

# Frederick County Planning Commission

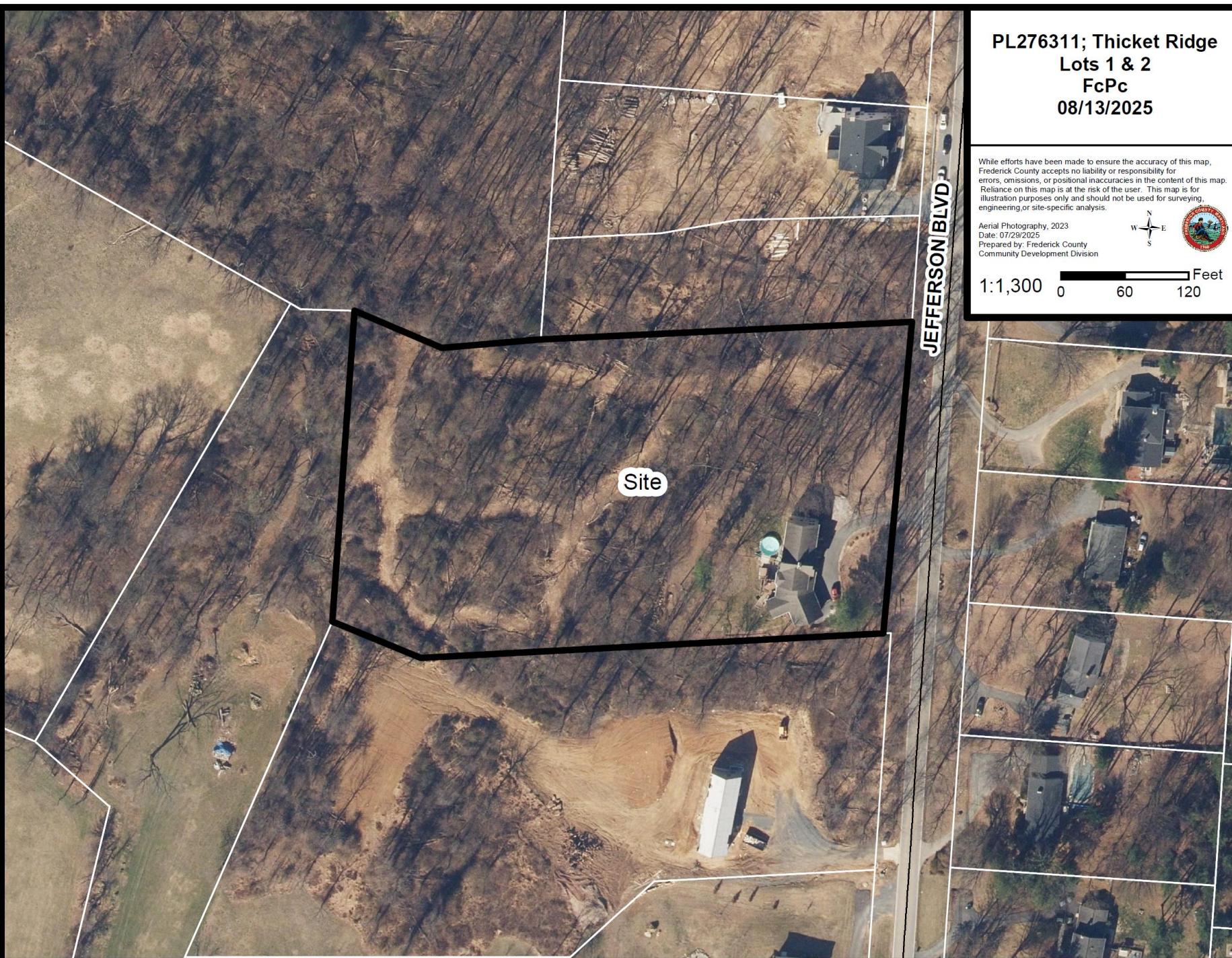


August 13, 2025

# *Thicket Ridge, Lots 1 & 2*

## *Combined Preliminary/Final Plat*

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



PL276311; Thicket Ridge  
Lots 1 & 2  
FcPc  
08/13/2025

Zoning

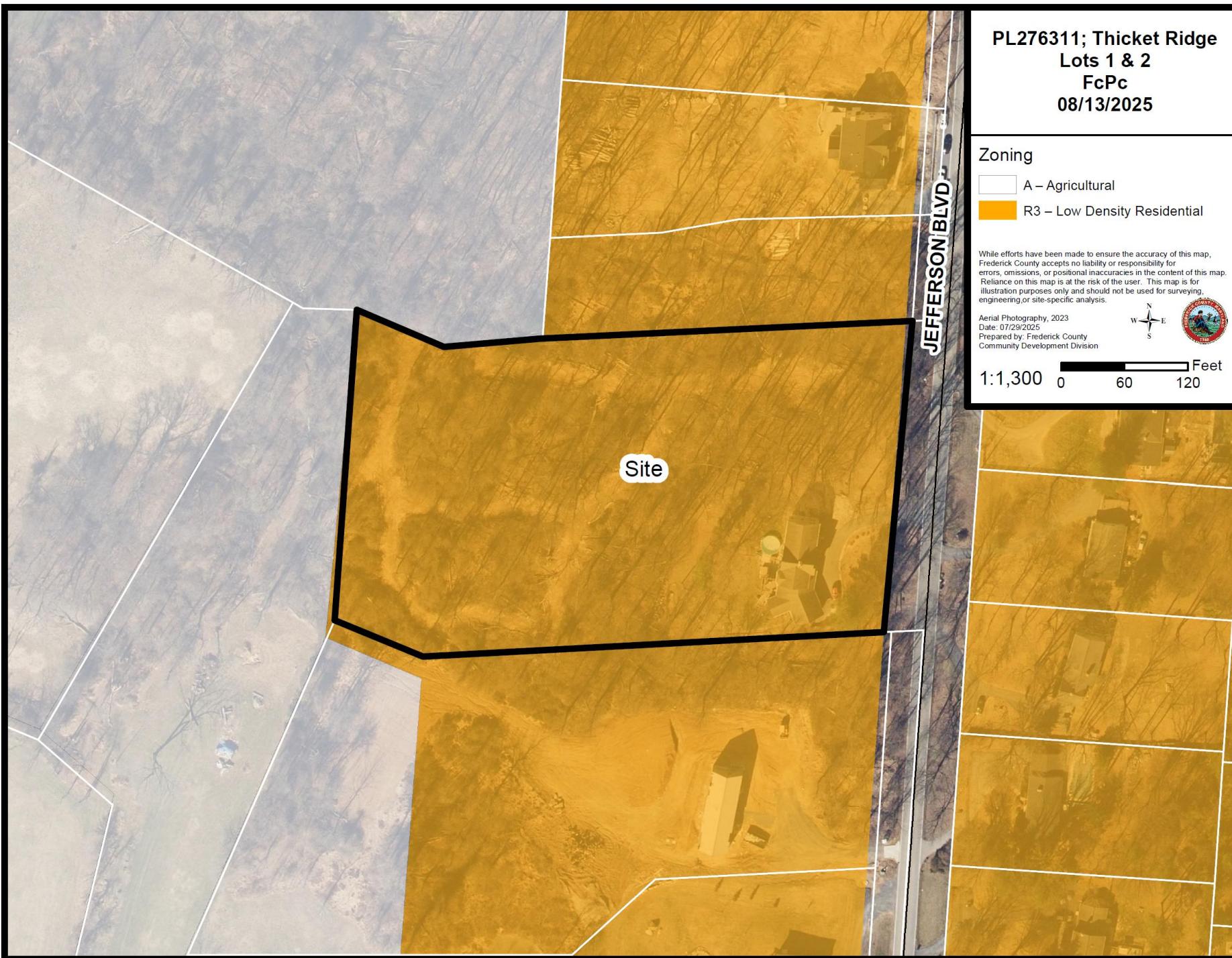
- A - Agricultural
- R3 - Low Density Residential

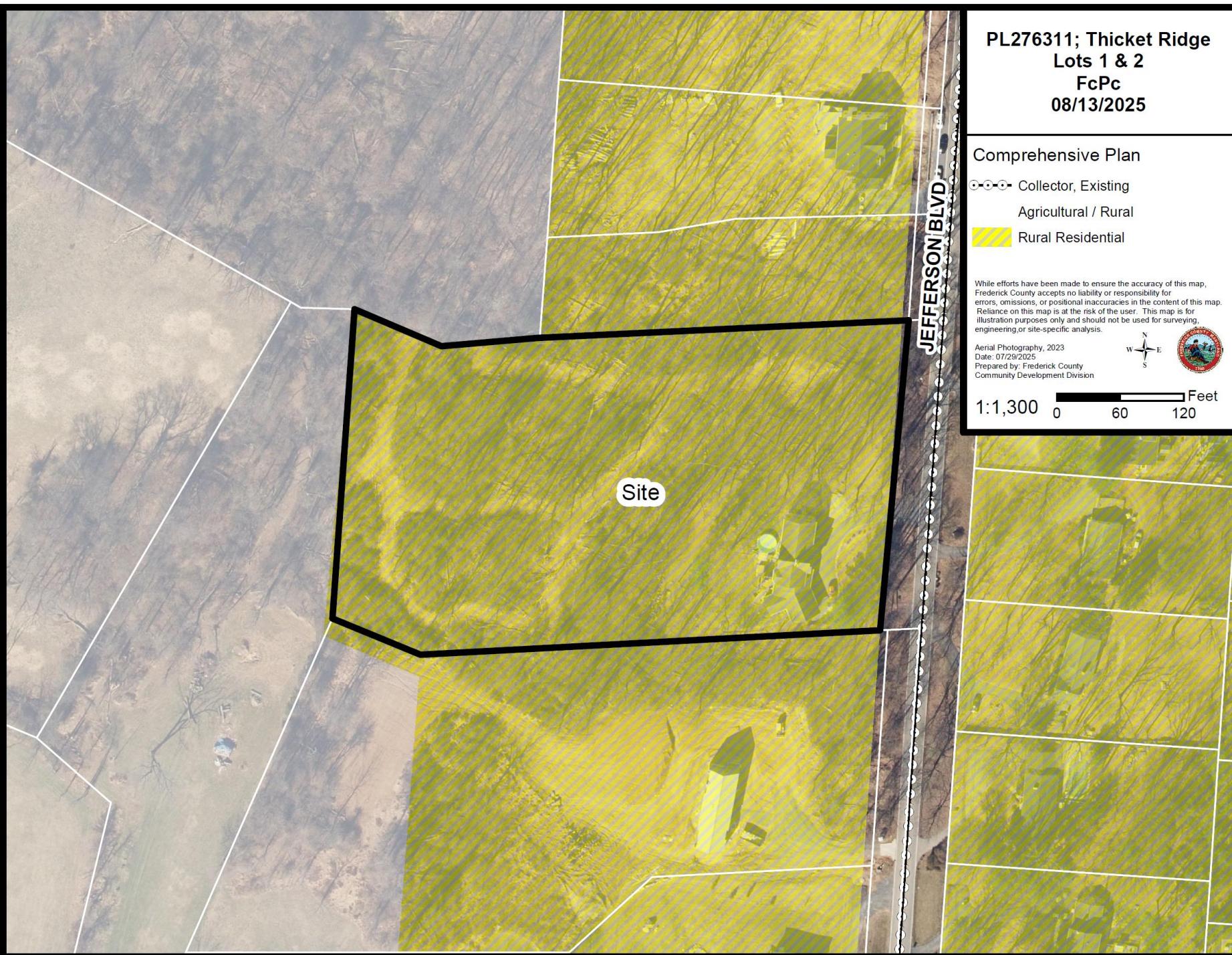
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Aerial Photography, 2023  
Date: 07/29/2025  
Prepared by: Frederick County  
Community Development Division

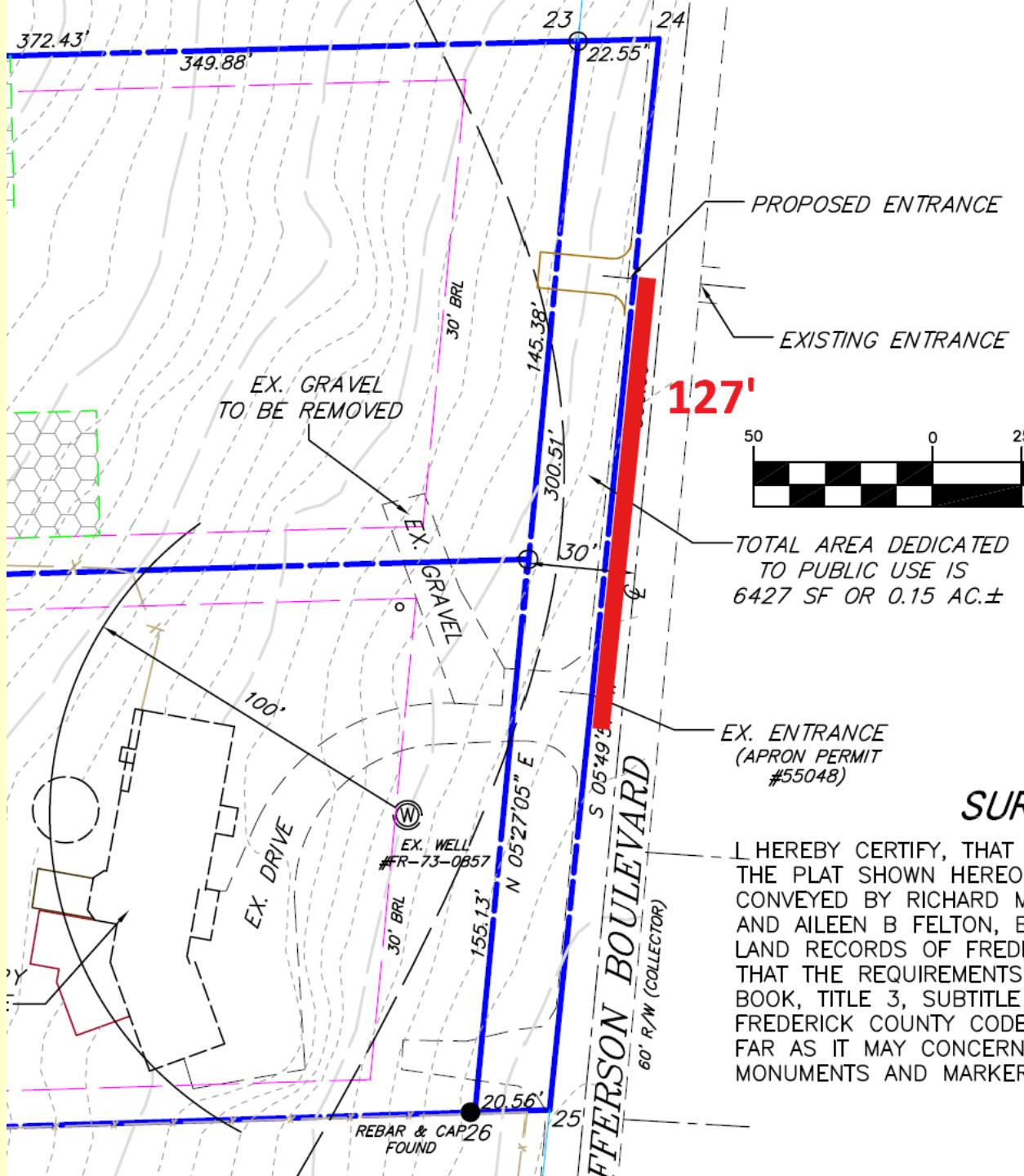


1:1,300 0 60 120 Feet











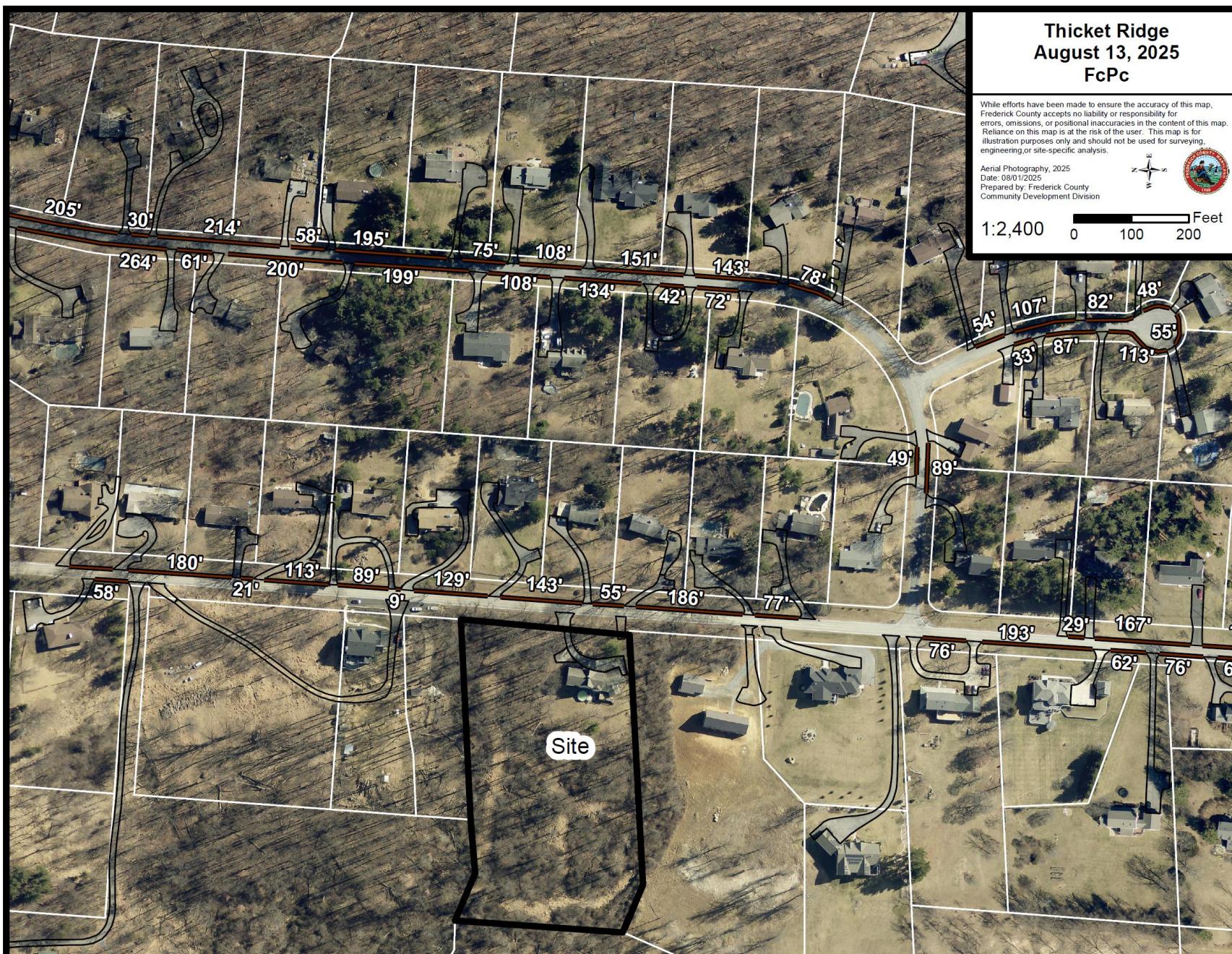


5520

5523

JEFFERSON BLVD

# EXISTING ENTRANCE SEPARATIONS





## **RECOMMENDATION**

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

Since the proposed single entrance for Lot 2 meets adequate sight distance and would help provide relief to the confronting neighbor's driveway issues, staff supports the approval of this modification for this application (M-3376, AP SP276311) subject to the following conditions:

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

*Urbana Taco Bell*  
*Villages of Urbana, Worthington Square Lot 304*  
*Concept Plan*

The Applicant is requesting Concept Plan approval for a 2,450 sq. ft. restaurant located on a 0.68-acre Site.

SP277441  
Urbana Taco Bell  
FcPc, 08/13/2025

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Aerial Photography, 2023  
Date: 07/15/2023  
Prepared by: Frederick County  
Community Development Division



1:700 0 30 60 Feet



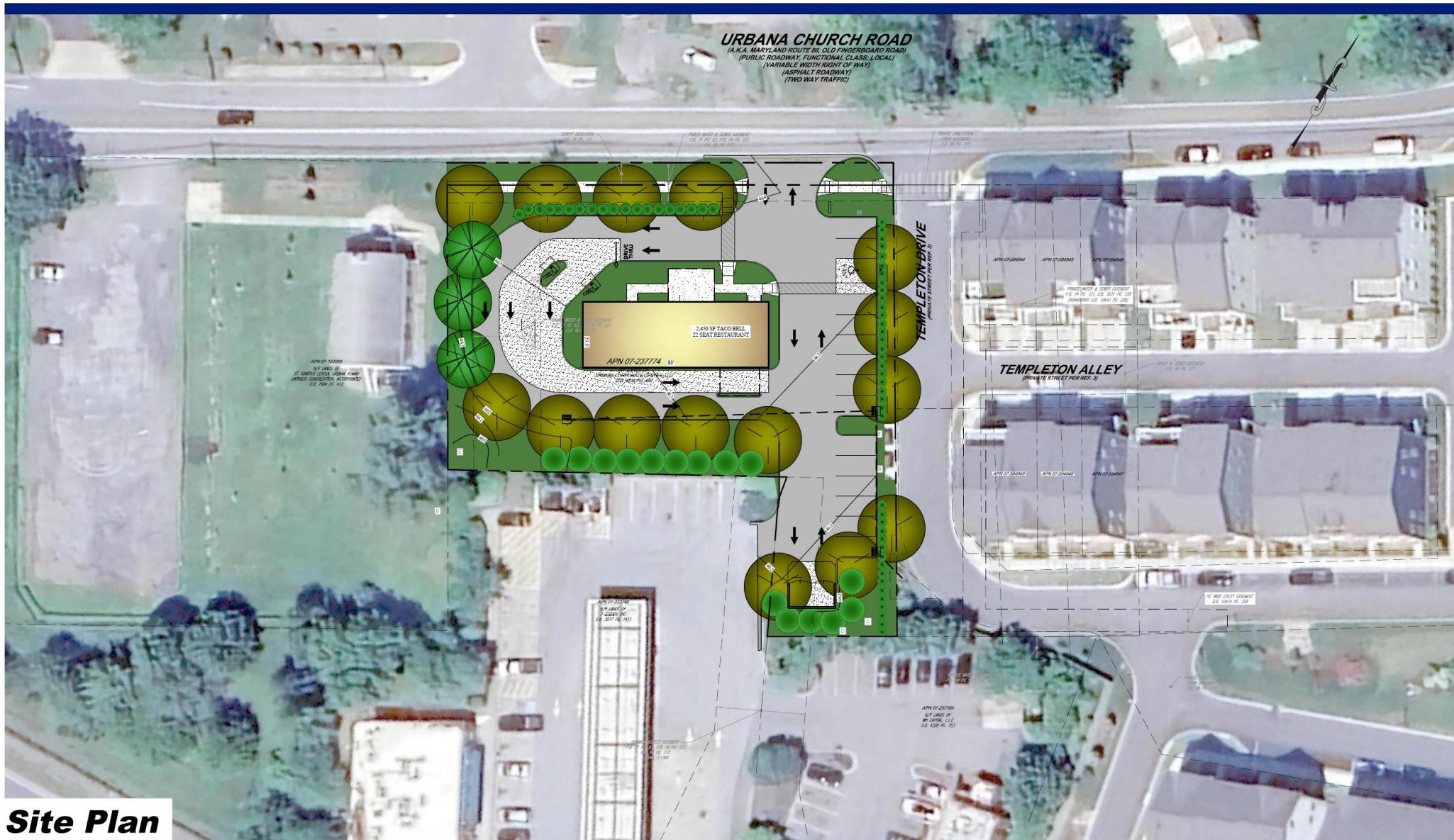




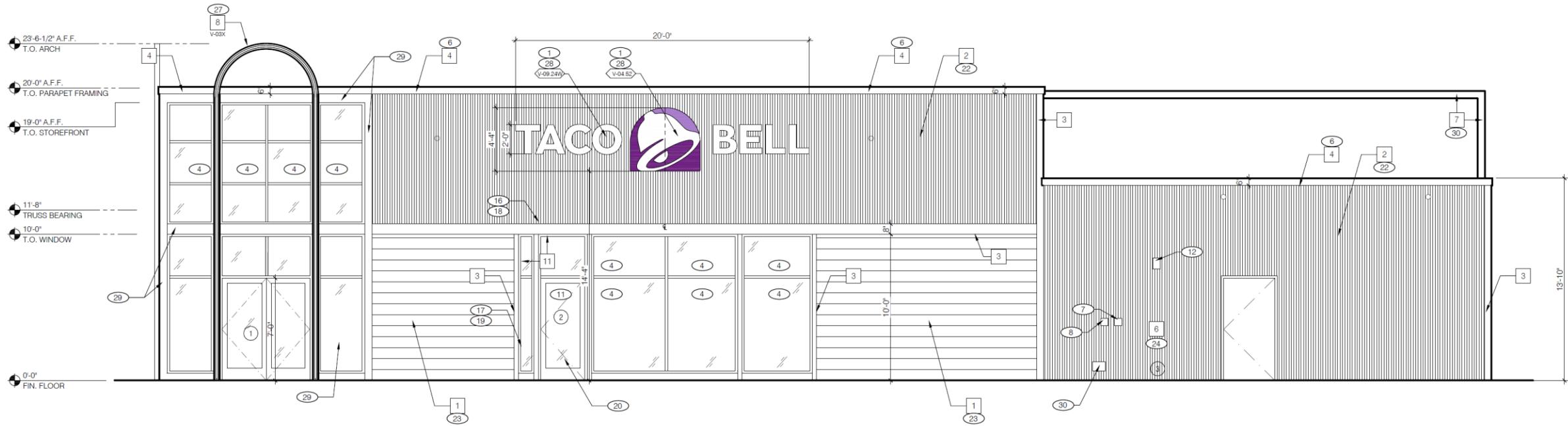
# URBANA TACO BELL

8825 Urbana Church Road, Frederick County, MD

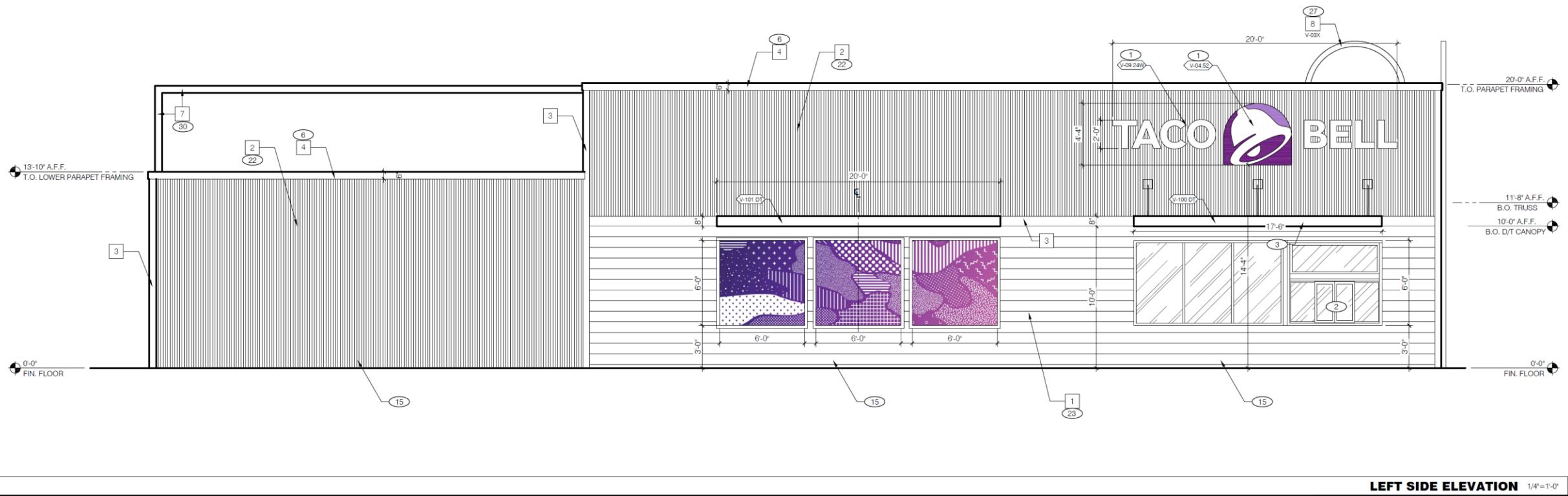
August 13, 2025  
PGLLC #1061-343

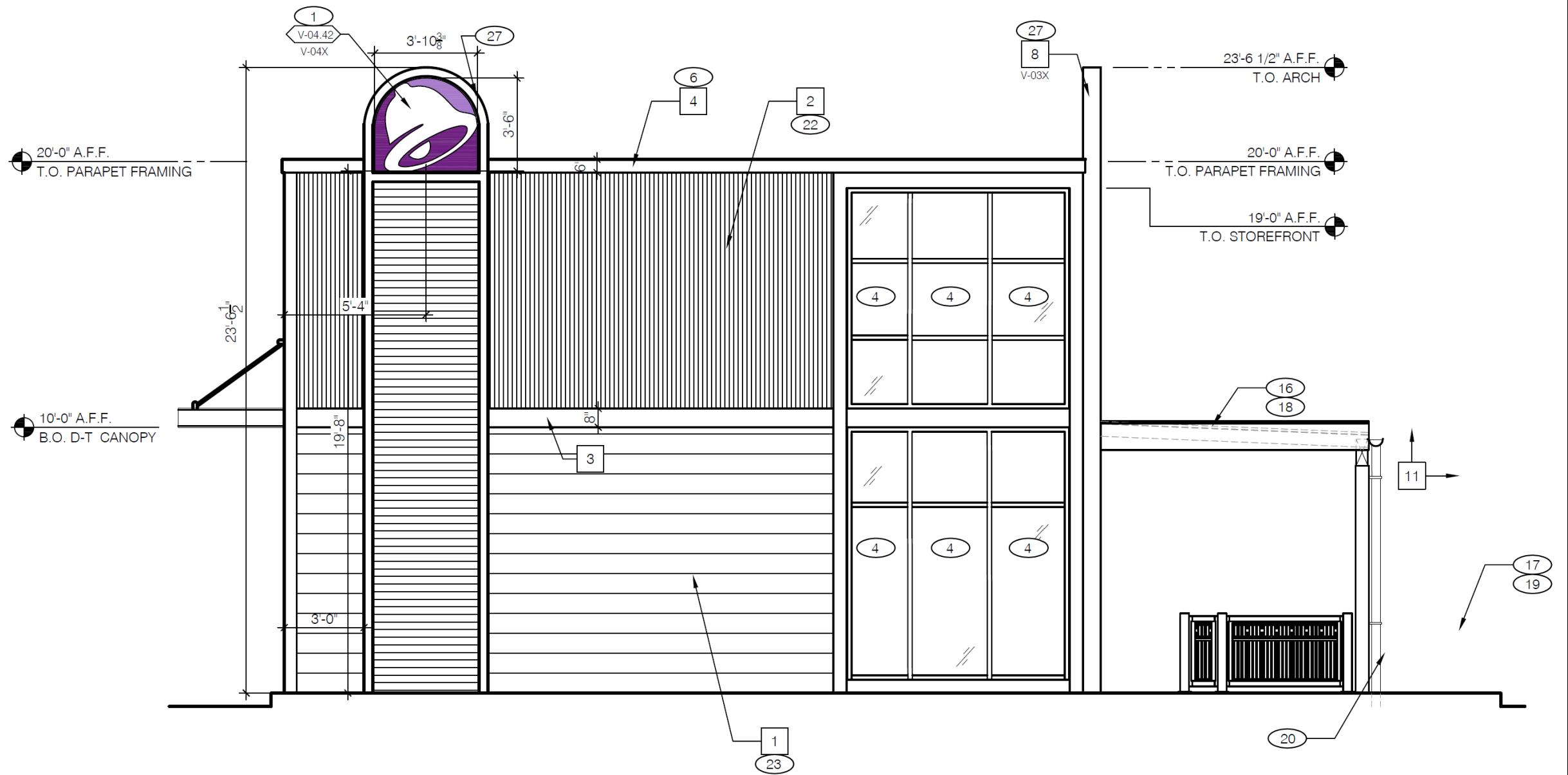






**RIGHT SIDE ELEVATION** 1/4"=1'-0" **A**







## **RECOMMENDATION**

Staff does not believe that the architecture meets Section 1-19-7.500(C)(4)(f), which explicitly disallows flat roofs. Therefore, Staff has proposed a condition that the Applicant revise the architecture to provide a pitched roof on the future Site Plan.

Based upon the findings and conclusions as presented in the staff report, the application meets Concept Plan approval criteria subject to the following conditions:

1. Address all agency comments as the plan proceeds through the review process.
2. Revise the architecture to provide a pitched roof on the future Site Plan.
3. Site Development Plan approval is required prior to development of the proposed restaurant.
4. 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.

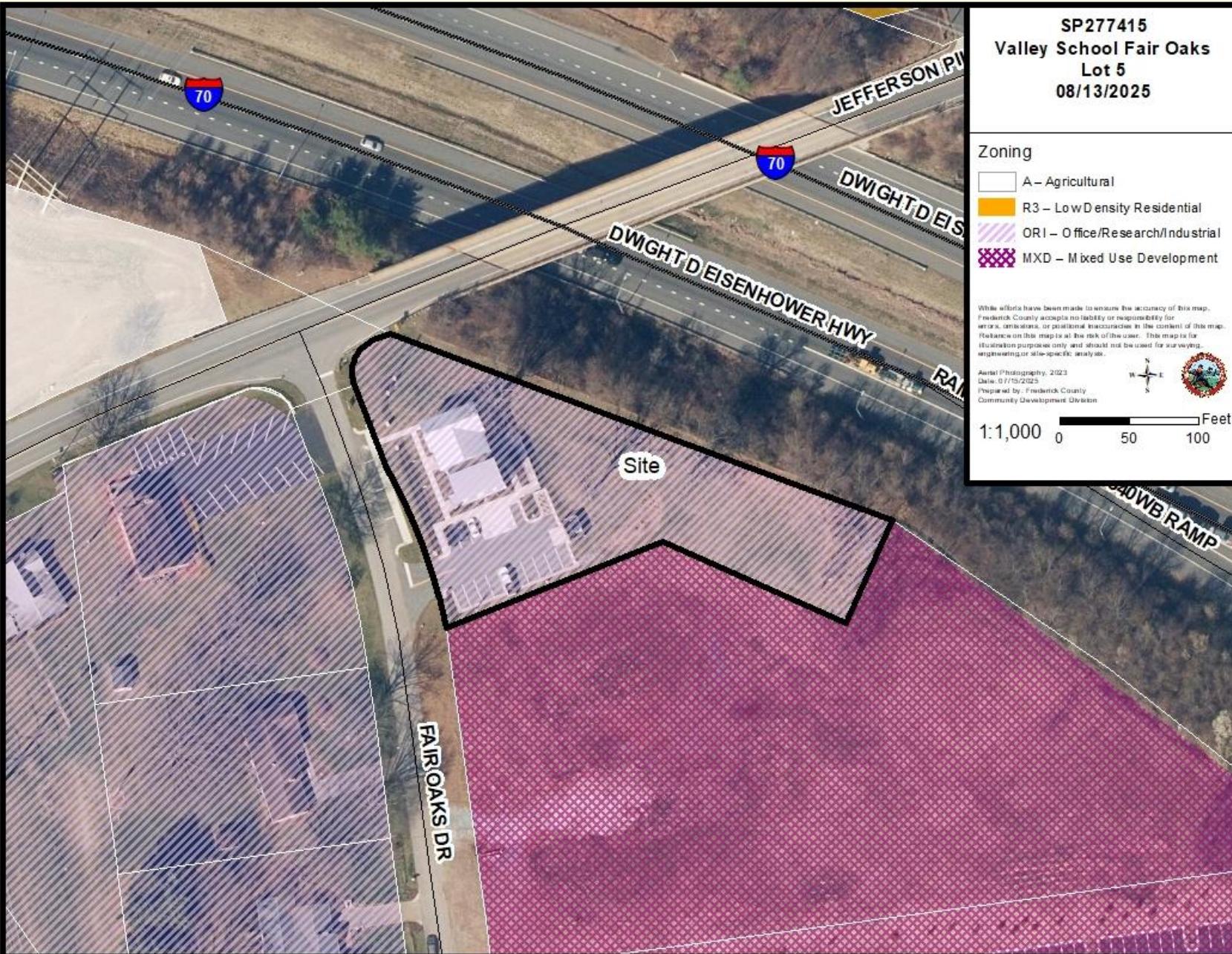
# *Valley School*

*Fair Oaks – Lot 5*

*Site Plan*

The Applicant is requesting Site Development Plan approval for the establishment of a child care center use in an existing 4,105 sq ft building located on a 0.94-acre 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 (valid through August 13, 2028) or the period of the APFO approval, whichever is less. The APFO is valid for a period of three (3) years and also expires on August 13, 2028. Therefore, the plan expires August 13, 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. A parking space modification to allow for 15 parking spaces, or two parking spaces fewer than the 17 parking spaces required.
2. An alternative landscaping plan to allow for the required street trees to not be distributed every 35' along Site's frontages due to utility conflicts and sight distance issues.
3. A lighting modification to allow for the existing lighting to exceed 0.5 footcandles at the southern and western property lines.

**Staff-proposed conditions of approval:**

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

*Bauxite II Substation*  
*Quantum Frederick Section 1, Lot 304*  
*Site Plan*

The Applicant is requesting Site Development Plan approval for a Critical Digital Infrastructure Electric Substation located on a 35.64-acre parcel.



SP277520  
Quantum Frederick Lot 304  
Substation  
FcPc, 08/13/2025

Zoning

- A – Agricultural
- RC – Resource Conservation
- GI – General Industrial
- LI – Limited Industrial

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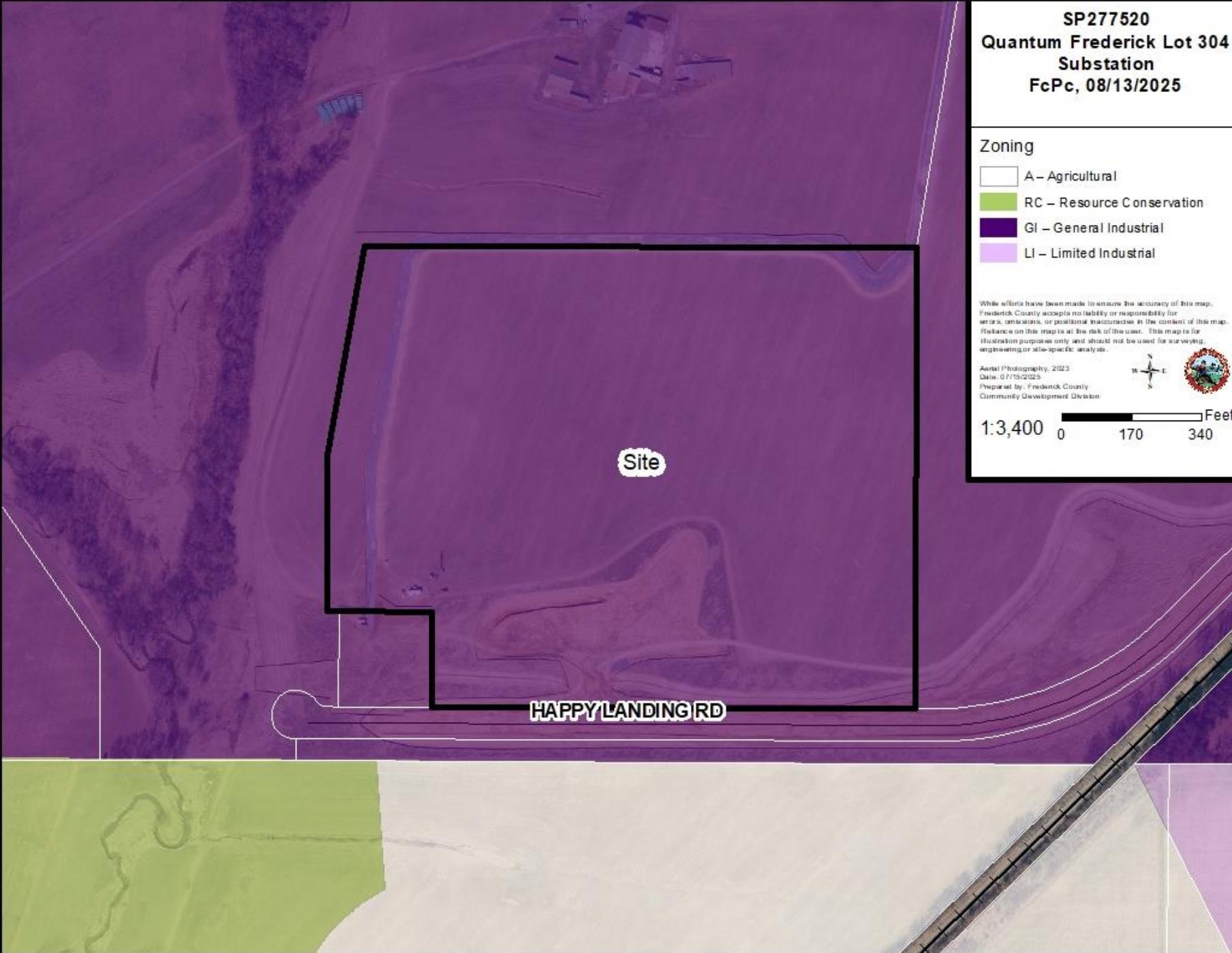
Aerial Photography, 2023  
Date: 07/15/2023  
Prepared by: Frederick County  
Community Development Division



1:3,400 0 170 340 Feet

Site

HAPPY LANDING RD



SP277520  
Quantum Frederick Lot 304  
Substation  
FcPc, 08/13/2025

Comprehensive Plan

\*\*\*\*\* Minor Arterial, Proposed

Agricultural / Rural

Natural Resource

Limited Industrial

General Industrial

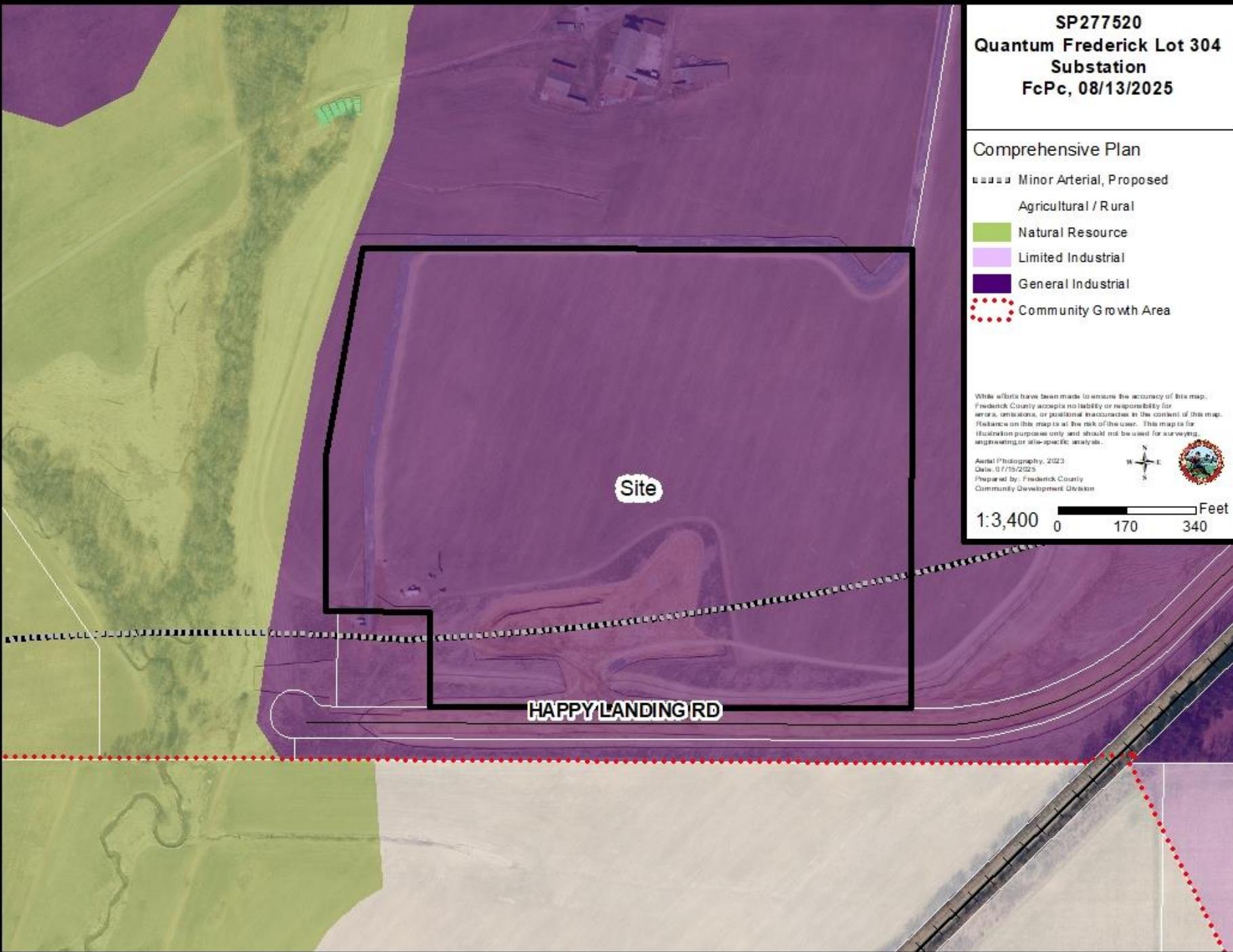
Community Growth Area

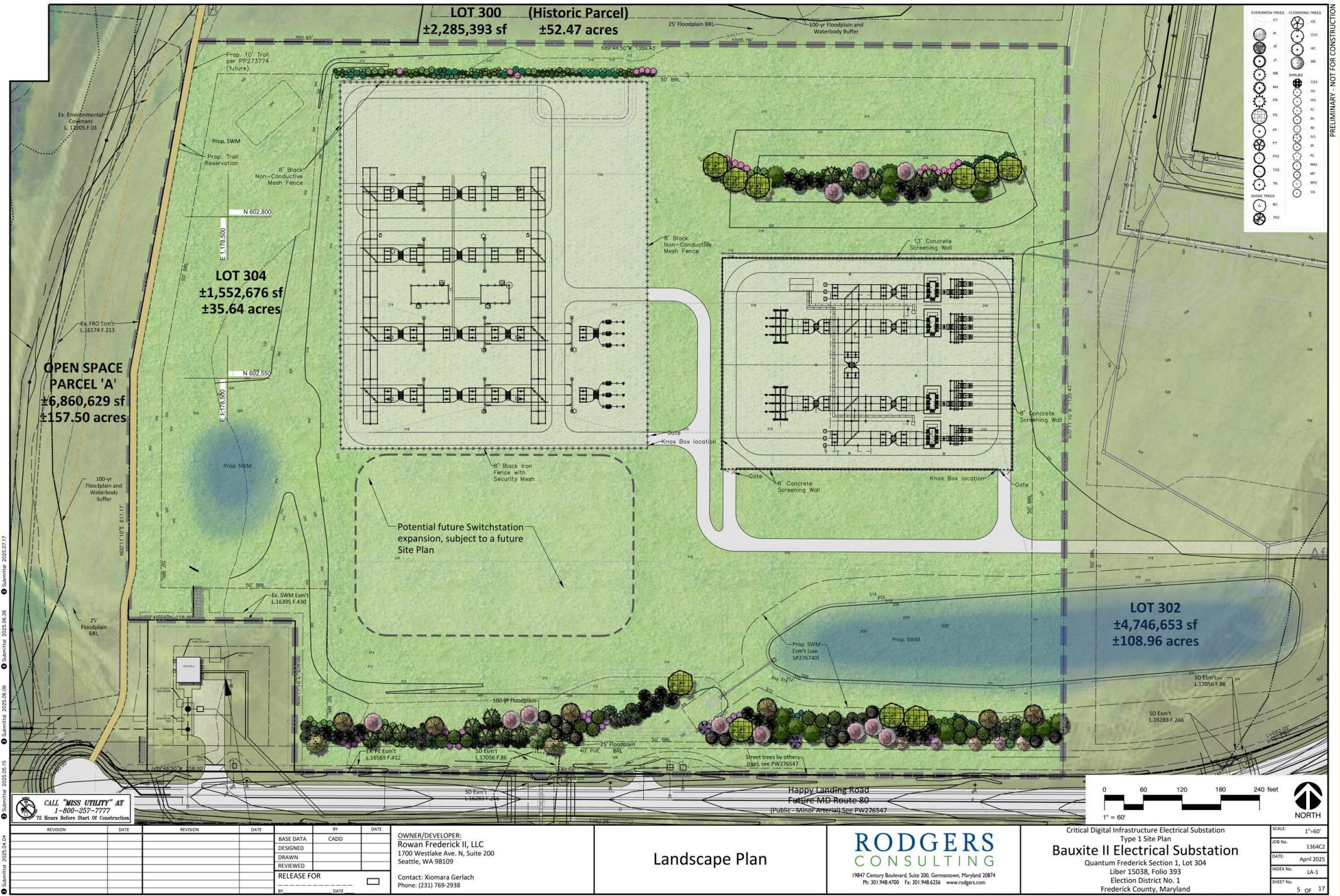
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Date: 07/15/2023  
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Community Development Division



1:3,400 0 170 340 Feet





## Landscape Plan

# RODGERS CONSULTING

Critical Digital Infrastructure Electrical Substation  
Type 1 Site Plan  
**Bauxite II Electrical Substation**  
Quantum Frederick Section 1, Lot 304

1

PRELIMINARY - NOT FOR CONSTRUCTION

72 Hours Before Start Of Construction				
REVISION	DATE	REVISION	DATE	BY
				BASE DATA CADD
				DESIGNED
				DRAWN
				REVIEWED
				RELEASE FOR
				BY _____ DATE _____

OWNER/DEVELOPER:  
**Rowan Frederick II, LLC**  
1700 Westlake Ave. N, Suite 200  
Seattle, WA 98109

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

Landscape Plan

**RODGERS**  
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874

Critical Digital Infrastr  
Typ  
**Bauxite II Elec**  
Quantum Fred  
Liber 1

Structure Electrical Substation  
1 Site Plan  
**Electrical Substation**  
erick Section 1, Lot 304  
5038, Folio 393  
n District No. 1  
County, Maryland

## **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 13, 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. A lighting modification per §1-19-8.403(D)(2) to allow 38 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.