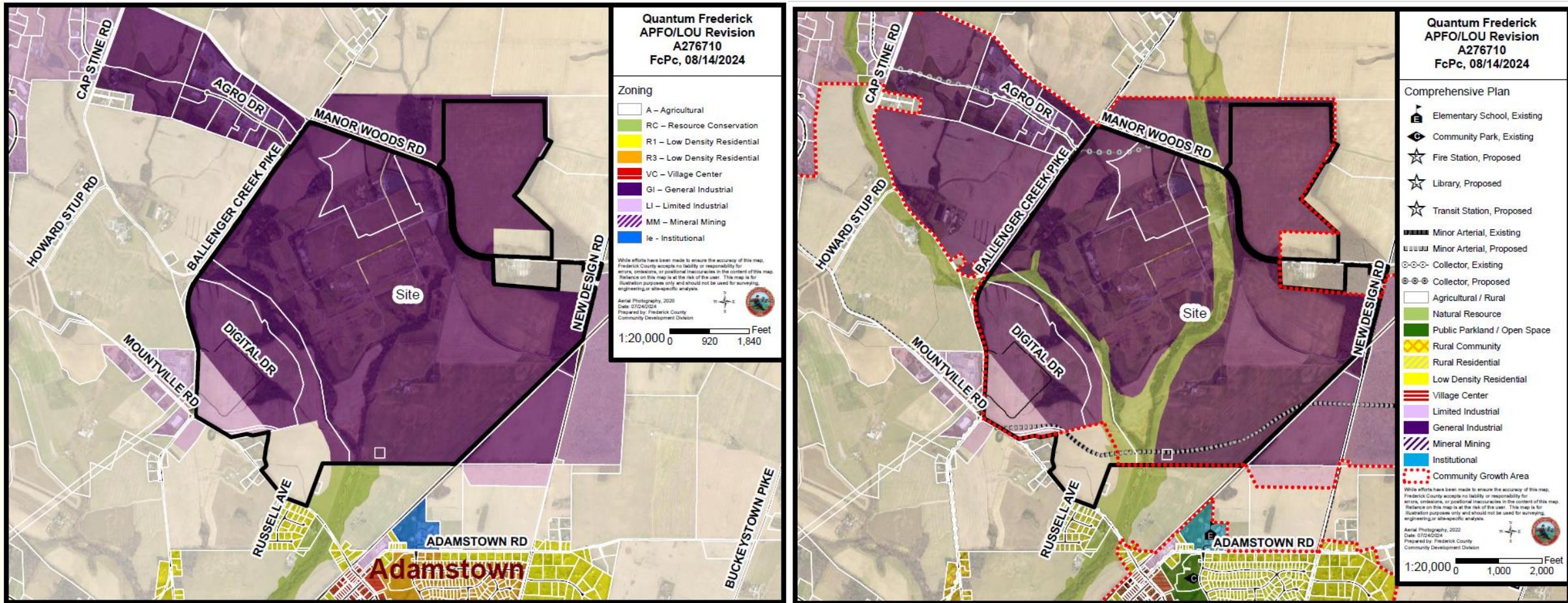
The Applicant is requesting to amend and restate the previously approved LOU to adjust the timing of road improvements, advance several roadway mitigations from later phases, add funding for an adjacent trail project, and accelerate the payment of escrow contributions.

Located north and east of the intersection of Ballenger Creek Pike and Mountville Road.

AERIAL



ZONING AND COMPREHENSIVE MAP



ANALYSIS

A Traffic Memorandum (TM) submitted by Wells + Associates, dated June 26, 2024, and revised July 9, 2024, further analyzed the traffic forecasting and level of service analysis in the previously approved TIA, with the intent to split Phase II into two phases (Phase II.A and II.B).

The purpose of splitting Phase II is to adjust timing mechanisms for roadway improvements, advance several roadway mitigations from later phases and accelerate the schedule for escrow contributions. The maximum cumulative peak hour trips in Phase II remains unchanged from prior approvals.

PHASE II CHANGES

Existing Phase II LOU Text

PHASE II

Up to 1,079 additional a.m. peak hour trips and 931 additional p.m. peak hour trips
Maximum Cumulative Trips - 1,222 a.m. peak hour and 1,056 p.m. peak hour

Prior to lot recordation or the issuance of any building permits for any uses utilizing Phase II trips, the Developer shall guarantee the following improvements:

- a. Construct a roundabout at the intersection of Manor Woods Road and Quantum North/South Loop Roads. The roundabout is to be constructed with a single circulating lane.
- b. Construct the Quantum South Loop Road prior to building permit issuance for any parcel requiring site access from this proposed roadway.
- c. Construct the Quantum North Loop Road prior to building permit issuance for any parcel requiring Site access from this proposed roadway.
- d. Install a roundabout at the intersection of Ballenger Creek Pike and Mountville Road. The roundabout will consist of two circulating lanes with the associated acceleration/deceleration lanes and tapers.
- e. US 15/Mountville Road: Construct an exclusive right-turn lane and taper on the westbound approach, or as otherwise determined and approved, by MDOT SHA and the County, necessary to mitigate the traffic issue.
- f. Construct required traffic signal improvements as identified in Section II.B, below.

Proposed Phase II.A and II.B LOU Text

PHASE II

Up to 1,079 additional a.m. peak hour trips and 931 additional p.m. peak hour trips
Maximum Cumulative Trips - 1,222 a.m. peak hour and 1,056 p.m. peak hour

Phase II in Section 2.A is subdivided into two sections (1. and 2.) based upon the Traffic Memorandum submitted by Wells + Associates, dated June 26, 2024, and revised July 9, 2024, which further analyzed and refined the traffic forecasting and level of service analysis in the previously approved TIA. Phase IIA allows up to 428 additional a.m. and 370 additional p.m. peak hour trips and Phase IIB allows up to 651 additional a.m. and 561 additional p.m. peak hour trips for a total of 1,079 additional a.m. and 931 additional p.m. peak hour trips. Max cumulative trips for Phase I, Phase IIA and Phase IIB remain 1,222 a.m. and 1,056 p.m. peak hour trips.

PHASE IIA. The Developer shall guarantee the following improvements prior to the issuance of any building permits for any uses utilizing Phase IIA trips and construct prior to utilizing Phase IIB trips, as identified below:

- a. Construct a roundabout at the intersection of Manor Woods Road and Quantum North/South Loop Roads. The roundabout is to be constructed with a single circulating lane.
- b. Construct the Quantum South Loop Road prior to building permit issuance for any parcel requiring site access from this proposed roadway.
- c. Guarantee a roundabout at the intersection of Ballenger Creek Pike and Mountville Road. The roundabout will consist of two circulating lanes with the associated acceleration/deceleration lanes and tapers.
- d. US 15/Mountville Road: Construct an exclusive right-turn lane and taper on the westbound approach, or as otherwise determined and approved, by MDOT SHA and the County, necessary to mitigate the traffic issue.
- e. Guarantee the future MD 80, (Happy Landing Road), from New Design Road west to the proposed sewerage pump station. This improvement will include a temporary cul-de-sac turnaround.

PHASE IIB. The Developer shall guarantee the following improvements prior to the issuance of any building permits for any uses utilizing Phase IIB trips and construct prior to utilizing Phase III trips, as identified below:

- a. Construct the roundabout at the intersection of Ballenger Creek Pike and Mountville Road. The roundabout will consist of two circulating lanes with the associated acceleration/deceleration lanes and tapers. The roundabout shall be open to traffic prior to the issuance of any building permits for any uses utilizing Phase IIB trips.
- b. Construct the Quantum North Loop Road (QNLR) prior to building permit issuance for any parcel requiring Site access from this proposed roadway. The QNLR shall be open to traffic prior to the issuance of any Certificates of Occupancy for any uses utilizing the QNLR for site access.
- c. Construct the future MD 80, (Happy Landing Road) and proposed roundabout intersection, from New Design Road west to the proposed sewerage pump station. This construction will include a temporary cul-de-sac turnaround and be constructed and open to traffic prior to the issuance of any Certificates of Occupancy for any uses utilizing this road for site access.
- d. Guarantee the future MD 80 (Happy Landing Road) from the temporary cul-de-sac turnaround west to its proposed intersection with Mountville Road.
- e. If warranted, construct required traffic signal improvements as identified in Section II. B, below.

RECOMMENDATION

Staff finds that this Second Amended and Restated Quantum Frederick LOU satisfies the requirements identified in the APFO and its Guidelines. Staff has no objection to the approval of this APFO LOU as it advances the schedule of several road mitigations, provides for earlier escrow contributions and provides additional funding for the New Design Road Sidepath. If the Planning Commission approves the APFO application and LOU, the APFO approval period of remains unchanged and will expire on December 15, 2035.

Cromwell

Revised Preliminary Plan

The Applicant is requesting approval for the revised Preliminary Subdivision Plan for the Cromwell development for 488 age-restricted residential units (192 single family detached, 184 single family attached/townhome, 112 multifamily units) located on a 160.87-acre Site.



RECOMMENDATION

Staff has no objection to the conditional approval of the revised Cromwell Preliminary Plan.

If the Planning Commission approves the Preliminary Plan, the Preliminary Plan is valid for a period of five (5) years from the date of Planning Commission approval (valid through August 14, 2029).

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

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

1. A parking space modification to allow for 1,514 parking spaces, 446 more spaces than the required 1,068 spaces.
2. A parking lot modification for a reduction of the dimensions of a standard parking lot from 60 feet to 58 feet, which allows for the reduction of the drive aisle from 24 feet to 22 feet within the multifamily apartment parking lot areas of the project.
3. A landscape modification to reduce the planting panel width between the curb and sidewalk from the required 7 feet to 5 feet.
4. A landscape modification to allow for alternate planting design for street trees due to site distance setback requirements and water and sewerage easements.
5. A modification to allow for lots to have access on private roads within a PUD subdivision.

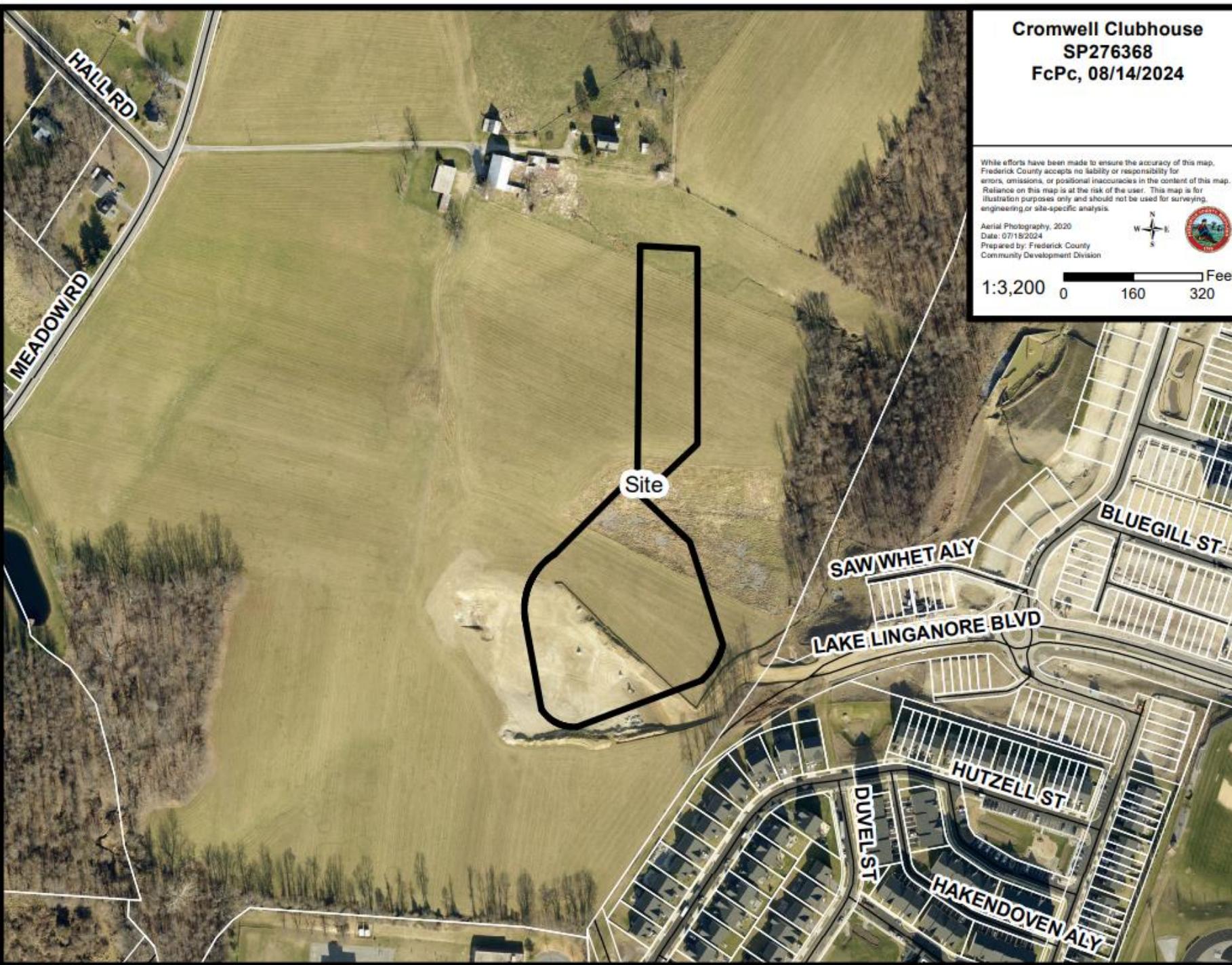
Staff-proposed conditions of approval:

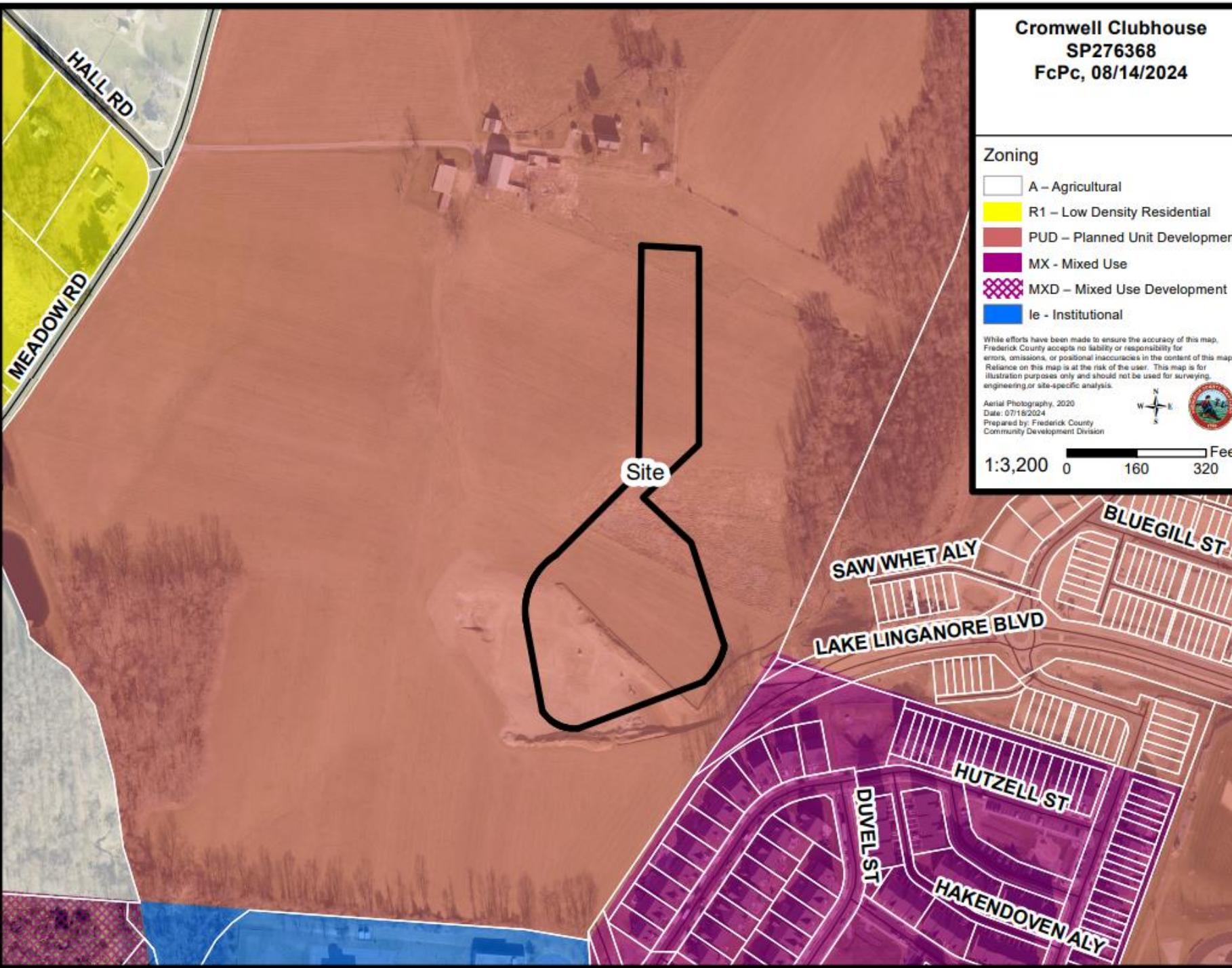
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

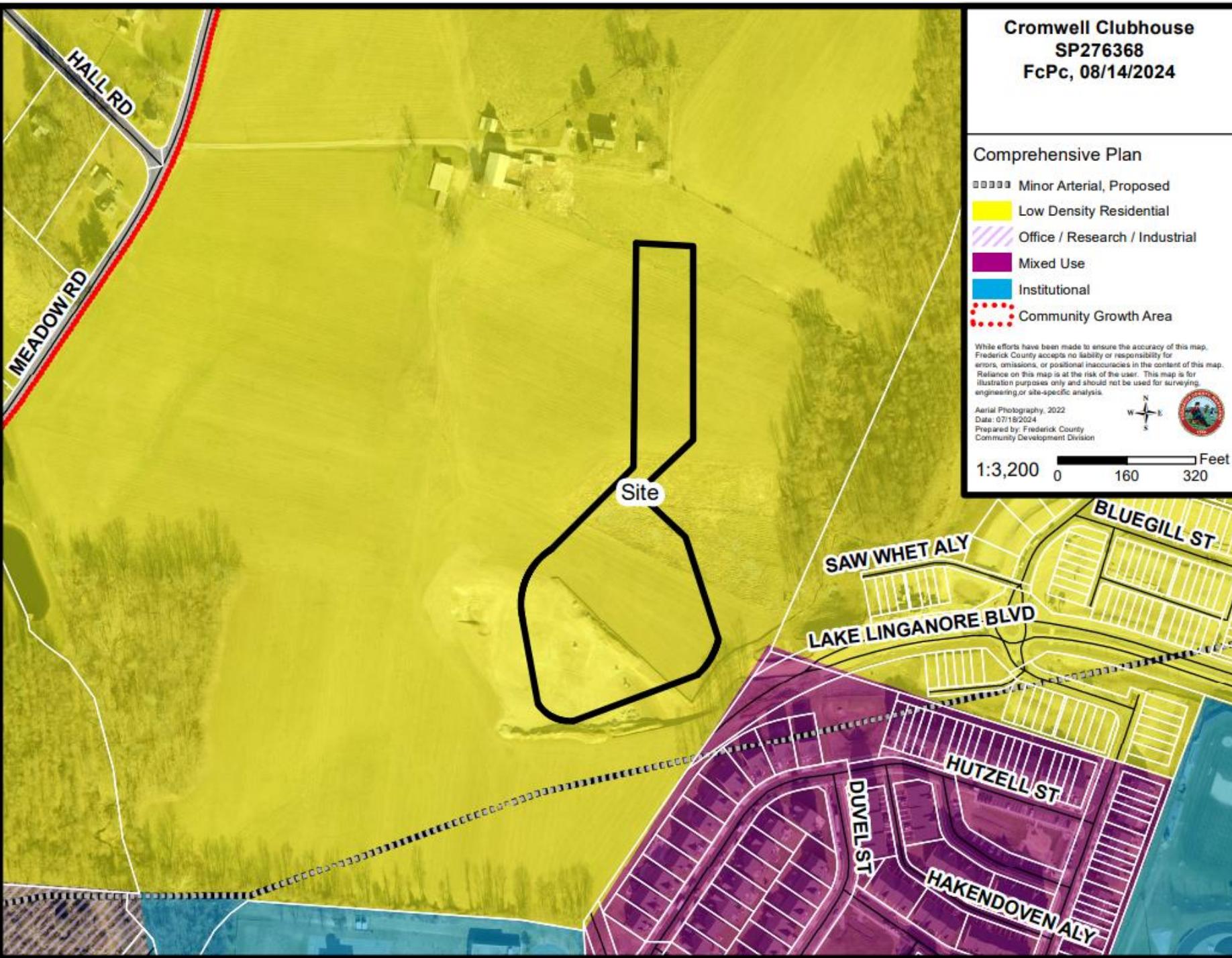
Cromwell Clubhouse

Site Plan

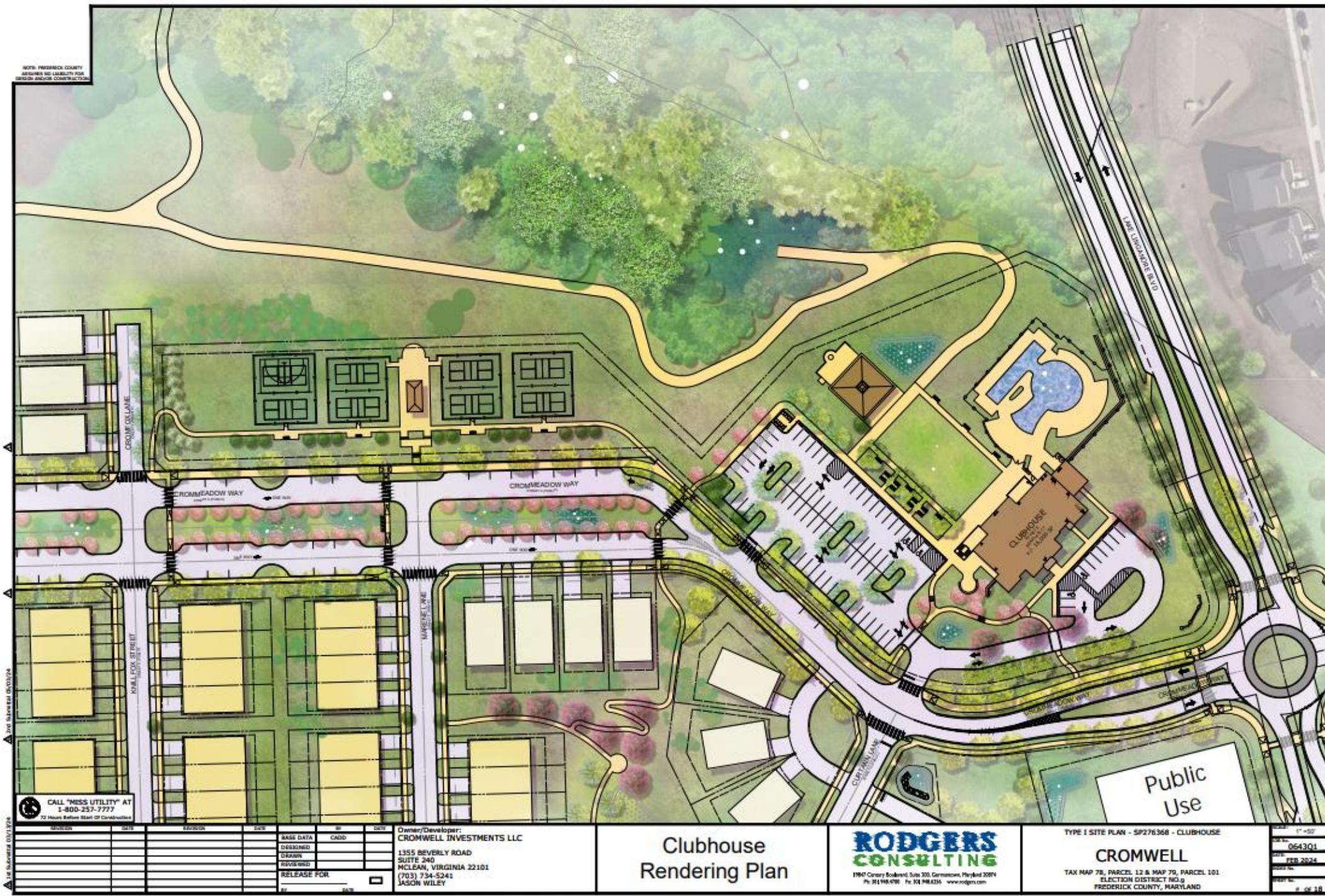
The Applicant is requesting Site Development Plan approval for a 16,000 sq ft clubhouse with other amenities located on a 5.32-acre Site.







NOTE: FREDERICK COUNTY
DISMISSES NO LIABILITY FOR
EXCISE AND/OR CONSTRUCTION



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1-800-257-7777
72 Hours Before Start Of Contests

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11. *What is the name of the author of the book you are reading?*

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10 of 10 pages

BASE DATA	NAME	DATE
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Clubhouse Rendering Plan

RODGERS
CONSULTING

TYPE I SITE PLAN - SP276368 - CLUBHOUSE
CROMWELL
TAX MAP 78, PARCEL 12 & MAP 79, PARCEL 12
ELECTION DISTRICT NO. 9
FREDERICK COUNTY, MARYLAND

1" -50'
064301
FEB 2024
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RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for the Cromwell Clubhouse. 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 14, 2027).

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 are met and modifications granted:

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

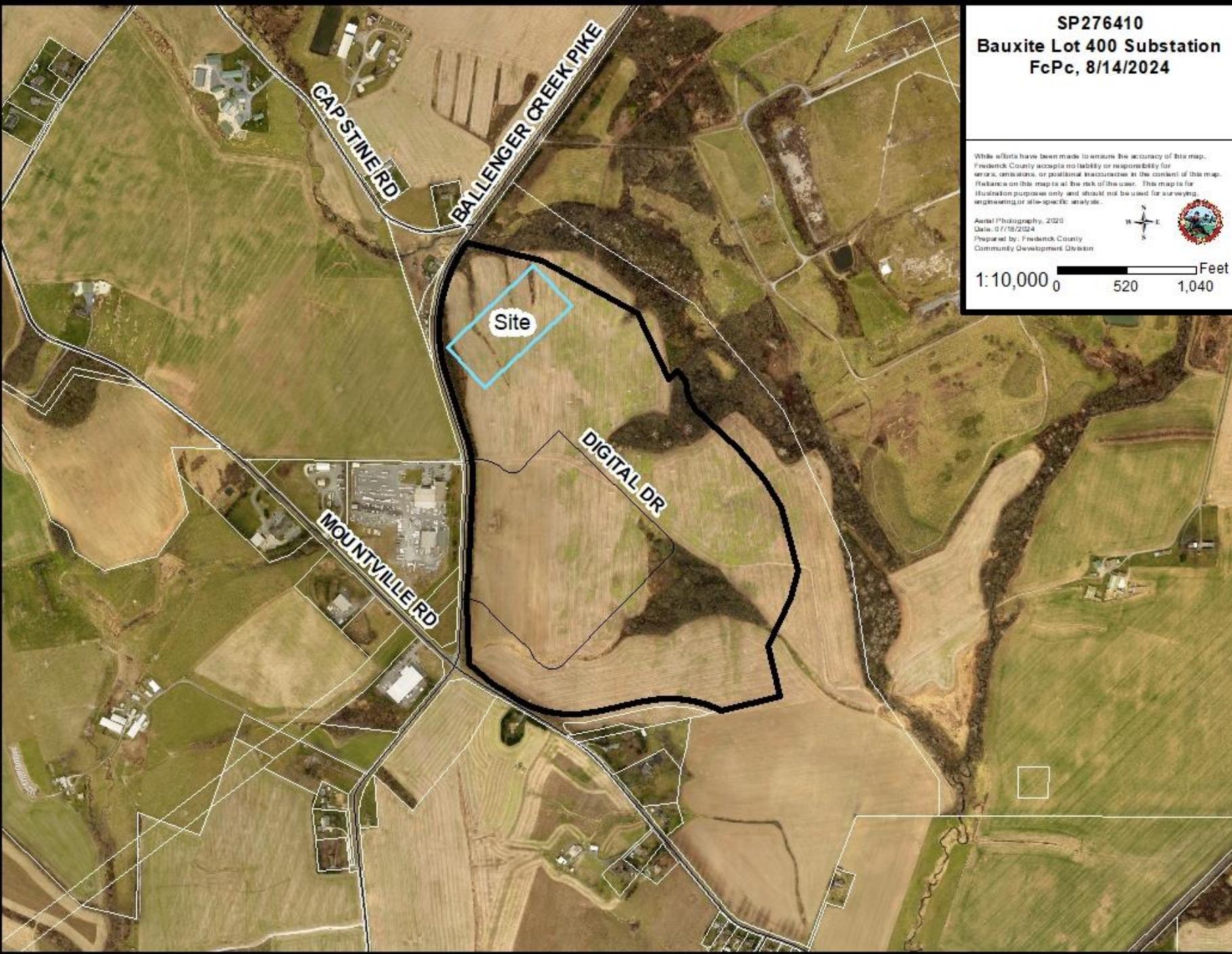
1. Approval of the parking modification to allow for the reduction of a standard parking lot width from 60 feet to 56 feet to allow a reduction of the drive aisle from 24 feet to 20 feet within the private clubhouse parking lot and a reduction from 40 feet to 38 feet at the clubhouse front entry/drop-off area.

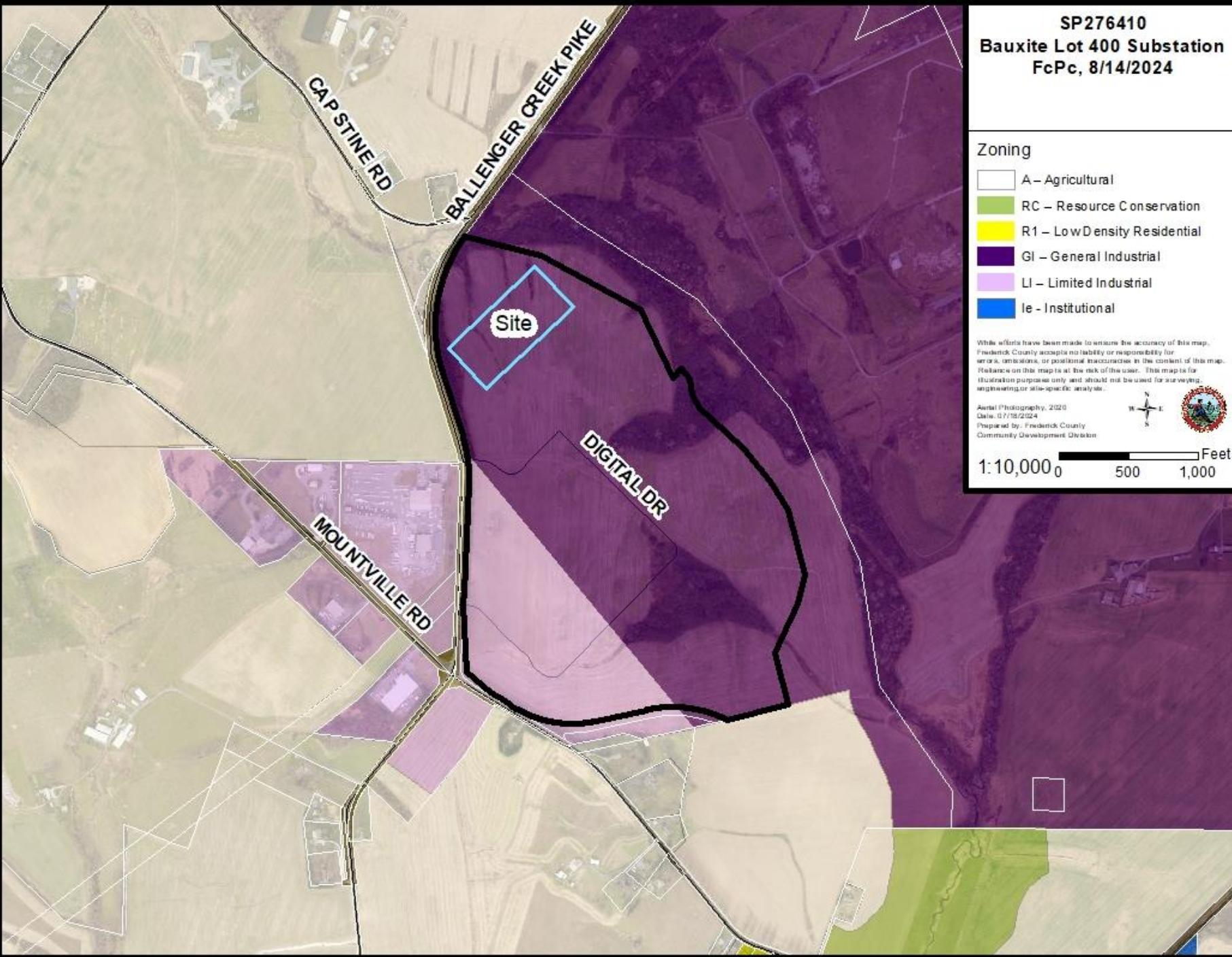
Staff recommends that the following items be added as conditions of approval:

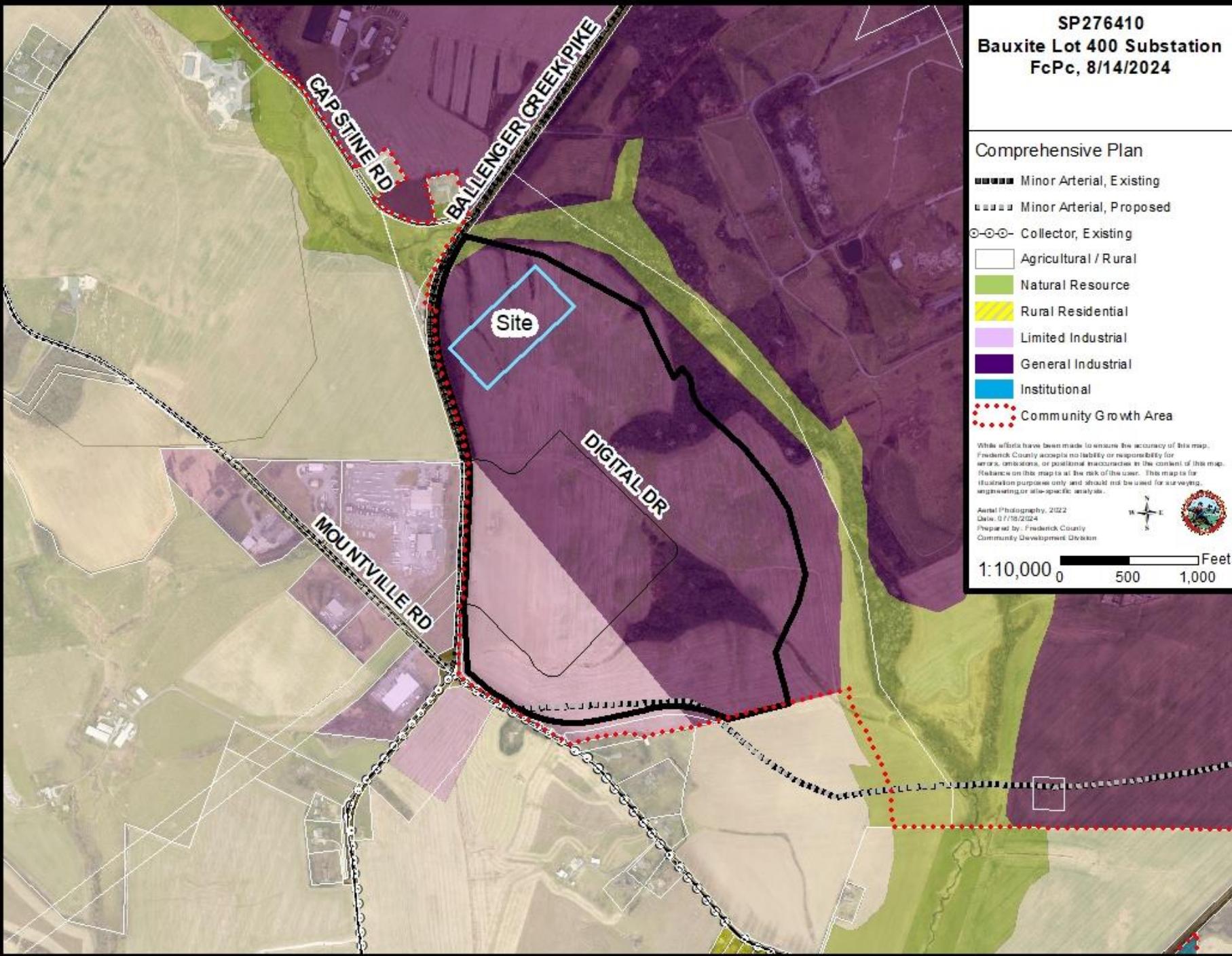
1. Address all agency comments as the plan proceeds through to completion.
2. The Final FRO plan must be approved and FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.

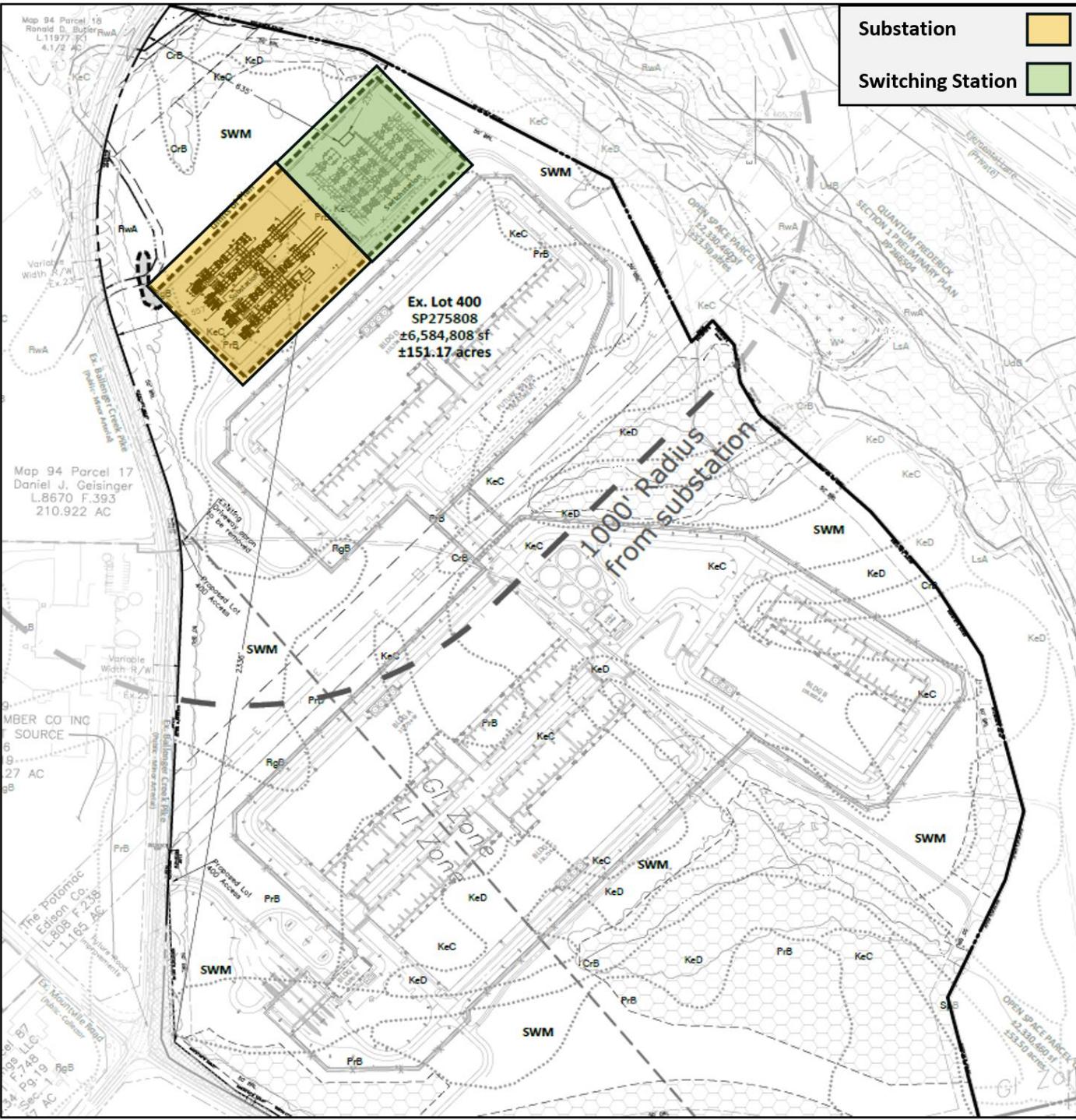
Bauxite Substation
Quantum Frederick Section 2, Lot 400
Site Plan

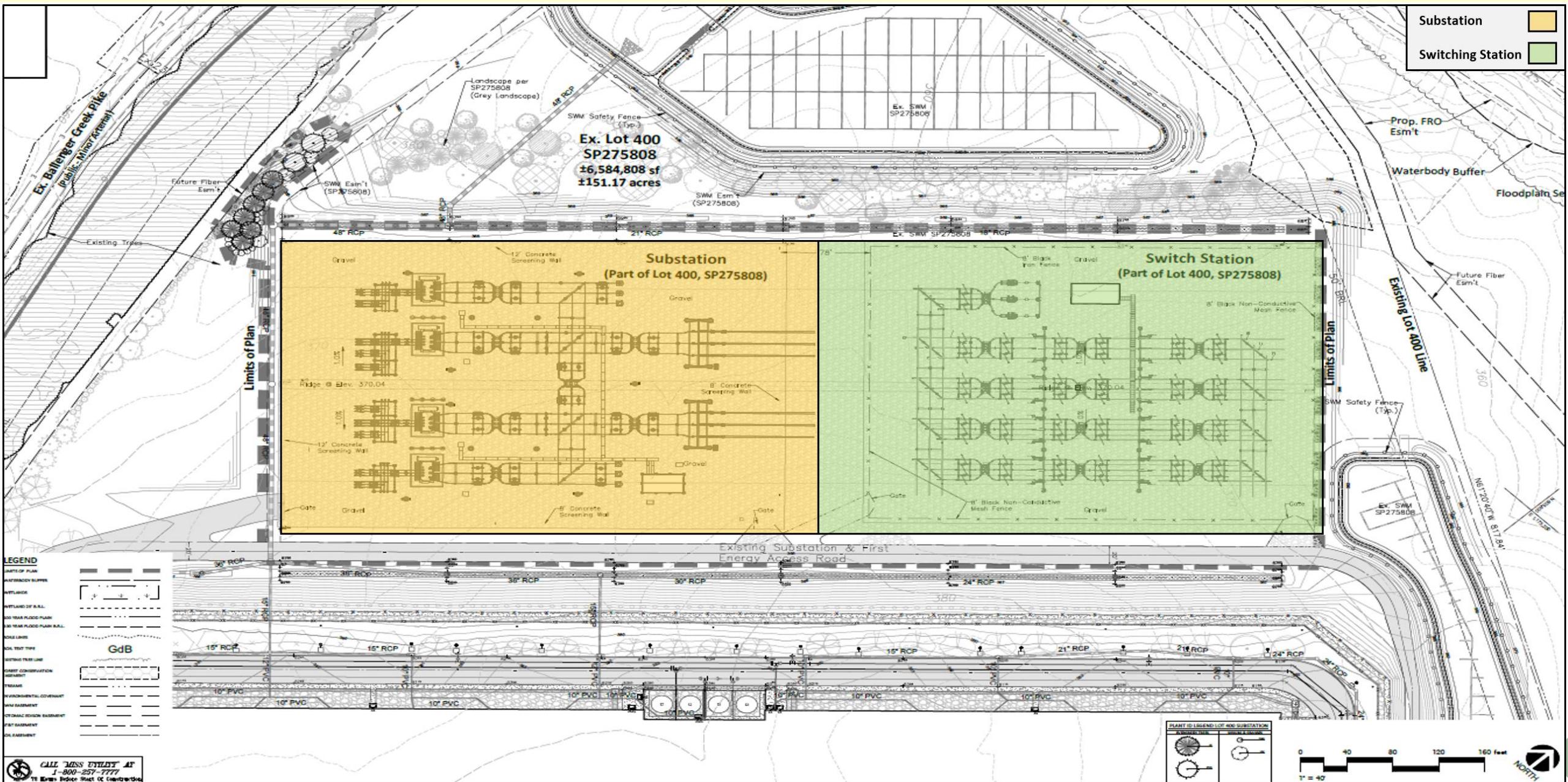
The Applicant is requesting Site Development Plan approval for a Critical Digital Infrastructure Electric Substation located on a 7.7-acre project area, within a 151.17-acre parcel.











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 (August 14, 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 request from the Applicant:

1. A lighting modification per §1-19-8.403(D)(2) to allow unshielded lights due to substation maintenance requirements.

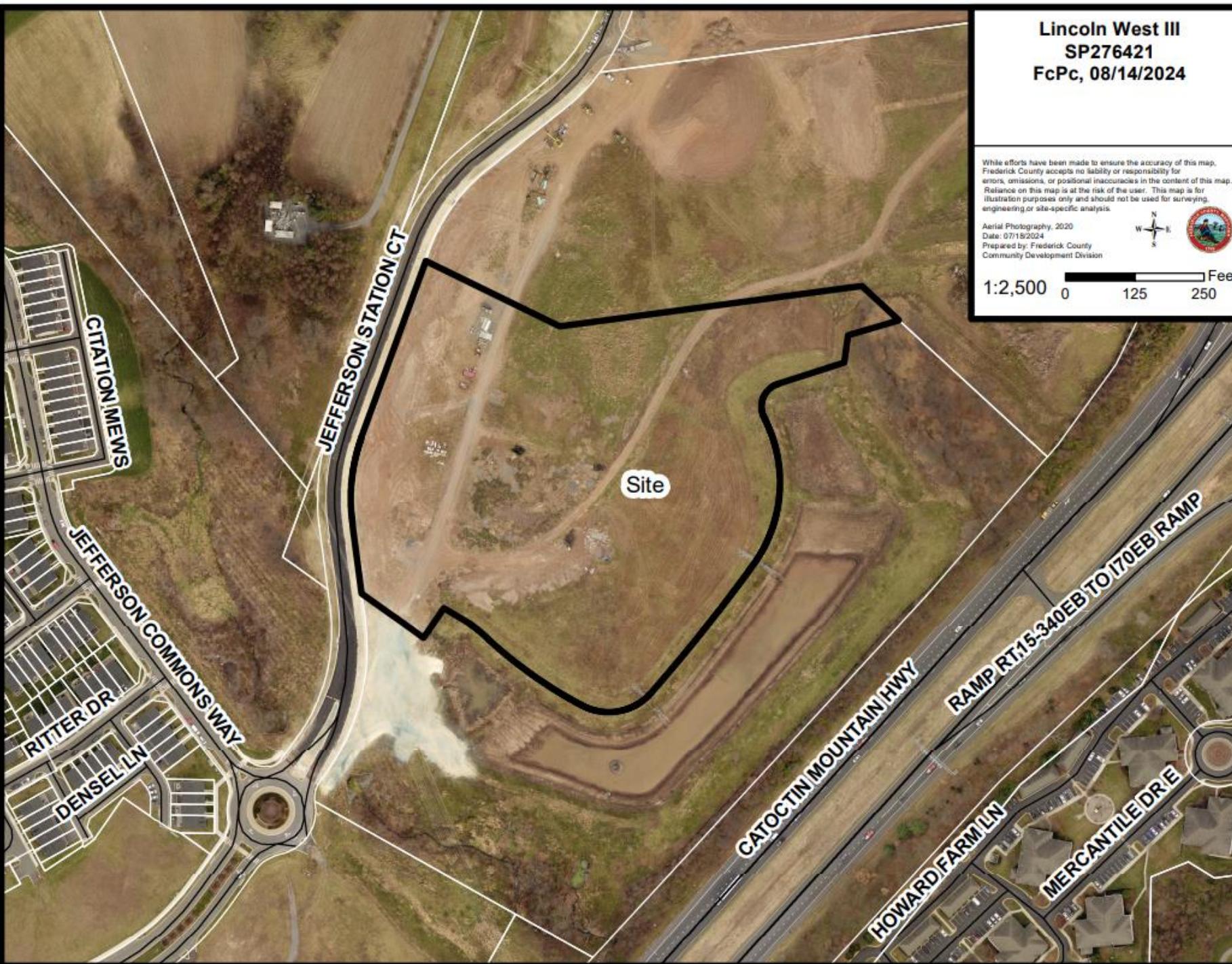
Staff-proposed conditions of approval:

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

Lincoln West

Site Plan

The Applicant is requesting Site Development Plan approval for a 164,604 sq. ft. building for a limited manufacturing and assembly use on a 10.91-acre Site.



Zoning

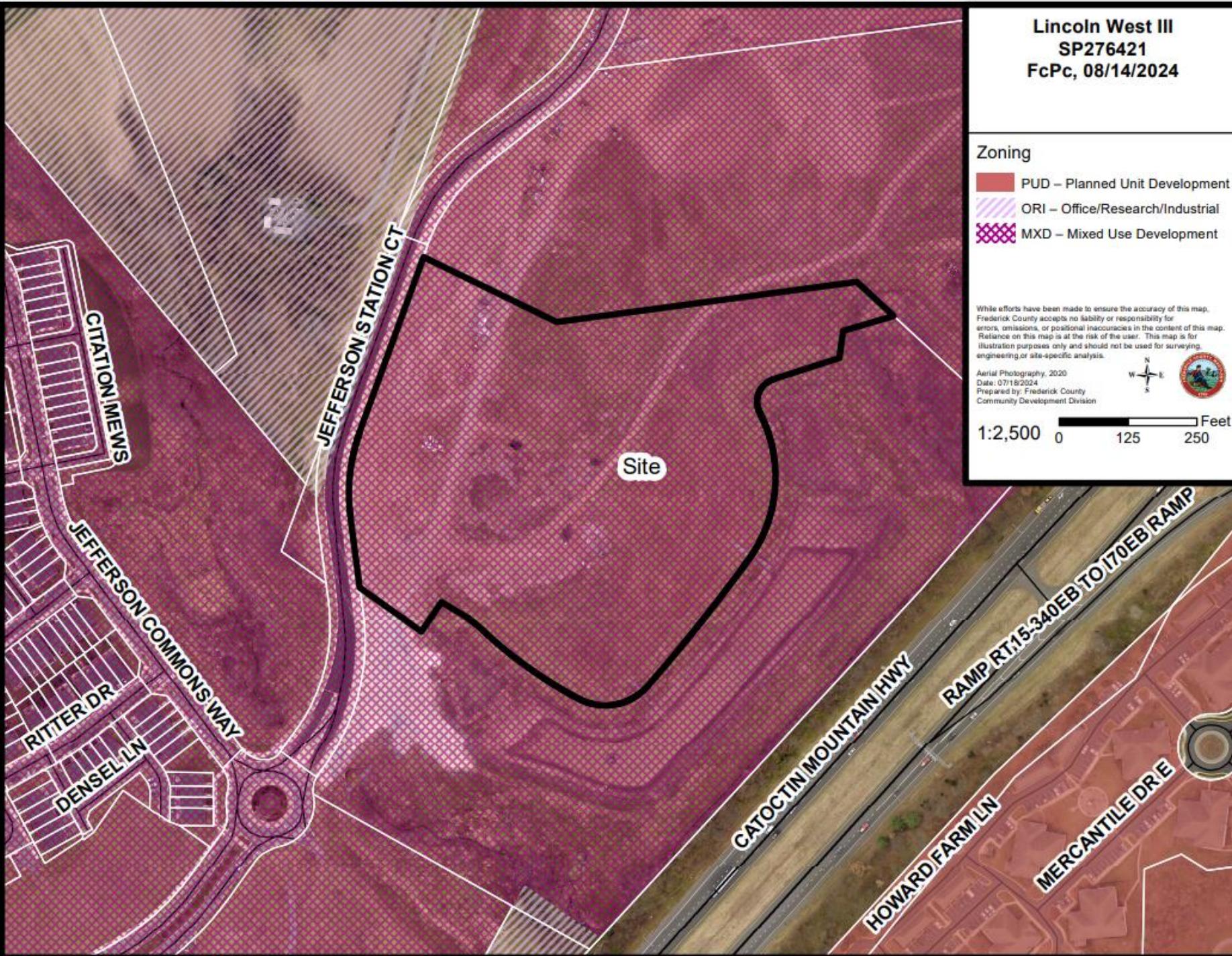
- PUD – Planned Unit Development
- ORI – Office/Research/Industrial
- MXD – Mixed Use Development

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: 07/18/2024
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet



Comprehensive Plan

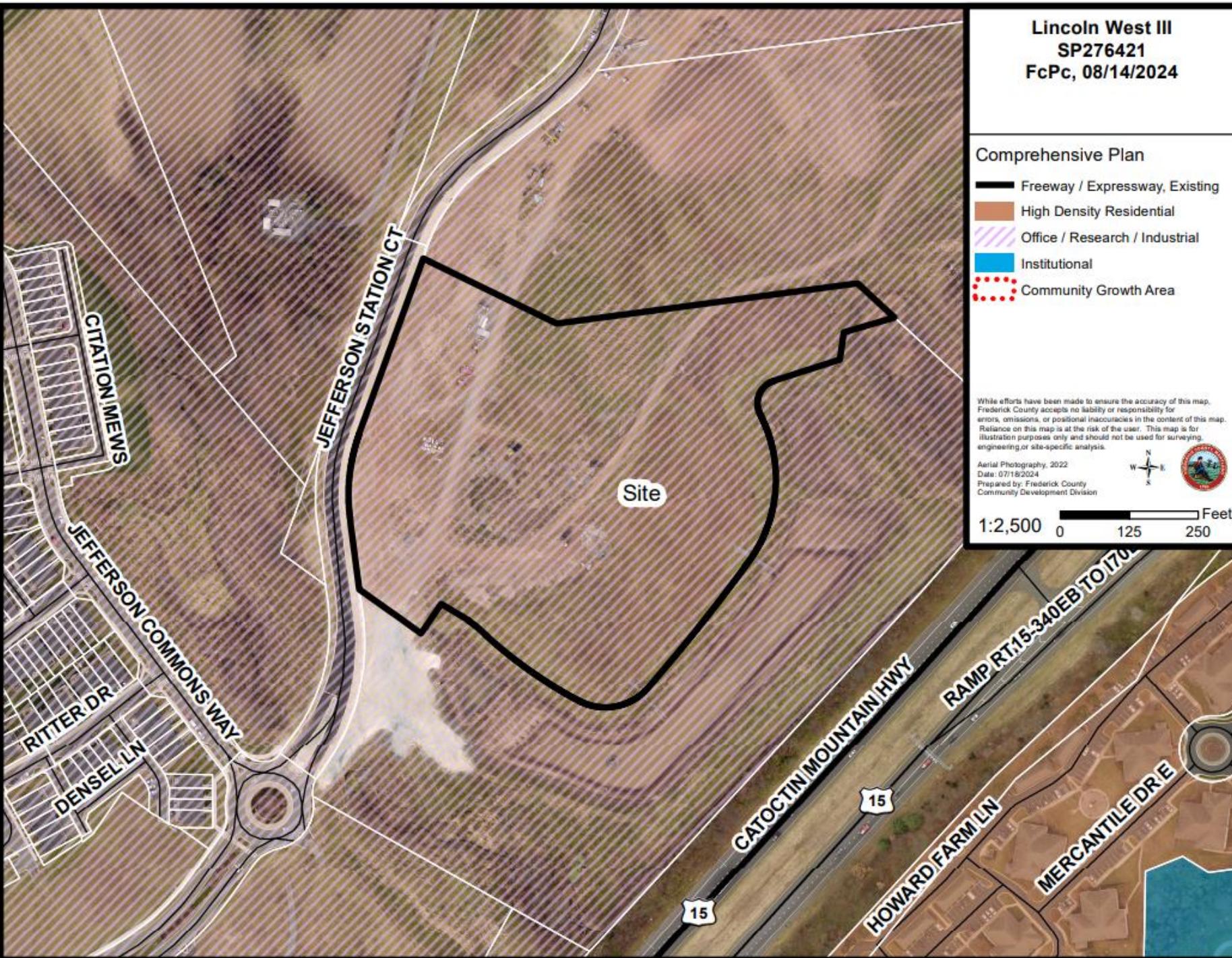
- Freeway / Expressway, Existing
- High Density Residential
- Office / Research / Industrial
- Institutional
- Community Growth Area

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Aerial Photography, 2022
Date: 07/18/2024
Prepared by: Frederick County
Community Development Division



0 125 250
Feet





RECOMMENDATION

Staff has no objection to conditional approval of the site plan for Lincoln West III. 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 14, 2027).

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 and conditions are met and modifications granted:

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

1. Approval of the lighting height modification of the 14-foot maximum height for light poles in a MXD Zoning district as provided in Section 1-19-6.500 to allow 18-foot tall pole mounted lights.
2. Approval of the alternate street tree planting modification as provided in Section 1-19-6.400(B)(1).

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

Center 85 at Westview South – Lot 208

Site Plan

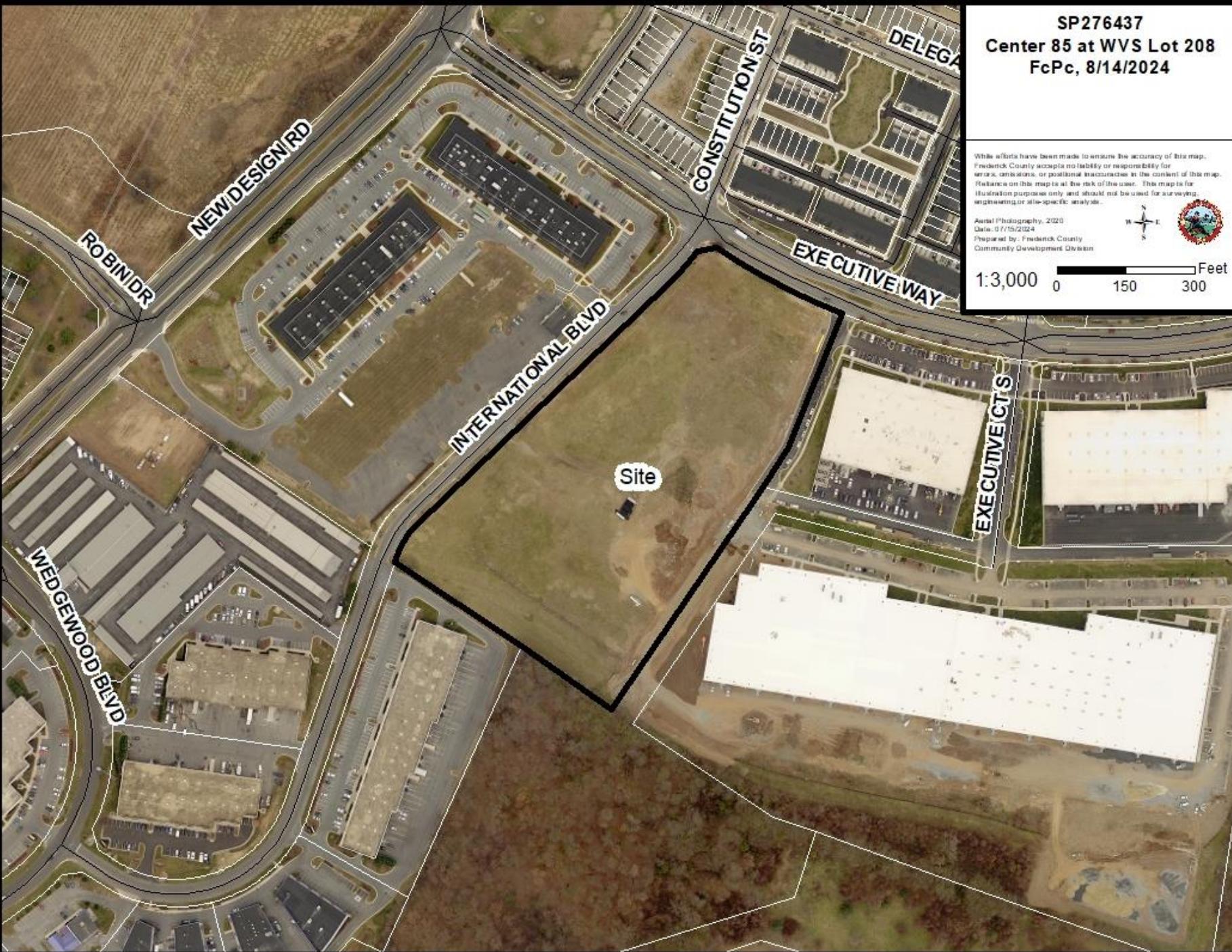
The Applicant is requesting Site Plan approval to construct a one-story 190,000 SF building, consisting of 35,000 SF employment use and 155,000 SF warehouse use, on a 10.78-acre Site.

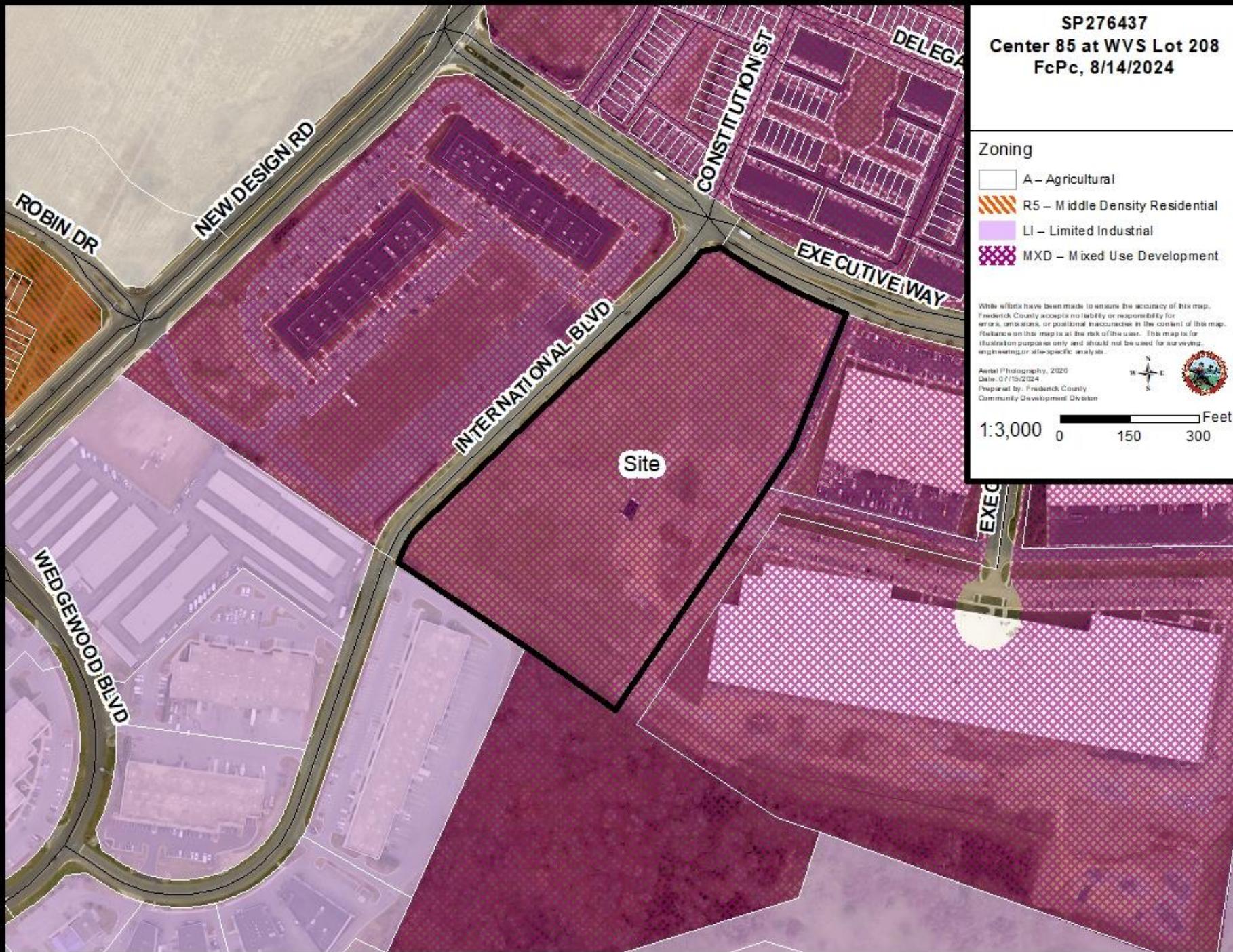


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SP276437
Center 85 at WVS Lot 208
FcPc, 8/14/2024

Comprehensive Plan

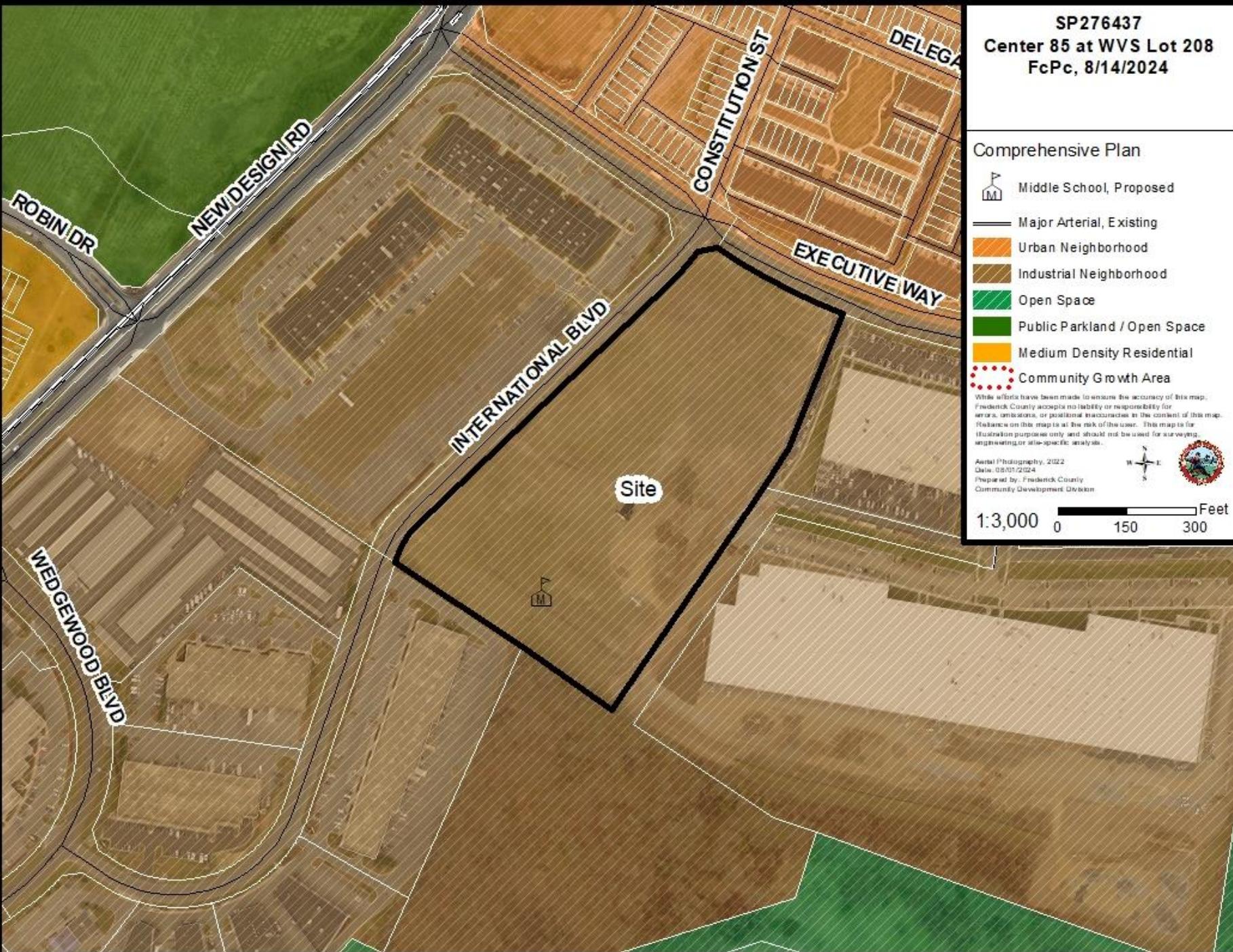
-  Middle School, Proposed
-  Major Arterial, Existing
-  Urban Neighborhood
-  Industrial Neighborhood
-  Open Space
-  Public Parkland / Open Space
-  Medium Density Residential
-  Community Growth Area

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Aerial Photography, 2022
Date: 08/01/2024
Prepared by: Frederick County
Community Development Division



1:3,000 0 150 300 Feet



EXECUTIVE WAY

80' PUBLIC RIGHT OF WAY
P.B.83 P.188, P.B.84 P.175, P.B.85 P.46 P.B.85 P.48

INTERNATIONAL BOULEVARD
60' PUBLIC RIGHT OF WAY
P-83 P-788

PROPOSED
LOT 208

LOT 202
CURRENTLY UNDER CONSTRUCTION
AP# SP266333

LOT 201

CURRENTLY UNDER CONSTRUCTION
AP# SP266330

LOT 203
CURRENTLY UNDER CONSTRUCTION
AP# SP266336

ILLUSTRATIVE PLAN
FOR
WESTVIEW SOUTH
LOT 208

AP# SP264049
SCALE 1"-50' 08-17-21

SCALE: 1" = 50' 08.13.21

 HARRIS | 125 S. CAL.
SUITE 100

FREDERICK
MARYLAND 21701

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AT CENTER 85



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RECOMMENDATION

Staff has no objection to the reapproval of this Site Plan. If the Planning Commission approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through August 14, 2027).

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

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

1. A lighting modification to allow some illumination in excess of 0.5 foot candles to cross property lines for the purpose of providing additional safety.
2. A lighting modification to allow a light fixture height of 18 feet, which is greater than the 14' height prescribed in Section 1-19-6.500(B)(1) of the Zoning Ordinance.

Staff-proposed conditions of approval:

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