

Frederick County Planning Commission



May 14, 2025

The Farm at McKaig

Combined Preliminary/Final Plat

The Applicant is requesting a modification to allow a new common driveway entrance, which does not meet the minimum separation distances from existing driveways that is required for a Staff level approval.

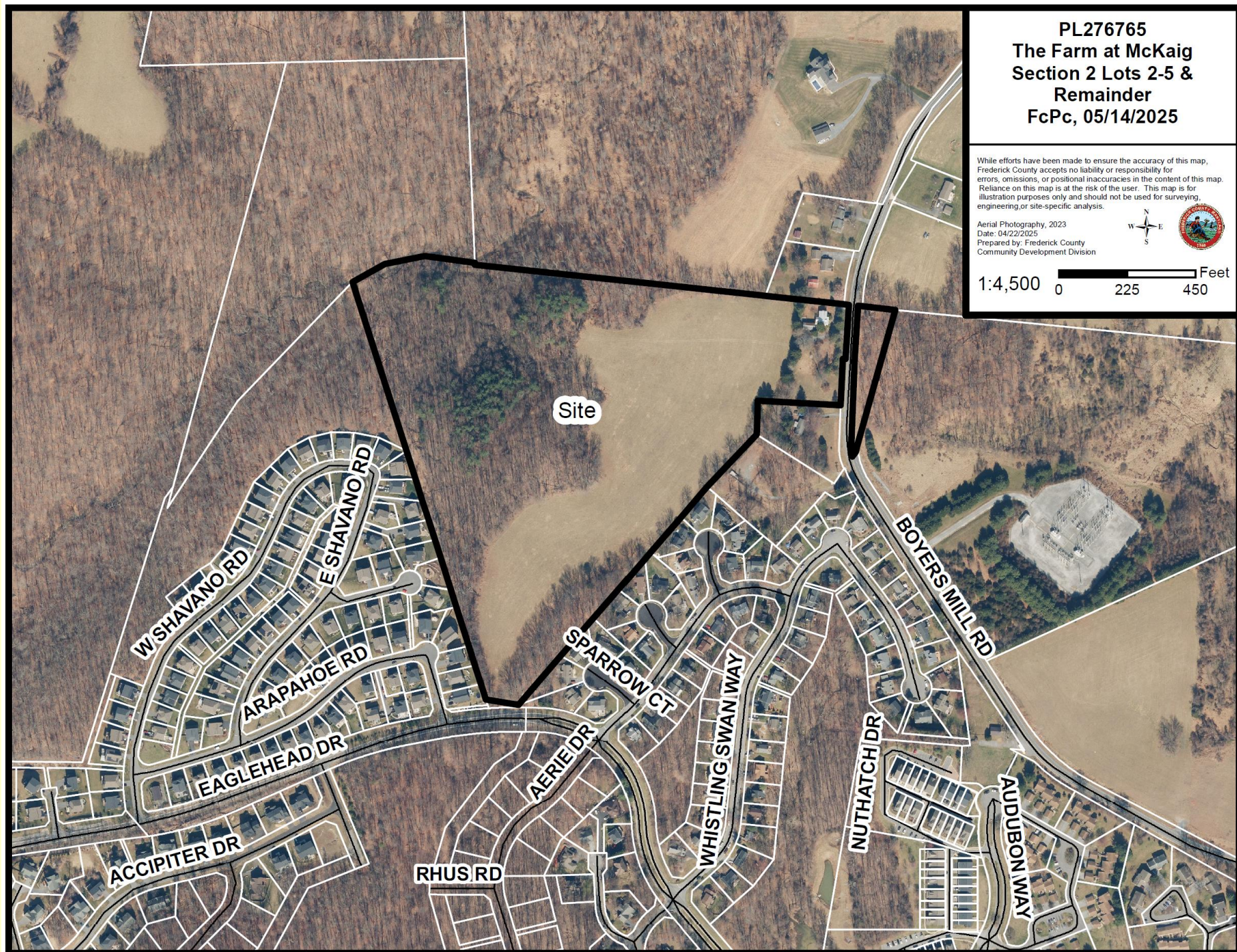
**PL276765
The Farm at McKaig
Section 2 Lots 2-5 &
Remainder
FcPc, 05/14/2025**

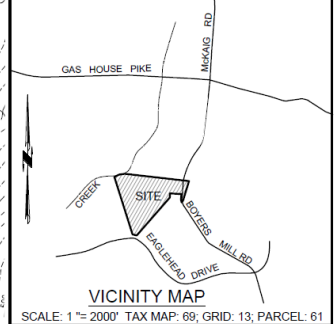
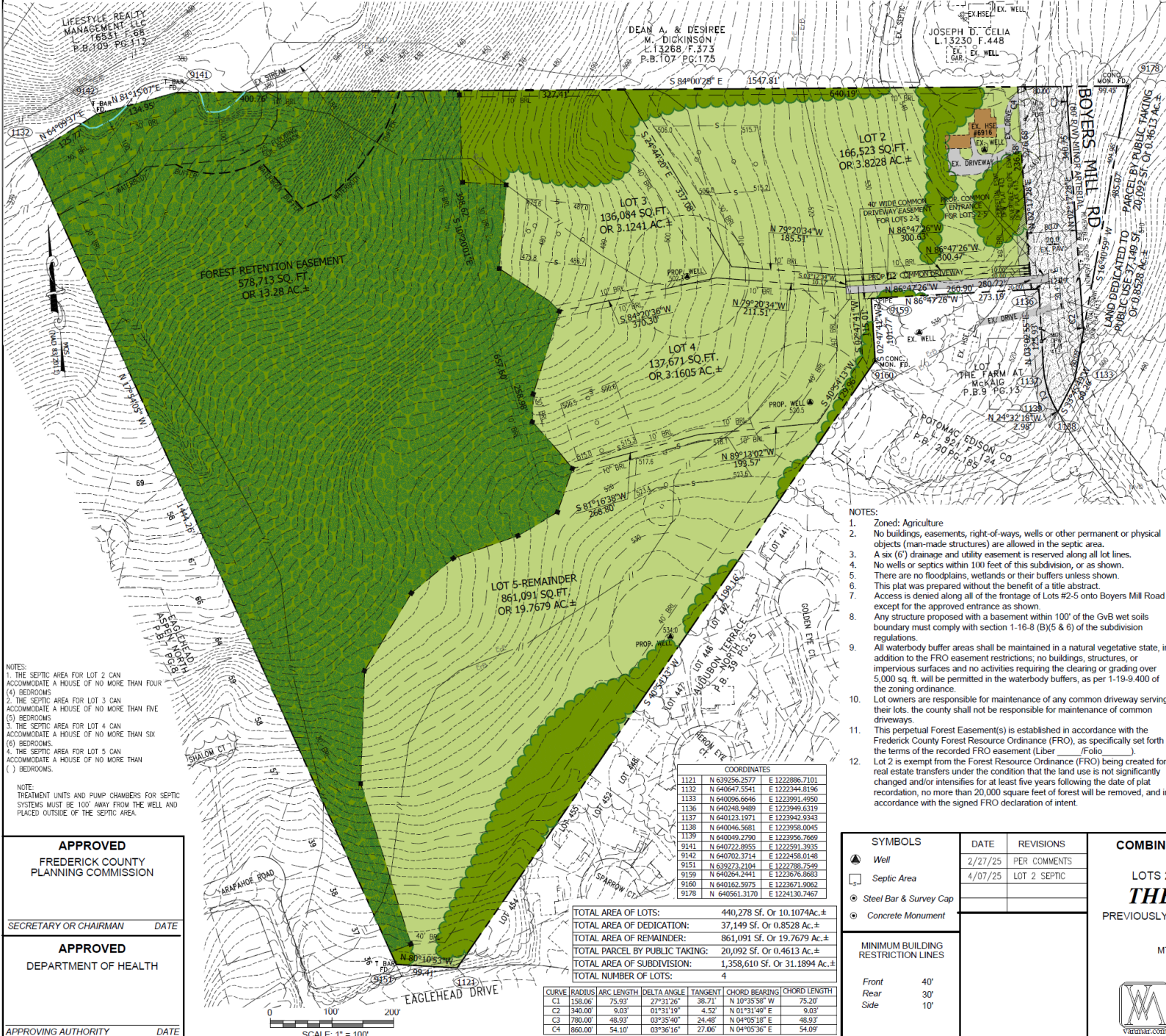
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 04/22/2025
Prepared by: Frederick County
Community Development Division



1:4,500 0 225 450 Feet





SCALE: 1"=200' TAX MAP: 69; GRID: 13; PARCEL: 61
TAX ID: 13-298637

SURVEYOR'S CERTIFICATION
I hereby certify that the Plat shown hereon is correct to the best of my professional knowledge and belief, that it is a Subdivision of the lands conveyed by John Ray Frank Revocable Trust, unto Middle Creek Development, LLC, by deed dated January 30, 2024 and recorded in Liber 16754 folio 280, in the Land Records of Frederick County, Maryland; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code, Section 1-16-108, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

T. Michael VanSant
Professional Land Surveyor, No 21266
Expiration Date: September 9, 2025

OWNERS' CERTIFICATION AND DEDICATION
We Middle Creek Development LLC, owner of the property shown and described hereon, consent to and adopt this plan of Subdivision Plan and in consideration of approval of this Plat by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, walkways and other easements to public use, unless otherwise noted on this plat.

We certify that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Carroll County Code, Section 1-16-108, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with; and that there are no suits, actions of law, leases, liens, mortgages, trusts, easements, or right-of-way affecting the property included in this plan of subdivision.

Middle Creek Development LLC, - Owner Date

The Owners have sworn to and subscribed before me this _____ day of _____, 2025.

Notary Public
Printed Name
My Commission expires _____

OWNER:
MIDDLE CREEK DEV. LLC
5724 INDUSTRY LANE
SUITE 200
FREDERICK, MD. 21704
301-524-9362

File #: M-171
A/P #: PL 276765
Date :
PB: PG:

- NOTES:**
1. Zoned: Agriculture
 2. No buildings, easements, right-of-ways, wells or other permanent or physical objects (man-made structures) are allowed in the septic area.
 3. A six (6) drainage and utility easement is reserved along all lot lines.
 4. No wells or septic within 100 feet of this subdivision, or as shown.
 5. There are no floodplains, wetlands or their buffers unless shown.
 6. This plat was prepared without the benefit of a title abstract.
 7. Access is denied along all of the frontage of Lots 2-5 onto Boyers Mill Road except for the approved entrance as shown.
 8. Any structure proposed with a basement within 100' of the GvB wet soils boundary must comply with section 1-16-8 (B)(5) & (6) of the subdivision regulations.
 9. All waterbody buffer areas shall be maintained in a natural vegetative state, in addition to the FRO easement restrictions; no buildings, structures, or impervious surfaces and no activities requiring the clearing or grading over 5,000 sq. ft. will be permitted in the waterbody buffers, as per 1-19-9.400 of the zoning ordinance.
 10. Lot owners are responsible for maintenance of any common driveway serving their lots, the county shall not be responsible for maintenance of common driveways.
 11. This perpetual Forest Easement(s) is established in accordance with the Frederick County Forest Resource Ordinance (FRO), as specifically set forth in the terms of the recorded FRO easement (Liber _____ Folio _____).
 12. Lot 2 is exempt from the Forest Resource Ordinance (FRO) being created for real estate transfers under the condition that the land use is not significantly changed and/or intensifies for at least five years following the date of plat recordation, no more than 20,000 square feet of forest will be removed, and in accordance with the signed FRO declaration of intent.

COORDINATES					
1121	N 639256.2577	E	1222886.7101		
1132	N 640447.5541	E	1222344.8196		
1133	N 640096.6646	E	1222991.4950		
1136	N 640248.9489	E	1223949.6319		
1137	N 640123.1971	E	1223942.9343		
1138	N 640046.5681	E	1223958.0045		
1139	N 640049.2790	E	1222956.7669		
9141	N 640722.8955	E	1222591.2935		
9142	N 640702.3714	E	1222458.0148		
9151	N 639273.2104	E	1222788.7549		
9159	N 640264.2441	E	1223676.8683		
9160	N 640162.5975	E	1223671.9062		
9178	N 640561.3170	E	1224130.7467		

TOTAL AREA OF LOTS: 440,278 Sf. Or 10.1074Ac.±
TOTAL AREA OF DEDICATION: 37,149 Sf. Or 0.8528 Ac.±
TOTAL AREA OF REMAINDER: 861,091 Sf. Or 19.7679 Ac.±
TOTAL PARCEL BY PUBLIC TAKING: 20,092 Sf. Or 0.4613 Ac.±
TOTAL AREA OF SUBDIVISION: 1,358,610 Sf. Or 31.1894 Ac.±
TOTAL NUMBER OF LOTS: 4

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	158.06	75.93	27°21'26"	38.71	N 10°25'36" W	75.20
C2	340.00	9.03	01°11'19"	4.32	N 01°31'49" E	9.03
C3	780.00	48.93	03°35'40"	24.48	N 04°05'18" E	48.93
C4	860.00	54.10	03°36'16"	27.06	N 04°05'36" E	54.09

SYMBOLS		DATE	REVISIONS
Well		2/27/25	PER COMMENTS
Septic Area		4/07/25	LOT 2 SEPTIC
Steel Bar & Survey Cap			
Concrete Monument			
MINIMUM BUILDING RESTRICTION LINES			
Front	40'		
Rear	30'		
Side	10'		

COMBINED PRELIM/FINAL PLAT & PLAT OF PUBLIC TAKING

LOTS 2-4 & 5 / REMAINDER, SECTION TWO

THE FARM AT McKAIG

PREVIOUSLY RECORDED IN PB. 27 AT PG.40, PB. 9 PG. 13

6916 BOYERS MILL ROAD
NEW MARKET PLANNING REGION
MT. PLEASANT ELECTION DISTRICT NO. 13
FREDERICK COUNTY, MARYLAND
SCALE: 1"=100' JULY, 2024

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5563 ©Copyright, Latest Date Shown

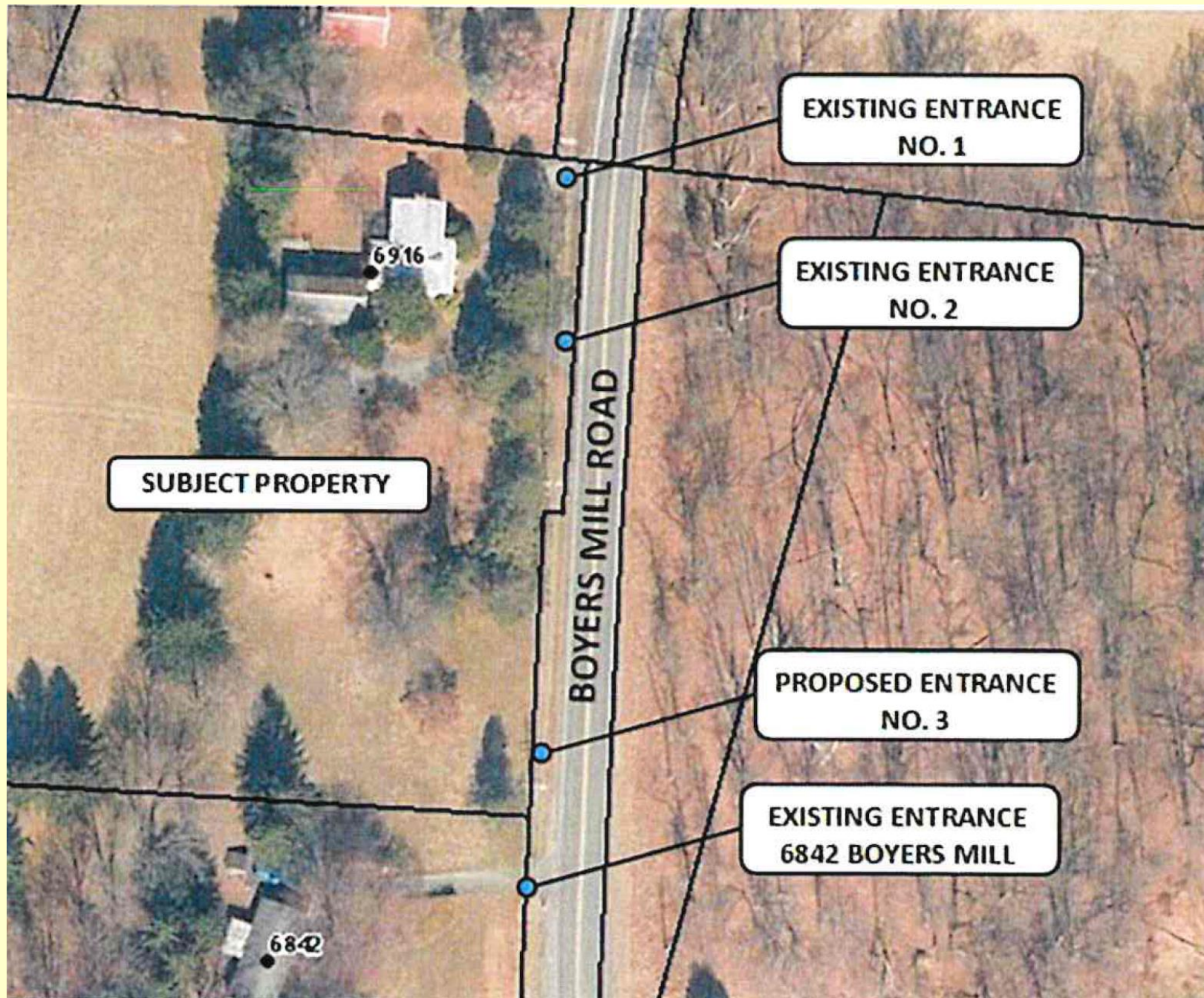
APPROVED
FREDERICK COUNTY
PLANNING COMMISSION

SECRETARY OR CHAIRMAN DATE

APPROVED
DEPARTMENT OF HEALTH

APPROVING AUTHORITY DATE

[illegible]



RECOMMENDATION

Staff has no objection to conditional approval of the requested entrance spacing modification.

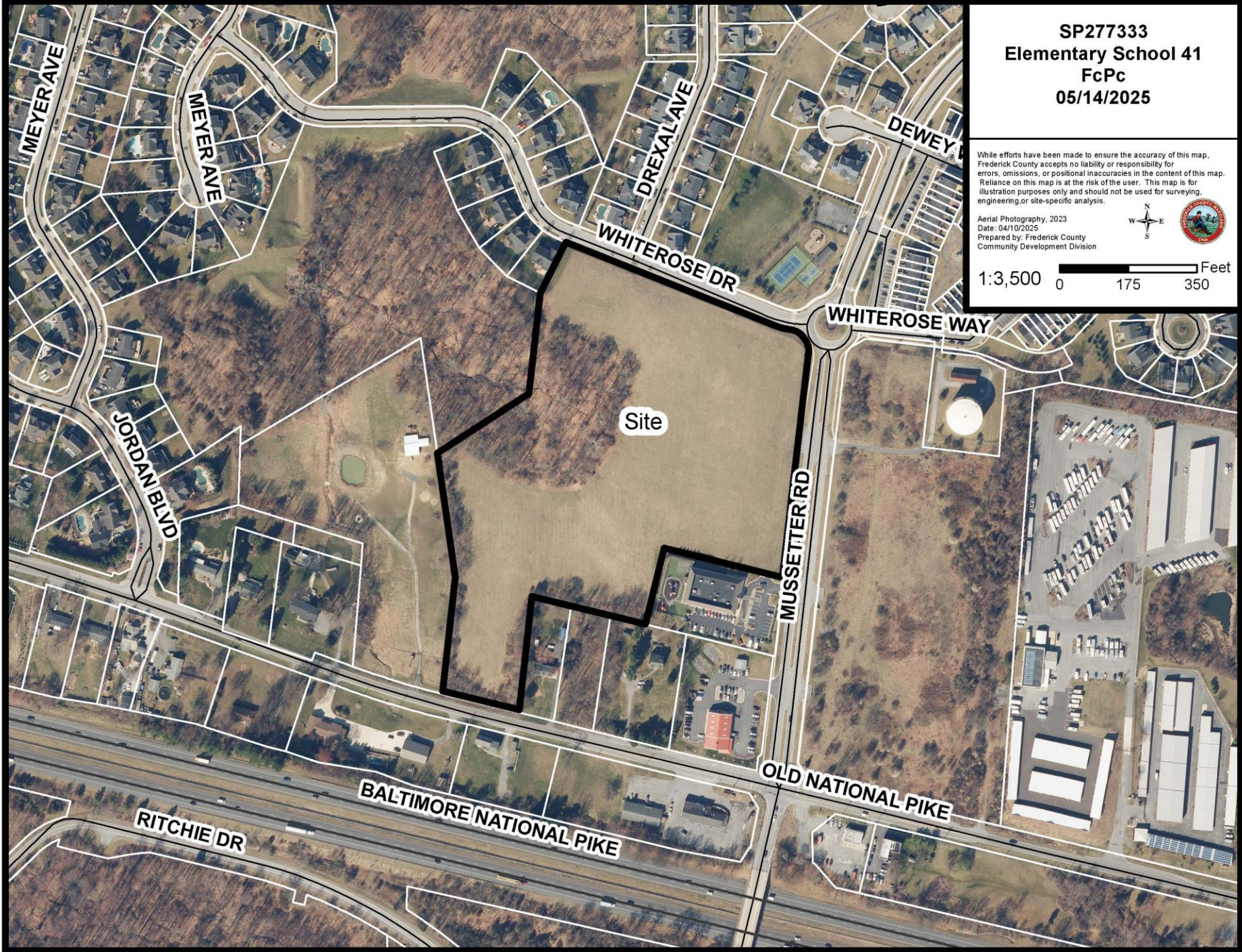
Because the Applicants have demonstrated safe and adequate sight distance for the proposed common driveway location and using the existing entrances to the north would not meet sight distance and would make access to the other proposed lots difficult, staff supports the approval of this modification for this application (M-171, AP PL276765) subject to the following conditions:

1. The Applicants shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall construct a common driveway in accordance with 1-16-109(D) of the Subdivision Regulations prior to plat recordation.

Elementary School 41

Site Plan

The Applicant is requesting Site Development Plan approval for a 102,536 sq. ft. elementary school located on a 15.20-acre Site.



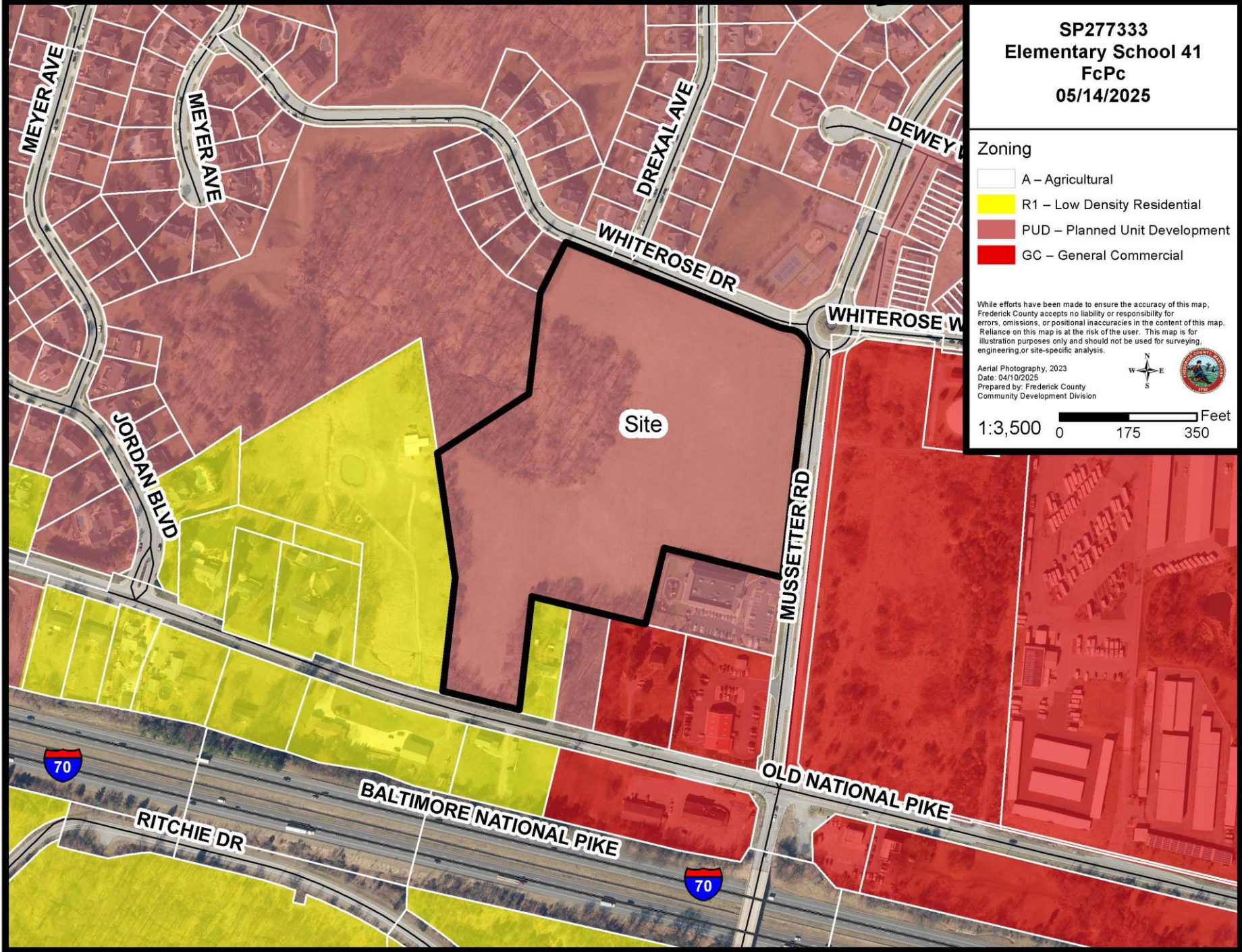
SP277333
Elementary School 41
FcPc
05/14/2025

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Aerial Photography, 2023
Date: 04/10/2025
Prepared by: Frederick County
Community Development Division



1:3,500 0 175 350 Feet



SP277333
Elementary School 41
FcPc
05/14/2025

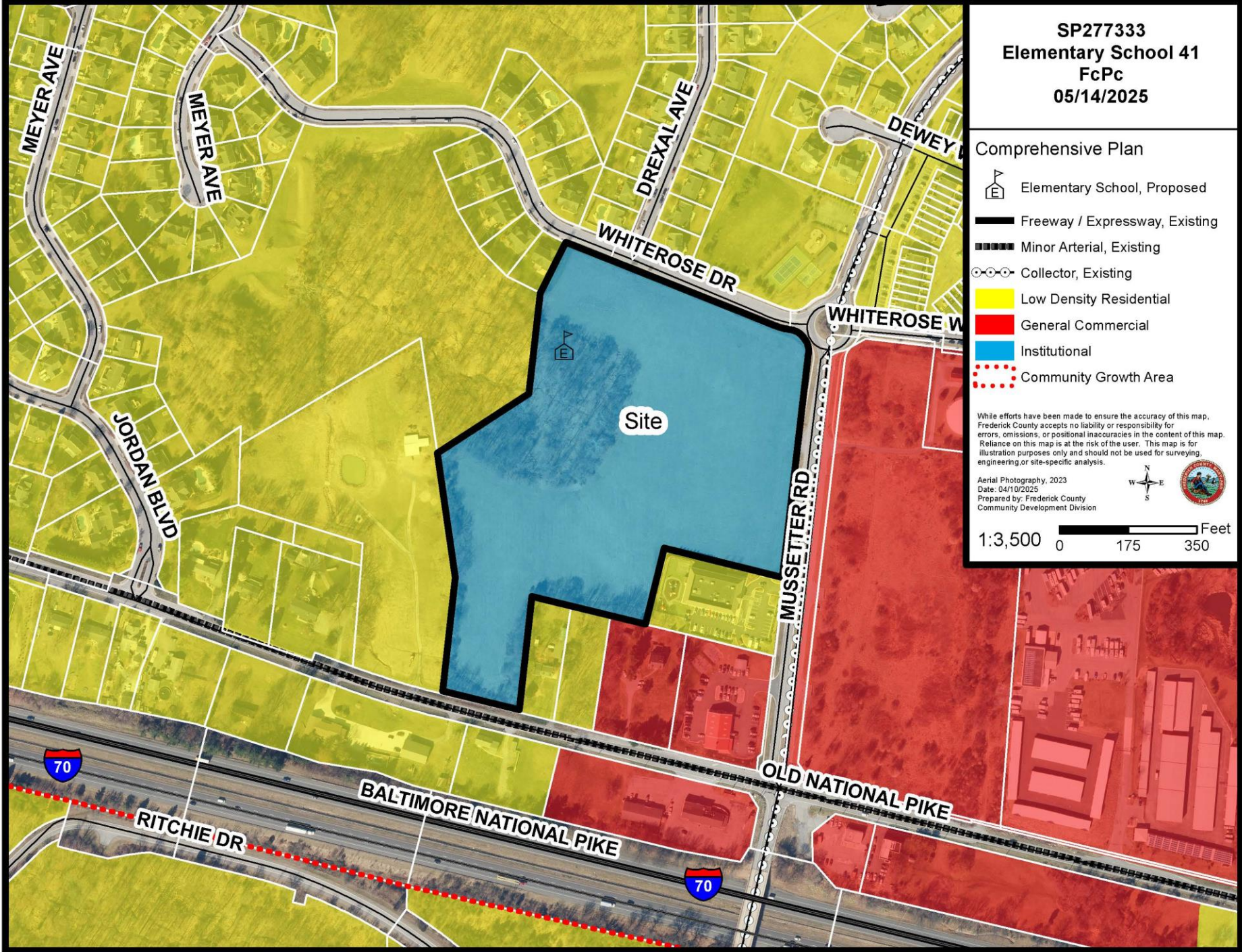
- Zoning
- A – Agricultural
 - R1 – Low Density Residential
 - PUD – Planned Unit Development
 - GC – General Commercial

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Date: 04/10/2025
Prepared by: Frederick County
Community Development Division



1:3,500 0 175 350 Feet





PRINTS ISSUED

NO.	DESCRIPTION	DATE
1	50% SUBMISSION	01/30/25
2	SITE PLAN SUBMISSION	02/05/25

PSC #: 10.004

ELEMENTARY SCHOOL #41
5680 MUSSETTER ROAD
NEW MARKET, MD 21774

FREDERICK COUNTY PUBLIC SCHOOLS

SHEET TITLE:
LANDSCAPE PLANTING PLAN

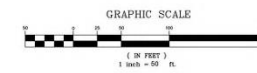
PROJECT NO:
DATE: 02/06/2025
SCALE:
DRAWN BY: AMM
CHECKED BY: SPS
SHEET NO:

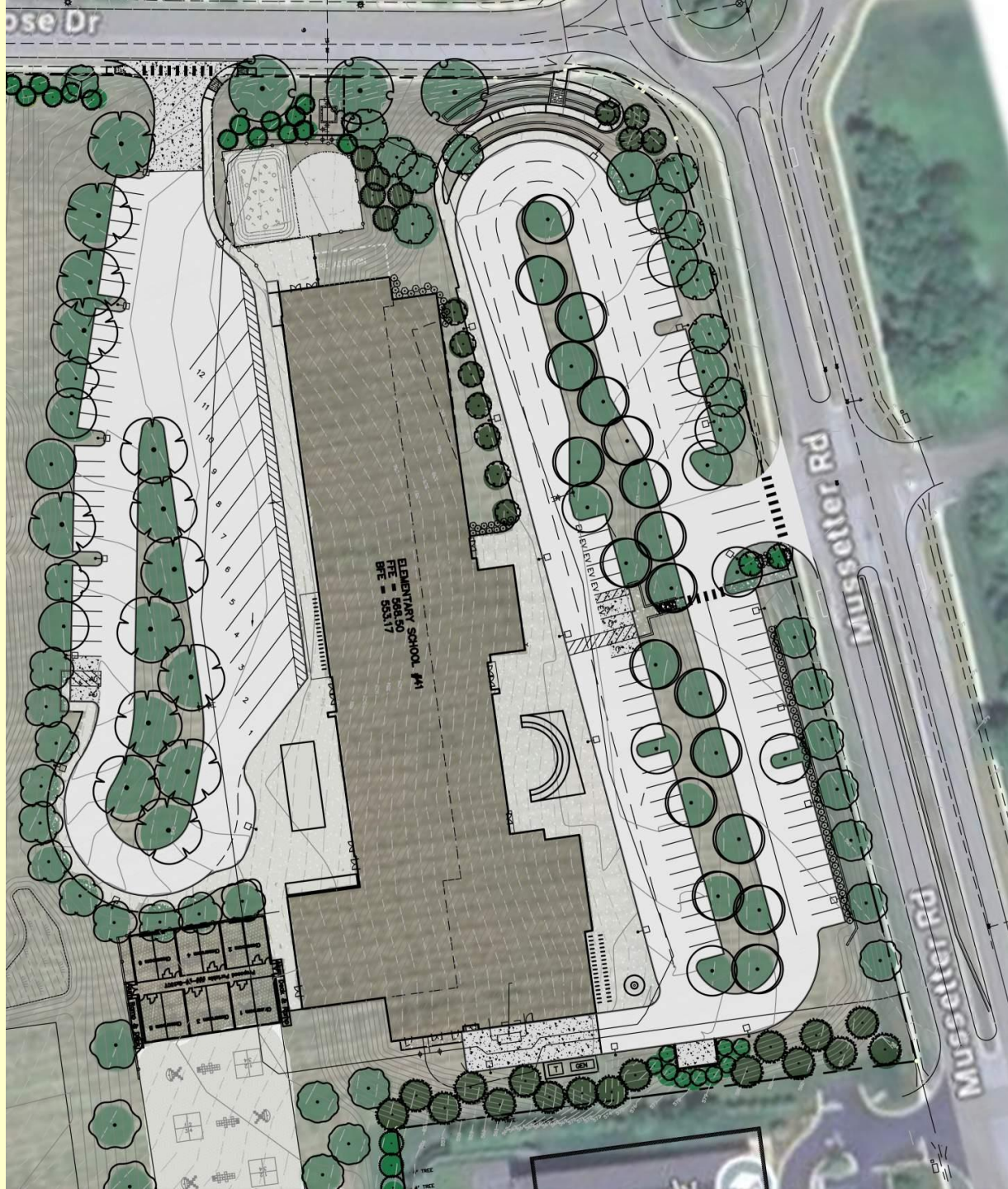


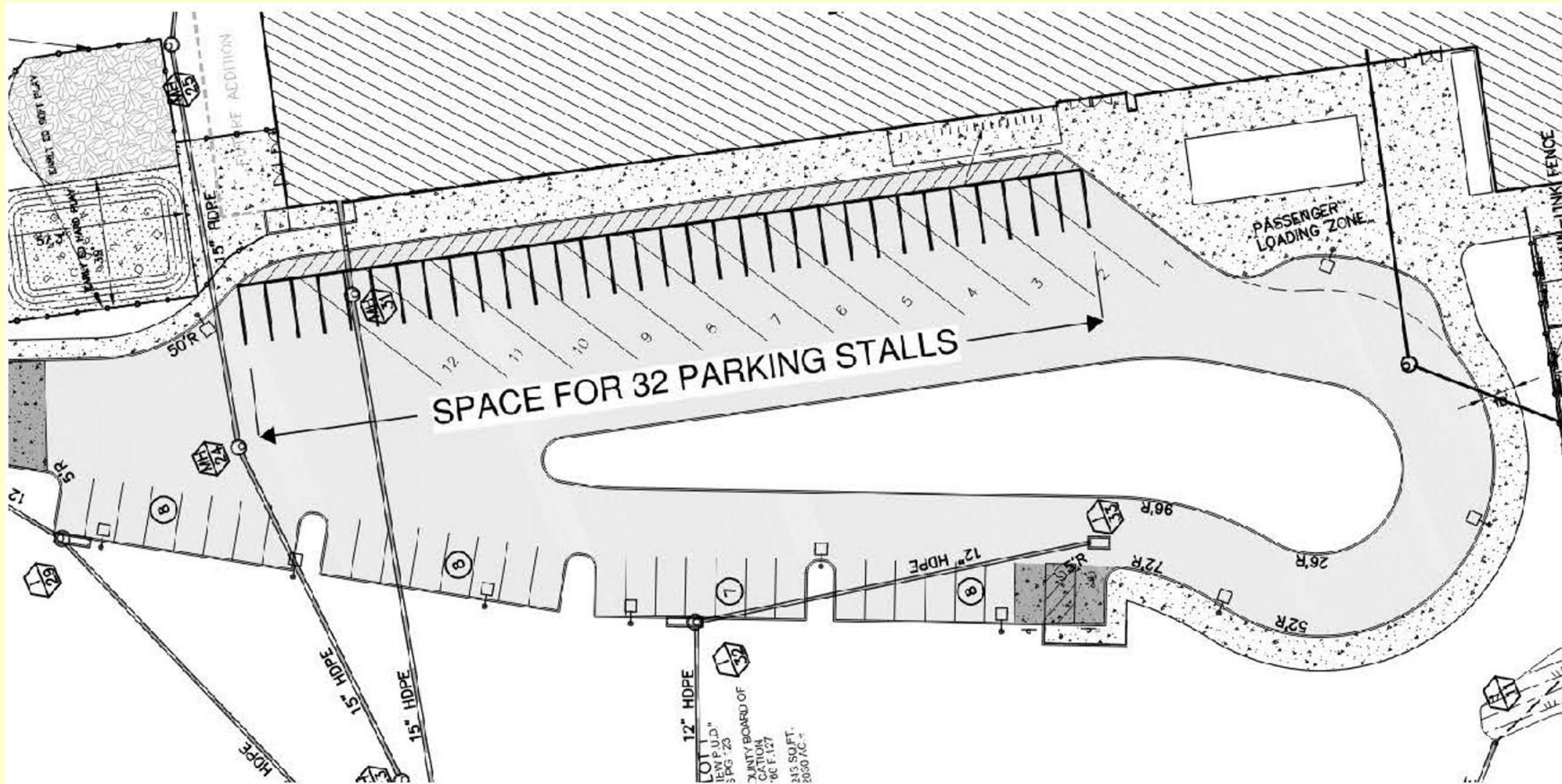
LEGEND

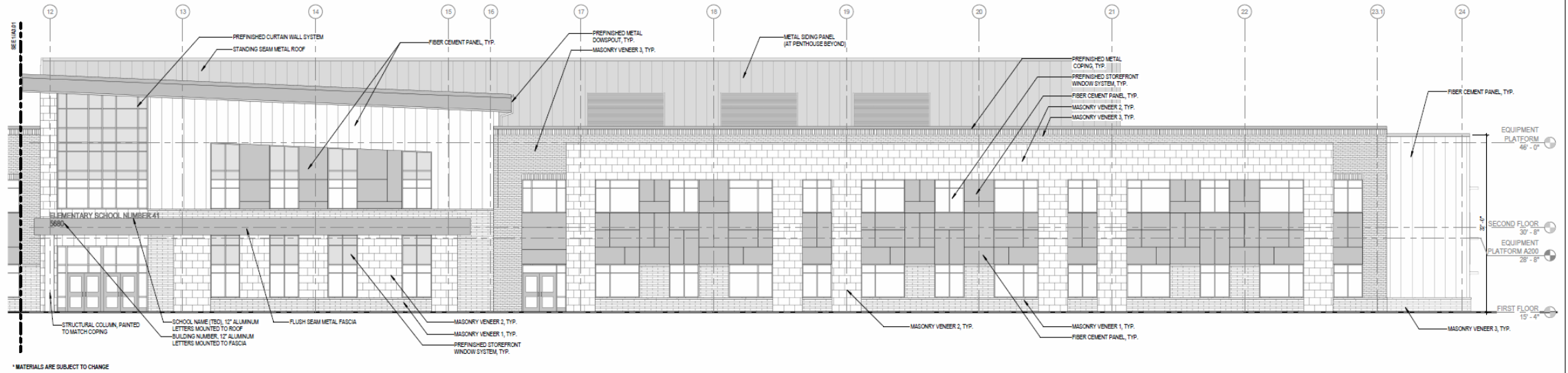
- TOP OF STREAM BANK
- SB 50' STREAM VALLEY BUFFER
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED DRIVEWAY
- PROPOSED STORMWATER MANAGEMENT FACILITY
- CONSERVATION EASEMENT

- PROP. CANOPY TREE
- PROP. ORNAMENTAL TREE
- PROP. EVERGREEN TREE
- PROP. SHRUB

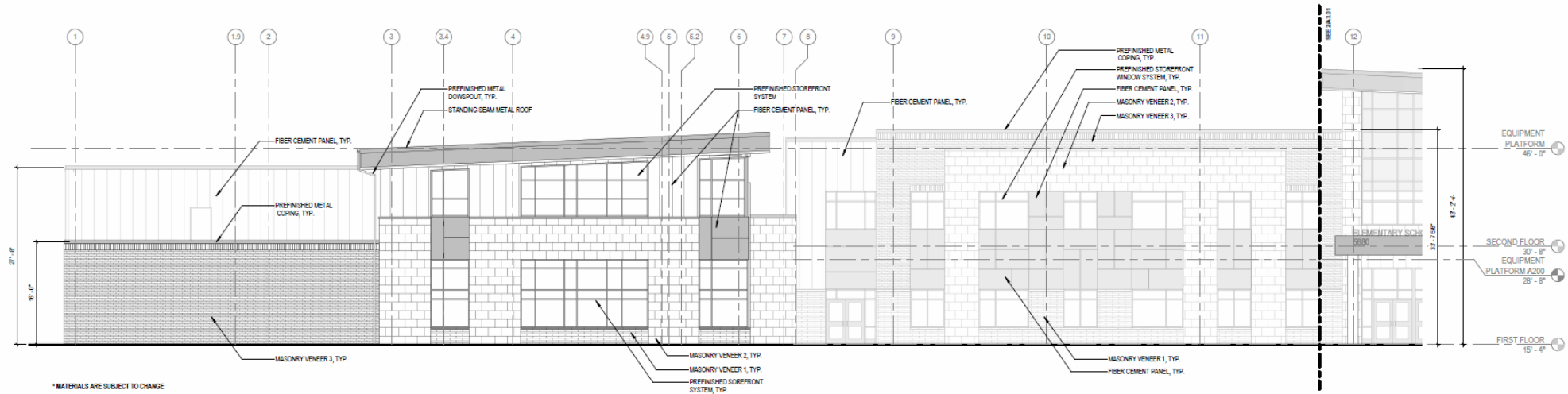




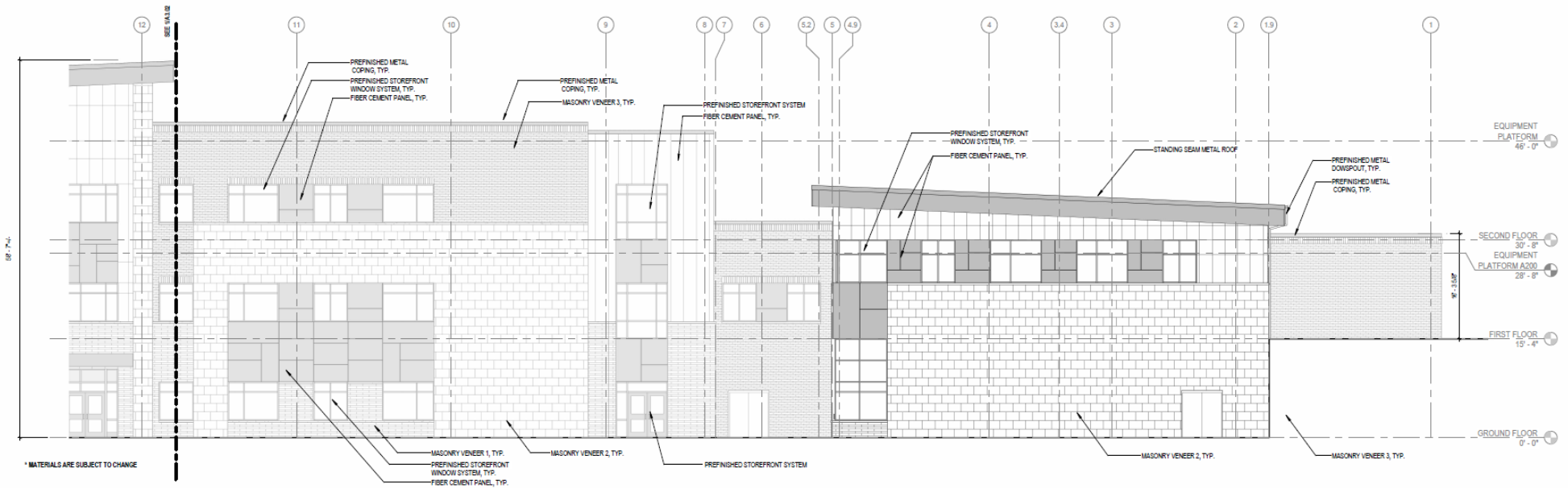




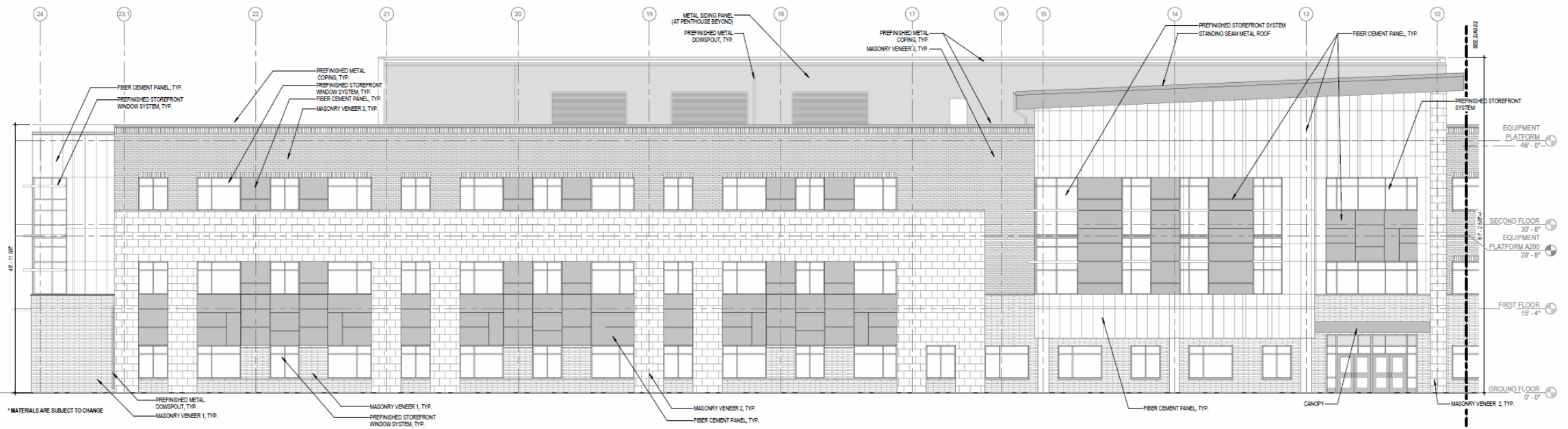
2 EAST ELEVATION AREA B-C
A3.31 SCALE: 1/8" = 1'-0"



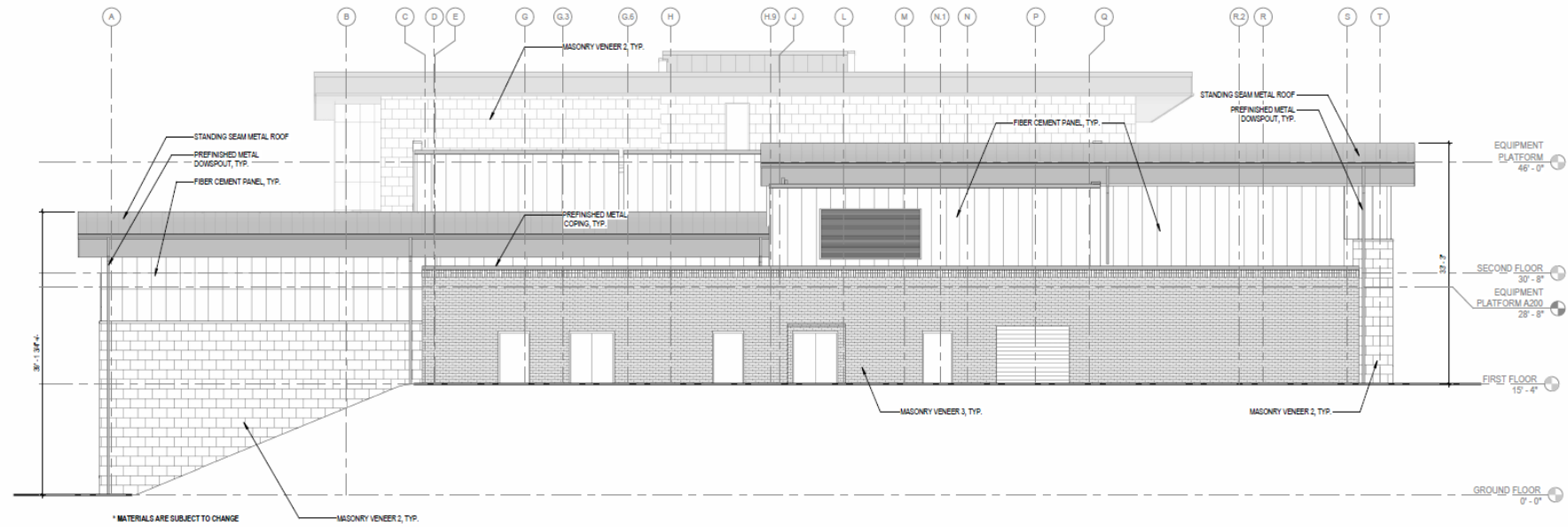
1 EAST ELEVATION AREA A-B
A3.31 SCALE: 1/8" = 1'-0"



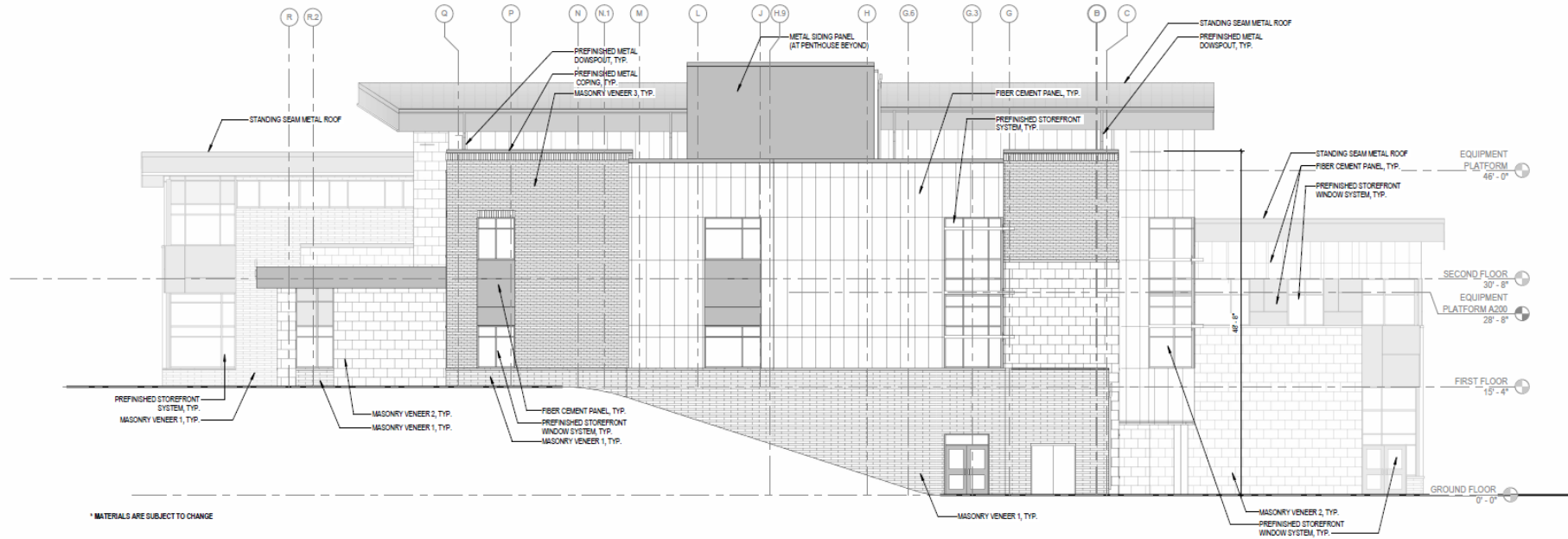
2 WEST ELEVATION AREA B-A
A3.32 SCALE: 1/8" = 1'-0"



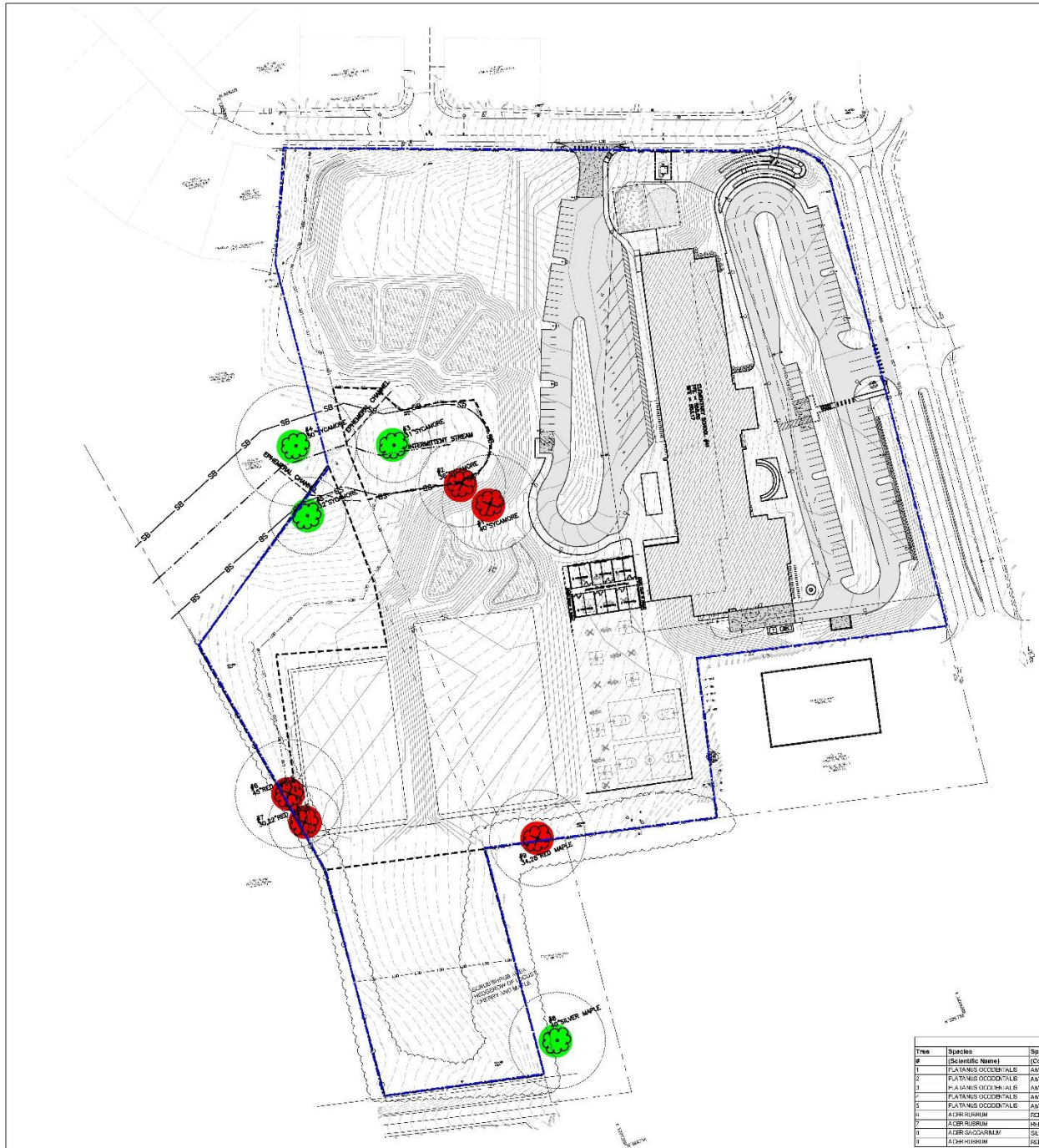
1 WEST ELEVATION AREA C-B
A3.32 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



LEGEND

- TOP OF STREAM BANK
- 50' STREAM VALLEY BUFFER
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED DRIVEWAY
- PROPOSED STORMWATER MANAGEMENT FACILITY
- CONSERVATION EASEMENT
- EXISTING SPECIMEN TREE >30"DBH
- EXISTING TREE TO BE REMOVED

GRAPHIC SCALE

1" = 20' (IN FEET)
1 inch = 20 ft

Specimen Tree Summary 30" +									
Tree #	Species (Scientific Name)	Species (Common Name)	DBH (inches)	Tree Condition	CRZ (Sq. Ft.)	CRZ Impacts (Sq. Ft.)	Impact %	Comments	Disposition
1	PLATANUS OCCIDENTALS	AMERICAN Sycamore	43	GOOD	11310	11310	100%	OWNERS	REMOVE
2	PLATANUS OCCIDENTALS	AMERICAN Sycamore	36	GOOD	9161	9161	100%	OWNERS	REMOVE
3	PLATANUS OCCIDENTALS	AMERICAN Sycamore	31	GOOD	6783	0	0%	OWNERS	SAVE
4	PLATANUS OCCIDENTALS	AMERICAN Sycamore	103	GOOD	17871	810	5%	OWNERS	SAVE
5	PLATANUS OCCIDENTALS	AMERICAN Sycamore	32	GOOD	7738	0	0%	OWNERS	SAVE
6	ACER RUBRUM	RED MAPLE	45	GOOD	14314	14314	100%	OWNERS	REMOVE
7	ACER RUBRUM	RED MAPLE	33	GOOD	6362	6362	100%	OWNERS	REMOVE
8	ACER GLABRUM	SILVER MAPLE	42	GOOD	11314	0	0%	OWNERS	SAVE
9	ACER RUBRUM	RED MAPLE	54	GOOD	8171	8171	100%	OWNERS	REMOVE

nld NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING
3400 WOODBURY HILL DRIVE, 2ND FLOOR
ELLSWORTH CITY, MD 21043
410-352-2150 | LANDSCAPE@NLDDESIGN.COM

- ARCHITECT**
- SEI** SEI ARCHITECTS
1211 CORPORATE BLVD, SUITE 100
ROCKVILLE, MD 20850
301-581-7777 | SEI-ARCHITECTS.COM
- CIVIL**
- ADTEK ENGINEERS, INC.**
199 S. EAST STREET, SUITE 210
FREDERICK, MD 21701
301-465-4406
- STRUCTURAL**
- COMPREHENSIVE STRUCTURAL SOLUTIONS**
6200 WORTHMAN ROAD, SUITE 100
MONTGOMERY VILLAGE, MD 20886
281-290-5389
- MECHANICAL / ELECTRICAL / PLUMBING**
- JAMES POSEY ASSOCIATES**
11155 RED RUN BOULEVARD, SUITE 210
BALTIMORE, MD 21117
410-260-4100
- KITCHEN**
- NYIKOS - GARCIA FOODSERVICE DESIGN INC.**
7140 SPARKMOUNT WAY
NEW MARKET, MD 21774
301-465-9330
- TECHNOLOGY / SECURITY**
- WRIGHT ENGINEERING, LLC**
353 RIPLEY STREAM COURT
JOPPA, MD 21083
410-677-6767

CONSTRUCTION MANAGER



PRINTS ISSUED

NO.	DESCRIPTION	DATE
1	30 DAY SUBMISSION	8/13/2025
2	SITE PLAN SUBMISSION	8/26/2025

PSC # 10,000

ELEMENTARY SCHOOL #41
5800 BUSSETT ROAD
NEW MARKET, MD 21774

FREDERICK COUNTY PUBLIC SCHOOLS

SHEET TITLE:
SPECIMEN TREE REMOVAL PLAN

PROJECT NO:
DATE: 8/26/2025
SCALE:
DRAWN BY: NAME
CHECKED BY: NAME
SHEET NO:



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 (May 14, 2028) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on May 14, 2028. Therefore, the plan expires May 14, 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 modification under §1-19-6.400(D)(2) to allow for 14.4% or 5.6% less than the required 20% canopy cover of parking areas at maturity.
2. A modification under § 1-19-6.500 is requested to allow 18'-24' tall lighting.
3. A parking space modification under §1-19-6.220(A)(3) to allow 97 parking spaces, or 68 fewer spaces than the required 165 parking spaces.
4. A FRO modification under §§1-21-21 and 1-21-40 to permit the removal of 5 specimen trees.

RECOMMENDATION (continued)

Staff-proposed conditions of approval:

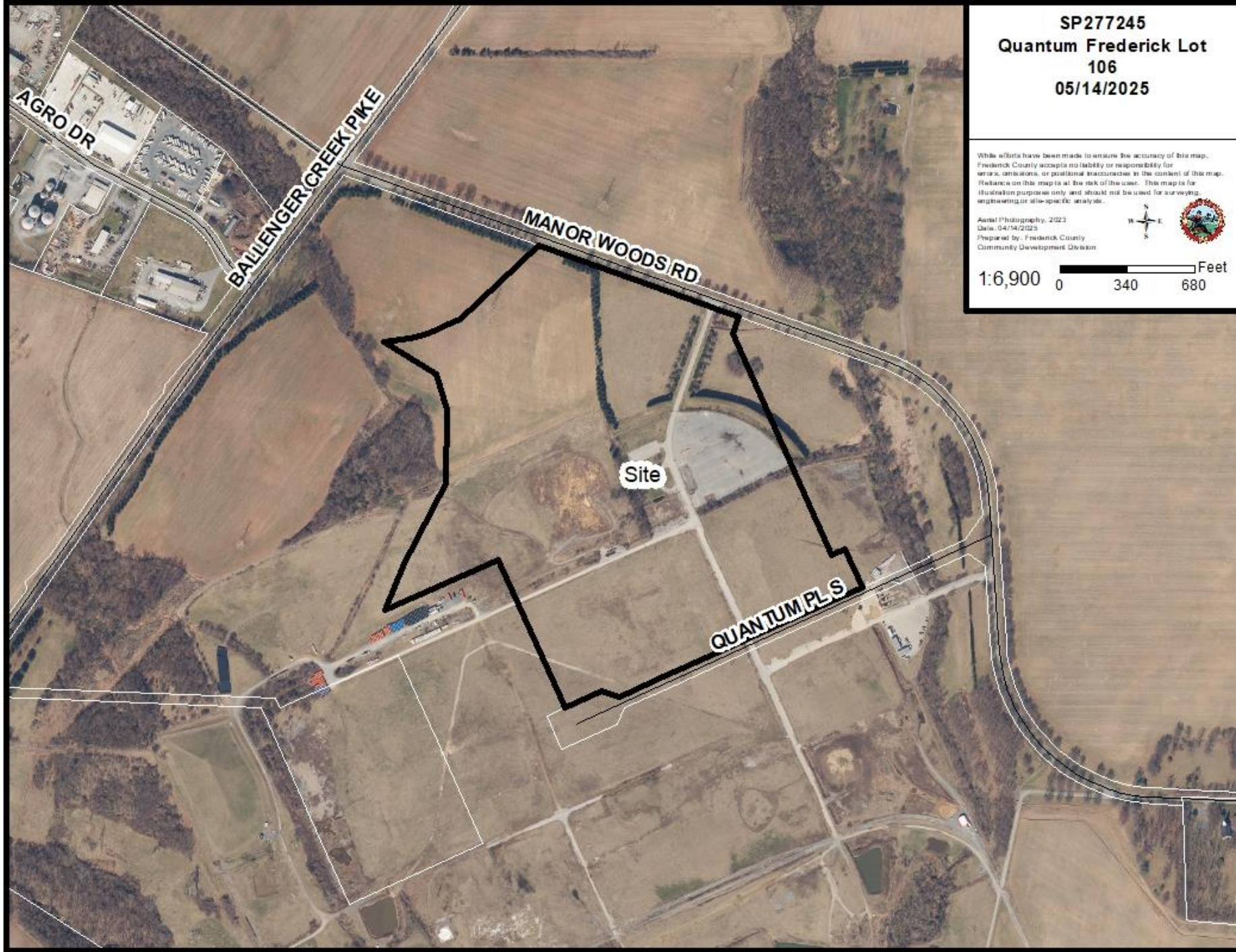
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

Aligned Data Centers (Buildings 2, 3, 4)

Quantum Frederick Lot 106

Site Plan

The Applicant is requesting Site Development Plan approval for three additional buildings (totaling 1,149,000 sq. ft.) at the Aligned Critical Digital Infrastructure Facility located on a 74.89-acre Site.



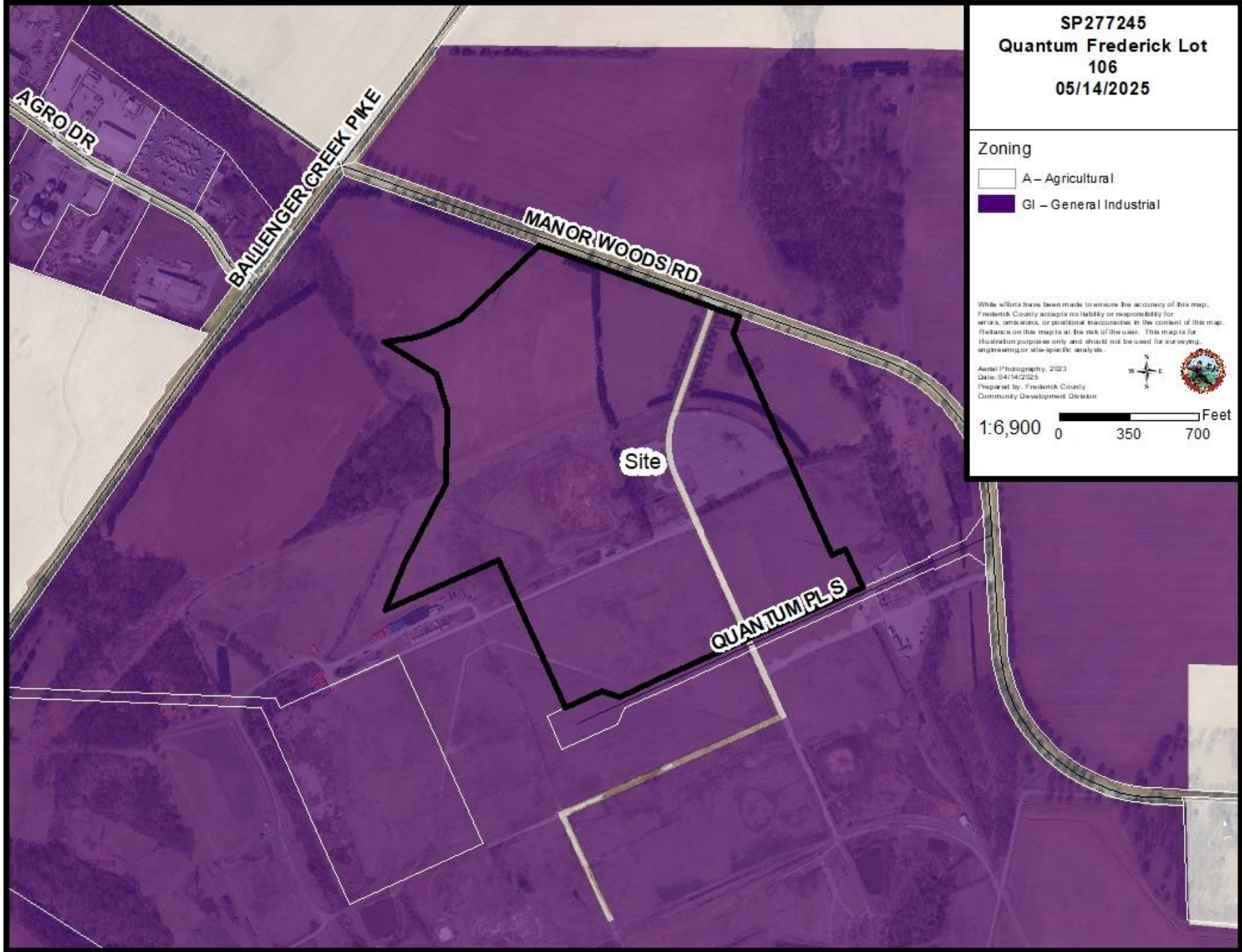
SP277245
Quantum Frederick Lot
106
05/14/2025

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Aerial Photography, 2023
Date: 04/04/2025
Prepared by: Frederick County
Community Development Division



1:6,900 0 340 680 Feet



SP277245
Quantum Frederick Lot
106
05/14/2025

Zoning

- A – Agricultural
- GI – General Industrial

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Date: 04/14/2025
Prepared by: Frederick County
Community Development Division



1:6,900 0 350 700 Feet

SP277245
Quantum Frederick Lot
106
05/14/2025

Comprehensive Plan

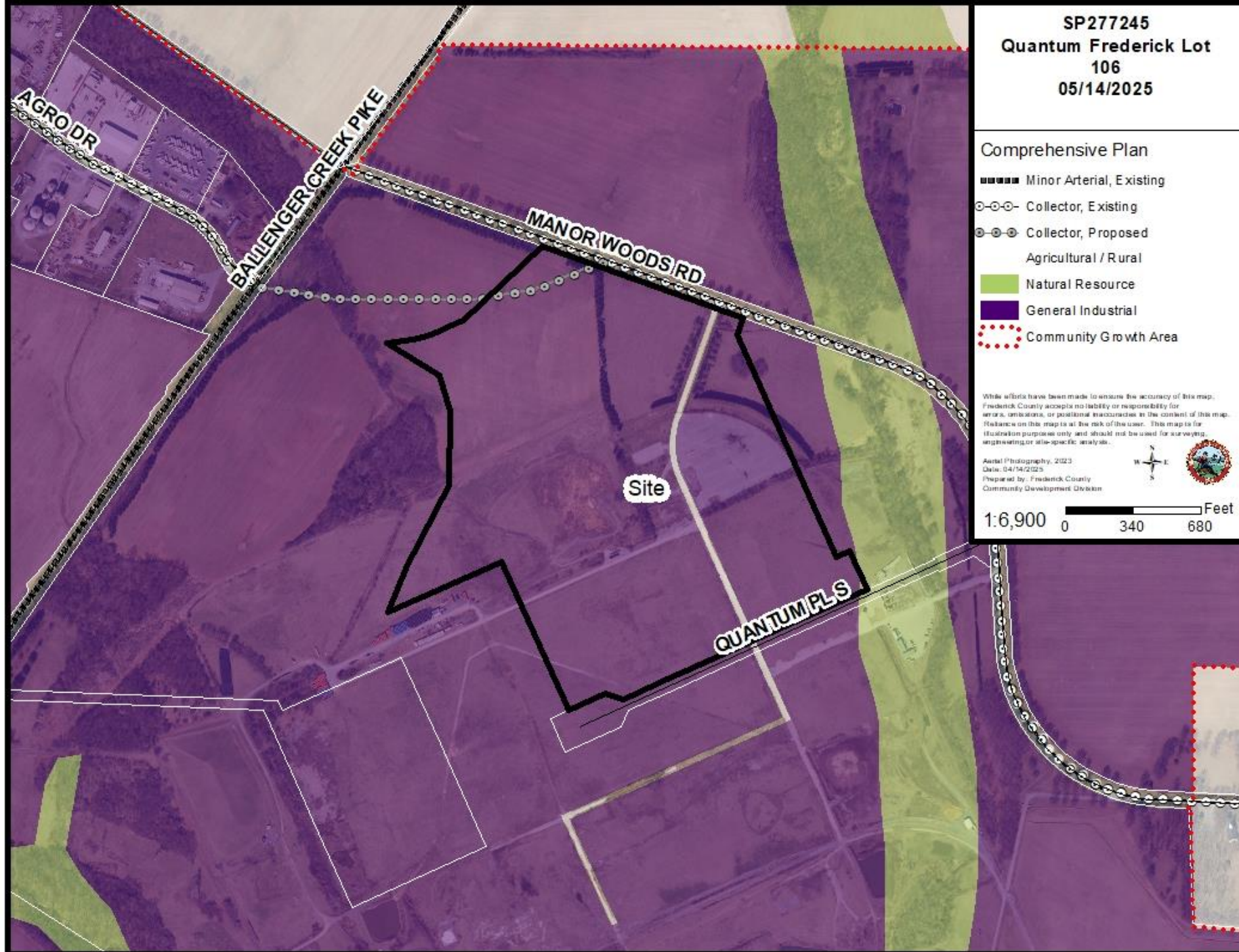
- Minor Arterial, Existing
- Collector, Existing
- Collector, Proposed
- Agricultural / Rural
- Natural Resource
- General Industrial
- Community Growth Area

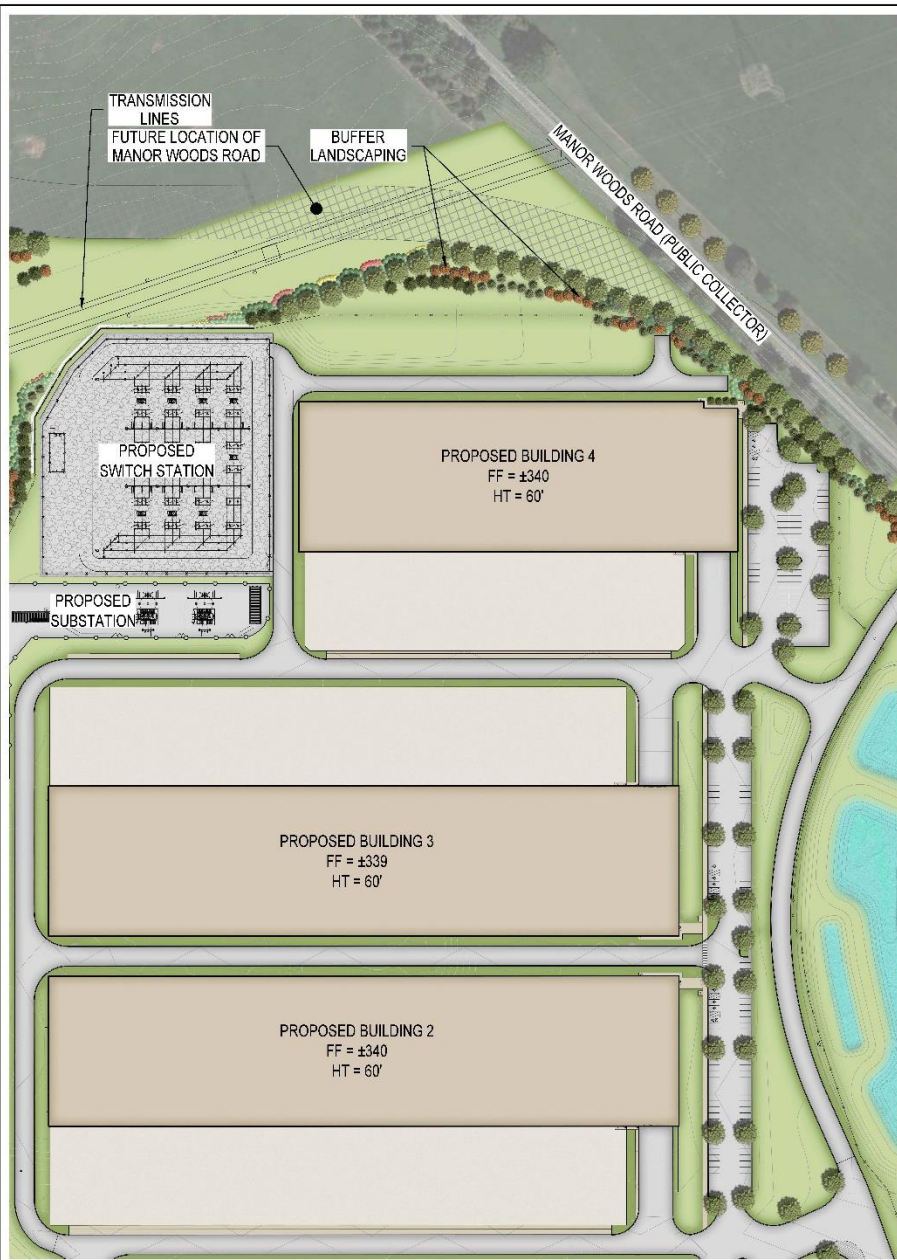
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Prepared by: Frederick County
Community Development Division



1:6,900 0 340 680 Feet





Illustrative Rendering - Phase 2



QUANTUM FREDERICK - LOT 106

ALIGNED DATA CENTERS
Frederick County, Maryland



Scale: 1" = 100'
10/12/2020



Illustrative Rendering - Phase 2



QUANTUM FREDERICK - LOT 106

AL SHED DATA CONSULTING
Frederick, Maryland



3/24/2020
24x36 - 1/8"







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 (May 14, 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 parking space modification under §1-19-6.220(A)(2) to allow 226 parking spaces, or 136 additional spaces than the required 90 parking spaces.
2. A loading space modification under §1-19-6.210(D) to allow 6 large loading spaces, or 109 fewer spaces than the required 115 large loading spaces.
3. A lighting modification under §1-19-6.500(D) to allow light spillage to exceed 0.5 foot-candles at the property line.
4. 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 (continued)

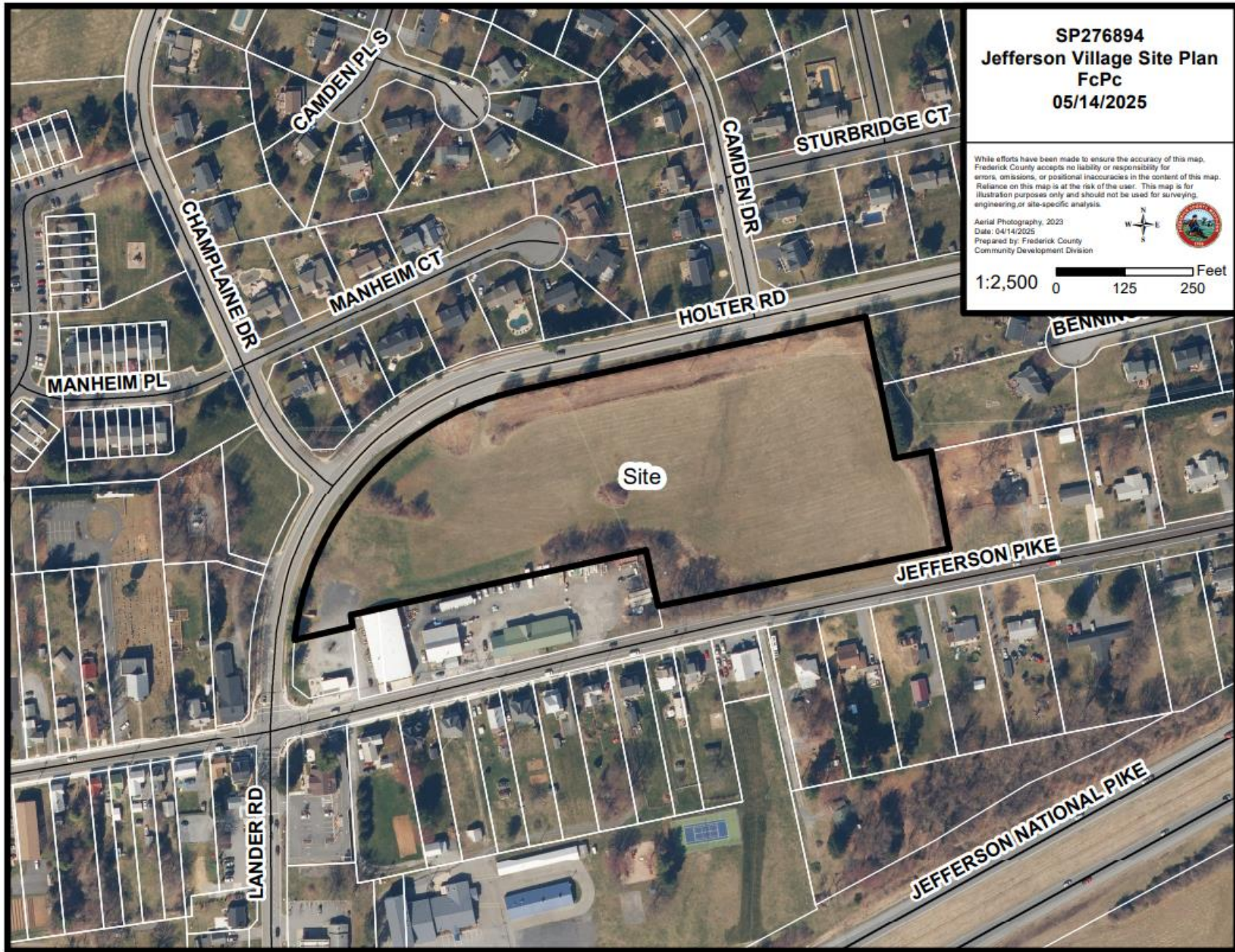
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall adjust the signage note on the cover sheet to reference Sheet 15 and state that the proposed signage was previously approved under the Site Plan for Building 1 (SP275110).
3. The Applicant shall provide lighting details.

Jefferson Village

Site Plan

The Applicant is requesting Site Development Plan approval for 47 age-restricted townhome and duplex lots located on a 9.41-acre Site.

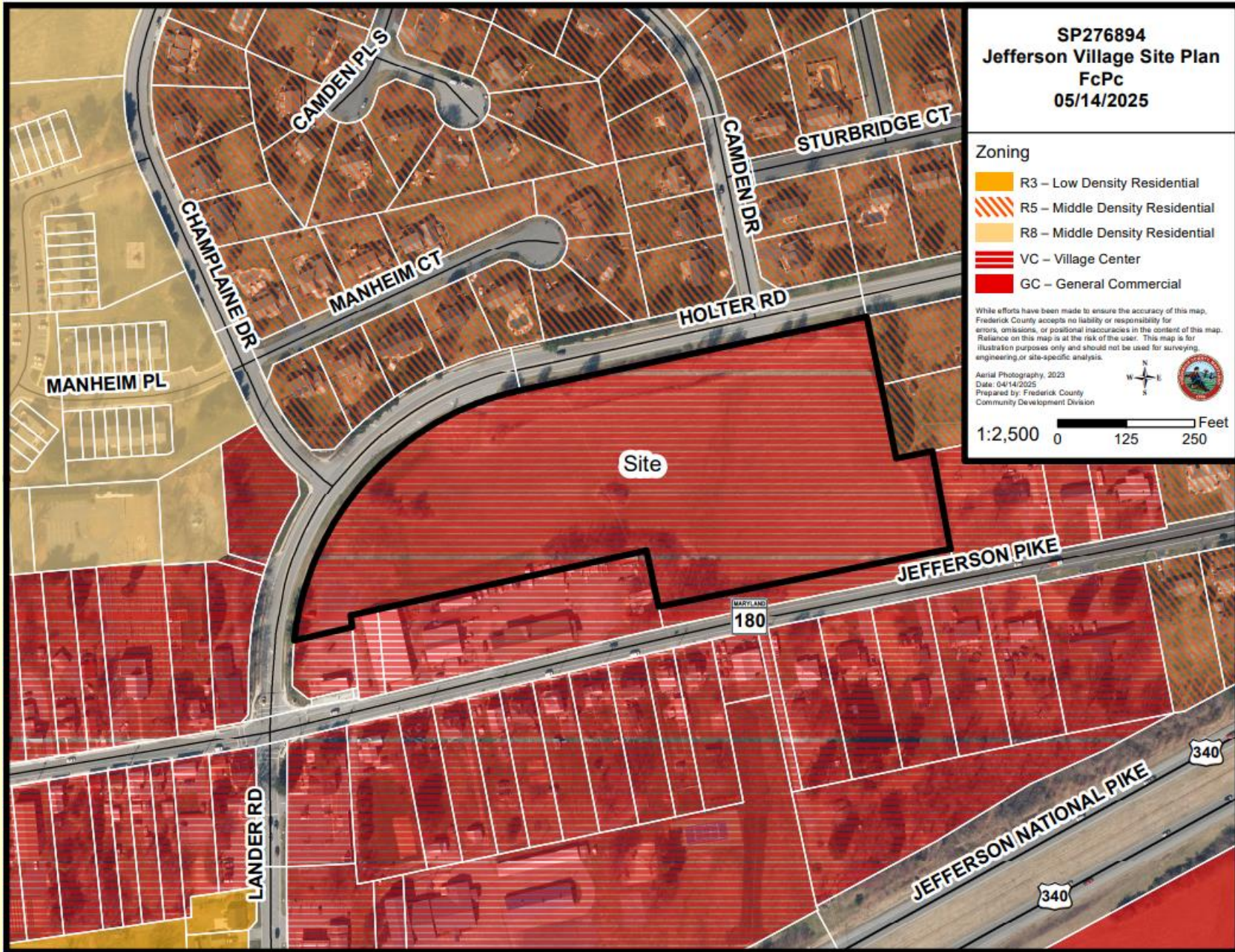


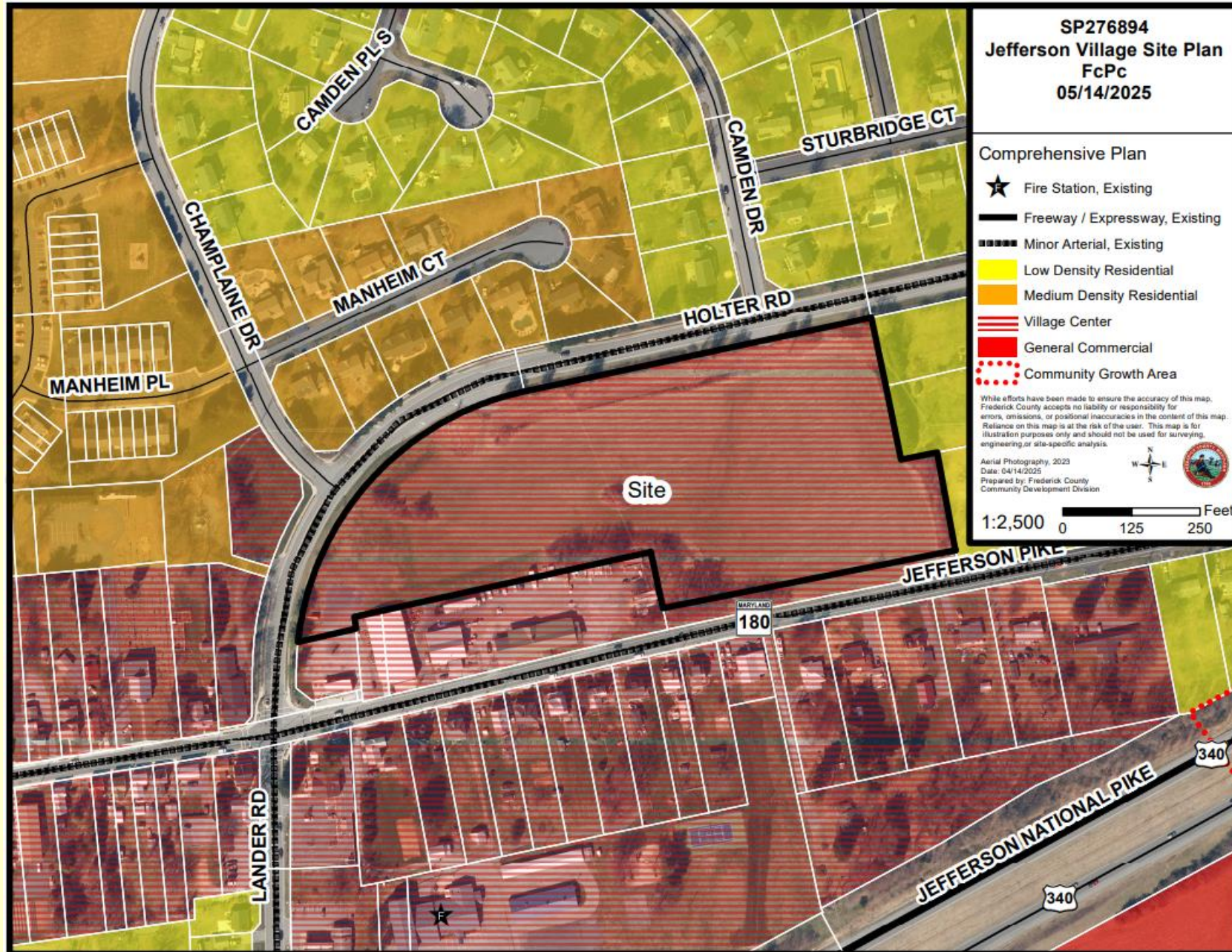
SP276894
Jefferson Village Site Plan
FcPc
05/14/2025

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Date: 04/14/2025
Prepared by: Frederick County
Community Development Division

1:2,500 0 125 250 Feet





ENTRY
SIGN

2,042 SF
CLUBHOUSE

AMENITY SPACE
AREA #1

AMENITY SPACE
AREA #2

FITNESS
STATION #1

HOLTER ROAD

RETAINING
WALL

WELL LOT

FITNESS
STATION #4

CIVIC SPACE
WITH
SEATING WALL
&
WOOD STRUCTURE

FITNESS
STATION #3

4' MULCH
WALKING TRAIL

FITNESS
STATION #2





CORNER OF BARNSELY & HOLTZ ROADS VIEW



HOLTZ ROAD VIEW



FRONT ELEVATION 1



FRONT ELEVATION 2

PLANS & ELEVATIONS

JEFFERSON VILLAGE - CLUBHOUSE

RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through May 14, 2028). The APFO approved with the Preliminary Plan is valid for a period of 5 years and expires on December 11, 2029. Therefore, the site plan expires May 14, 2028.

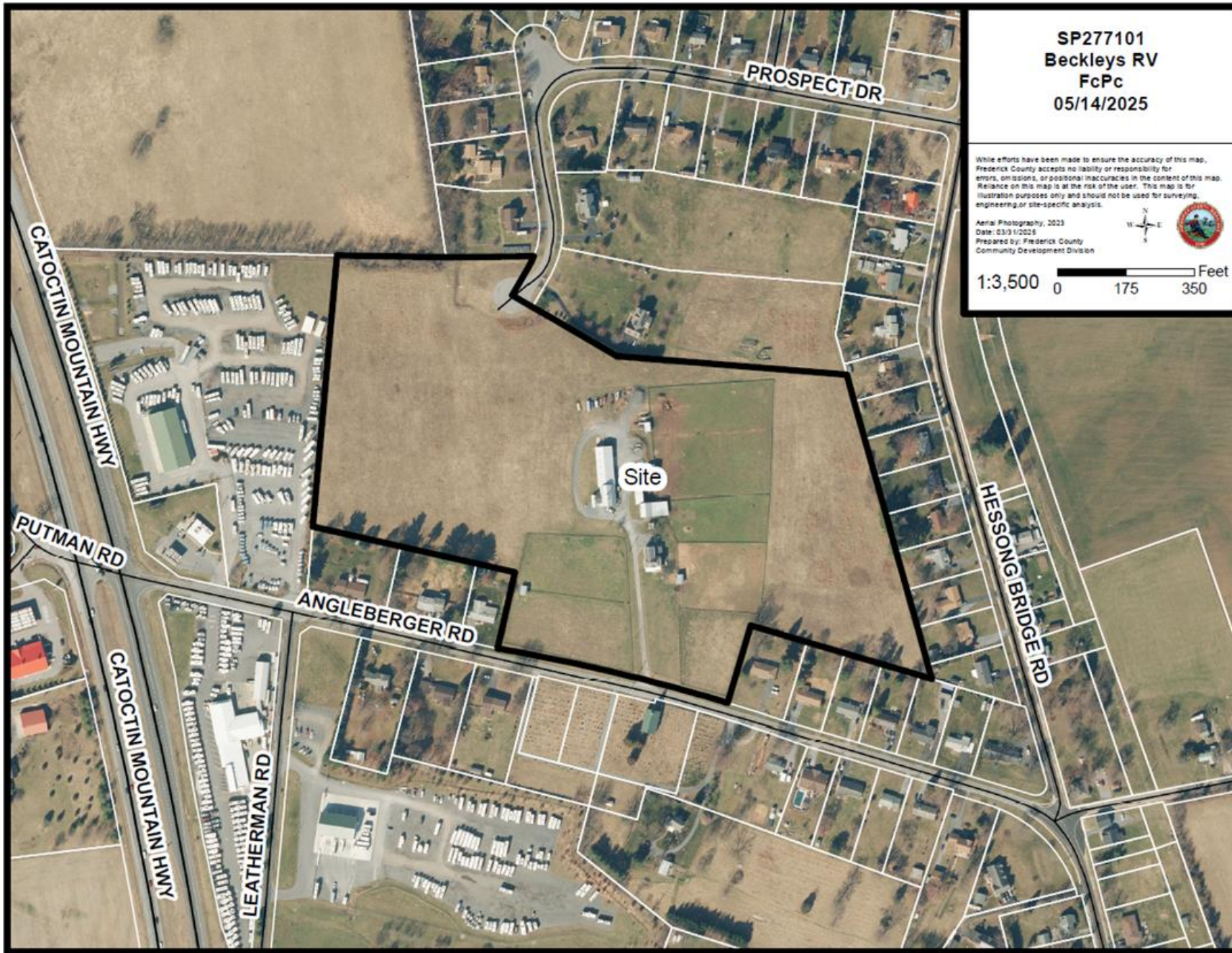
Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following condition is met:

Staff-proposed condition of approval:

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

Beckley's RV Site Plan

The Applicant is requesting Site Development Plan approval for a 210-space Recreational Vehicle Storage Facility on a 9.41-acre project area that will be part of an overall 19.314-acre Site.



SP277101
Beckleys RV
FcPc
05/14/2025

Zoning

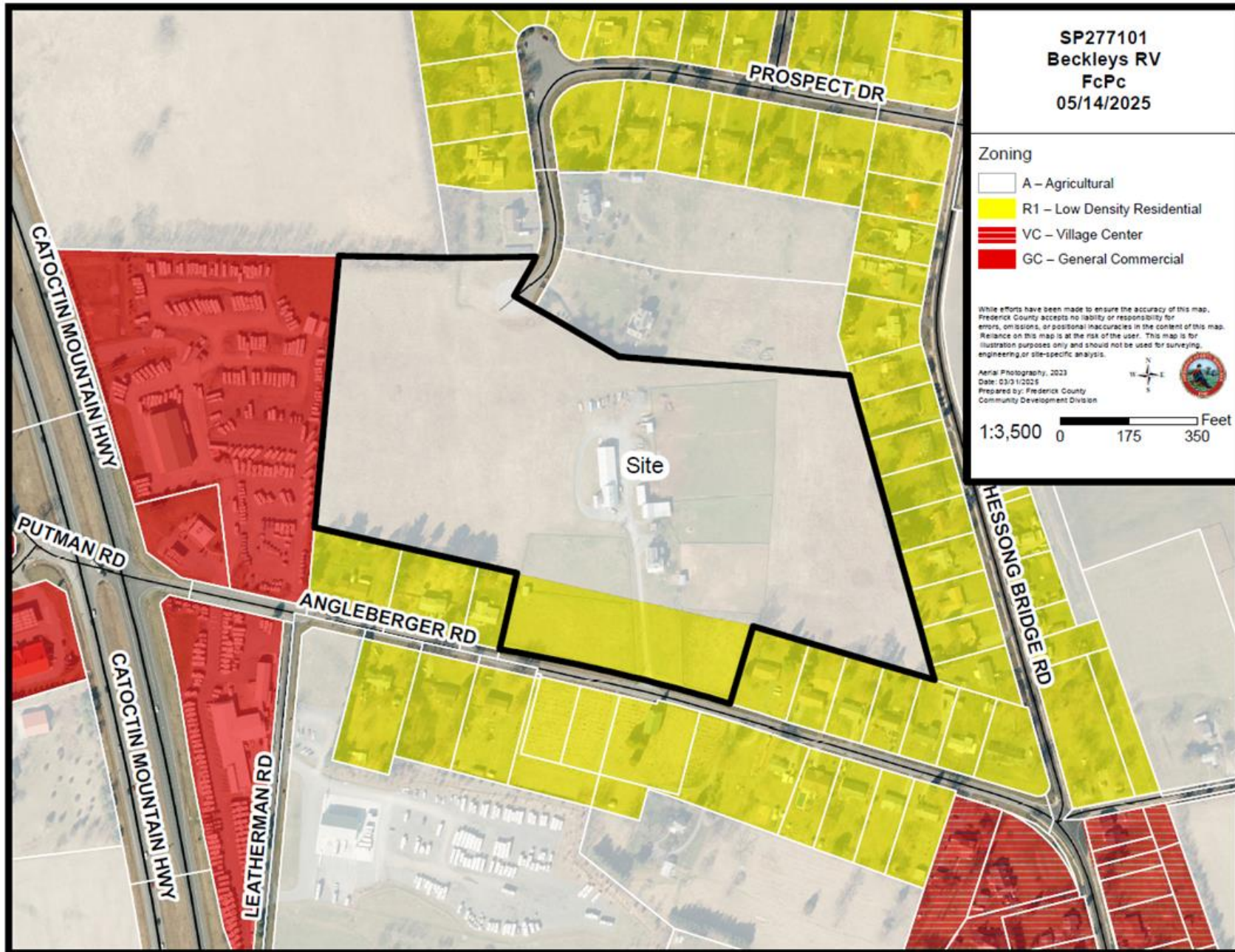
-  A – Agricultural
-  R1 – Low Density Residential
-  VC – Village Center
-  GC – General Commercial

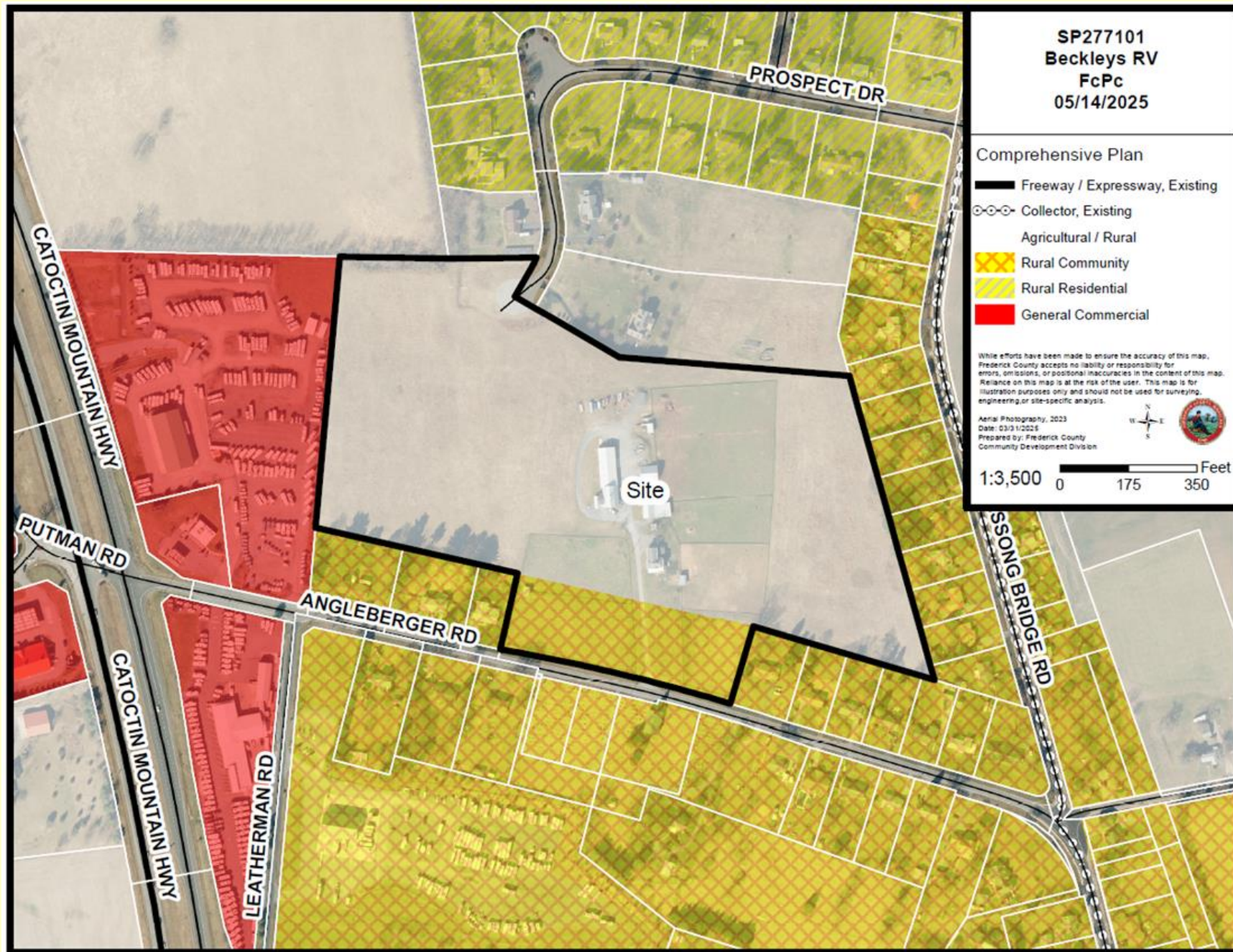
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2023
Date: 03/01/2025
Prepared by: Frederick County
Community Development Division



1:3,500 0 175 350 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 (May 14, 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. Approval of a modification under §1-19-6.400(D) to allow an alternative landscaping plan to be approved.
2. Approval of a modification under §1-19-6.400(D) to allow a landscape modification to not have landscape islands with plantings at the end of each parking bay in the RV Storage area.

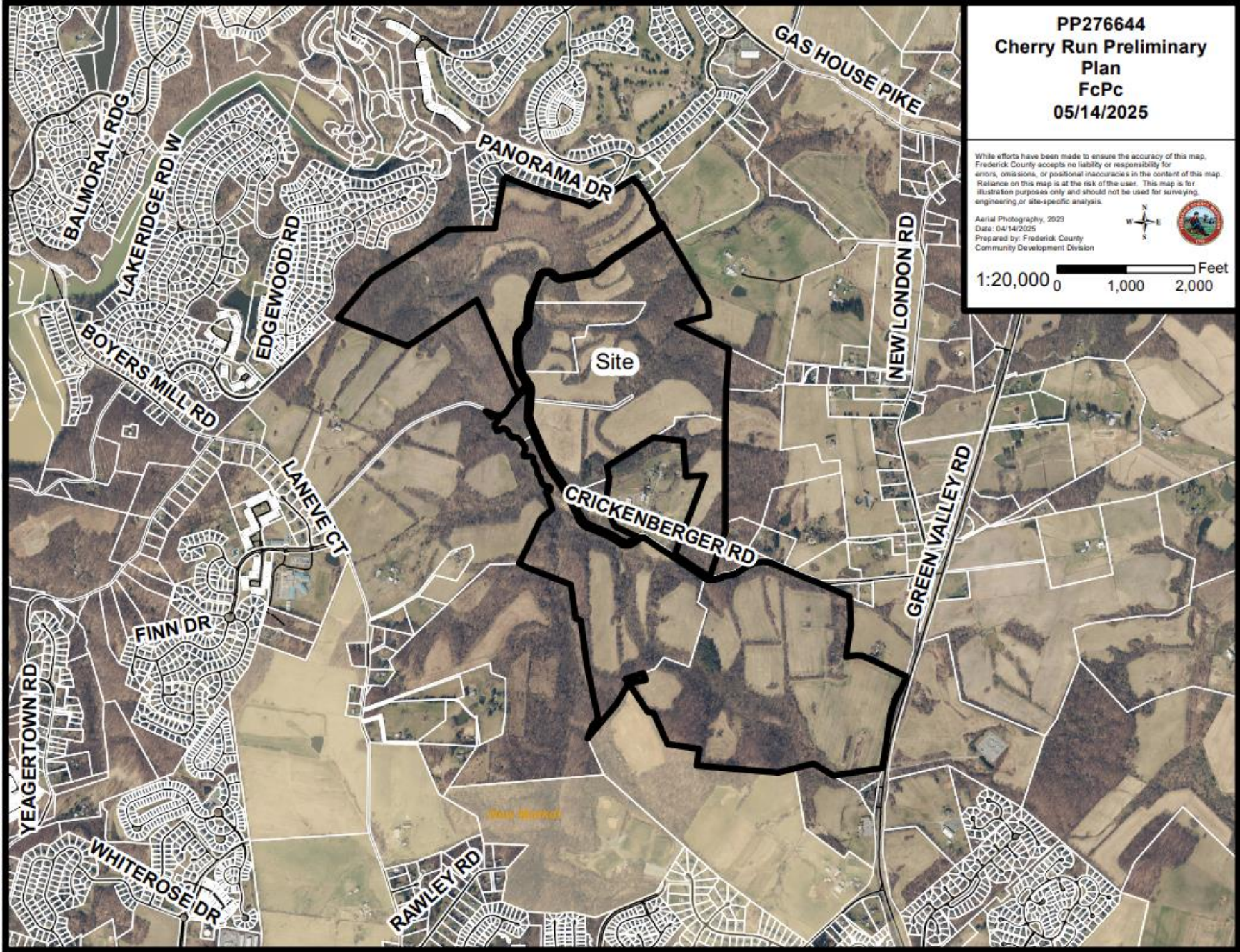
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to applying for building or grading permits, whichever is applied for first.
3. Revise the site plan to graphically show and label the setbacks and building restriction lines for the site.

Cherry Run

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 800 residential units (646 single family dwellings, 154 townhomes) located on a +/- 634-acre Site.



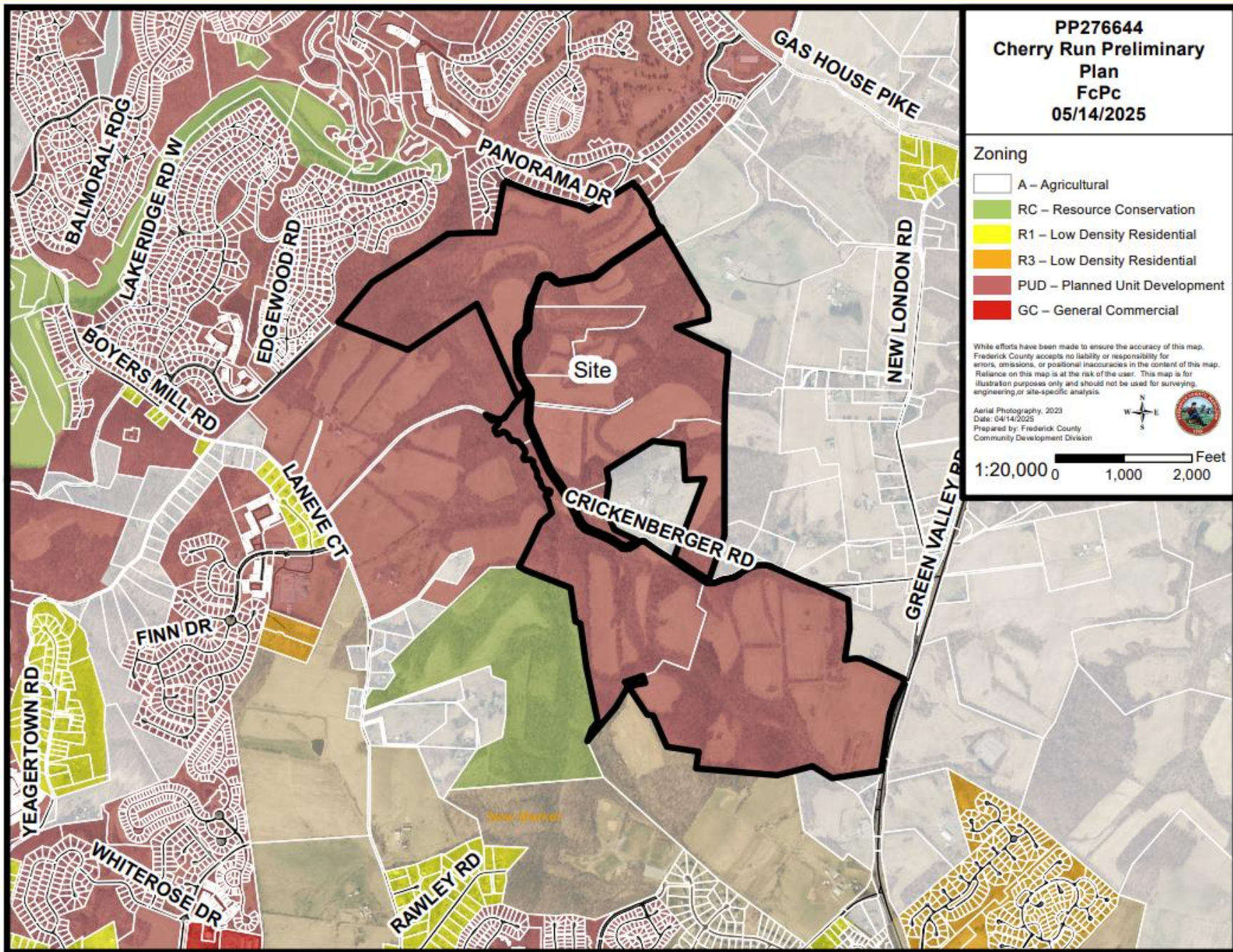
PP276644
Cherry Run Preliminary
Plan
FcPc
05/14/2025

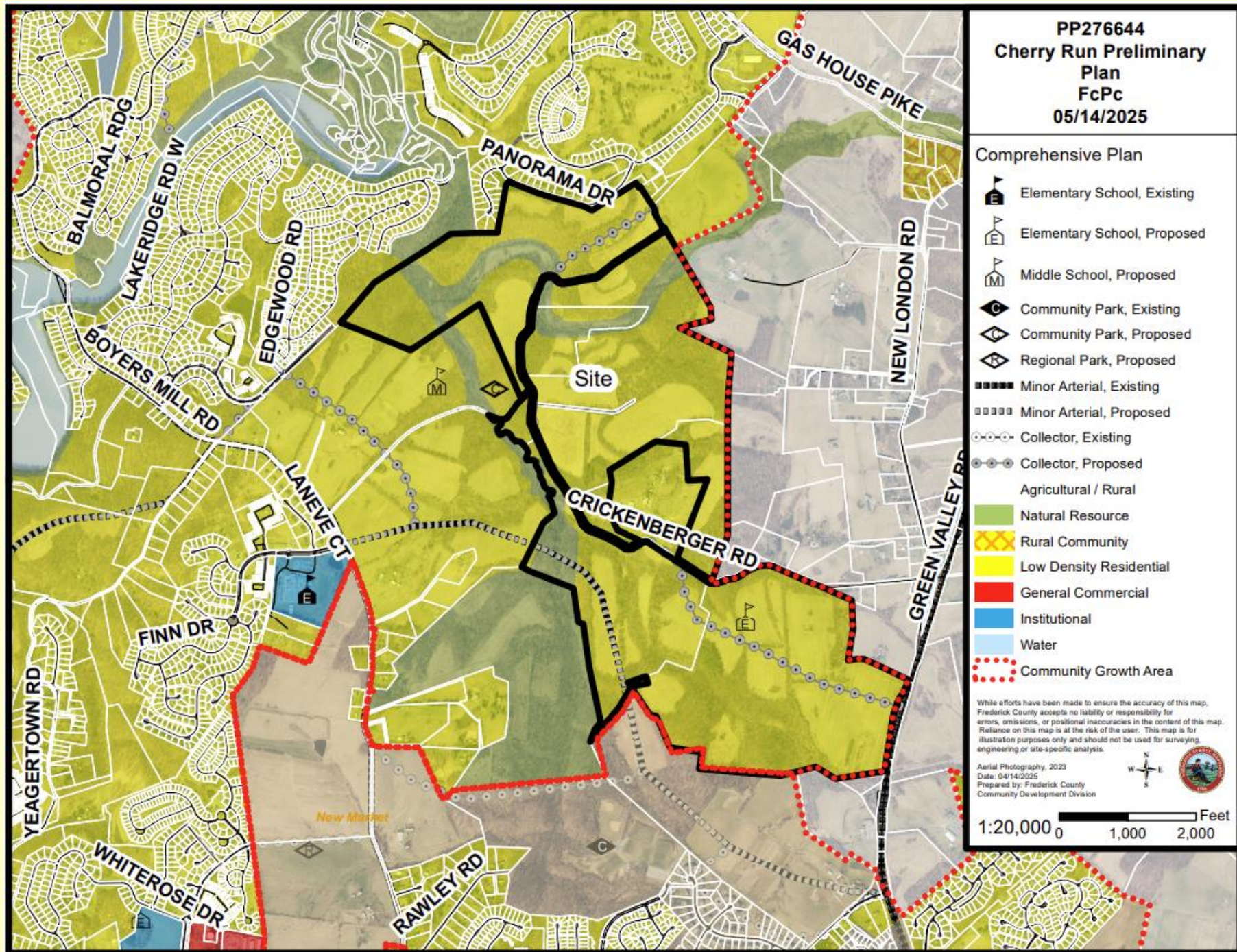
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Aerial Photography, 2023
Date: 04/14/2025
Prepared by: Frederick County
Community Development Division

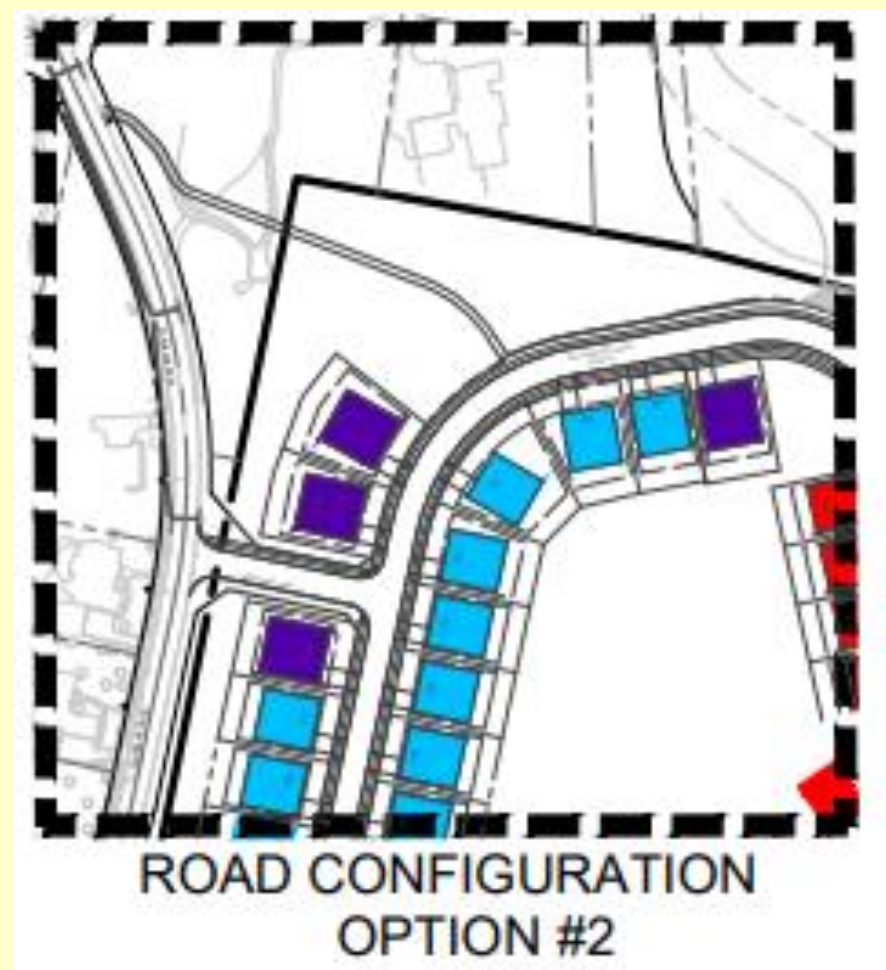


1:20,000 0 1,000 2,000 Feet









RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (valid through May 14, 2030).

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 modifications are granted and conditions are met:

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

1. A parking space modification to allow for 2,671 parking spaces, 994 more spaces than the required 1,677 spaces.
2. A landscape modification to reduce the planting panel width between the curb and sidewalk from the required 7 feet to 5 feet.
3. A landscape modification to allow for alternate planting design for street trees due to sight distance setback requirements and water and sewerage easements and other utility conflicts.
4. A modification to allow lots in a PUD to face on a common open space or private street per 1-19-4.520(B)
5. A FRO modification to allow for the removal of 69 specimen trees.

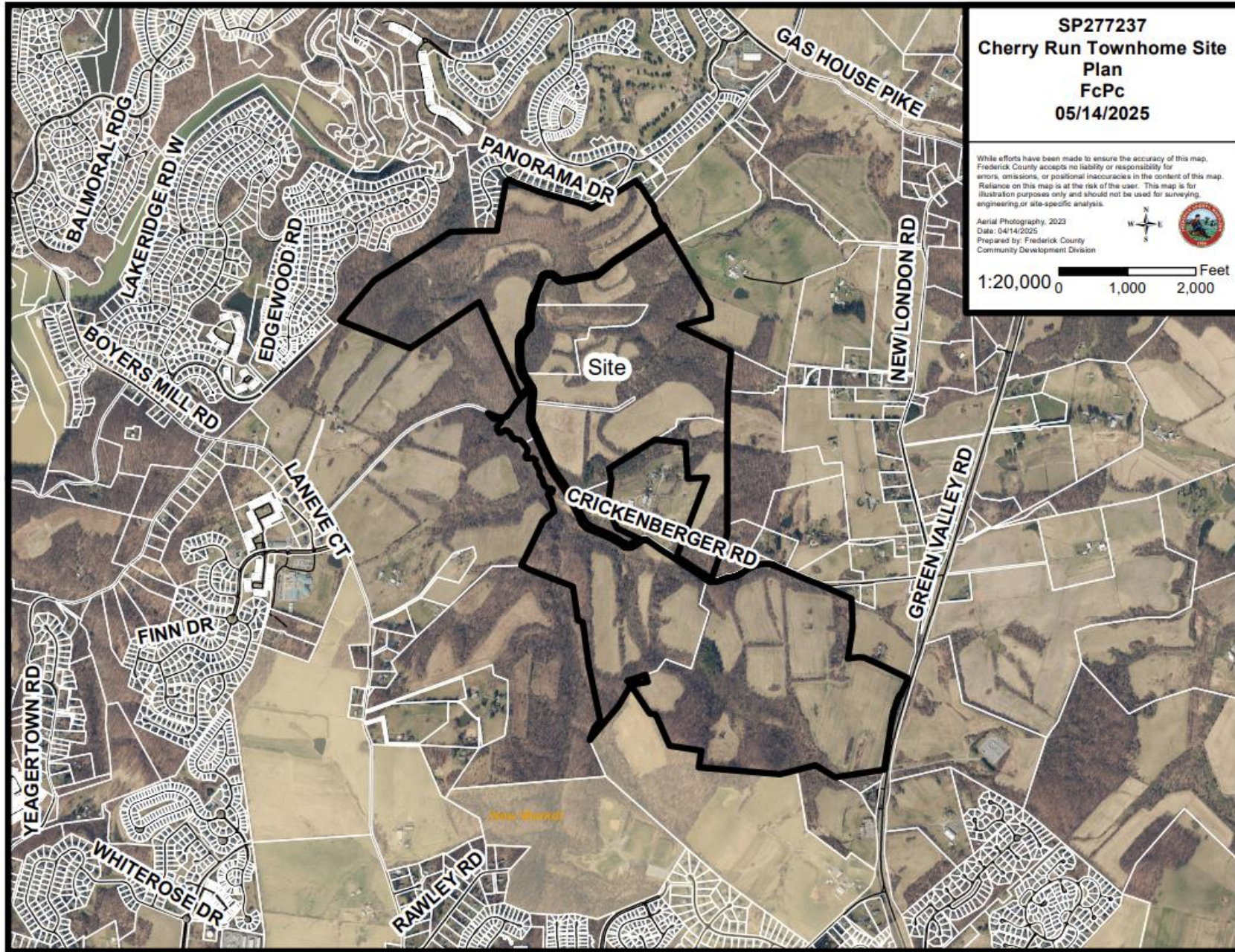
Staff-proposed conditions of approval:

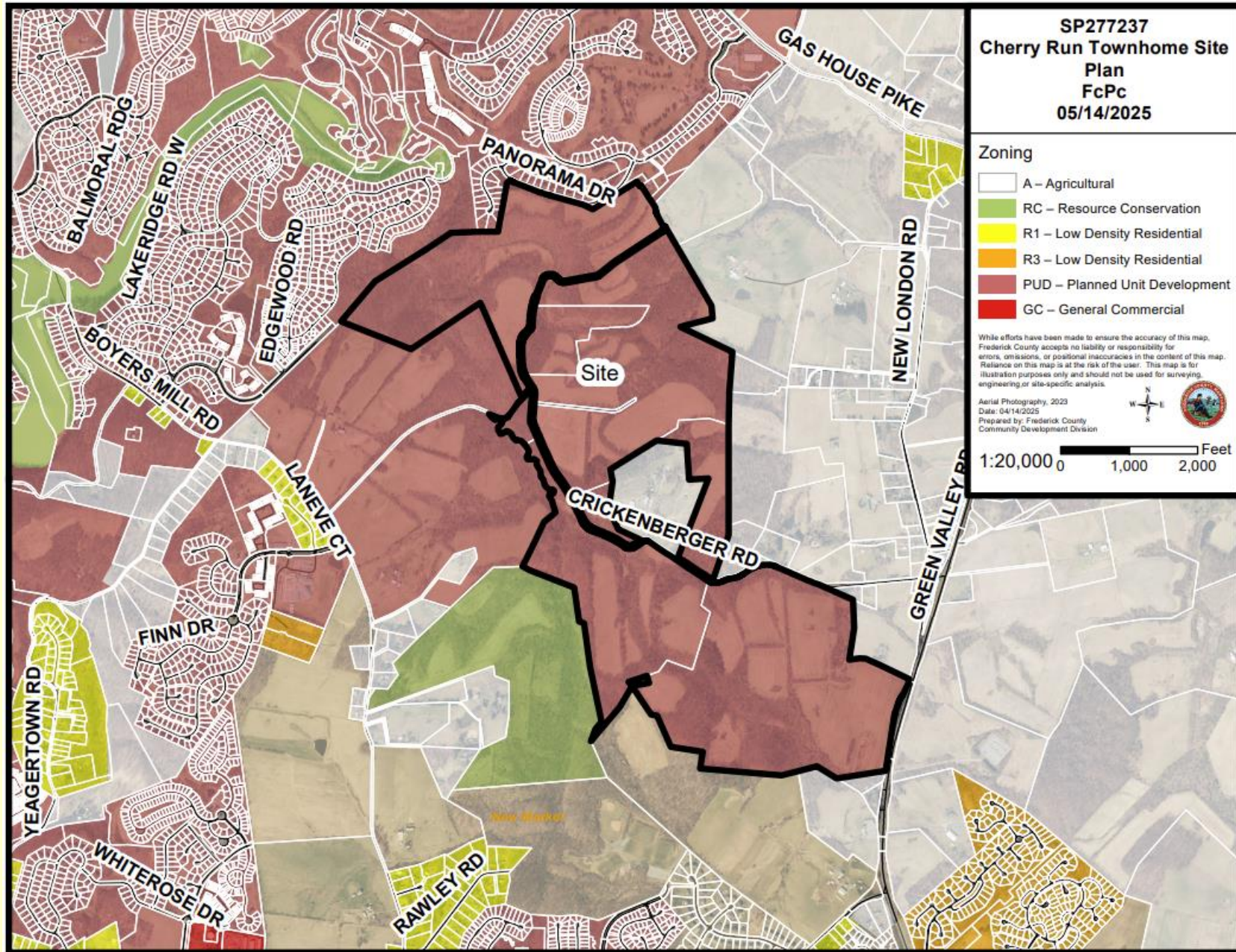
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. The Moderately Priced Dwelling Unit (MPDU) payment in lieu agreement must be finalized prior to final preliminary plan approval.

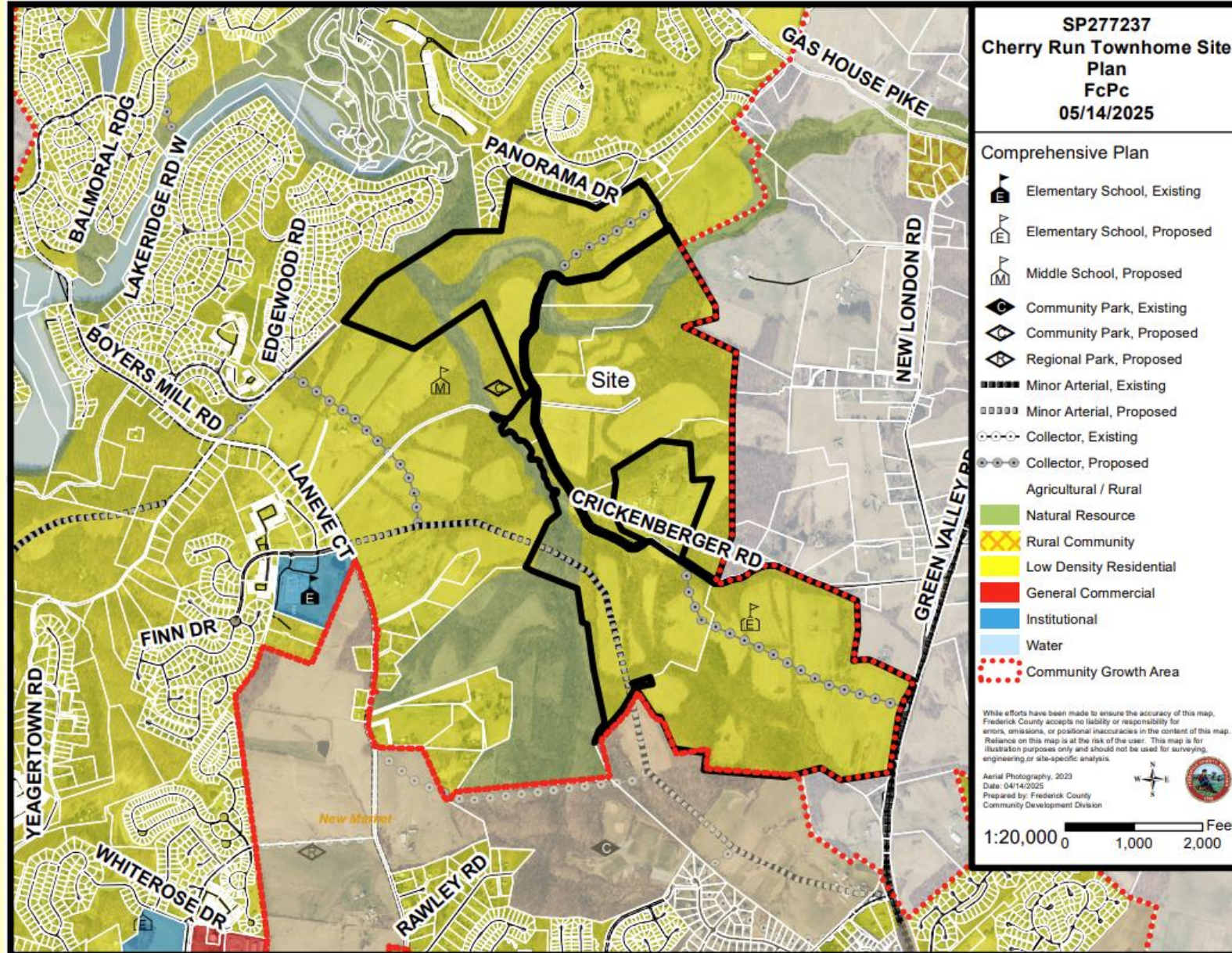
Cherry Run

Site Plan

The Applicant is requesting Site Development Plan approval for 154 townhome units within the Cherry Run subdivision located on a +/- 634-acre Site.









LANDBAY G





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 (valid through May 14, 2028). Therefore, the plan expires May 14, 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 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.
2. The associated preliminary plan must receive final approval prior to final approval of this site plan.