

# Frederick County Planning Commission



August 14, 2024

# ***Quantum Frederick***

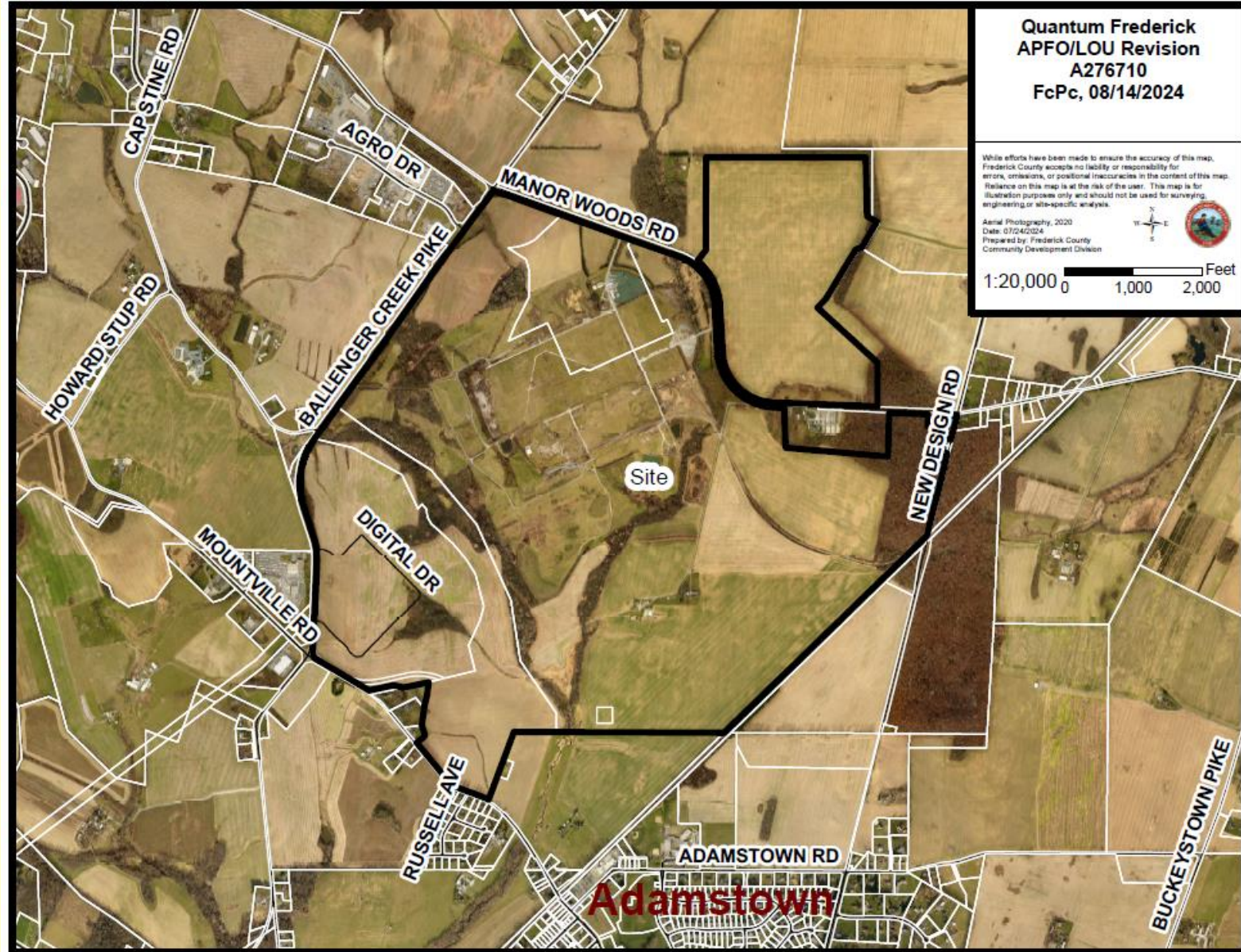
## *Amended and Restated Letter of Understanding*

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.

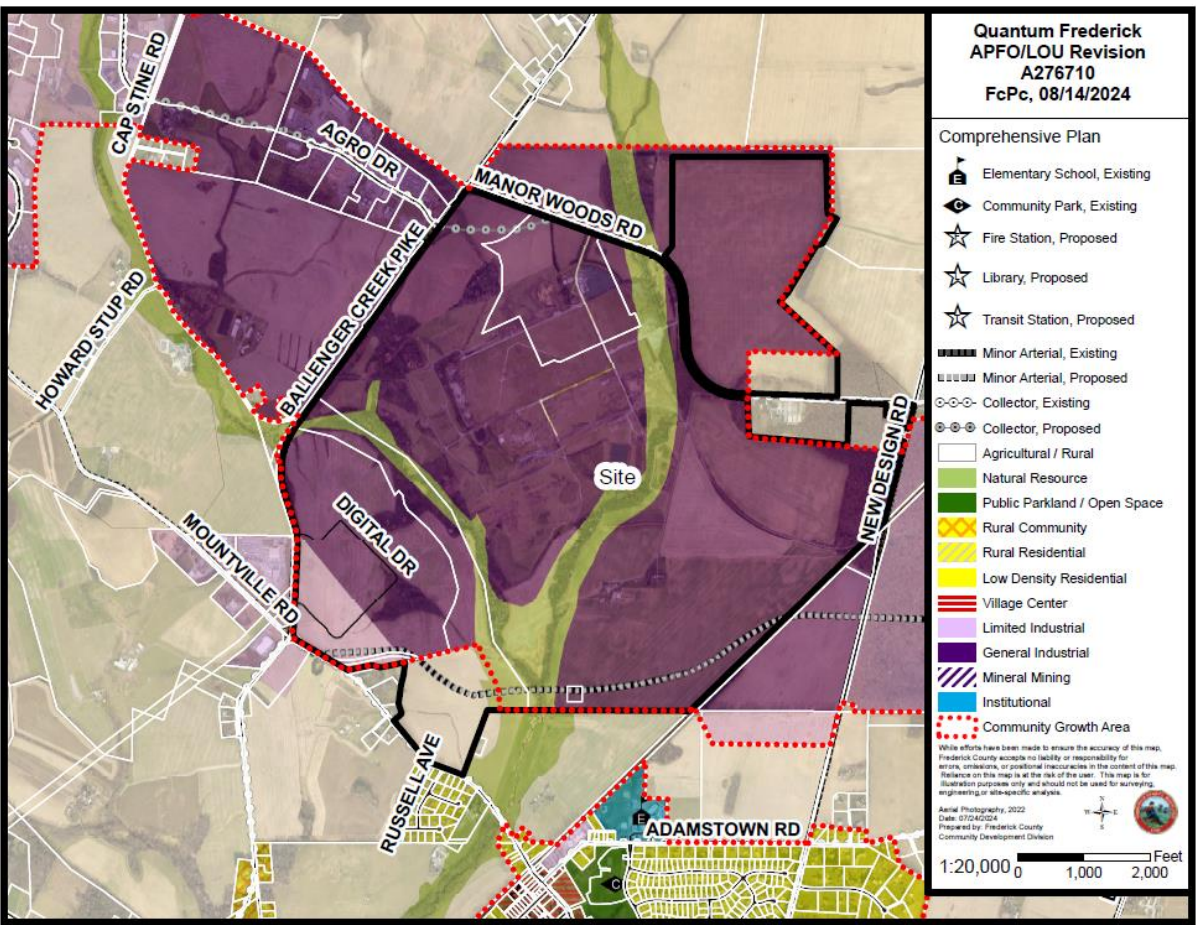
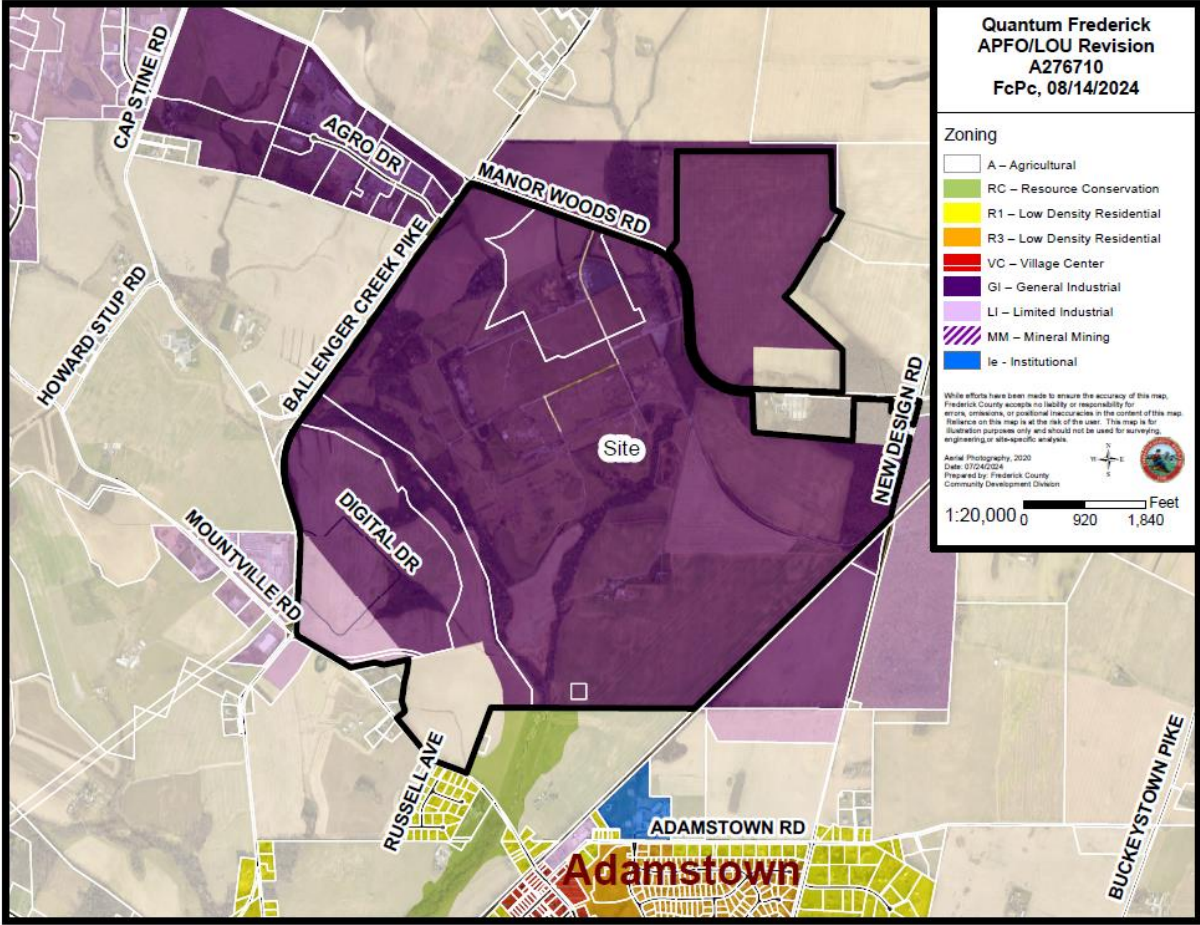


# AERIAL





# 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**

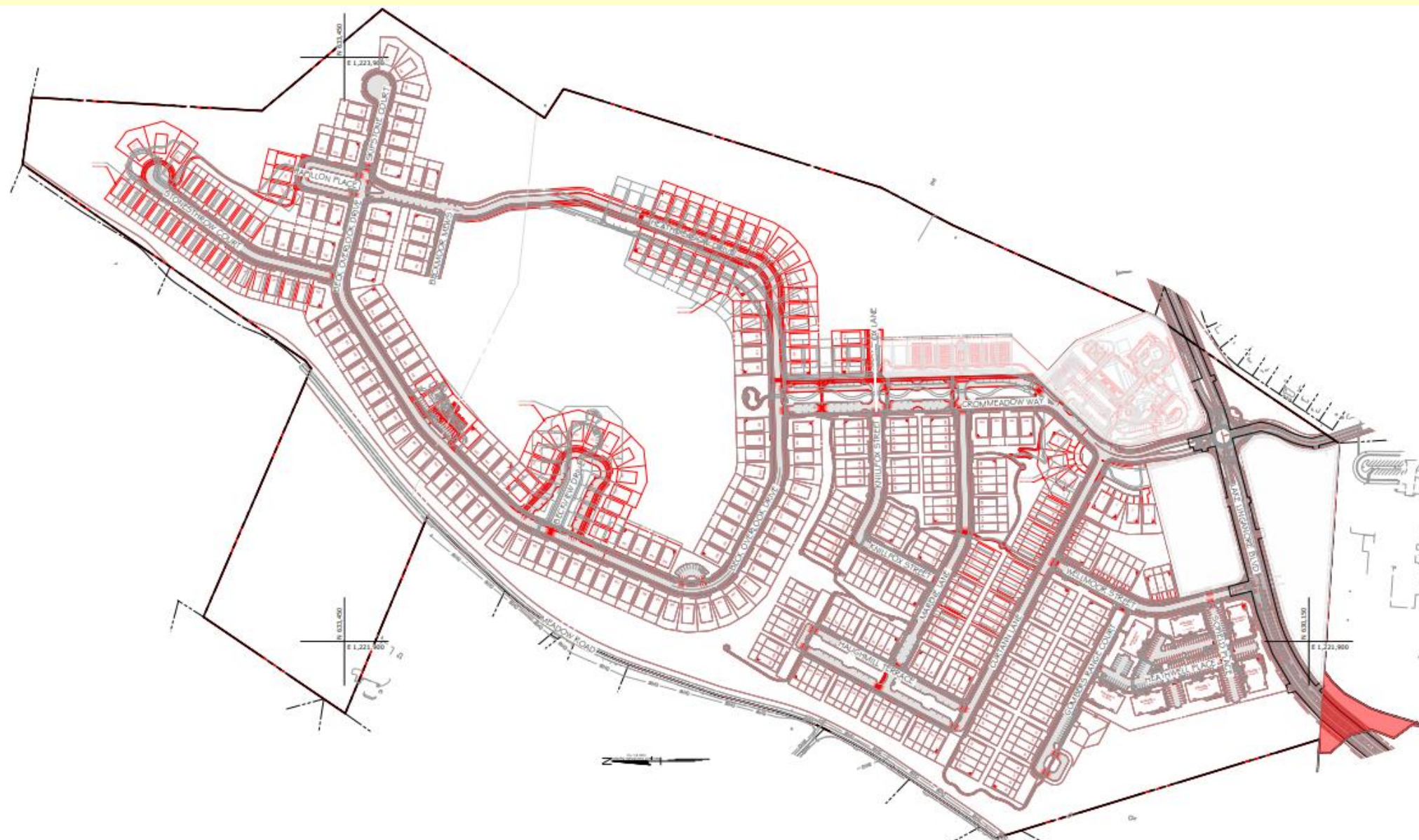
Staff finds that this Second Amended and Restated Quantum Frederick LOU satisfies the requirements identified in the APFO and its Guidelines. Staff has no objection to the approval of this APFO LOU as it advances the schedule of several road mitigations, provides for earlier escrow contributions and 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:**

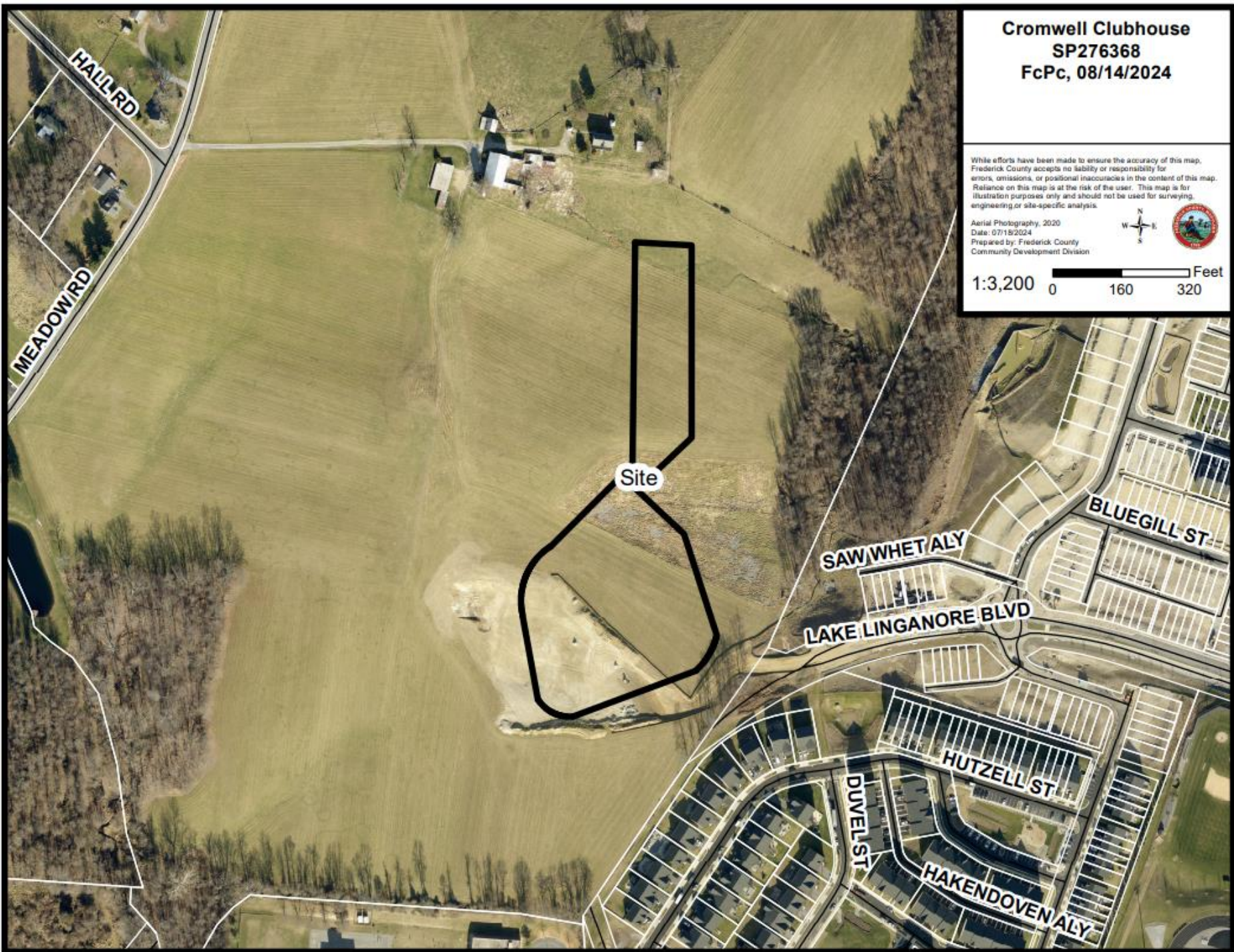
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

# *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.





**Cromwell Clubhouse**  
**SP276368**  
**FcPc, 08/14/2024**

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: 07/15/2024  
Prepared by: Frederick County  
Community Development Division



1:3,200 0 160 320 Feet



**Cromwell Clubhouse  
SP276368  
FcPc, 08/14/2024**

**Zoning**

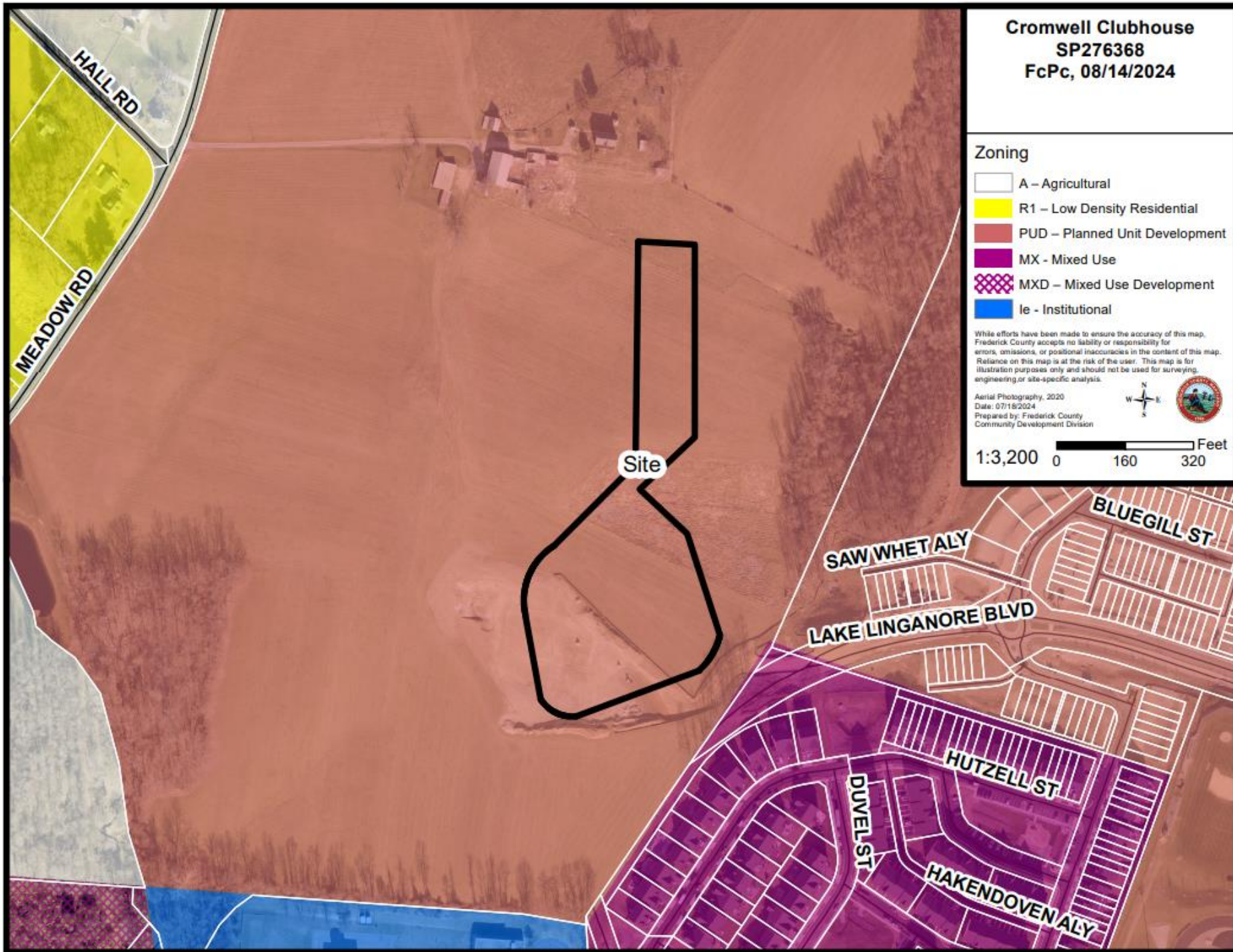
-  A – Agricultural
-  R1 – Low Density Residential
-  PUD – Planned Unit Development
-  MX – Mixed Use
-  MXD – Mixed Use Development
-  Ie – Institutional

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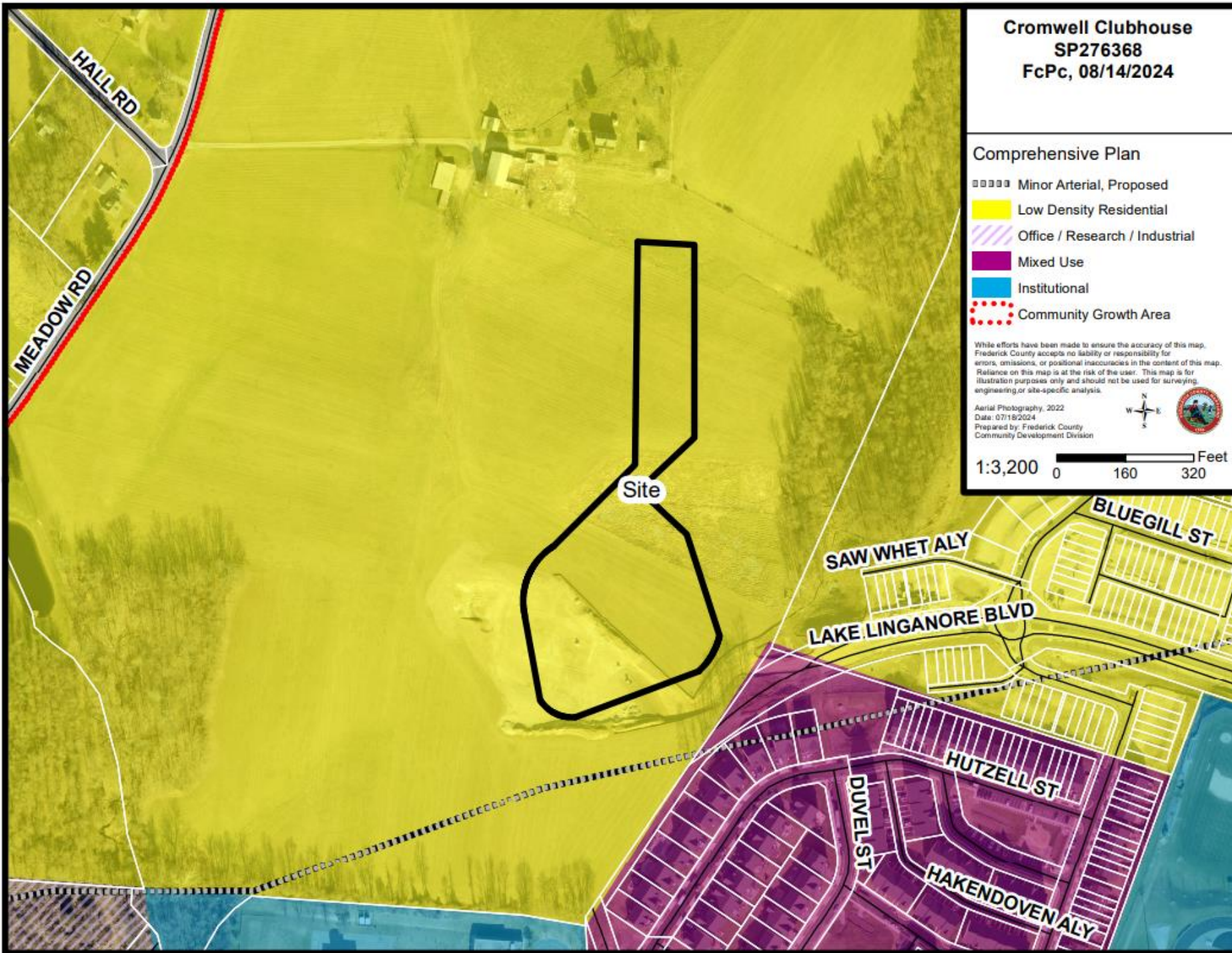
Aerial Photography, 2020  
Date: 07/18/2024  
Prepared by: Frederick County  
Community Development Division



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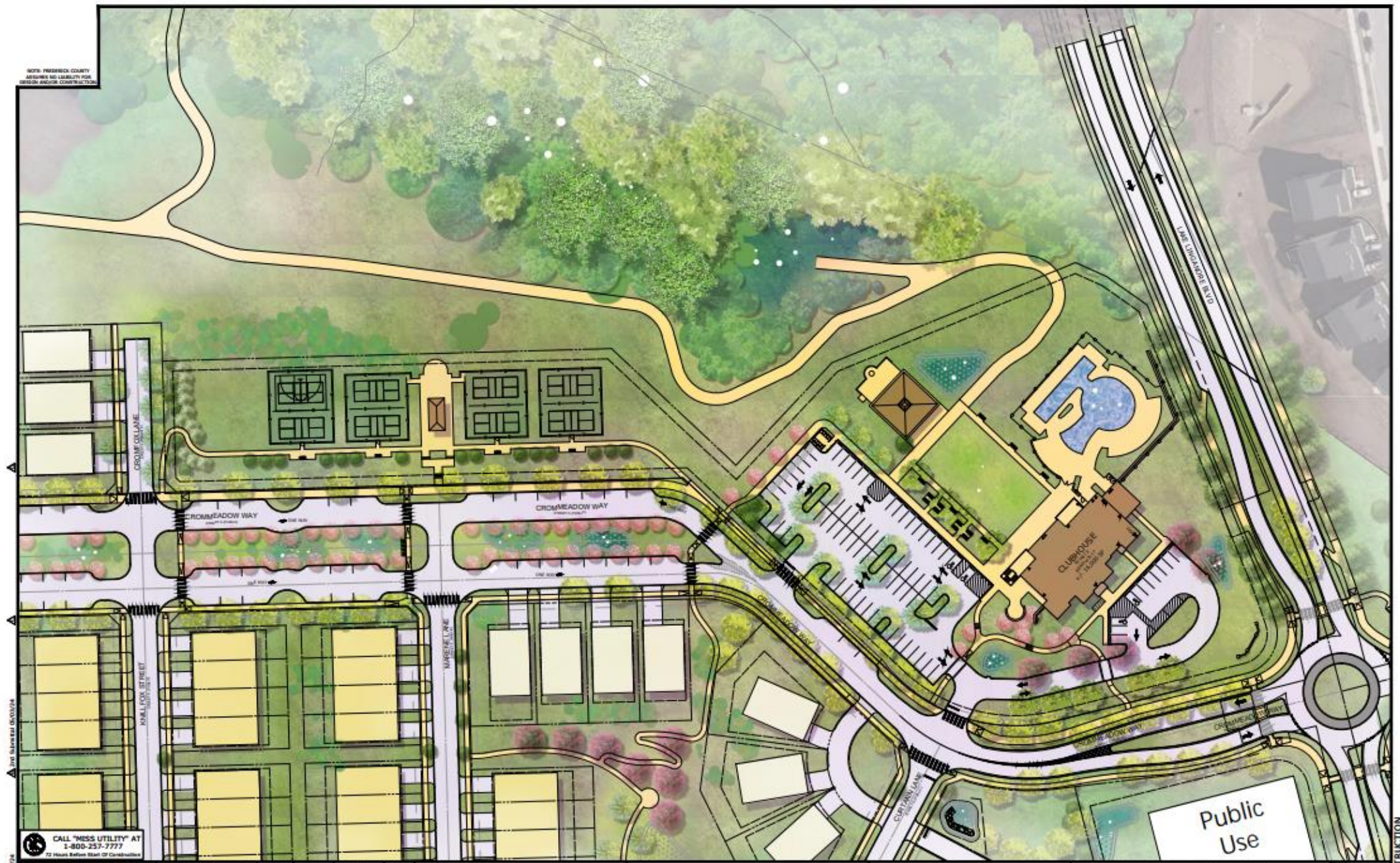








NOTE: FREDERICK COUNTY  
ASSURES NO LIABILITY FOR  
DESIGN AND/OR CONSTRUCTION



CALL "MISS UTILITY" AT  
1-800-257-7777  
72 Hours Before Start of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:  
**CROMWELL INVESTMENTS LLC**  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VIRGINIA 22101  
(703) 734-5241  
JASON WILEY

## Clubhouse Rendering Plan

**RODGERS  
CONSULTING**  
1967 Century Boulevard, Suite 200, Germantown, Maryland 20894  
Ph 301.918.0780 Fax 301.918.0356 www.rodgers.com

TYPE I SITE PLAN - SP276368 - CLUBHOUSE  
**CROMWELL**  
TAX MAP 78, PARCEL 12 & MAP 79, PARCEL 101  
ELECTION DISTRICT NO. 9  
FREDERICK COUNTY, MARYLAND

064301  
FEB 2024  
SHEET NO. 1 OF 10

NOT FOR CONSTRUCTION



# **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.

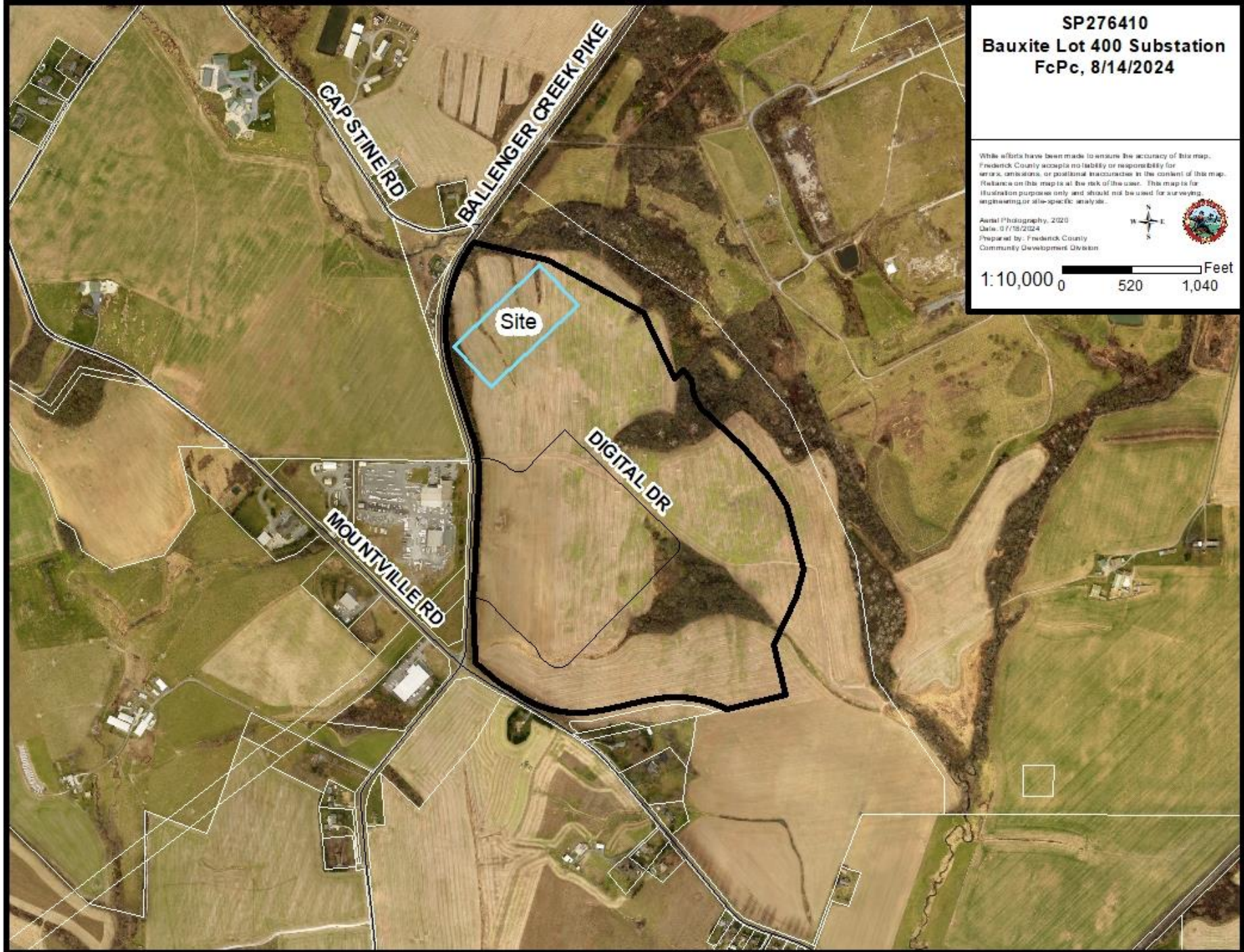
## **Staff recommends that the following items be added as conditions of approval:**

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.





**SP276410**  
**Bauxite Lot 400 Substation**  
**FcPc, 8/14/2024**

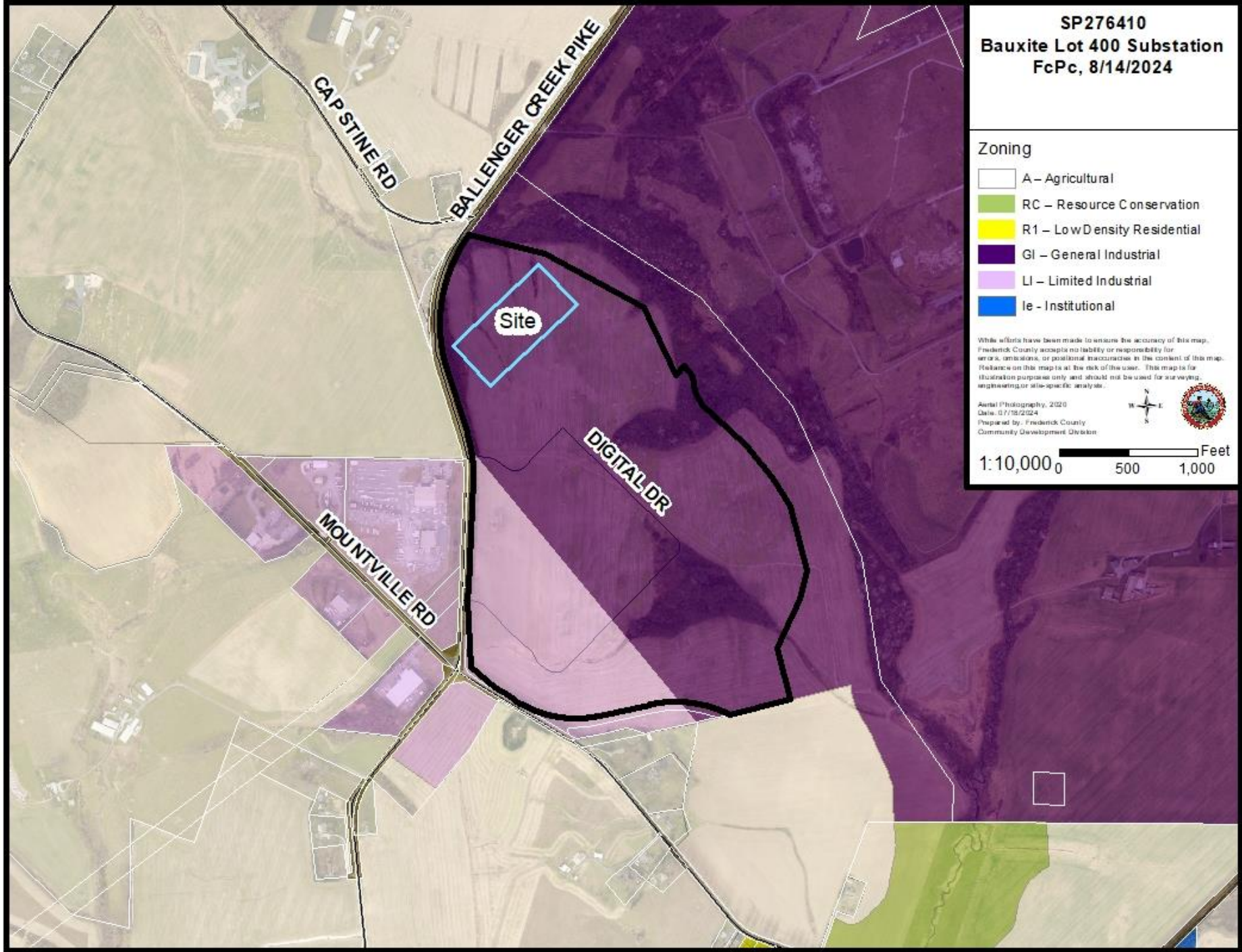
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Aerial Photography, 2020  
Date: 8/14/2024  
Prepared by: Frederick County  
Community Development Division



1:10,000 0 520 1,040 Feet





**SP276410**  
**Bauxite Lot 400 Substation**  
**FcPc, 8/14/2024**

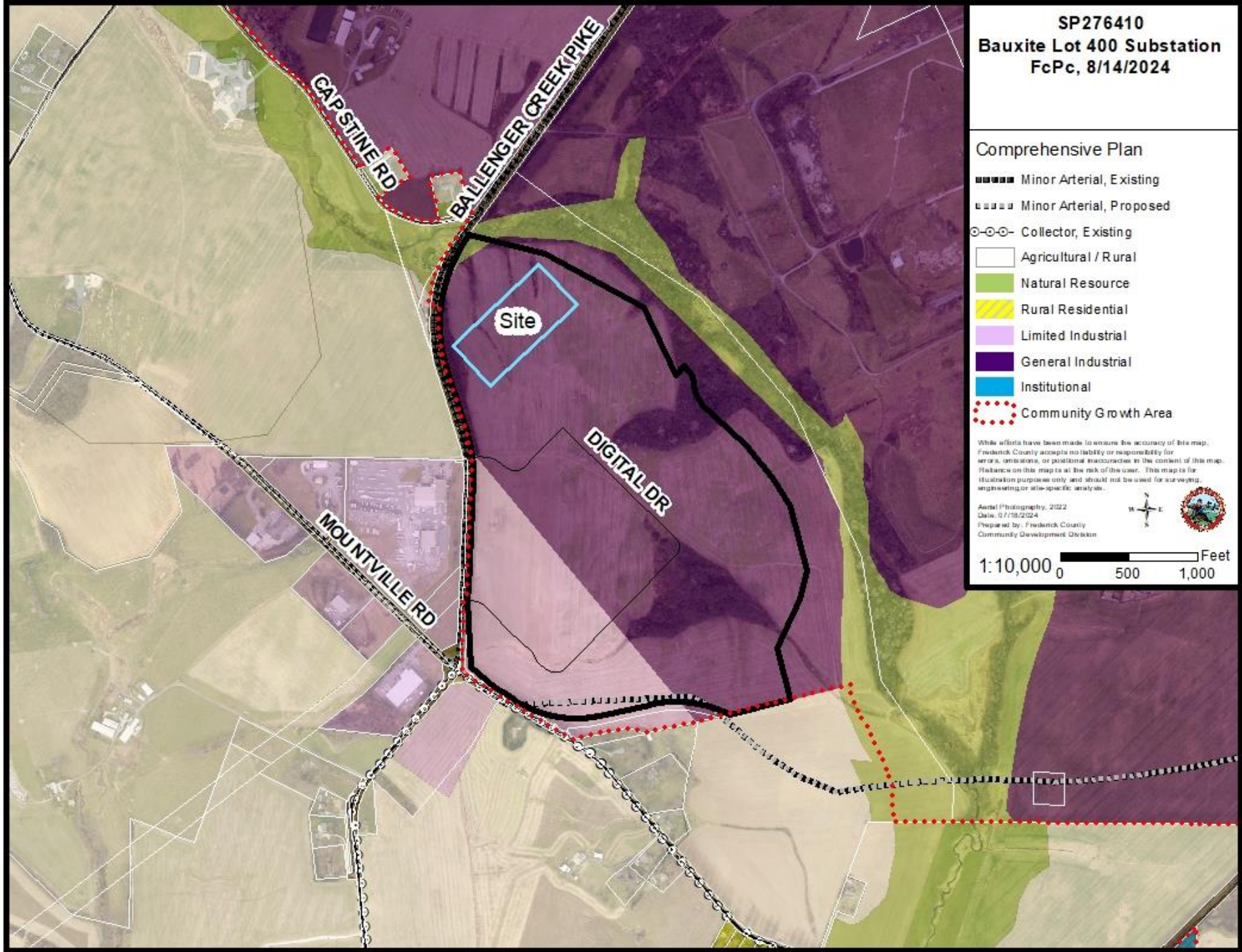
- Zoning**
- A – Agricultural
  - RC – Resource Conservation
  - R1 – Low Density Residential
  - GI – General Industrial
  - LI – Limited Industrial
  - Ie – Institutional

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Aerial Photography, 2020  
Date: 8/14/2024  
Prepared by: Frederick County  
Community Development Division

1:10,000 0 500 1,000 Feet





SP276410  
Bauxite Lot 400 Substation  
FcPc, 8/14/2024

Comprehensive Plan

- Minor Arterial, Existing
- Minor Arterial, Proposed
- Collector, Existing
- Agricultural / Rural
- Natural Resource
- Rural Residential
- Limited Industrial
- General Industrial
- Institutional
- Community Growth Area

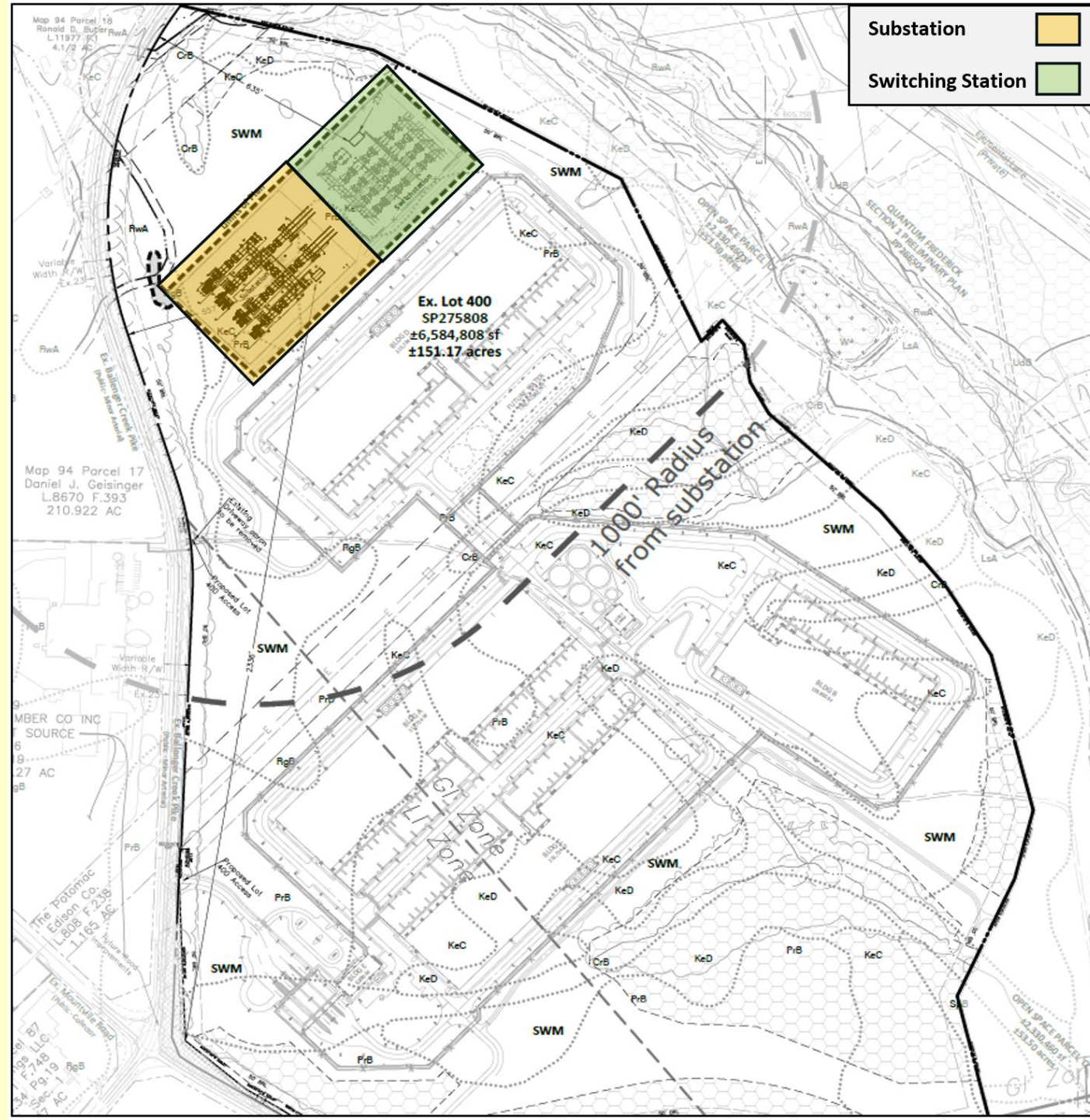
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Aerial Photography, 2022  
Date: 8/14/2024  
Prepared by: Frederick County  
Community Development Division

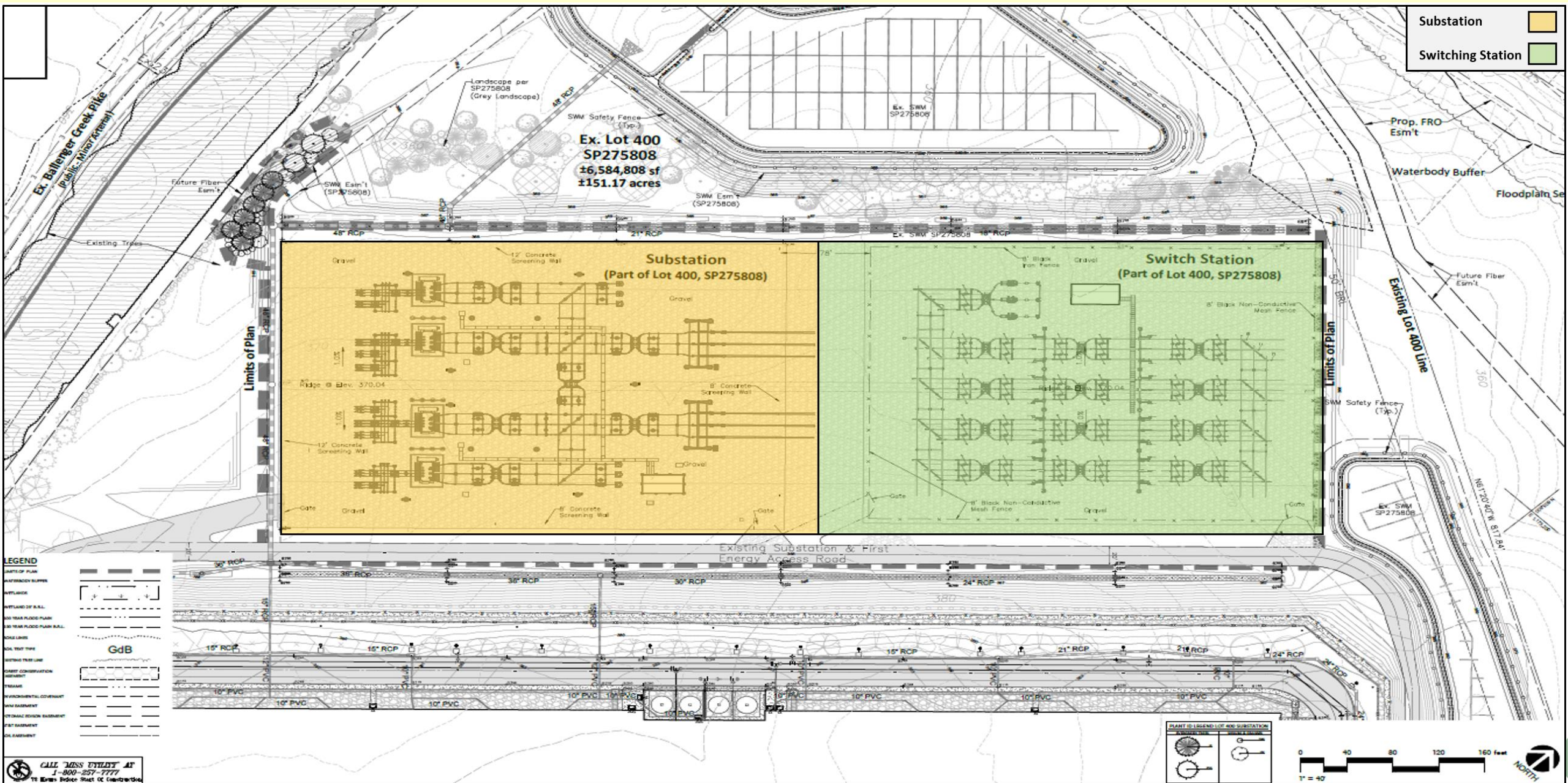


1:10,000 0 500 1,000 Feet









# **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.

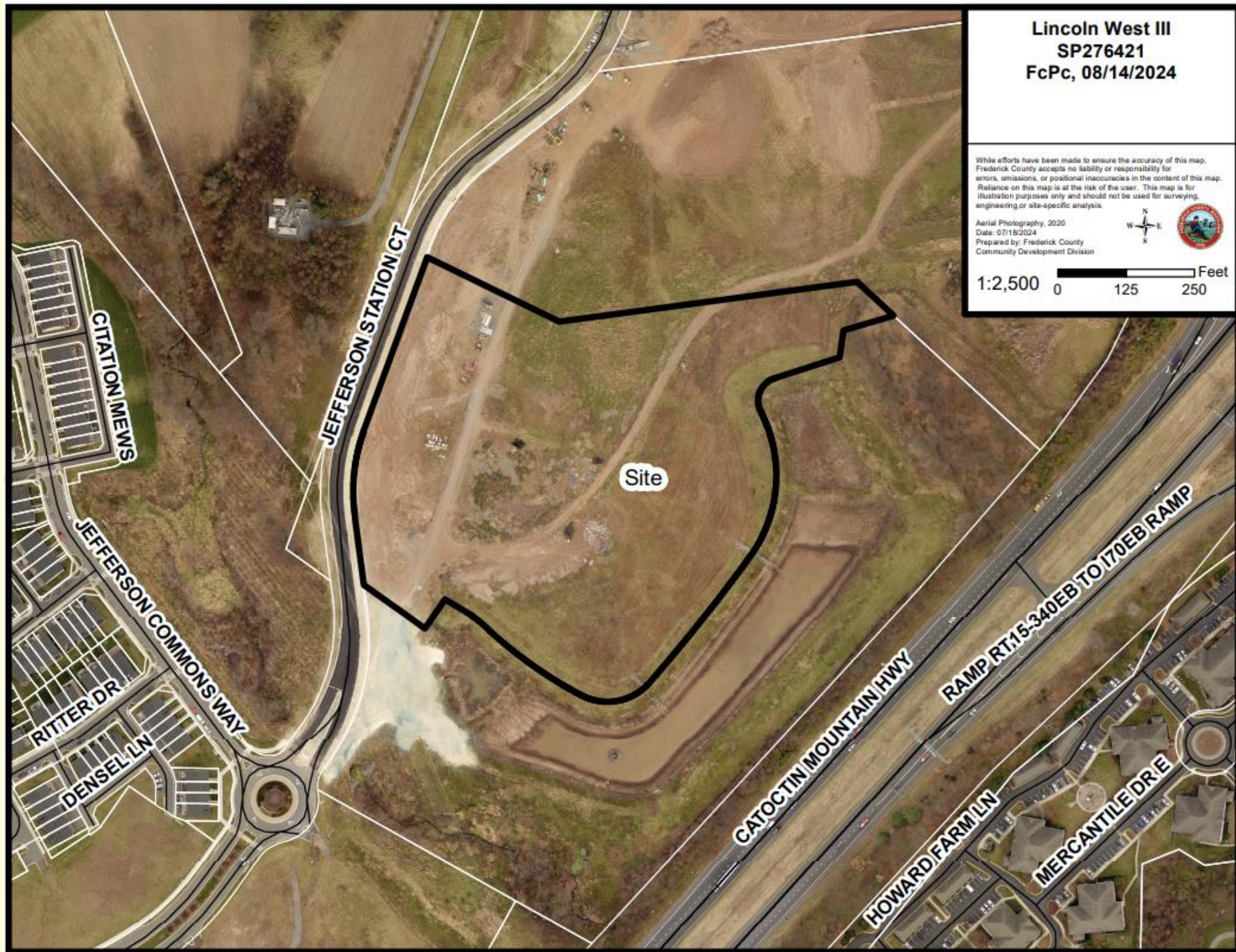
Lincoln West III  
SP276421  
FcPc, 08/14/2024

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Aerial Photography, 2020  
Date: 07/15/2024  
Prepared by: Frederick County  
Community Development Division





1:2,500 0 125 250 Feet





Lincoln West III  
SP276421  
FcPc, 08/14/2024

Zoning

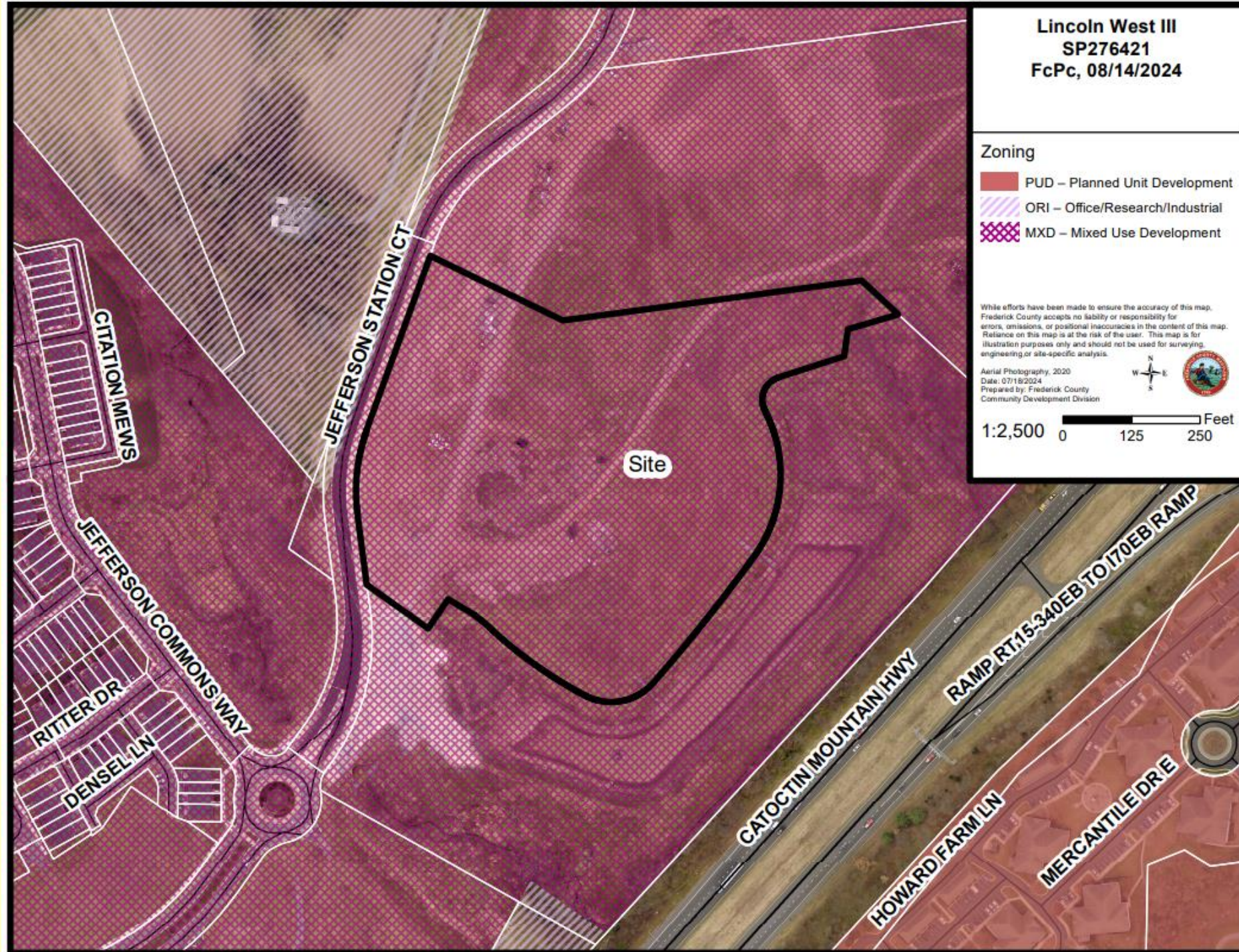
-  PUD – Planned Unit Development
-  ORI – Office/Research/Industrial
-  MXD – Mixed Use Development

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Aerial Photography, 2020  
Date: 07/18/2024  
Prepared by: Frederick County  
Community Development Division



1:2,500  Feet





Comprehensive Plan

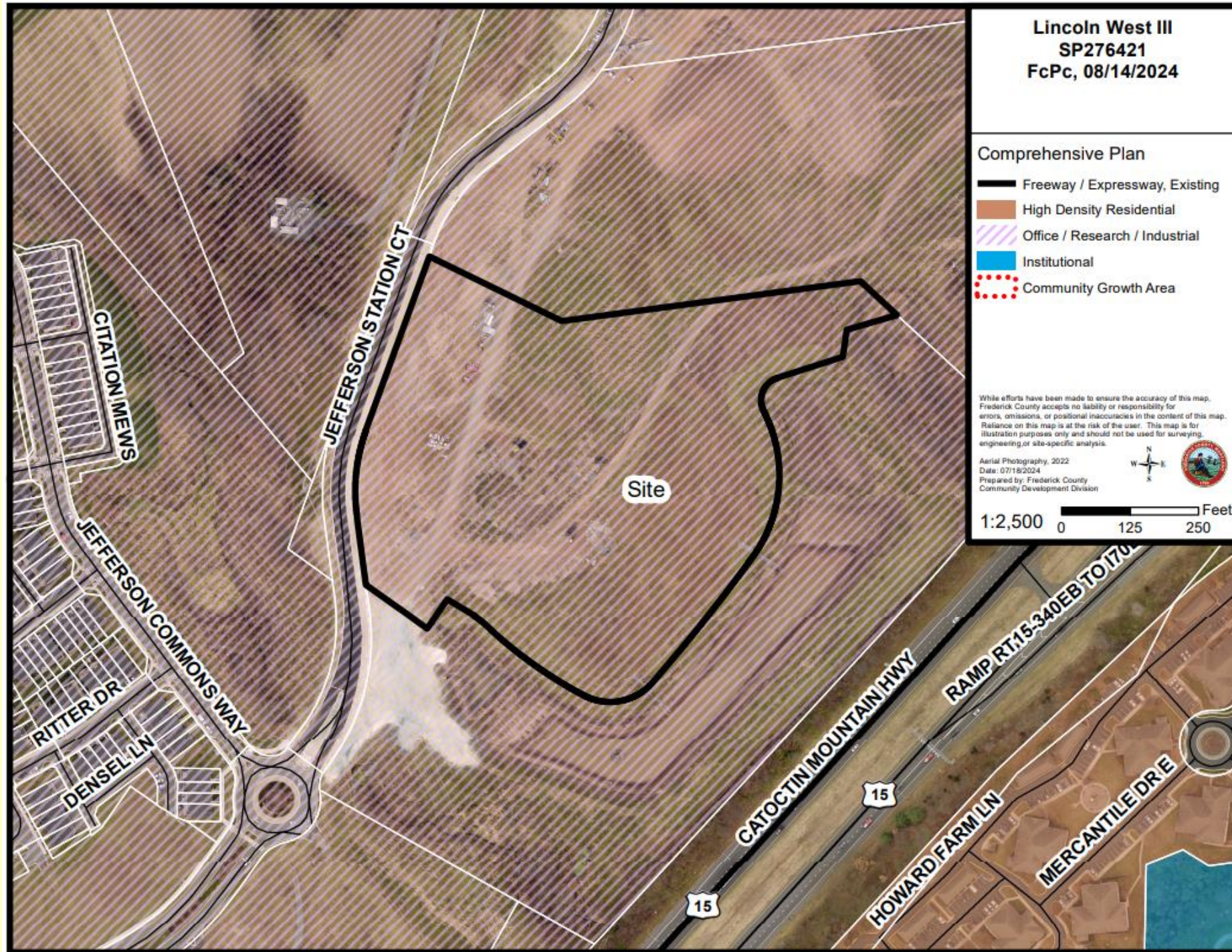
- Freeway / Expressway, Existing
- High Density Residential
- Office / Research / Industrial
- Institutional
- Community Growth Area

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



1:2,500 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*

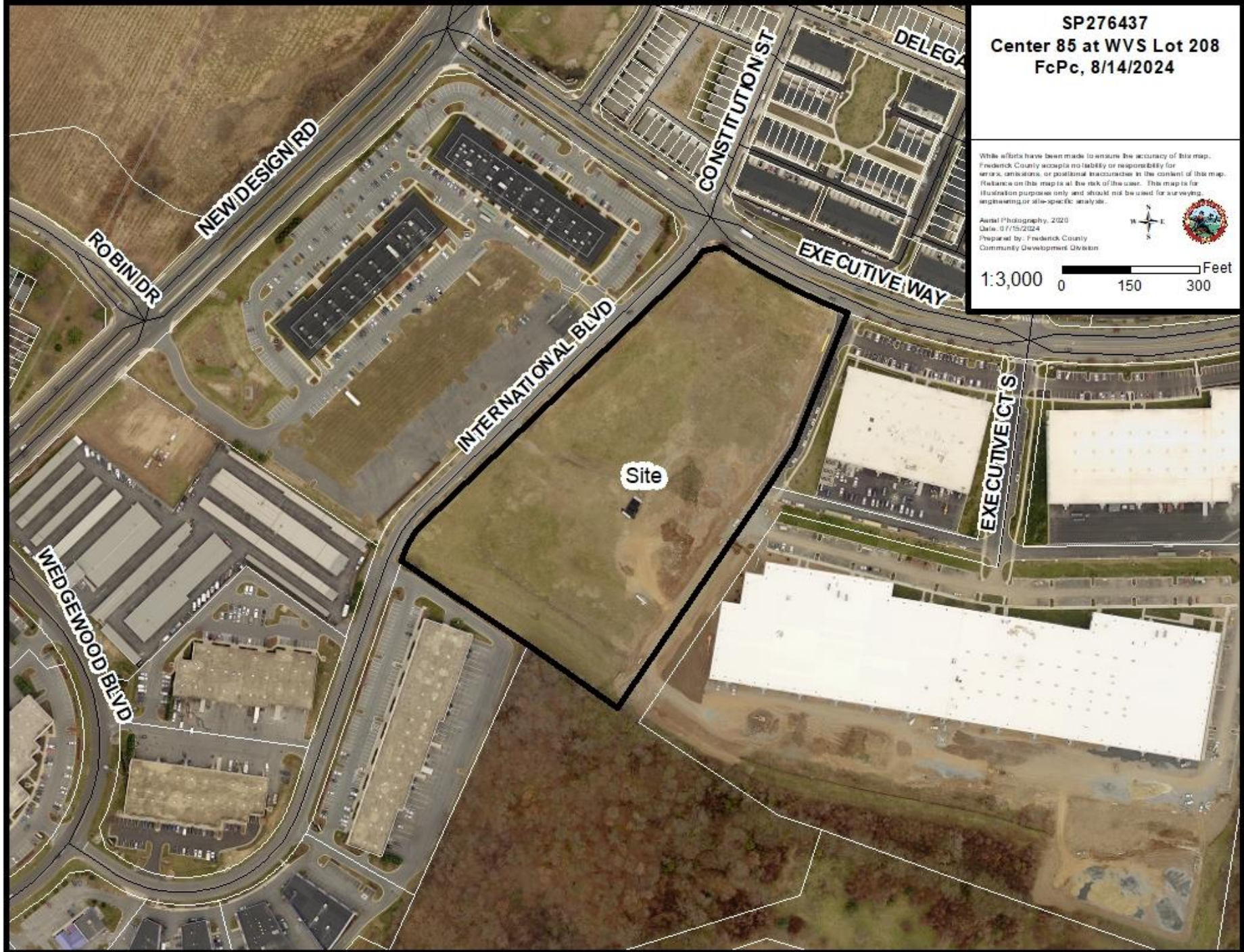
## *Site Plan*

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.









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

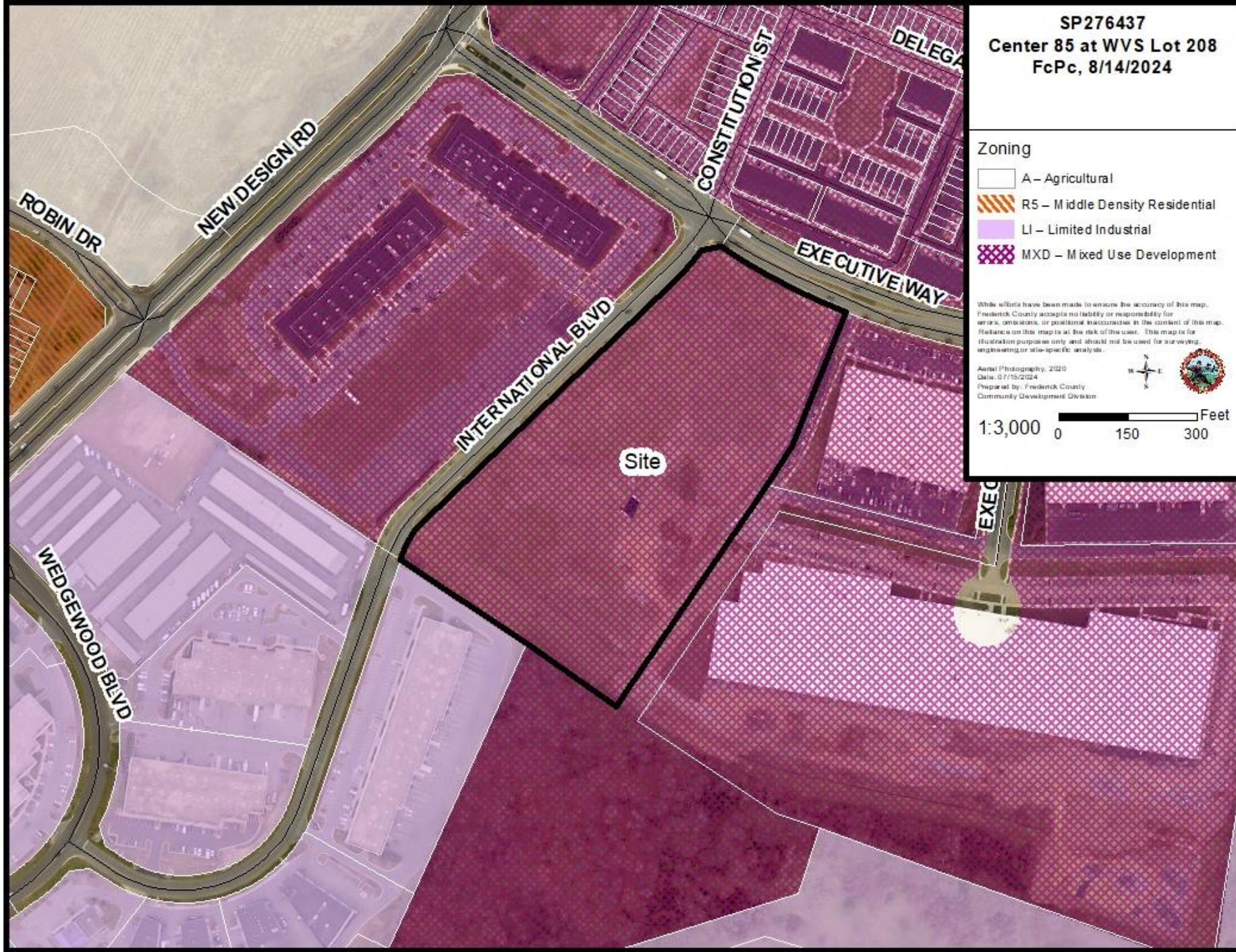
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Aerial Photography, 2020  
Date: 8/14/2024  
Prepared by: Frederick County  
Community Development Division



1:3,000 0 150 300 Feet





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

Zoning

- A – Agricultural
- R5 – Middle Density Residential
- LI – Limited Industrial
- MXD – Mixed Use Development

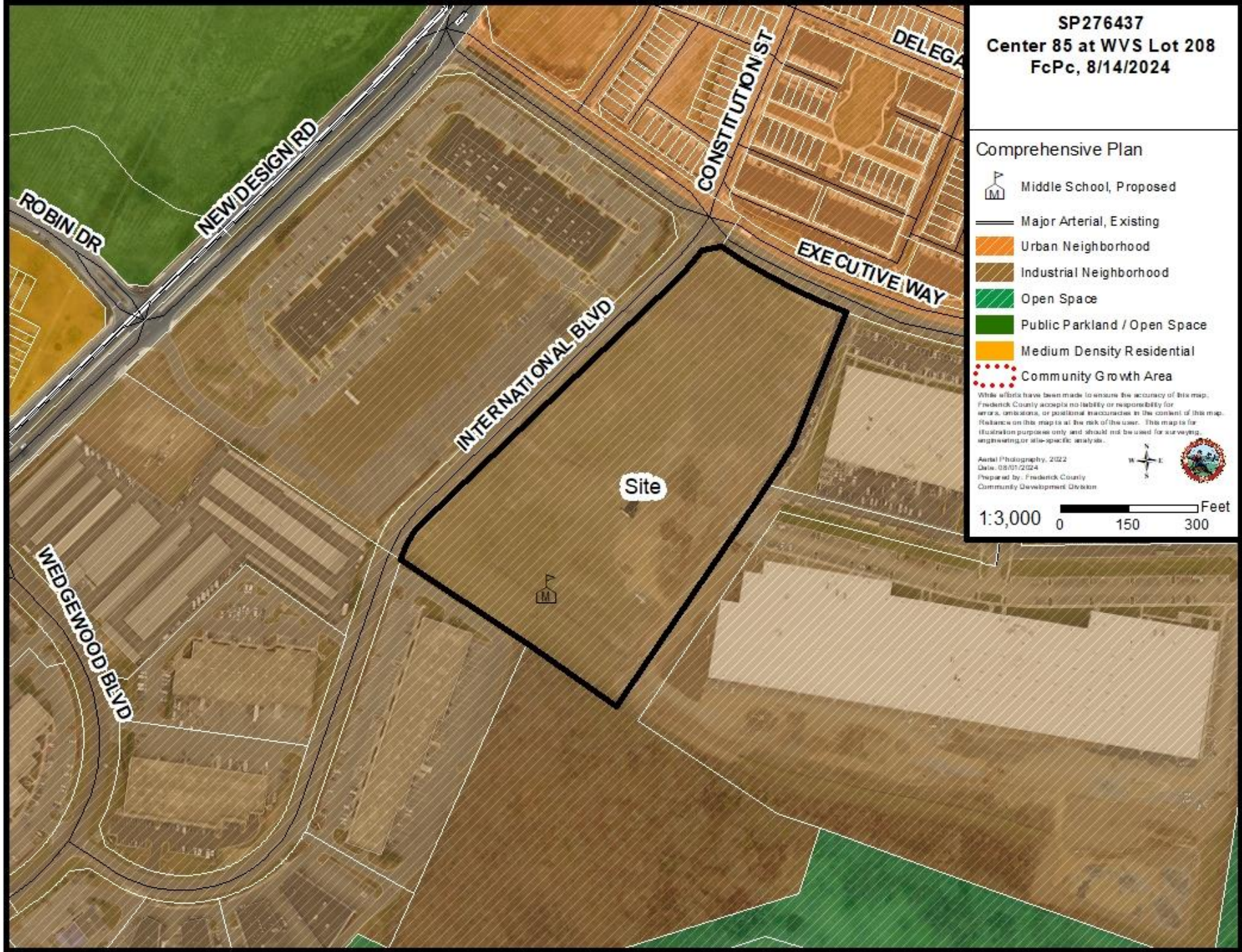
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Community Development Division

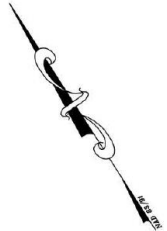


1:3,000 0 150 300 Feet









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  
P.B.85 P.181

INTERNATIONAL BOULEVARD  
80' PUBLIC RIGHT OF WAY  
P.B.83 P.188

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# SP254049  
SCALE: 1"=50' 08.13.21

**HARRIS SMARIGA**  
PLANNERS • ENGINEERS • SURVEYORS  
135 S CARROLL STREET  
SUITE 100  
FREDERICK  
MARYLAND 21701  
P 301.642.4888  
F 301.642.4899  
www.harris-smariga.com



**PROJECT TITLE**  
**WESTVIEW SOUTH BUILDING 208**  
 208 EXECUTIVE COURTH SOUTH  
 FREDERICK, MD 21703  
 A PROJECT FOR  
**MATAN COMPANIES, LLLP**

- GENERAL NOTES**
- ALUMINUM / PREFINISHED METAL
  - SOLID - GRAY - ACCENT PAINT
  - SOLID - WHITE - GENERAL PAINT
  - FORMLINER - HORIZONTAL
  - GLAZING - VISION

**BUILDING AREA PLAN**

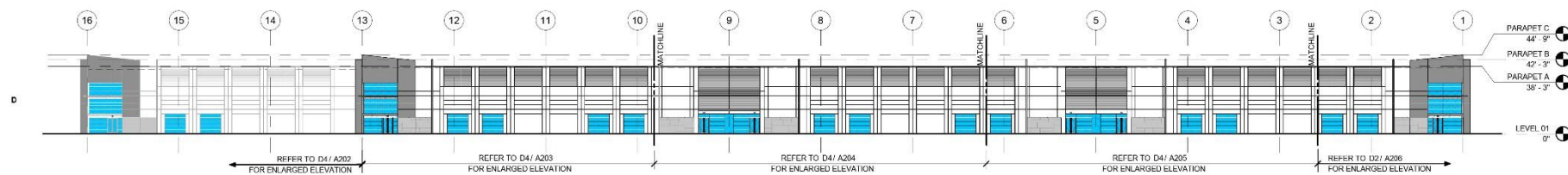
Professional Certification:  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 16677, expiration date August 23, 2021.

DATE	REVISION
1 2021.07.30	100% DD SET
2 2021.08.16	ISSUE FOR PERMIT & PRICING

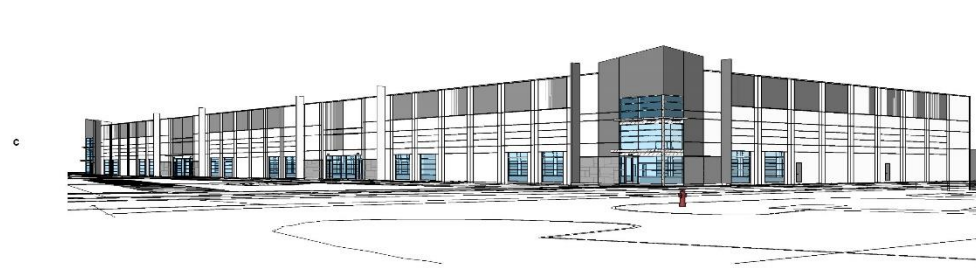
PROJECT NO: 212009  
 DRAWN BY: PV  
 CHECKED BY: CSP  
 SHEET NAME

**OVERALL BUILDING ELEVATIONS**

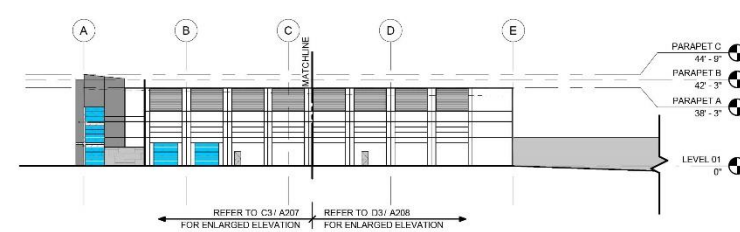
SEAL	SHEET NUMBER
POWER BROWN ARCHITECT 150 S. WASHINGTON STREET SUITE 300 FALLS CHURCH, VA 22048 703.962.6643 703.962.6644 FAX WWW.POWERSBROWN.COM	<b>A201</b>



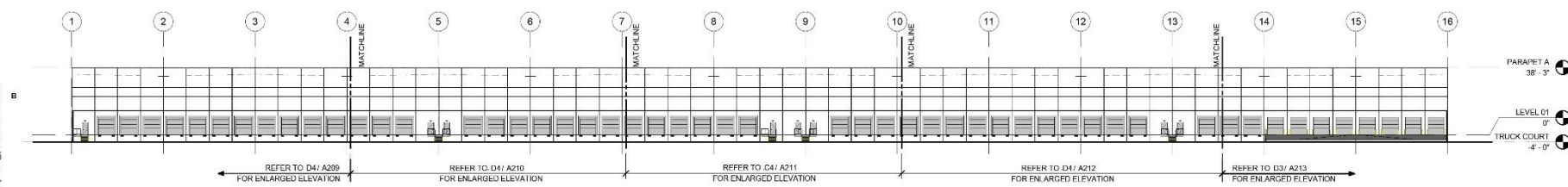
**D4 OVERALL ELEVATION - WEST**  
 SCALE: 1/32" = 1'-0"



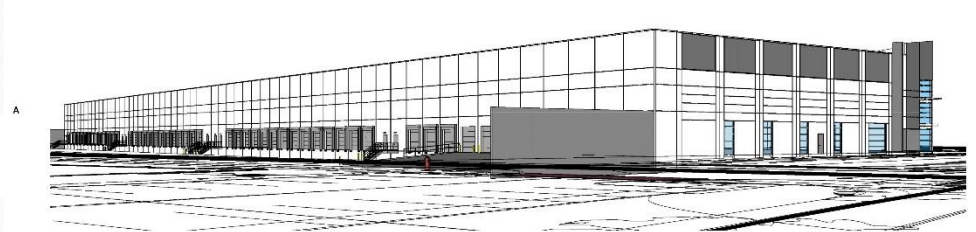
**C4 3D VIEW - SOUTHWEST CORNER**  
 N.T.S.



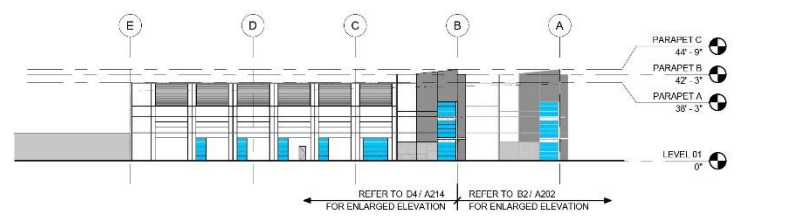
**C2 OVERALL ELEVATION - SOUTH**  
 SCALE: 1/32" = 1'-0"



**B4 OVERALL ELEVATION - EAST**  
 SCALE: 1/32" = 1'-0"



**A4 3D VIEW - NORTHEAST CORNER**  
 N.T.S.



**A2 OVERALL ELEVATION - NORTH**  
 SCALE: 1/32" = 1'-0"

BIM 360://212009 Main Westview 208/212009\_Central\_P01\_allgarden@powersbrown.com.rvt  
 8/15/2021 5:28:43 PM







# **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.