

Frederick County Planning Commission



March 12, 2025

Gordon Mill Sanitary Sewer Pump Station Site Development Plan

The Applicant is requesting Site Development Plan approval for a +/- 919 sq. ft. sanitary sewer pump station building and other associated improvements located on a 2.18-acre outlot within the Gordon Mill subdivision.

SP276559
Gordon Mill Onsite Sanitary
Sewage Pump Station
FcPc
03/12/2025

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, 2023
Date: 02/17/2025
Prepared by: Frederick County
Community Development Division




1:500 0 25 50 Feet

Site

SP276559
Gordon Mill Onsite Sanitary
Sewage Pump Station
FcPc
03/12/2025

Zoning

 PUD – Planned Unit Development

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1:500  Feet

Site

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Gordon Mill Onsite Sanitary
Sewage Pump Station
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Comprehensive Plan

-  Natural Resource
-  Low Density Residential
-  Community Growth Area

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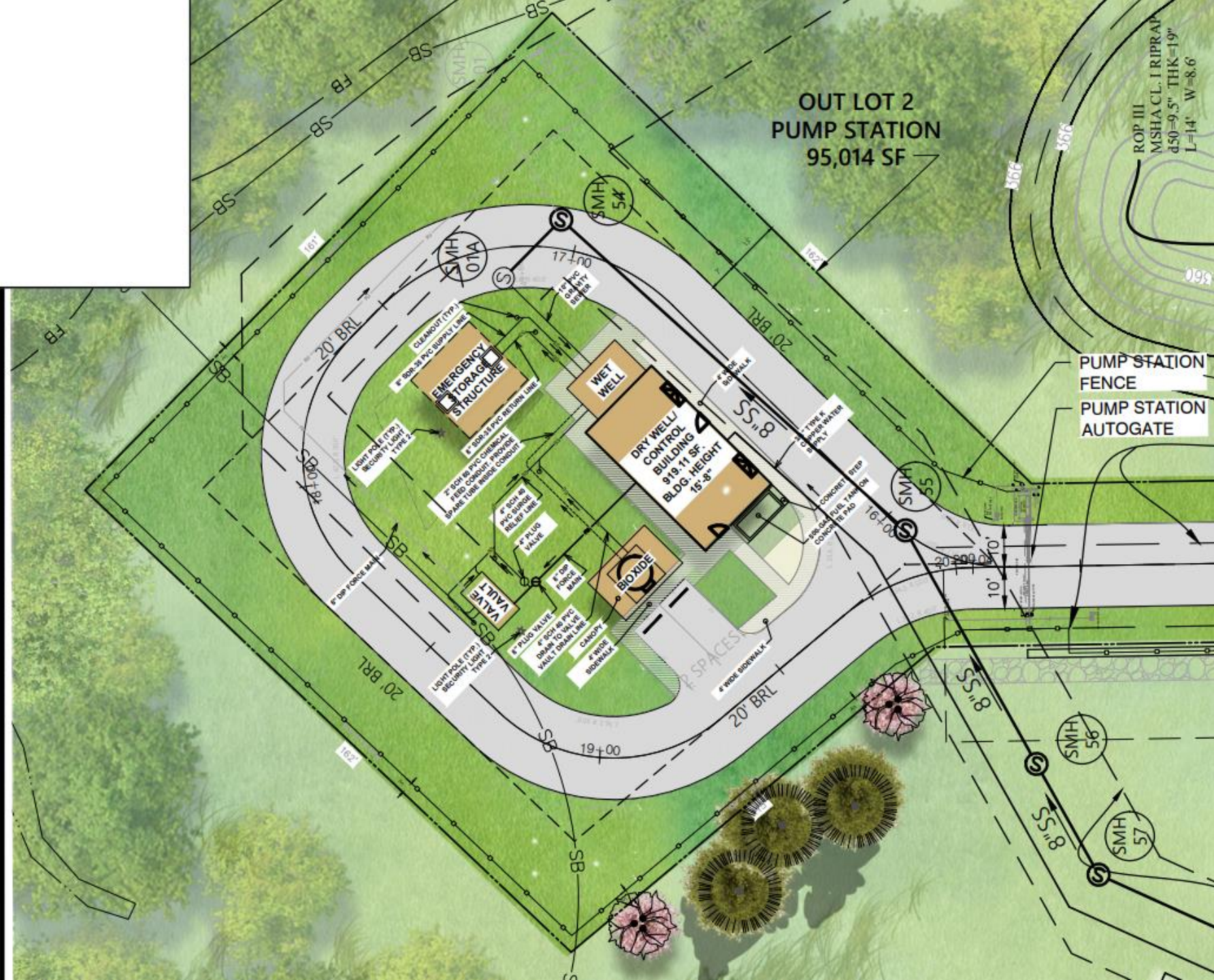
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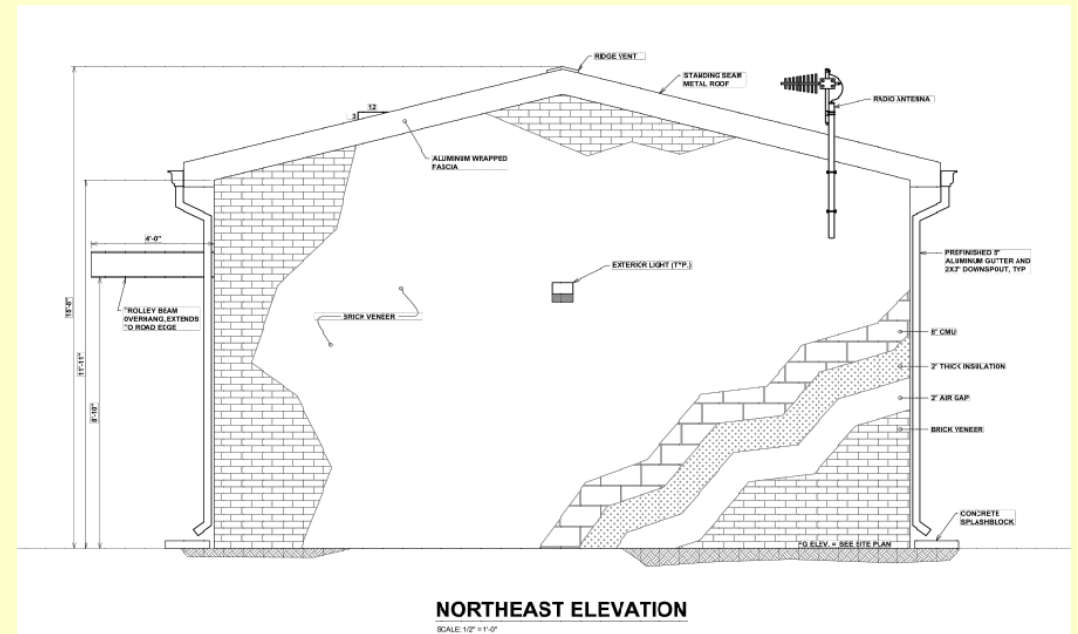
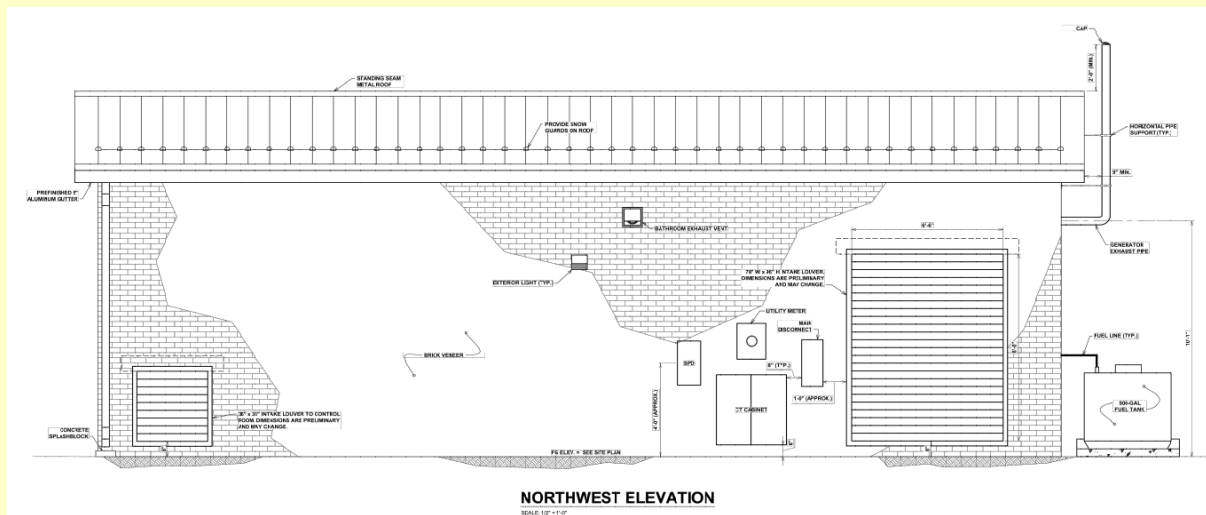
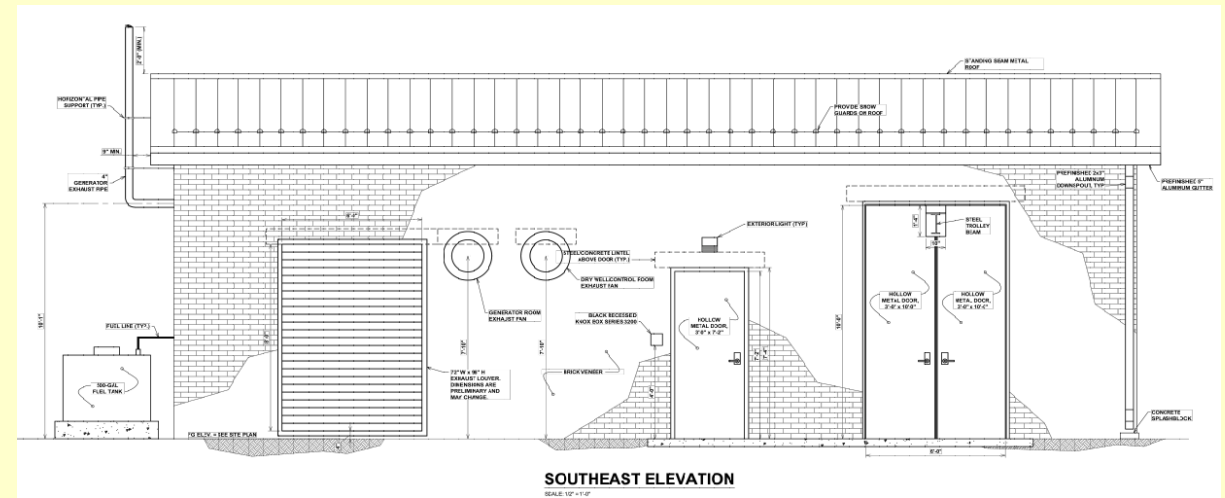
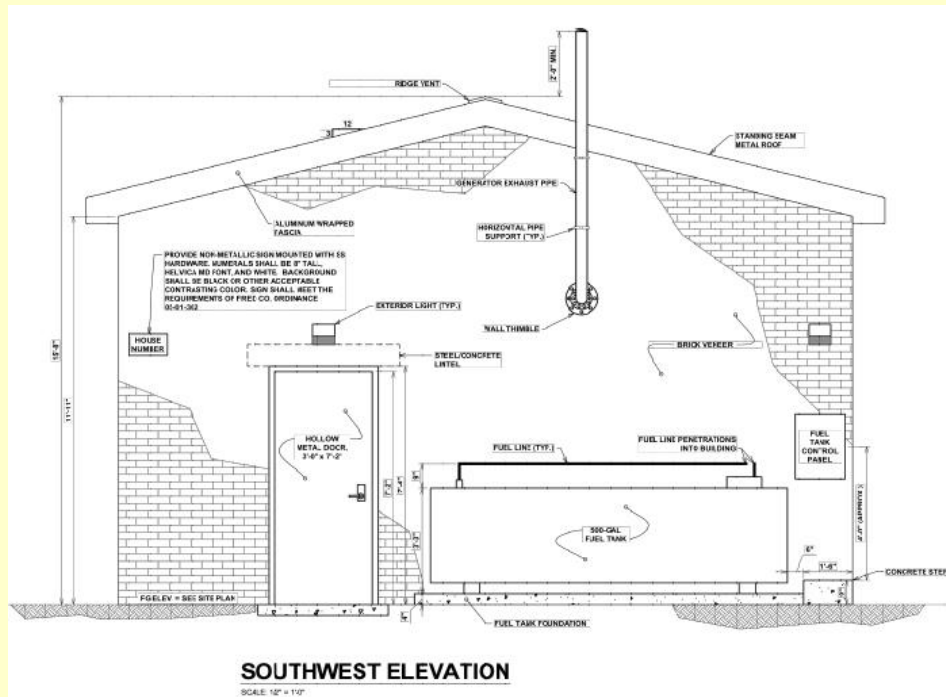


1:500

0 25 50 Feet

Site





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 (March 12, 2025). Therefore, the plan expires March 12, 2028.

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:

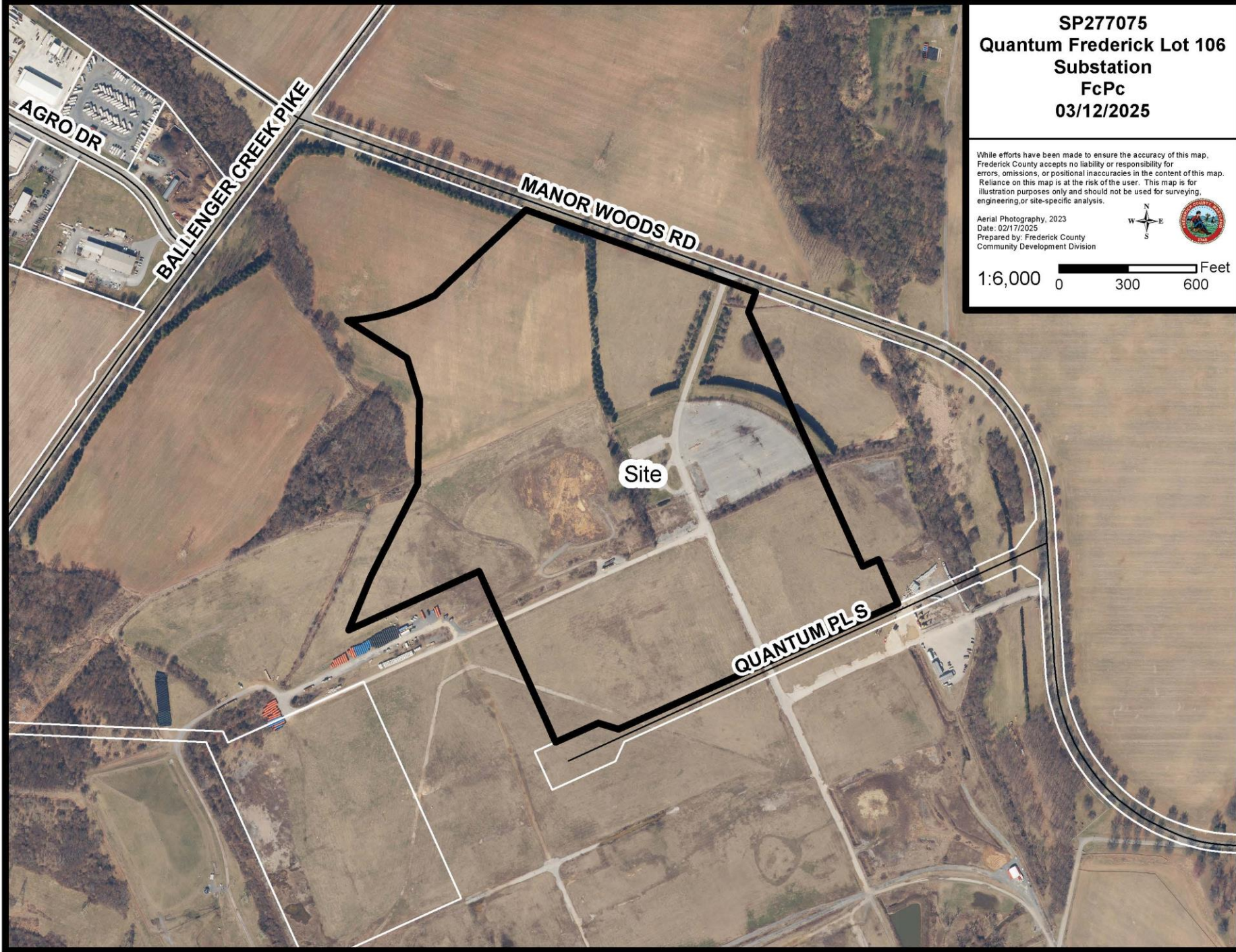
1. An alternate landscape planting modification to allow for the relocation of two required street trees.
2. An alternate landscape planting modification to allow for the relocation of the required parking area landscaping.
3. An alternate parking space design modification to allow for a custom parking space angle for the two proposed parking spaces.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. The outlot plat must be approved and recorded prior to final site plan approval.

Aligned Substation
Quantum Frederick Lot 106
Site Development Plan

The Applicant is requesting Site Plan approval for a Critical Digital Infrastructure Electric Substation located on a 74.89-acre Site.



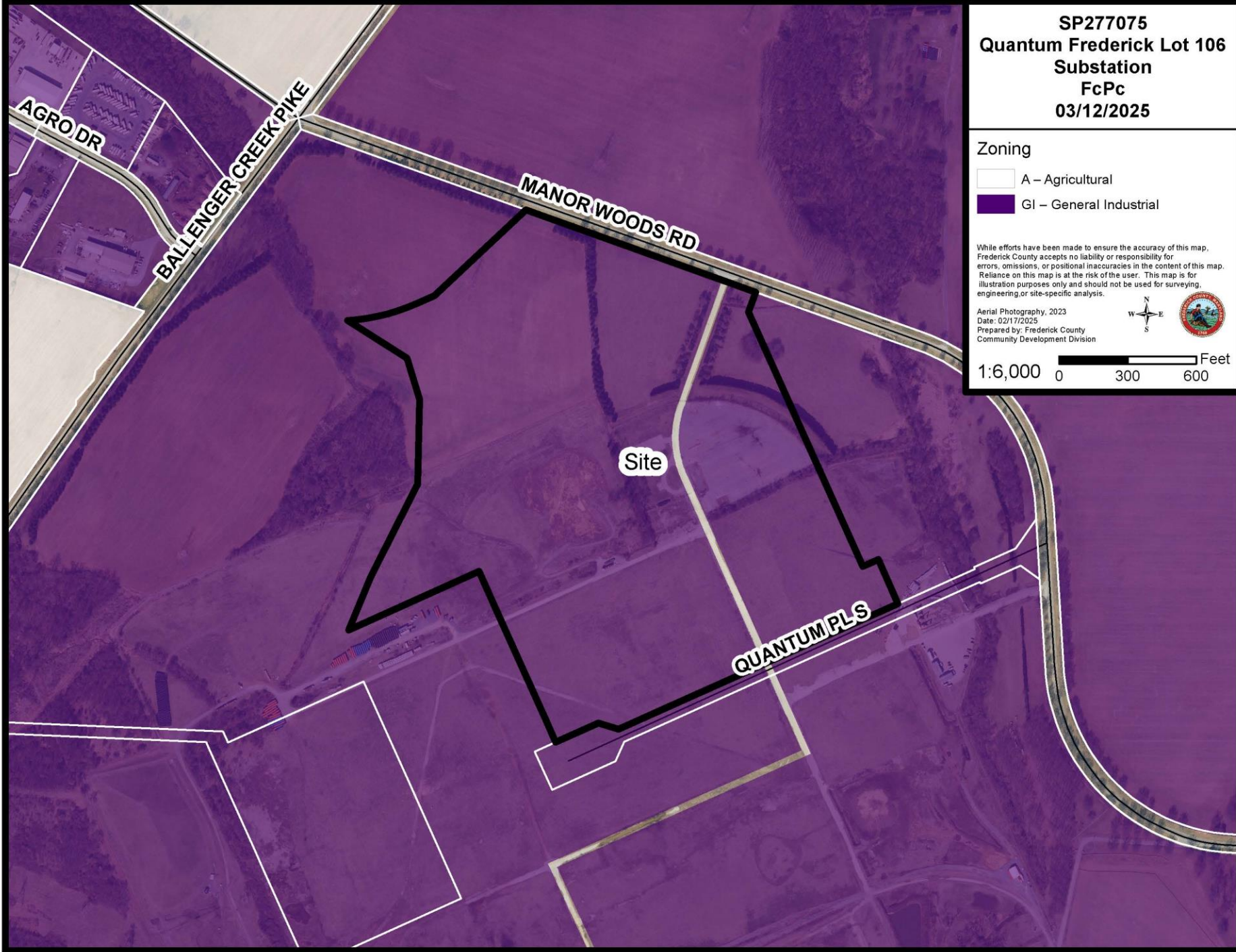
SP277075
Quantum Frederick Lot 106
Substation
FcPc
03/12/2025

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Community Development Division



1:6,000 0 300 600 Feet



SP277075
Quantum Frederick Lot 106
Substation
FcPc
03/12/2025

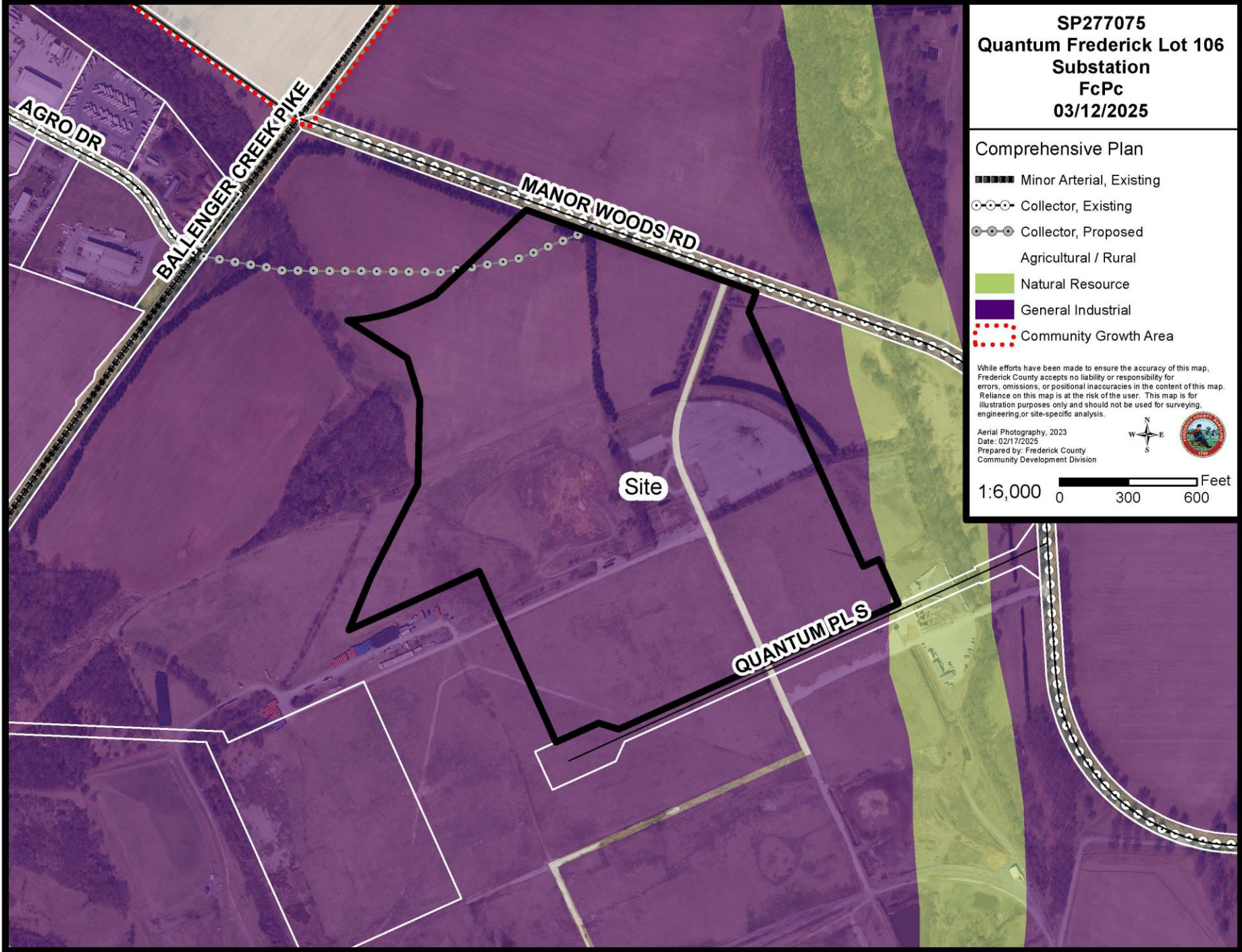
- Zoning**
-  A – Agricultural
 -  GI – General Industrial

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1:6,000  Feet
0 300 600



SP277075
Quantum Frederick Lot 106
Substation
FcPc
03/12/2025

Comprehensive Plan

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

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1:6,000 0 300 600 Feet

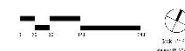


Illustrative Rendering - Substation



QUANTUM FREDERICK - LOT 106

ALIGNED WITH QUANTUM
FREDERICK SOUTH



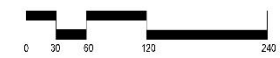


Illustrative Rendering - Substation

**QUANTUM FREDERICK - LOT 106**

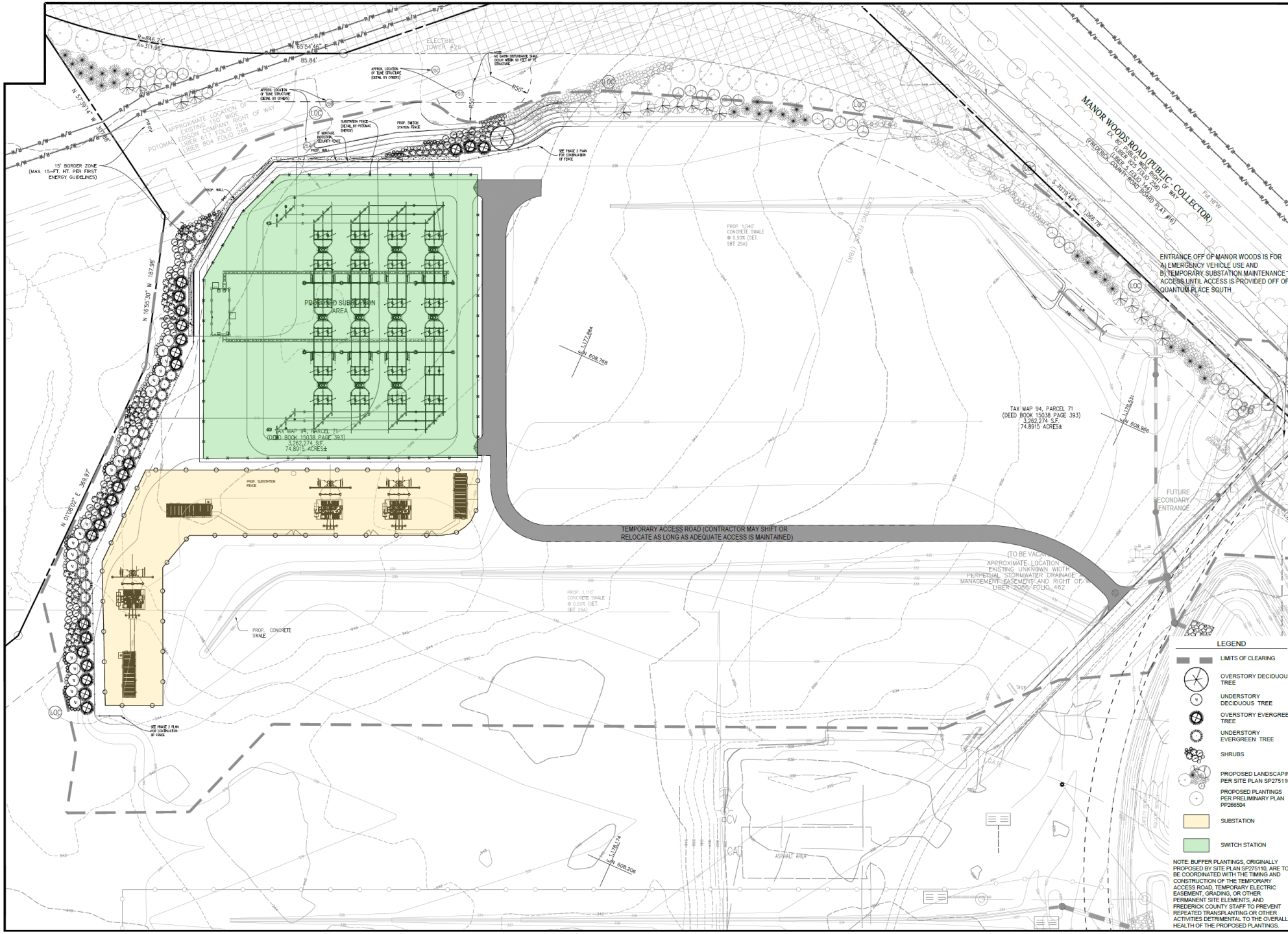
ALIGNED DATA CENTERS

Frederick County, Maryland



Scale: 1"= 60'

February 18, 2025



LANDSCAPE PLAN
QUANTUM FREDERICK
SECTION 1, LOT 106
ALIGNED DATA CENTERS
ELECTRIC SUBSTATION
TYPE 1 SITE PLAN

PLANTING

10-18-24
10-18-24
01-29-25

urban

7712 Lake View Temple
Baltimore, Virginia 20803
Tel: 301.642.8231
www.urbanllc.com

SITUATED ALONG BALTIMORE CREEK
NEW DESIGN ROAD AND
ADJACENT PARKING REGION
QUANTUM FREDERICK
FREDERICK COUNTY, MARYLAND

SCALE: 1"=50' CL=1'

REVISIONS

DESCRIPTION

DATE

NO.

FILE No.
SP-2602

SHEET
04
OF
18







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 (March 12, 2028).

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 lighting modification per §1-19-8.403(D)(2) to allow 7 unshielded lights due to substation maintenance requirements.
2. A modification under §1-19-8.403(D)(1)(d) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.

Staff-proposed conditions of approval:

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