

Frederick County Planning Commission

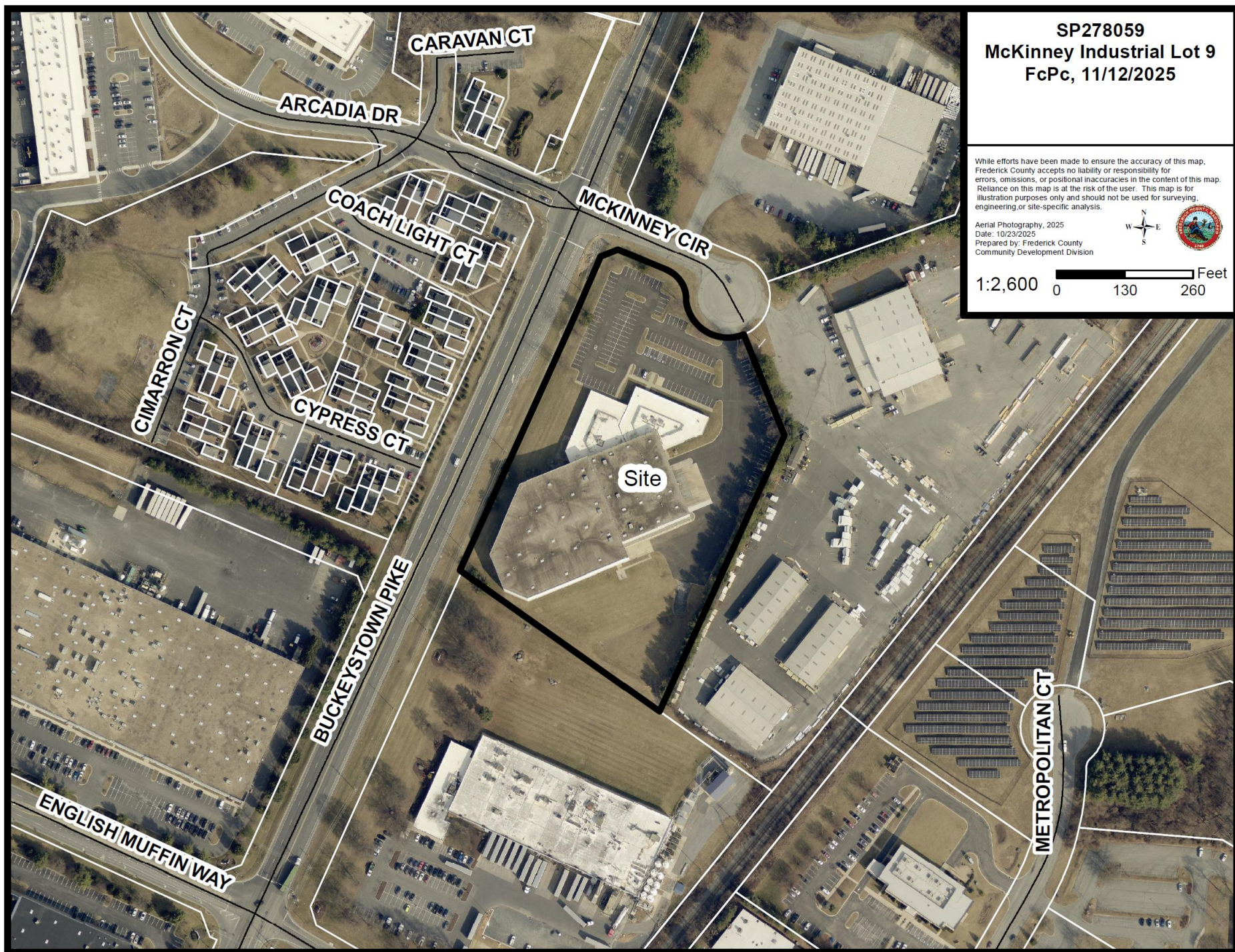


November 12, 2025

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.



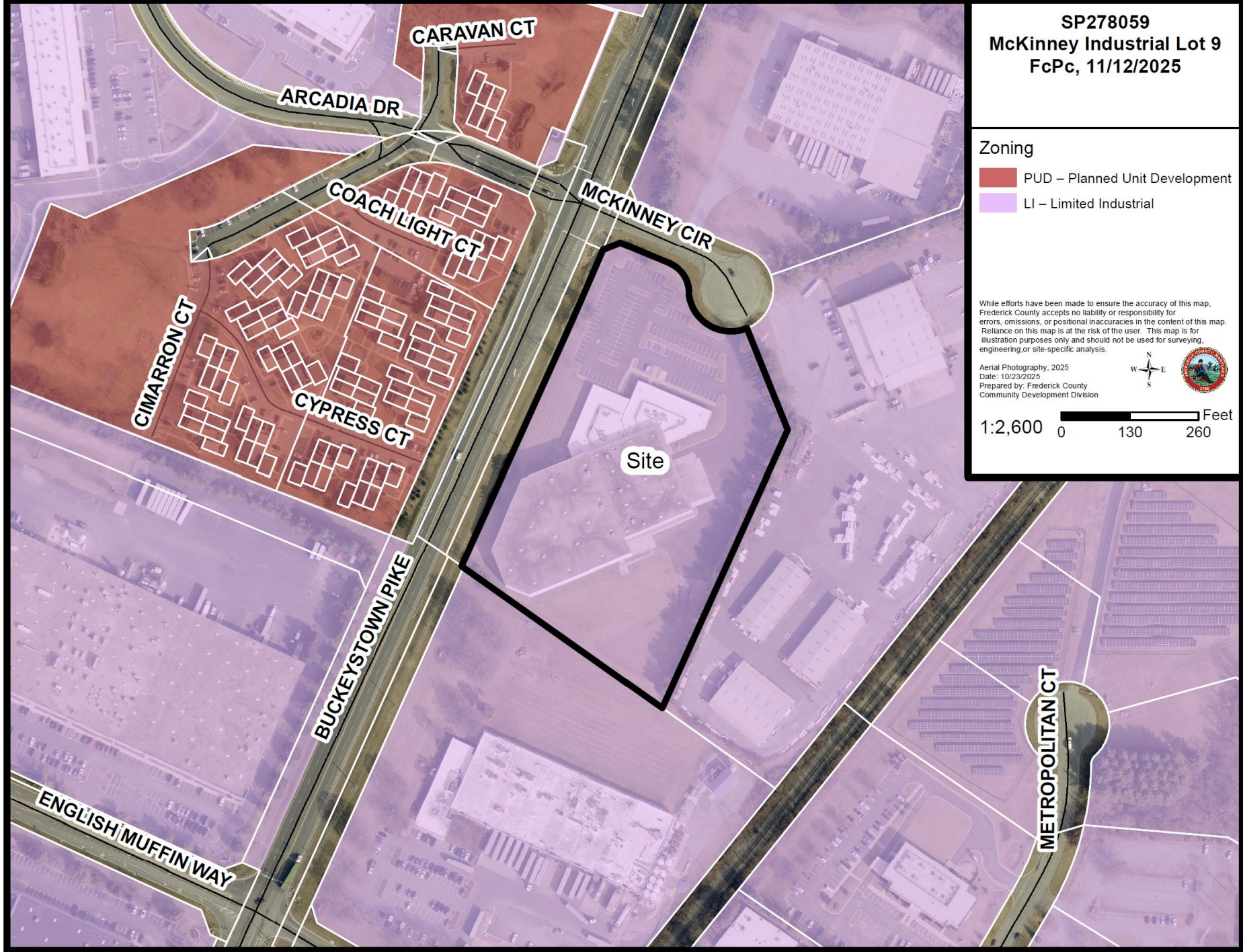
SP278059
McKinney Industrial Lot 9
FcPc, 11/12/2025

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, 2025
Date: 10/23/2025
Prepared by: Frederick County
Community Development Division



1:2,600 0 130 260 Feet



SP278059
McKinney Industrial Lot 9
FcPc, 11/12/2025

Zoning

- PUD – Planned Unit Development
- LI – Limited Industrial

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Comprehensive Plan

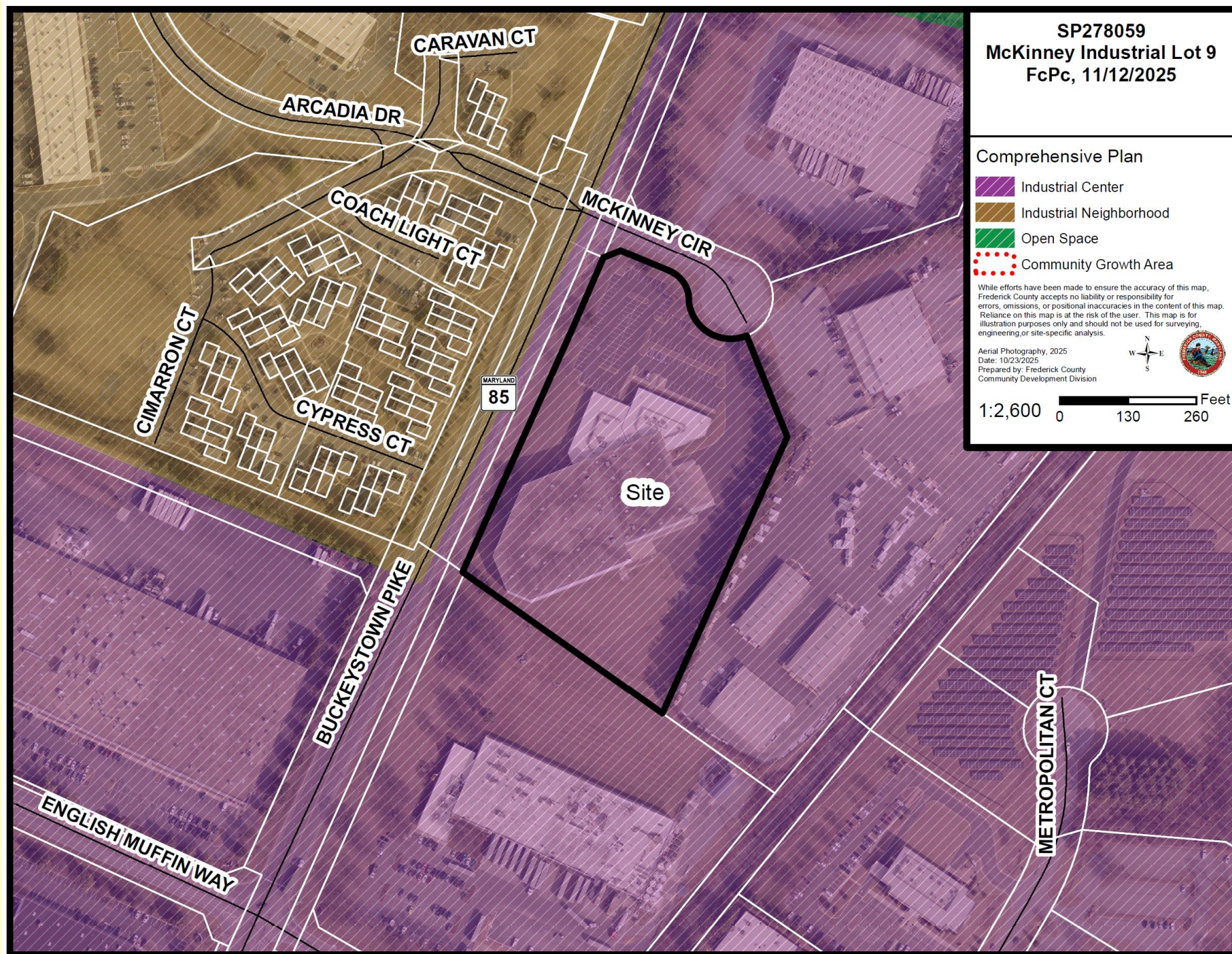
-  Industrial Center
-  Industrial Neighborhood
-  Open Space
-  Community Growth Area

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1:2,600  Feet
0 130 260



EX WALL LIGHT
HEIGHT ±8'-8"

EXISTING 8" PVC SANITARY SEWER

EX WALL LIGHT
HEIGHT ±9'-8"

EX WALL LIGHT
HEIGHT ±9'-8"

PROPOSED
PHASE II WHSE.
43,620 SF
FF.ELEV. = 281.00
HEIGHT = 38'

EXISTING LIGHT POLE
±25' TALL

EXISTING LIGHT POLE
±25' TALL

2 BIKE RACKS
(4 TOTAL SPACES)

2 X EX WALL LIGHT
HEIGHT ±9'-8"

EXISTING
OFFICE
11,500 SF
FF.ELEV. 281.00

X-ENERGY
EXISTING WAREHOUSE
23,700 SF
FF. ELEV. 281.00

4 X EX WALL LIGHT
HEIGHT ±10'-8"

EX WALL LIGHT
HEIGHT ±24'-8"

EX WALL LIGHT
HEIGHT ±28'-8"

EXISTING WATER LEAD (6" OR 8" TO BE
VERIFIED IN FIELD)

SERVICE AND LOADING

EX WALL LIGHT
HEIGHT ±28'-8"

EXISTING WATER
METER MANHOLE
WITH 8" METER

EXISTING LIGHT POLE
±25' TALL

13. ALL LANDSCAPING IS TO BE MAINTAINED IN EXISTING CONDITION

14. A WASTE PICTURE COUNT MUST BE SUBMITTED TO THE FREDERICK COUNTY DPW, AND SEWER DIVISION OF ENGINEERING PLANNING BEFORE A BUILDING APPROVAL.

15. EACH TENANT OR OWNER SHALL BE RESPONSIBLE FOR THE INDUSTRIAL WASTE QUESTION WITH THE FREDERICK COUNTY ORDINANCE. FURNISHMENT AND MONITORING MANHOLES, GREAT TREATMENT DEVICES SHALL BE THE RESPONSIBILITY OF THE OWNER PURCHASER OF THE LOT. THE EXISTING DEVICES ARE SUBJECT TO APPROVAL BY FREDERICK COUNTY ENGINEERING PLANNING DIVISION.

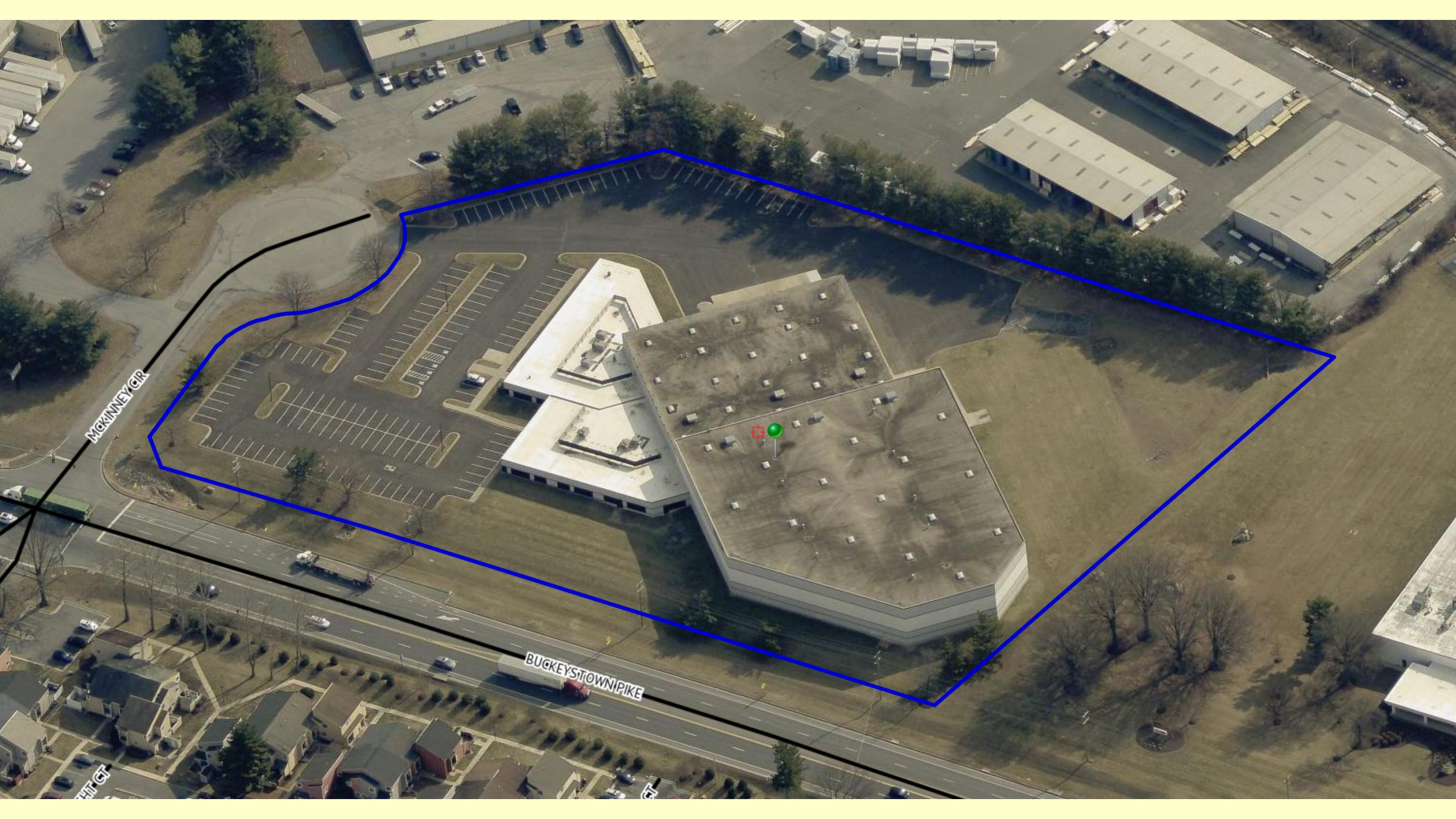
6. BUILDING HEIGHT AND NUMBER OF STORIES: NO CHANGE TO EXISTING BUILDING.
MAXIMUM HEIGHT: 60' (1-19.5 STORIES: 1)
UPPER WAREHOUSE HEIGHT = 38' (FROM FINISHED FLOOR)
LOWER WAREHOUSE HEIGHT = 28' (FROM FINISHED FLOOR)

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS

10" B, BLACK 4"
MAXIMUM ALLOWABLE SITE
15' 10" 142









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.