

# Frederick County Planning Commission

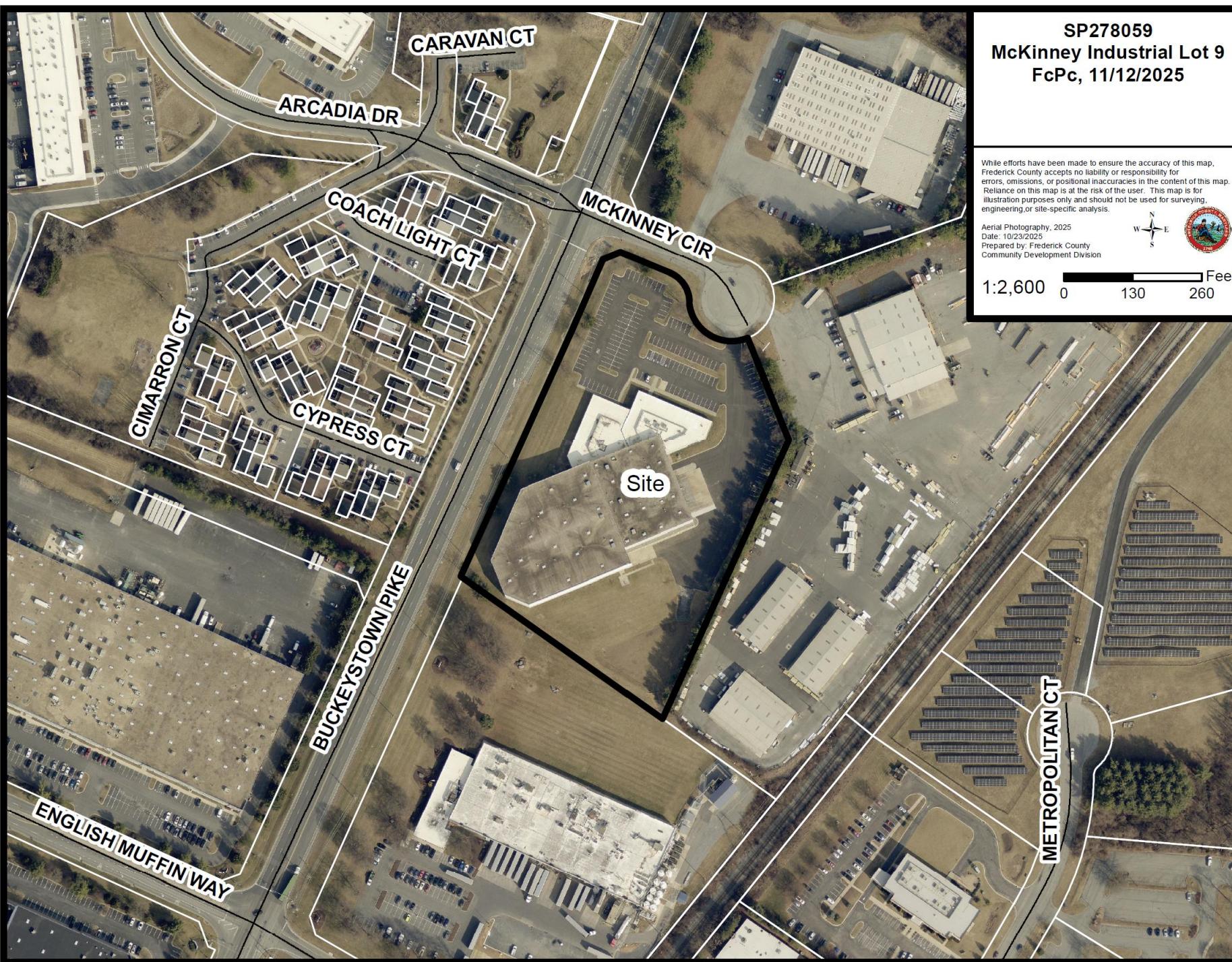


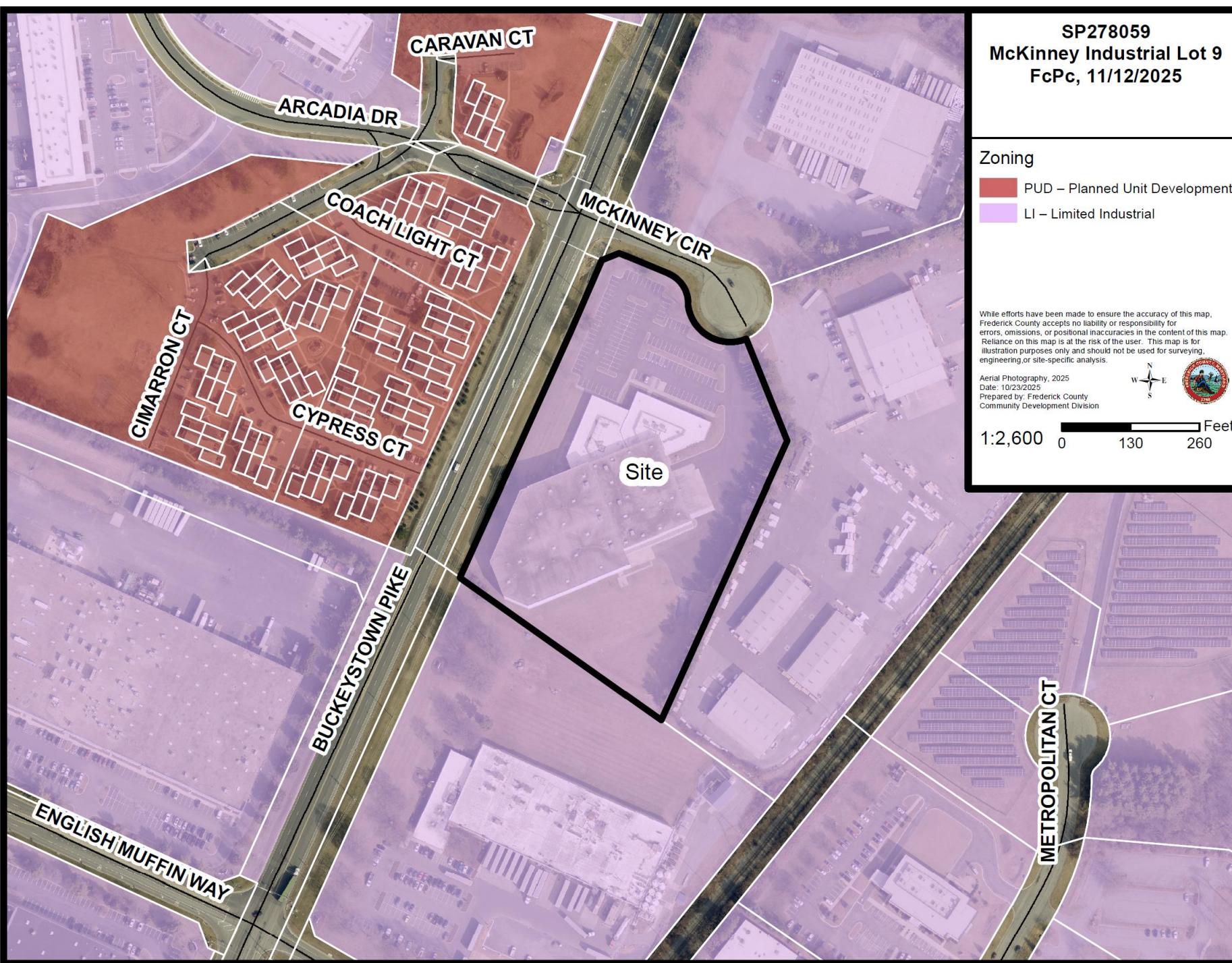
November 12, 2025

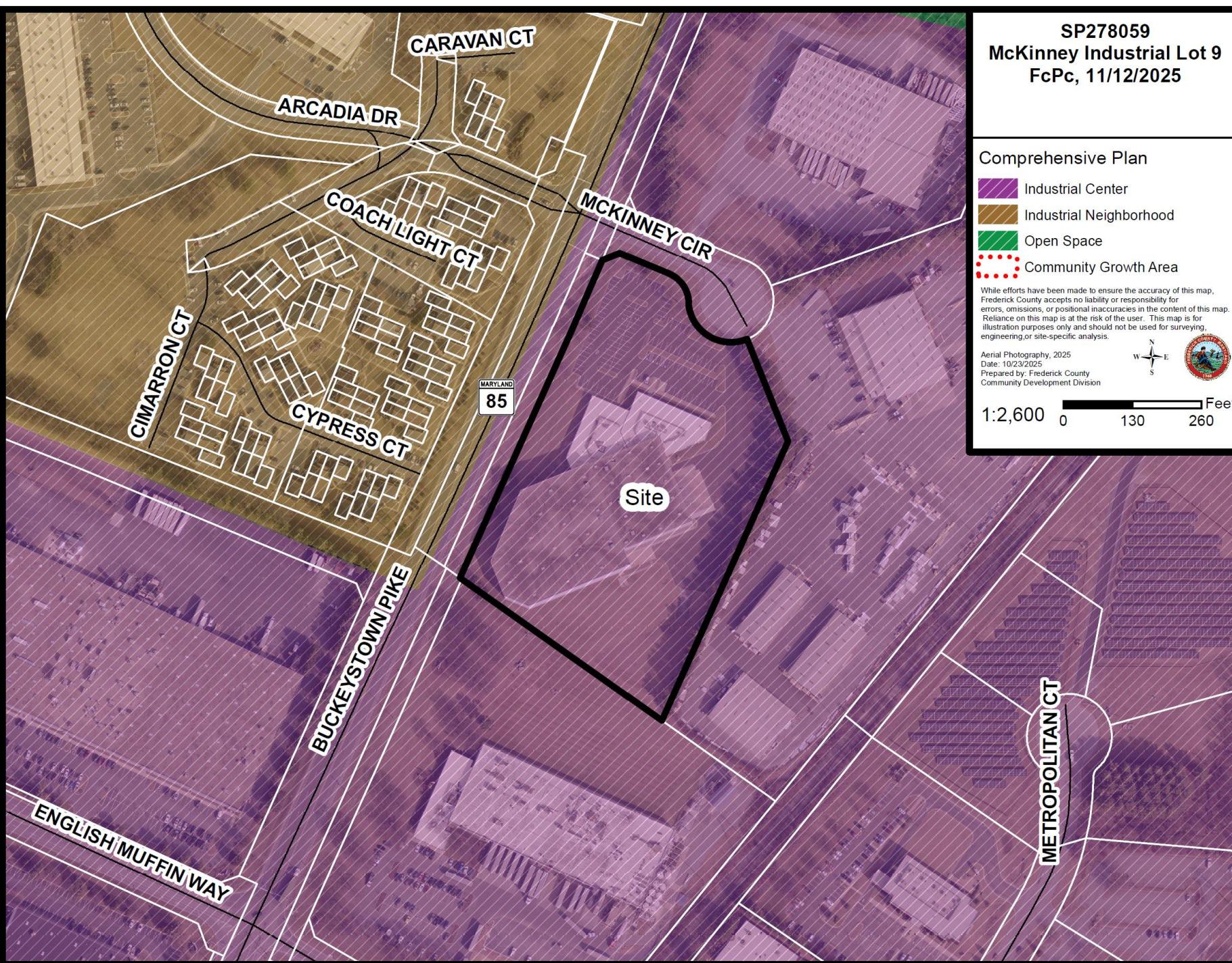
# *X-Energy, Mckinney Industrial, Lot 9*

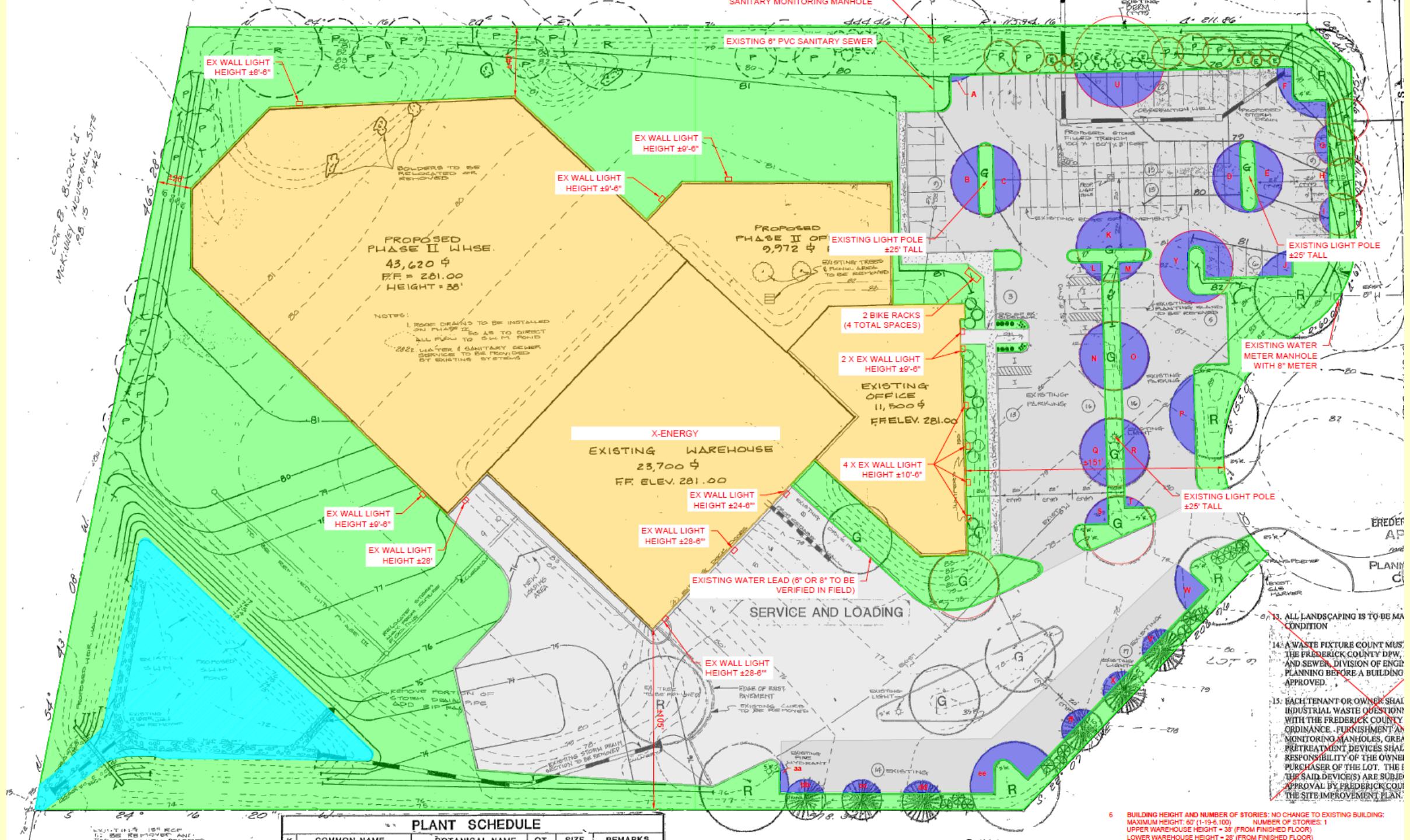
## *Site Plan*

The Applicant is requesting Site Plan and APFO approval for a change in use within an existing structure for 67,320 sf of laboratory research, experimental or testing with 21,472 sf of office located on a 7-acre Site.







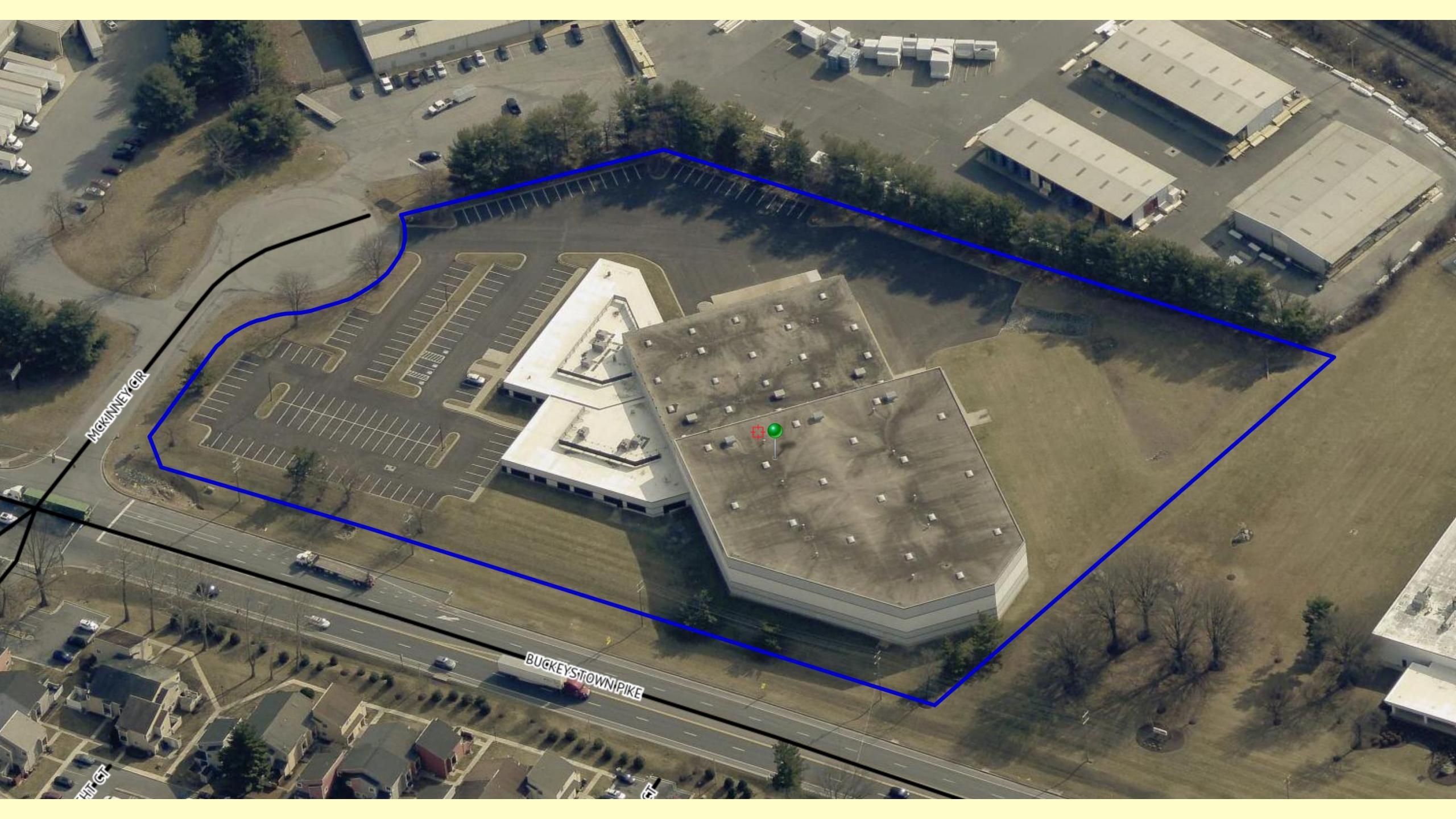


## PLANT SCHEDULE

COMMON NAME      BOTANICAL NAME      CT      SIZE      REMARKS

6 BUILDING HEIGHT AND NUMBER OF STORIES: NO CHANGE TO EXISTING BUILDING:  
MAXIMUM HEIGHT: 60' (1-19-6.100) NUMBER OF STORIES: 1  
UPPER WAREHOUSE HEIGHT = 38' (FROM FINISHED FLOOR)  
LOWER WAREHOUSE HEIGHT = 28' (FROM FINISHED FLOOR)





McKINNEY GR

BUCKEYESTOWN PIKE





## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, they are valid for a period of three (3) years from the date of Planning Commission approval (November 12, 2028) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on November 12, 2028. Therefore, the plan expires November 12, 2028.

Based upon the findings and conclusions as presented in this 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 modification to allow for 85 additional parking spaces.
2. A loading space modification to retain one additional large loading space for this project.
3. A modification to retain three (3) existing pole mounted lights that are 25' high (1' above the maximum) and three (3) existing building mounted lights that also exceed to the 24' maximum, each mounted at 28'-28.5').

**Staff-proposed conditions of approval:**

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Correct the lot number from Lot 7 to Lot 9 under Note #5 of the site plan.
3. Work with staff to complete all landscaping requirements.