

Frederick County Planning Commission

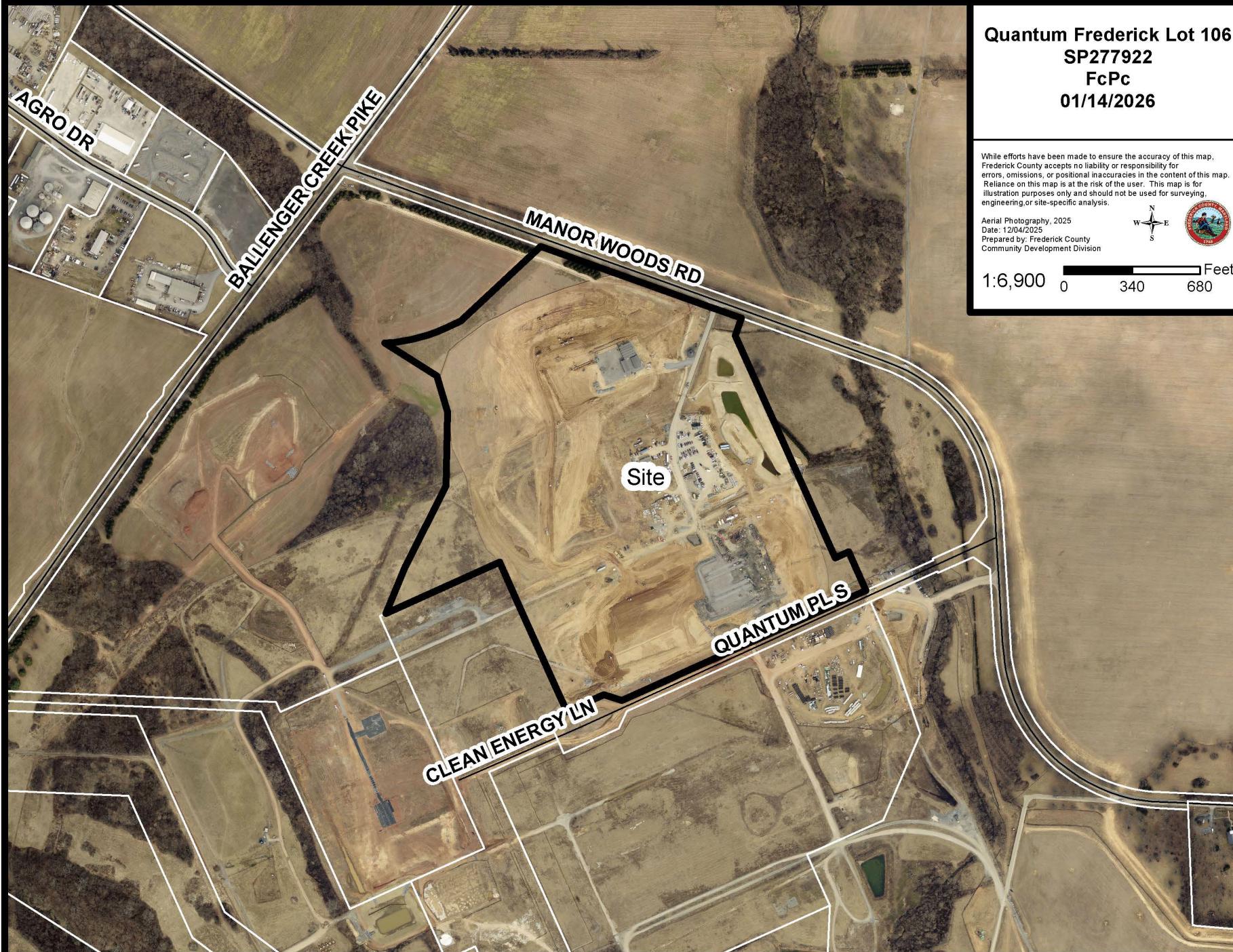


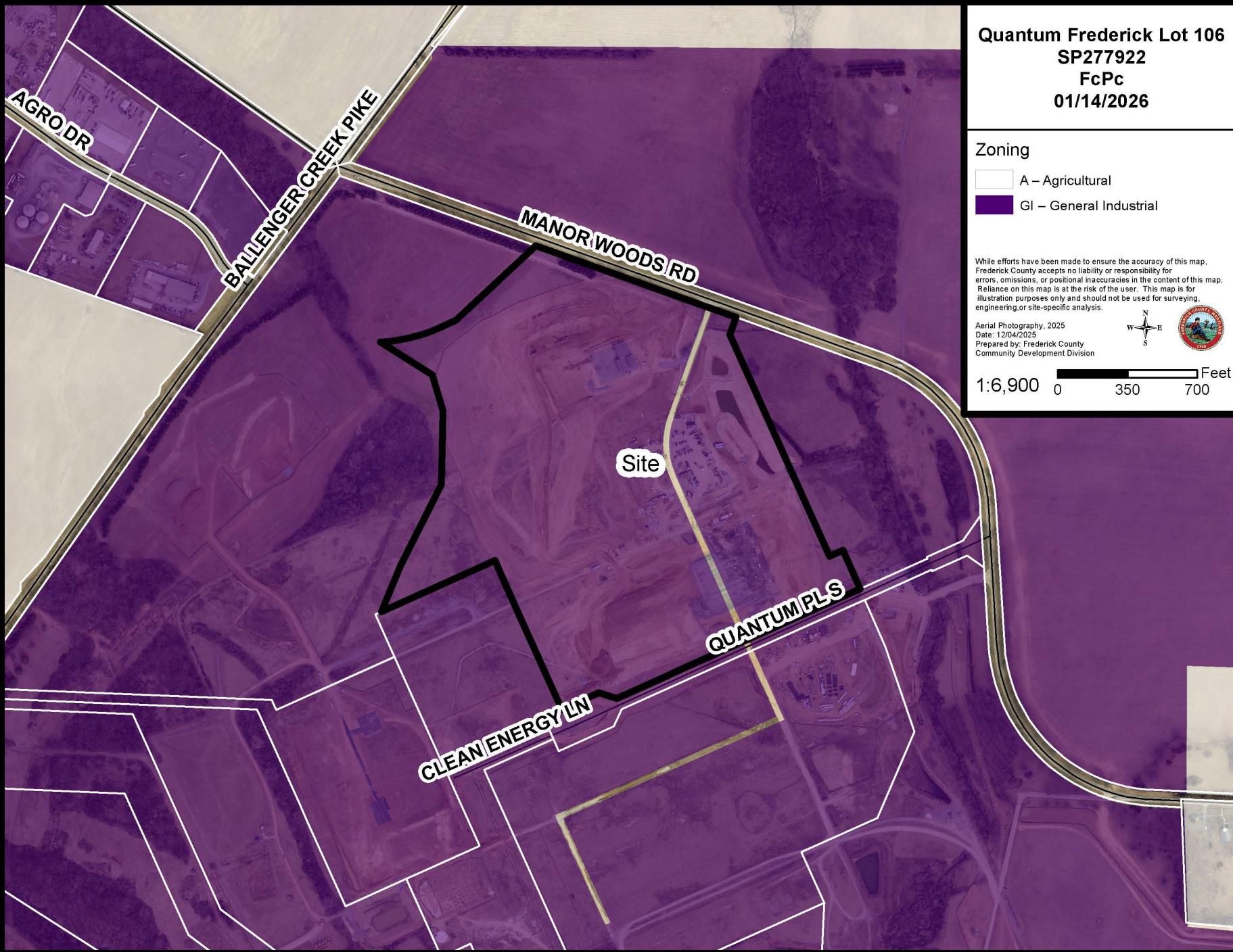
January 14, 2026

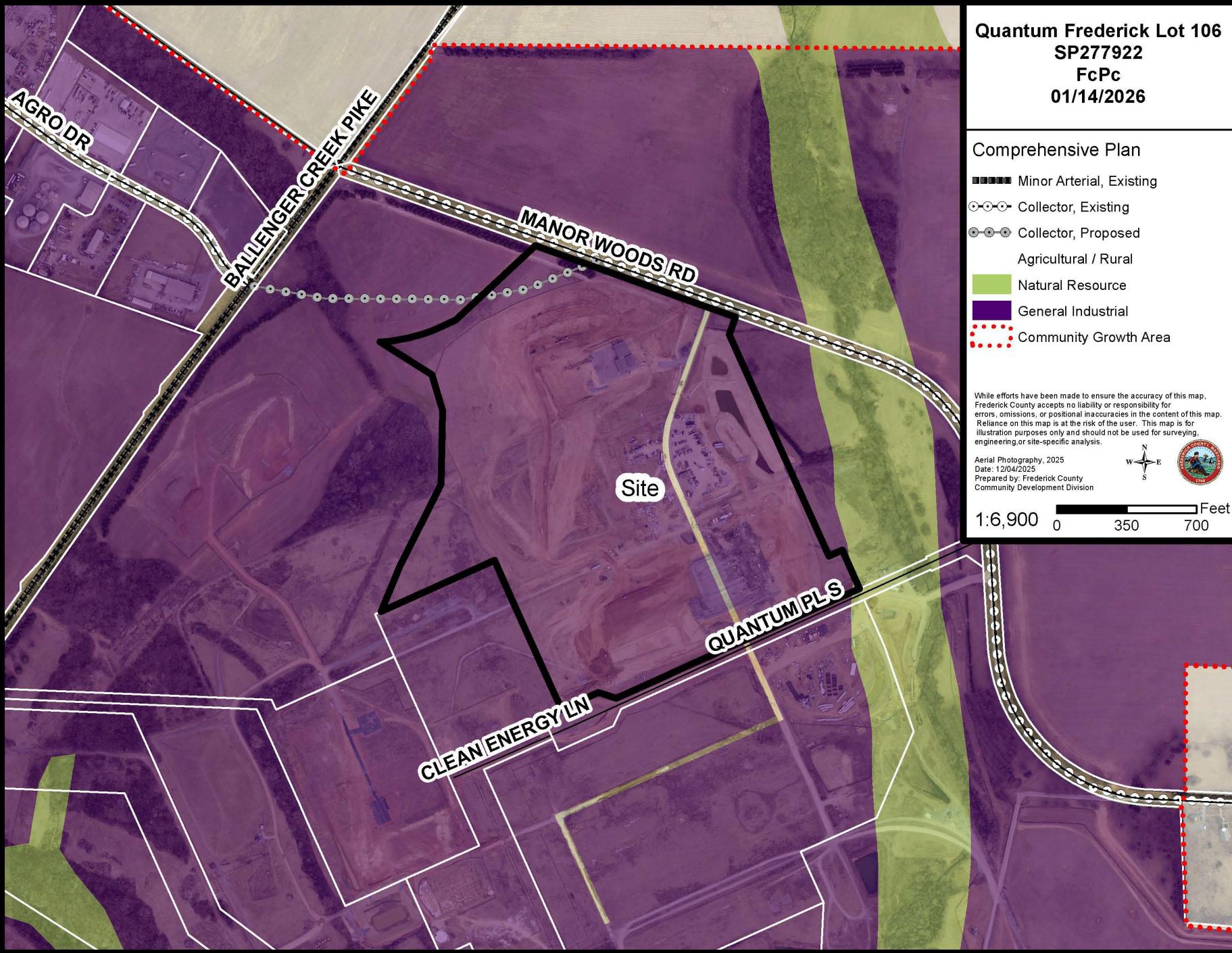
Quantum Frederick Lot 106

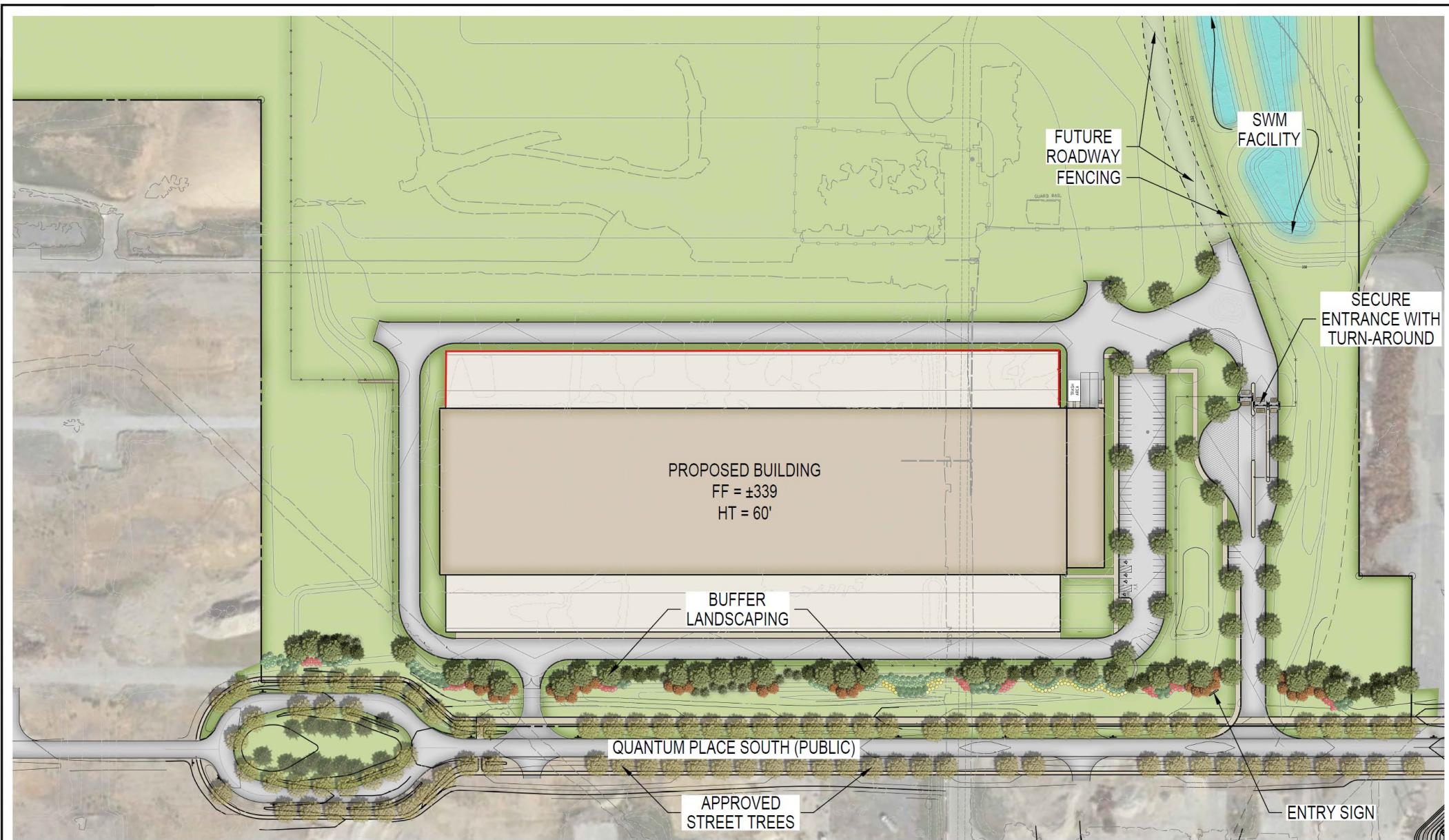
Aligned Data Centers (Building 1)

The Applicant is requesting to remove a condition on the original Site Plan approved by the Planning Commission on May 10, 2023 (SP275110) for the first data center building located on a 74.89-acre Site.







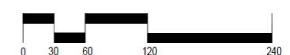


Illustrative Rendering - Phase 1



QUANTUM FREDERICK - LOT 106

ALIGNED DATA CENTERS
Frederick County, Maryland



Scale: 1" = 60'
April 20, 2023



RECOMMENDATION

Staff has no objection to the approval of this Site Plan revision. If the Planning Commission approves the Site Plan, it is valid for a period of three (3) years from the date of original Planning Commission approval (valid through May 10, 2026).

Based upon the findings and conclusions as presented in the staff report, and the previously approved modifications associated with application SP275110, the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following condition is met:

Staff-proposed conditions of approval:

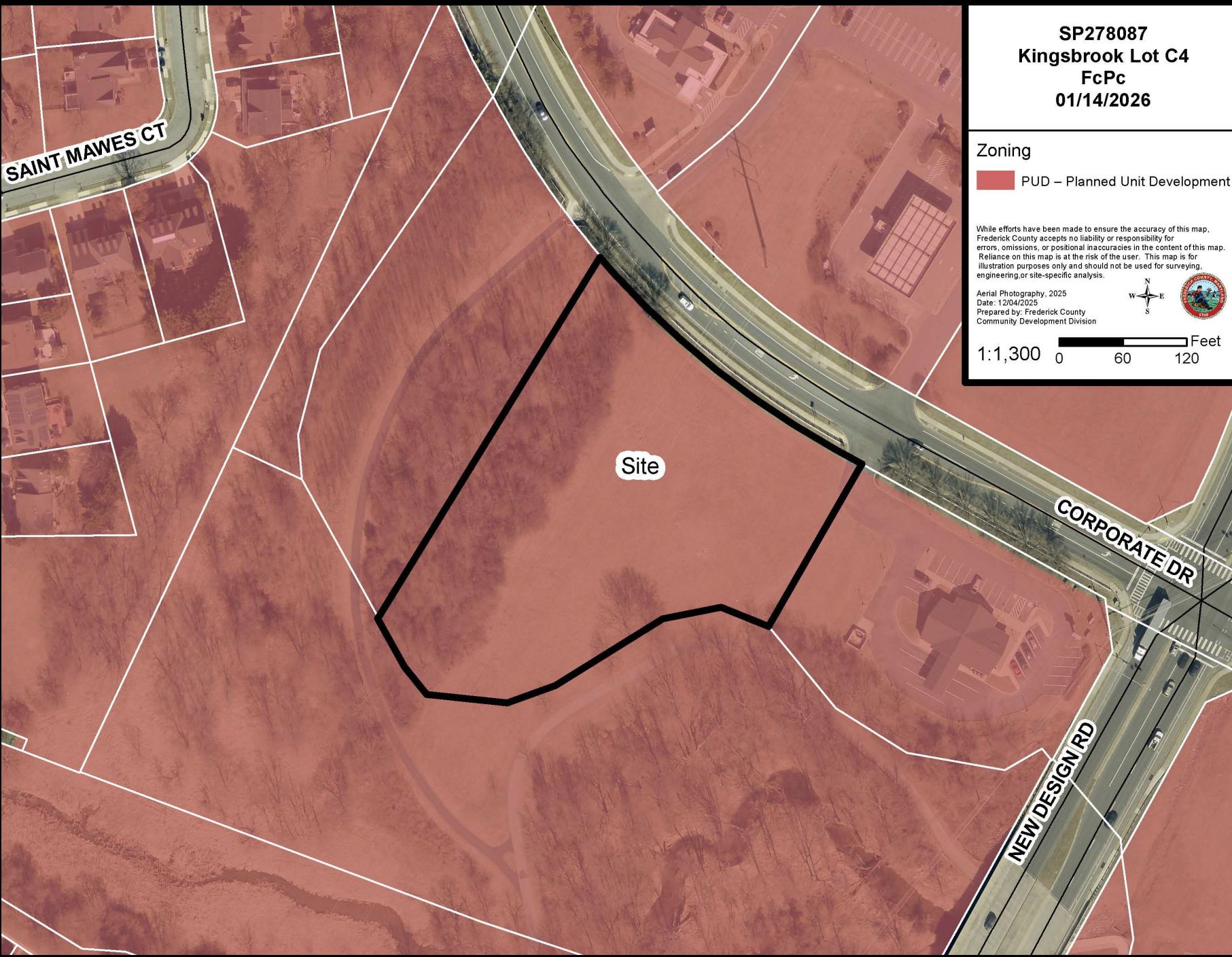
1. Address all agency comments as the plan proceeds through to completion.

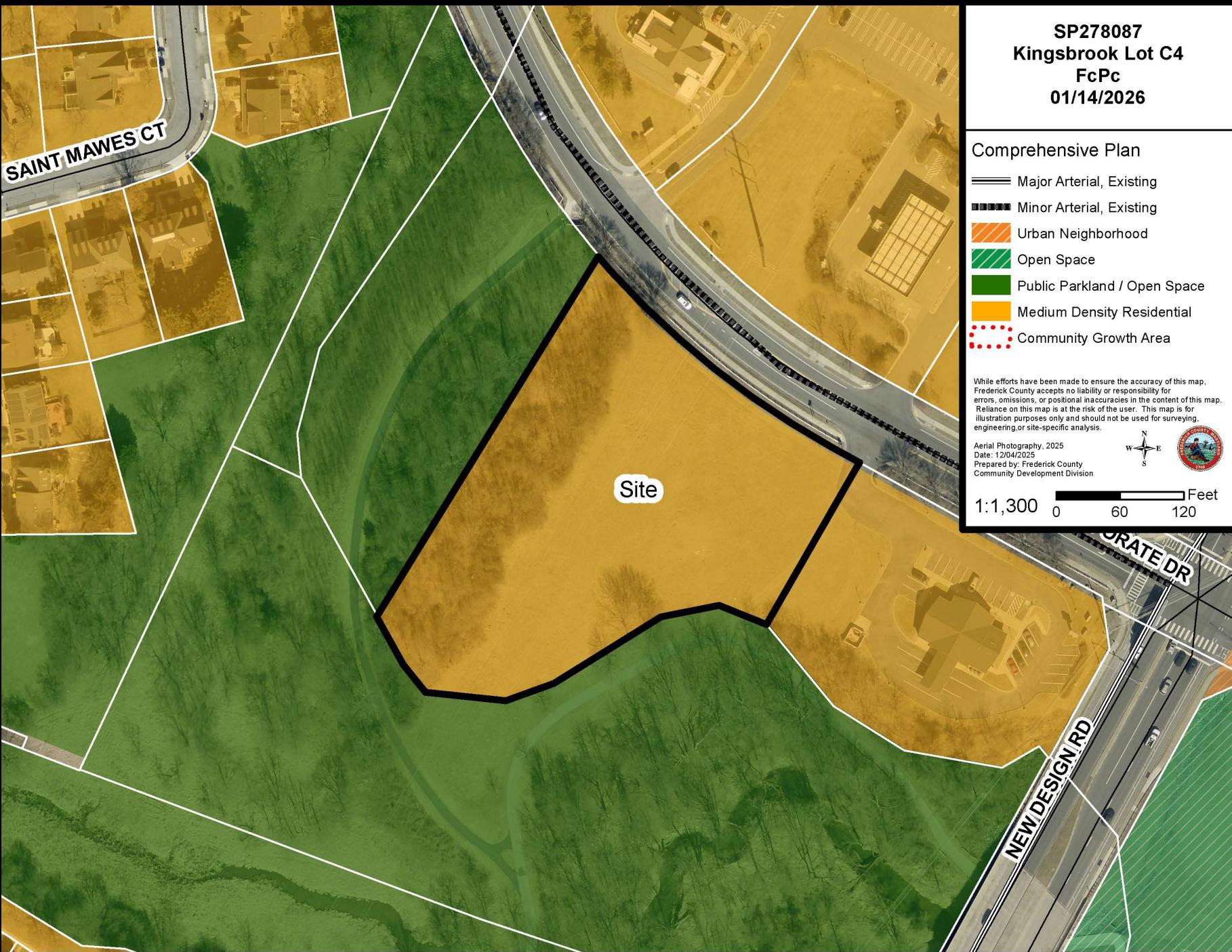
Kingsbrook PUD, Lot C4

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 3,500 sq. ft. oral surgeons office located on a 2.29-acre Site









Graphic Scale (IN FEET)
1 inch = 30 ft



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 (January 14, 2029) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on January 14, 2029. Therefore, the plan expires January 14, 2029.

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 under §1-19-6.500(G) is requested to allow light spillage to exceed 0.5 footcandles as measured from the property line.
2. A parking space modification under §1-19-6.220(A)(2) to allow for 27 parking spaces, or 16 spaces more than the required 11 parking spaces.

RECOMMENDATION (continued)

3. A landscape modification under §1-19-6.400(A) to allow the required street trees for this Site to not be planted every 35' on center due to the presence of the existing 100' Potomac Edison easement.
4. A landscape modification under §1-19-6.400(I) to mitigate for the parking lot canopy cover deficit by planting additional trees along other paved areas beyond the delineated parking areas to be credited toward meeting the required 20% canopy coverage.

Staff-proposed conditions of approval:

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

Oakdale Crossing – Lot 3

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 2,736 sq. ft. building for a restaurant use located on a 1.04-acre Site.

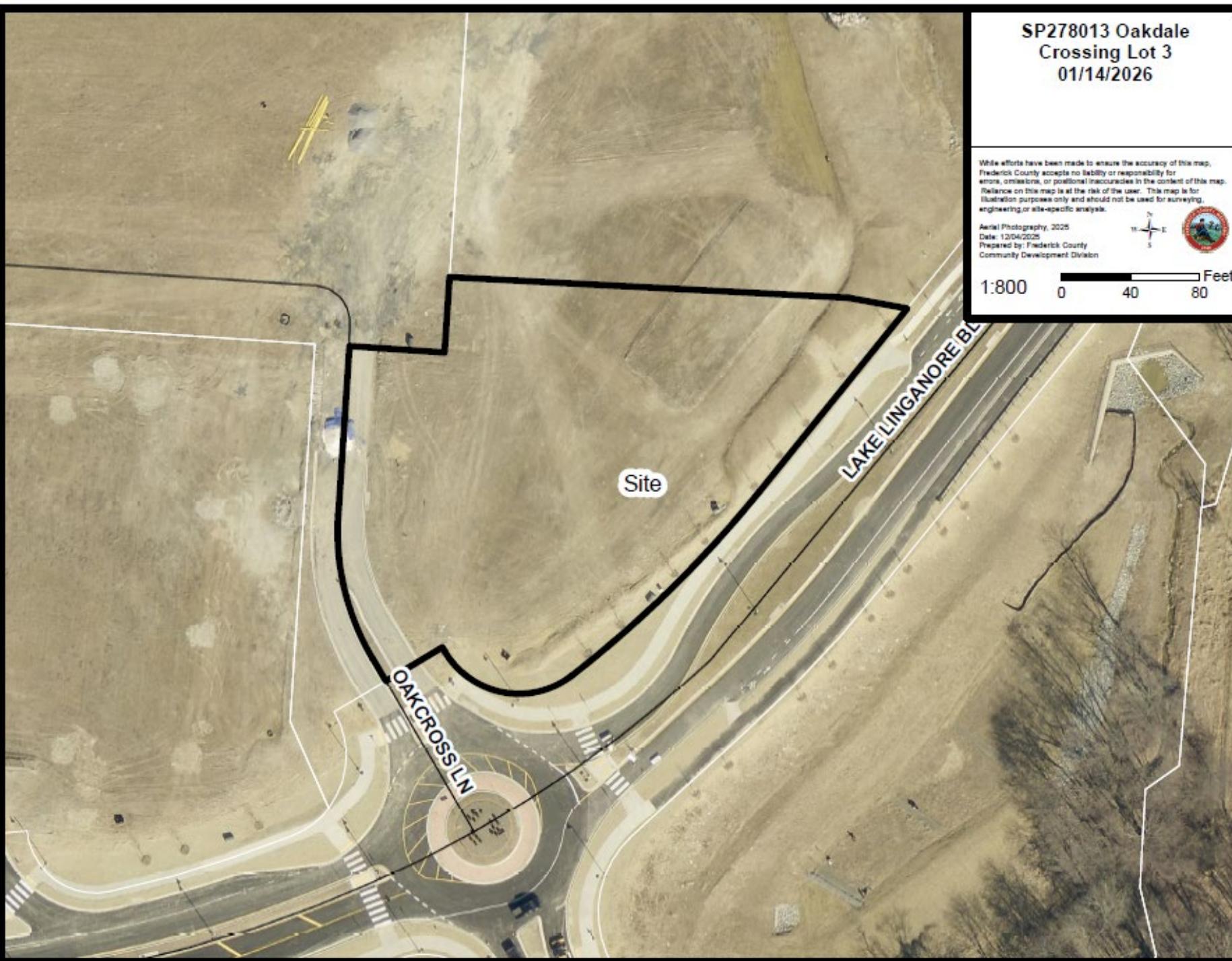
SP278013 Oakdale
Crossing Lot 3
01/14/2026

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Aerial Photography: 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



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SP278013 Oakdale
Crossing Lot 3
01/14/2026

Zoning

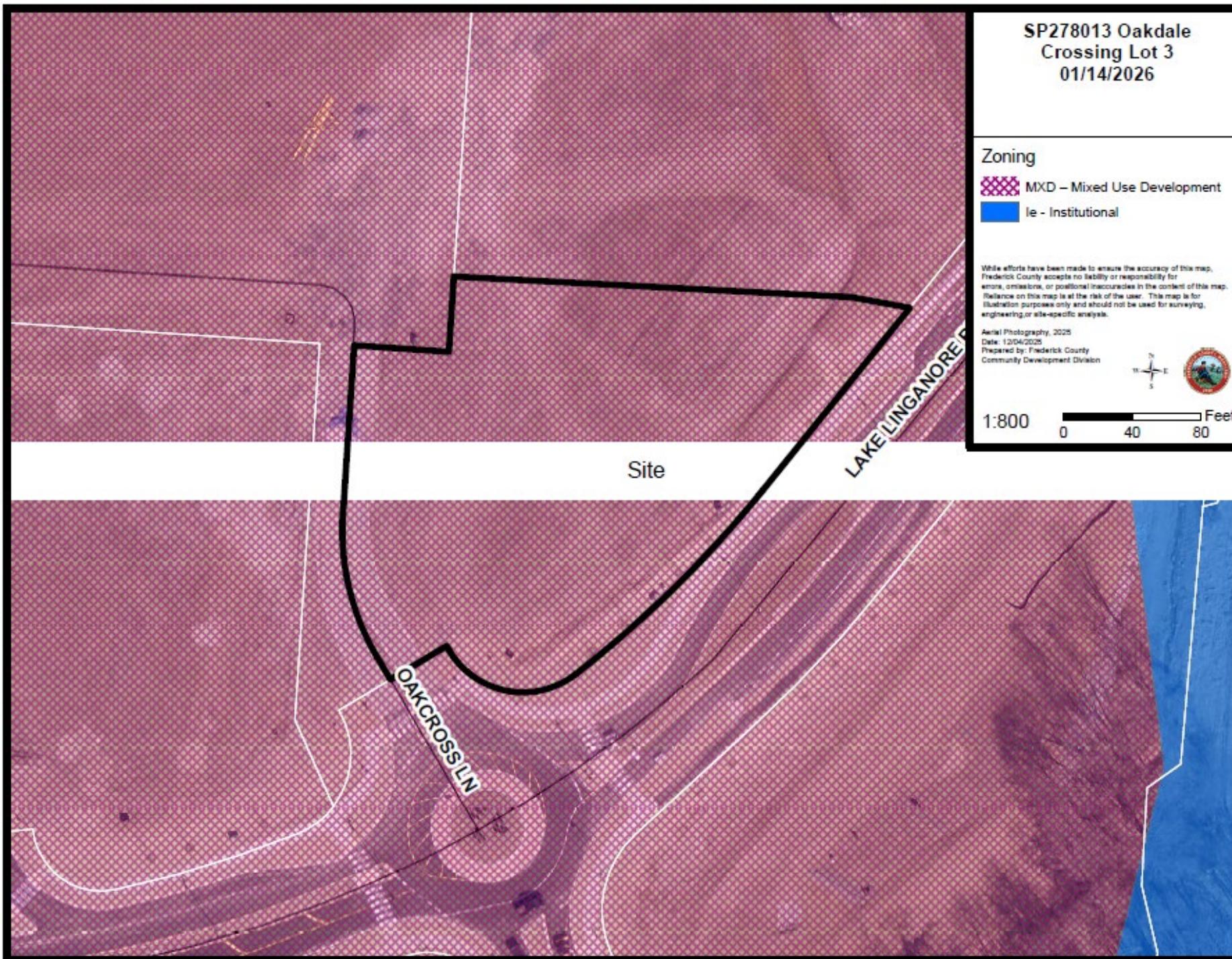
- MXD – Mixed Use Development
- Ie – Institutional

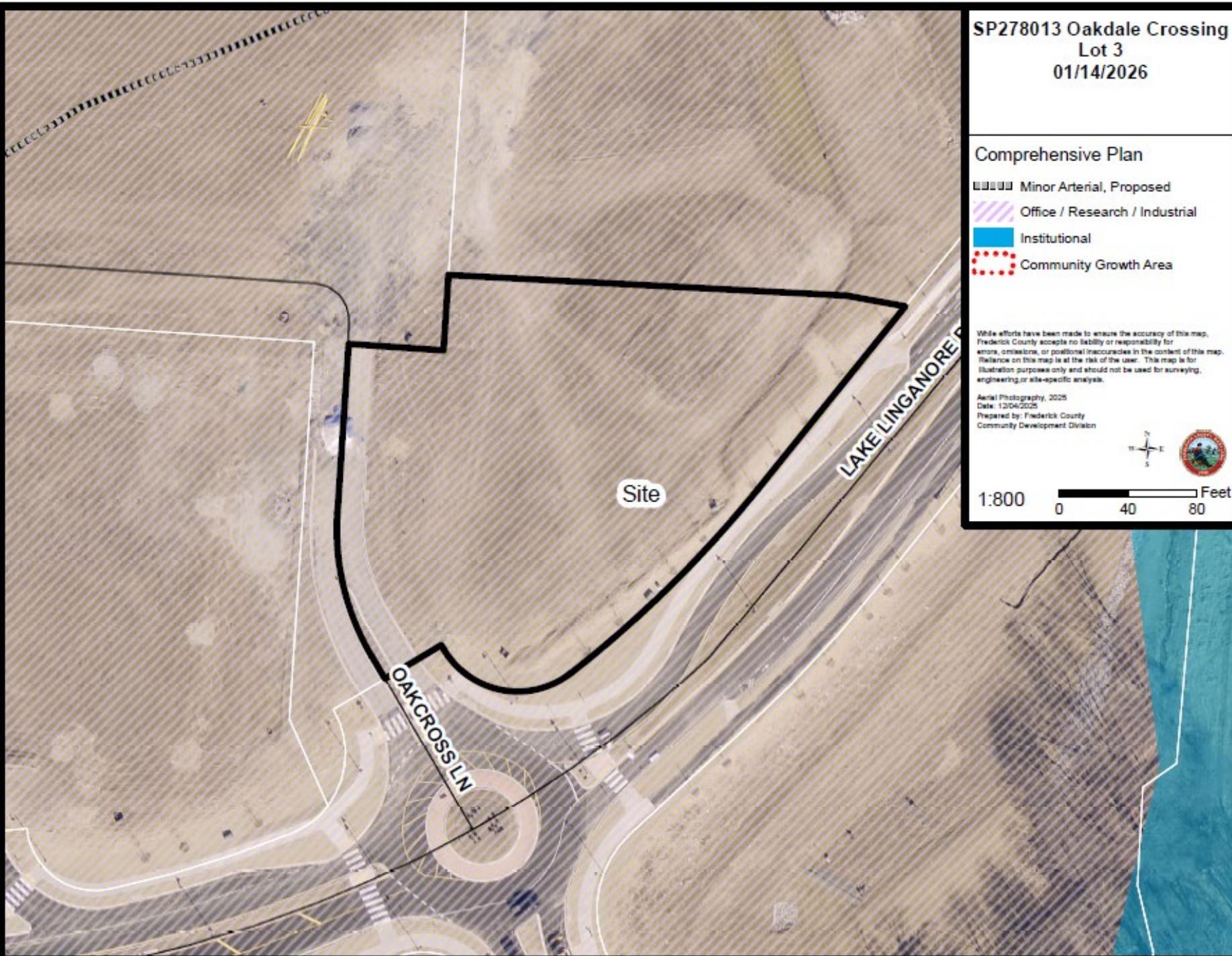
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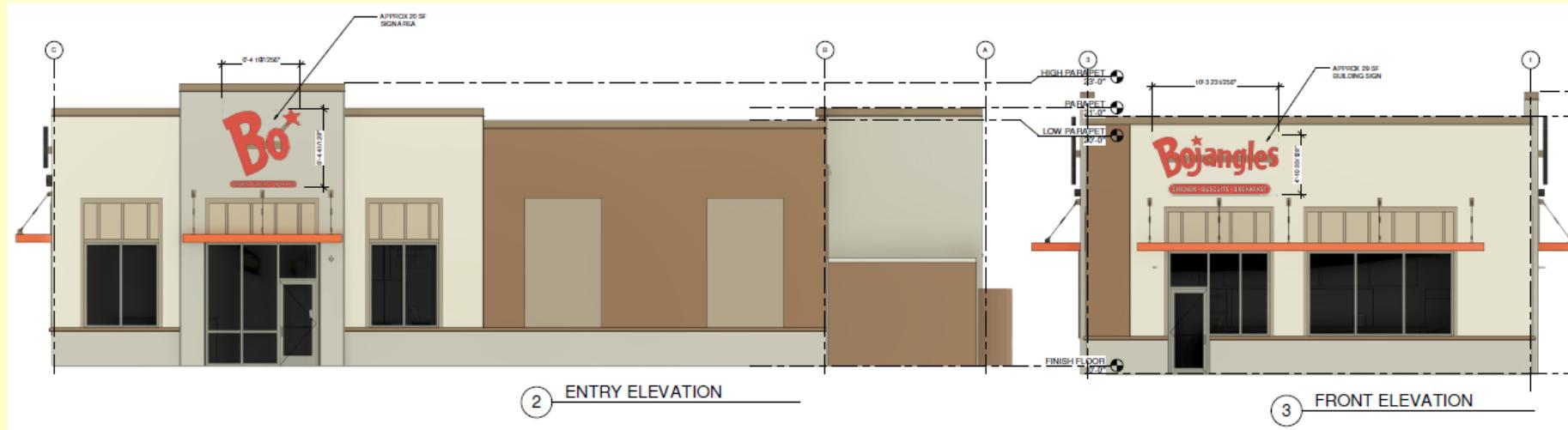


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RECOMMENDATION

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 January 14, 2029). The existing APFO is valid and expires on March 9, 2032. Therefore, the plan expires January 14, 2029.

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 required street trees to be provided on a previous application.
2. A lighting height modification to allow for 18 foot tall lighting, 4 feet higher than the 14 feet allowed.
3. A lighting spillover modification to allow for footcandle values to exceed 0.5 footcandles for internal property lines.
4. A parking space modification to allow for 37 parking spaces, 3 more spaces than the required 34 spaces.
5. A parking modification to allow for parking to be located in the front of the building.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final site plan approval cannot occur until all agencies have entered their approvals.
3. The associated final plat and addition plat must be approved and recorded prior to final site plan approval.

Oakdale Crossing – Lot 4

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 10,400 sq. ft. two story building (20,690 sq. ft. GFA) for retail and office uses located on a 1.88-acre Site.

SP277675 Oakdale
Crossing Lot 4
01/14/2026

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Community Development Division



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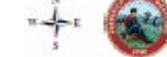
SP277675 Oakdale
Crossing Lot 4
01/14/2026

Zoning

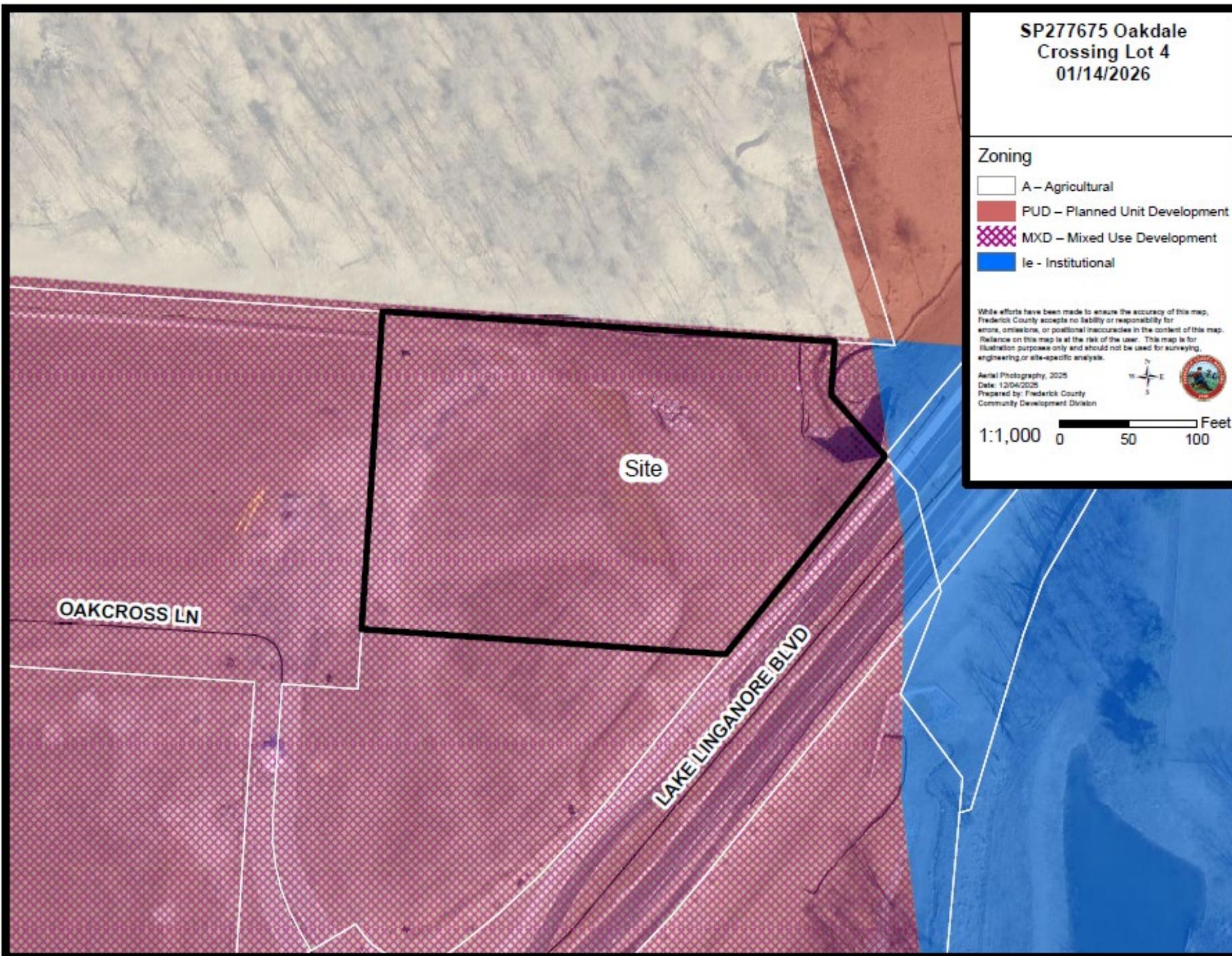
- A – Agricultural
- PUD – Planned Unit Development
- MXD – Mixed Use Development
- Ie – Institutional

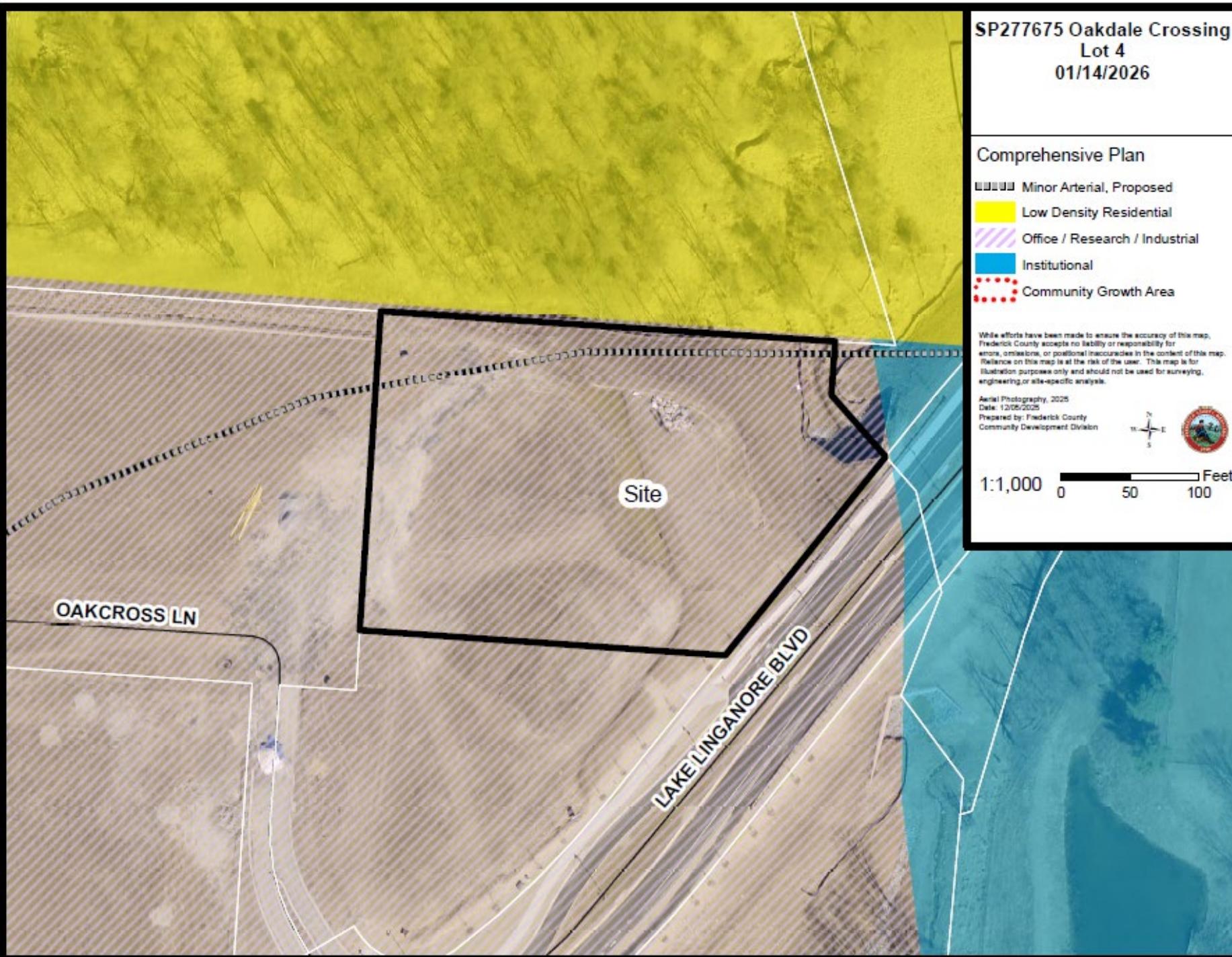
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Community Development Division

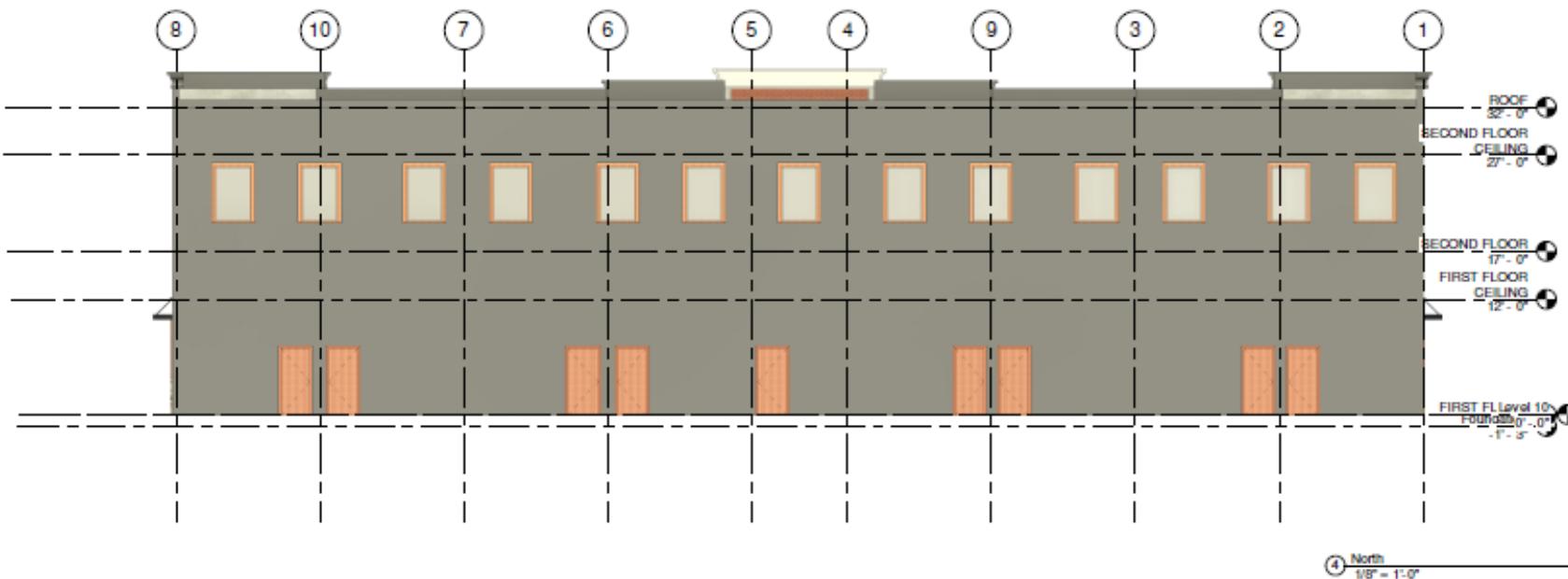
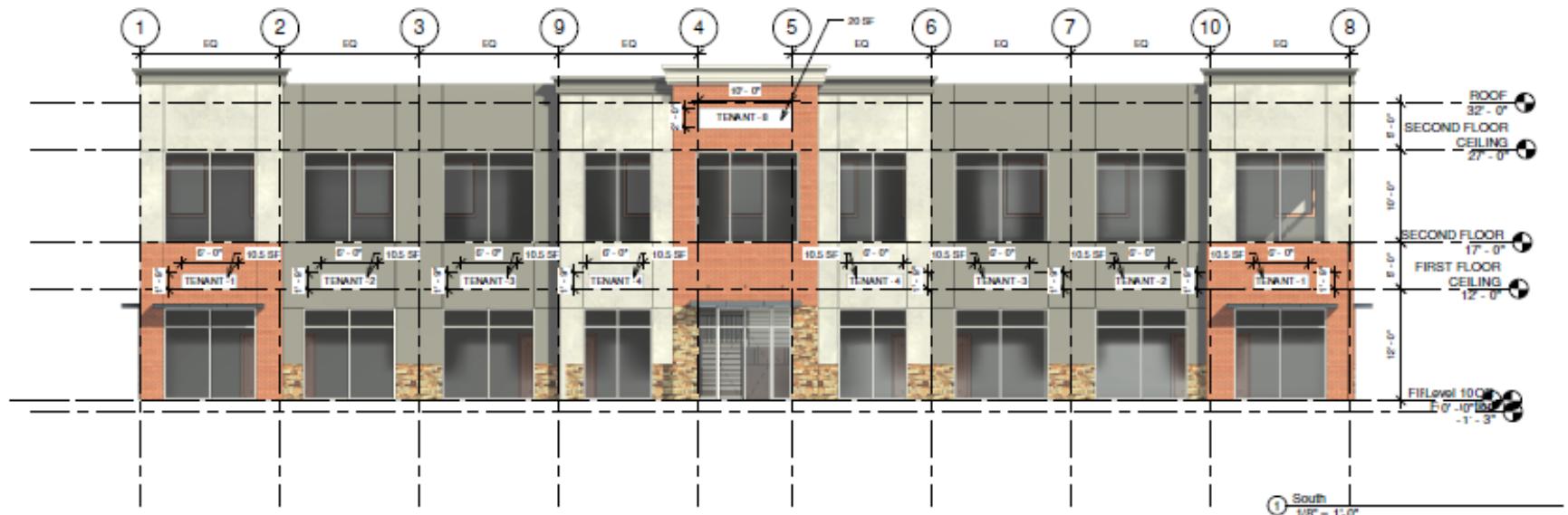


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RECOMMENDATION

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 January 14, 2029). The existing APFO is valid and expires on March 9, 2032. Therefore, the plan expires January 14, 2029.

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:

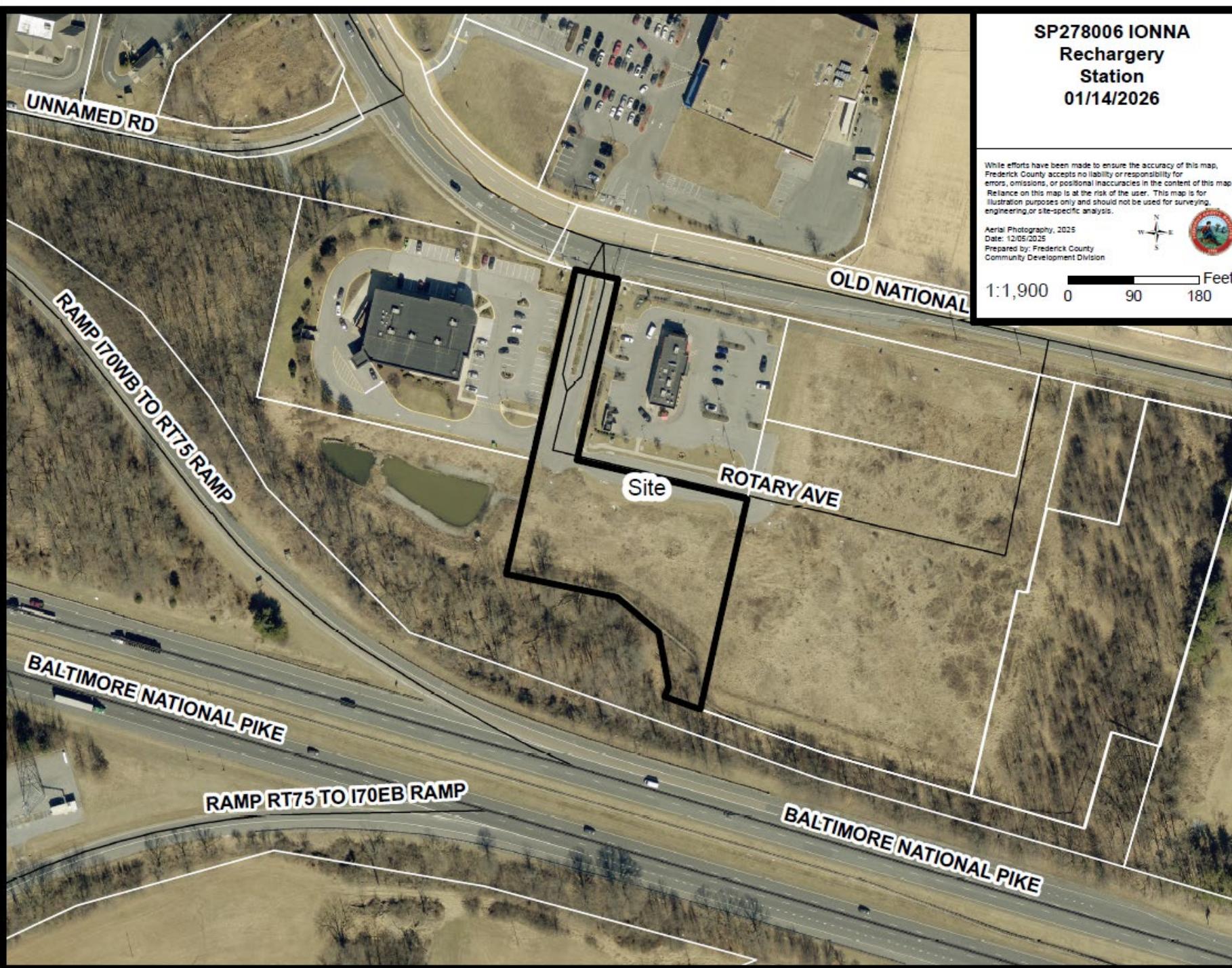
1. An alternate landscape planting modification to allow for the required street trees to be provided on a previous application.
2. A lighting height modification to allow for 18 foot tall lighting, 4 feet higher than the 14 feet allowed.
3. A lighting spillover modification to allow for footcandle values to exceed 0.5 footcandles for internal property lines.
4. A parking space modification to allow for 63 parking spaces, 13 fewer spaces than the required 76 spaces.
5. A parking modification to allow for parking to be located in the front of the building in an MXD District.
6. A loading space modification to allow for two small loading spaces instead of the required two small and one large loading spaces required.

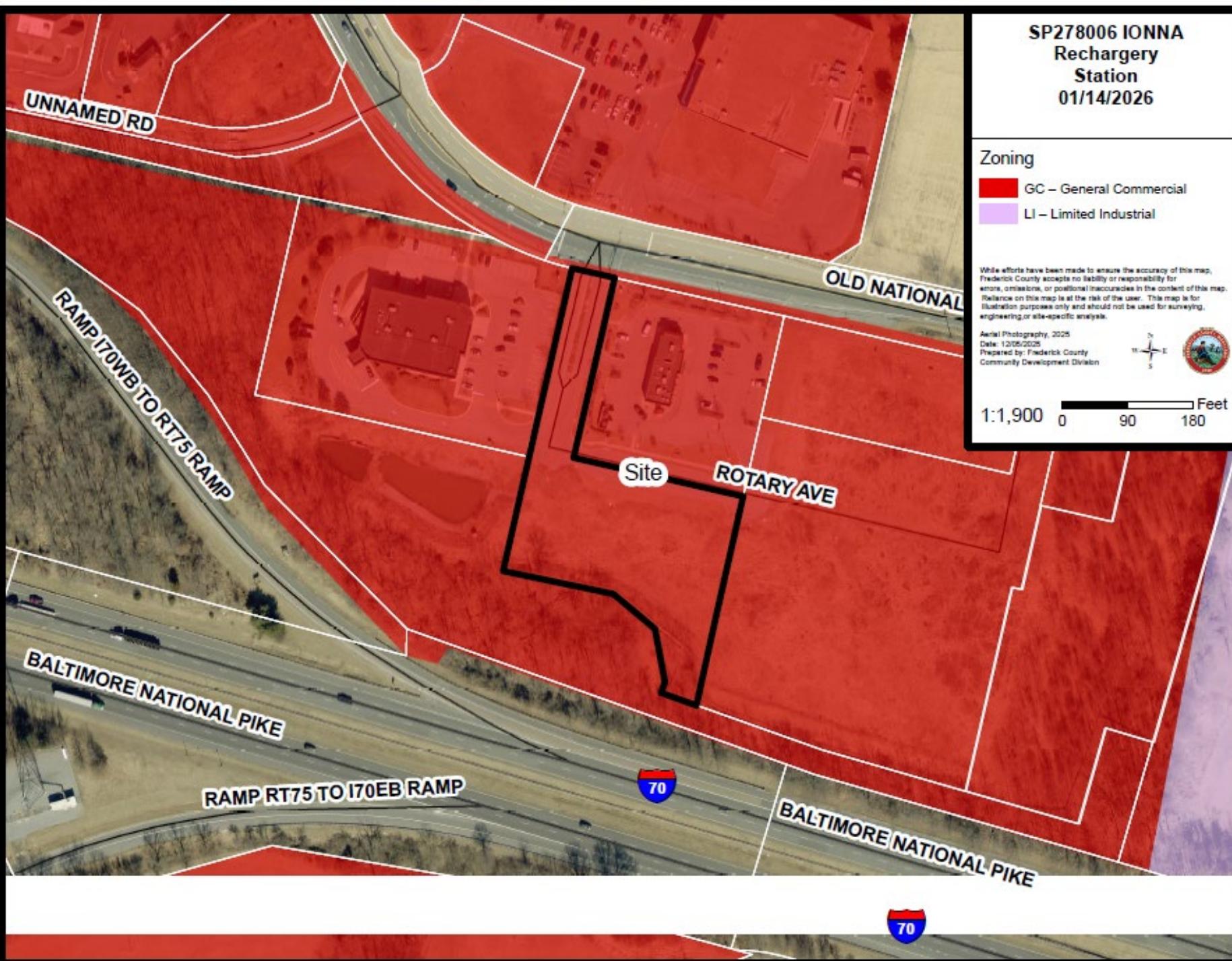
Staff-proposed conditions of approval:

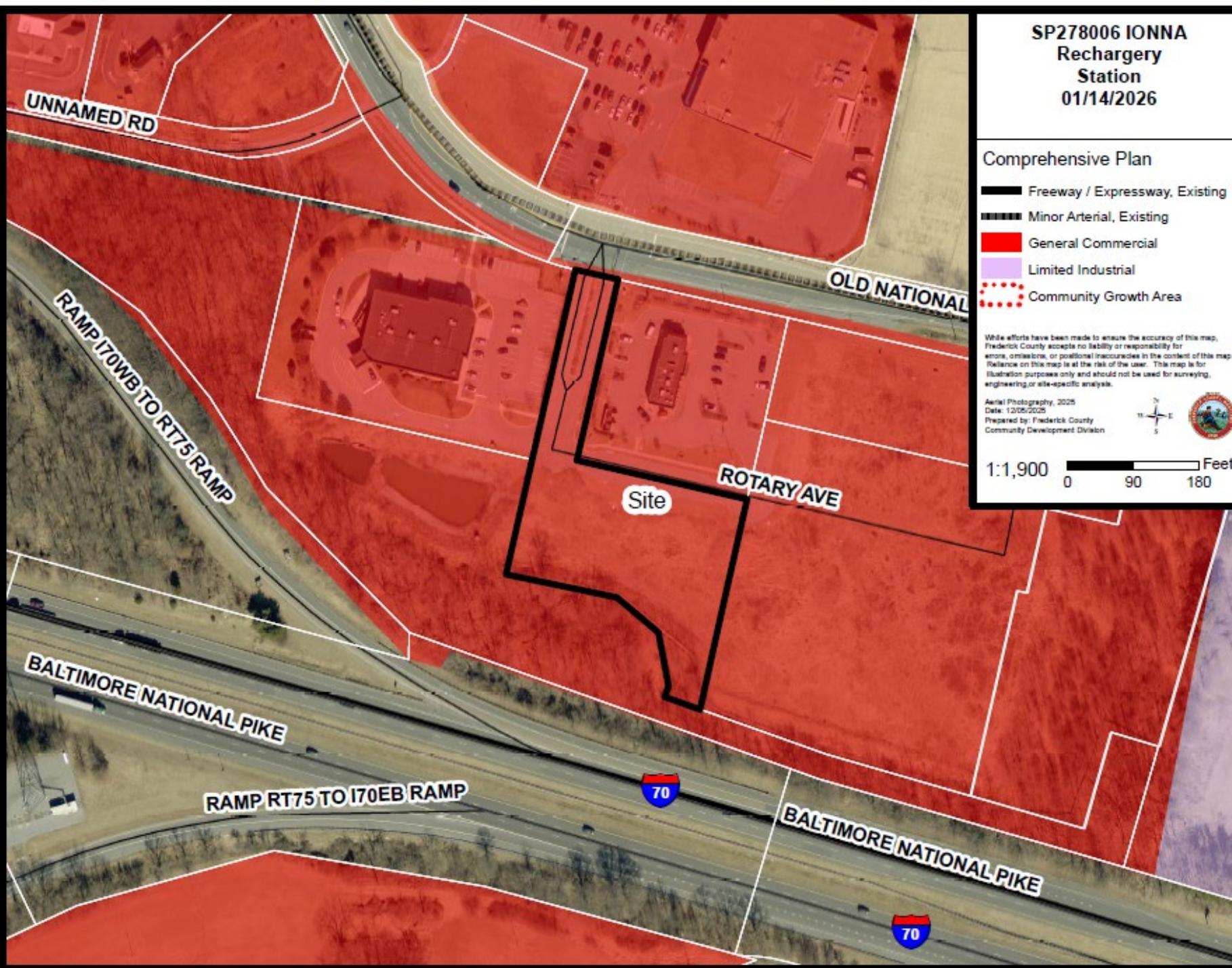
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final site plan approval cannot occur until all agencies have entered their approvals.
3. The associated final plat and addition plat must be approved and recorded prior to final site plan approval.

IONNA Rechargery Station: New Market Site Development Plan

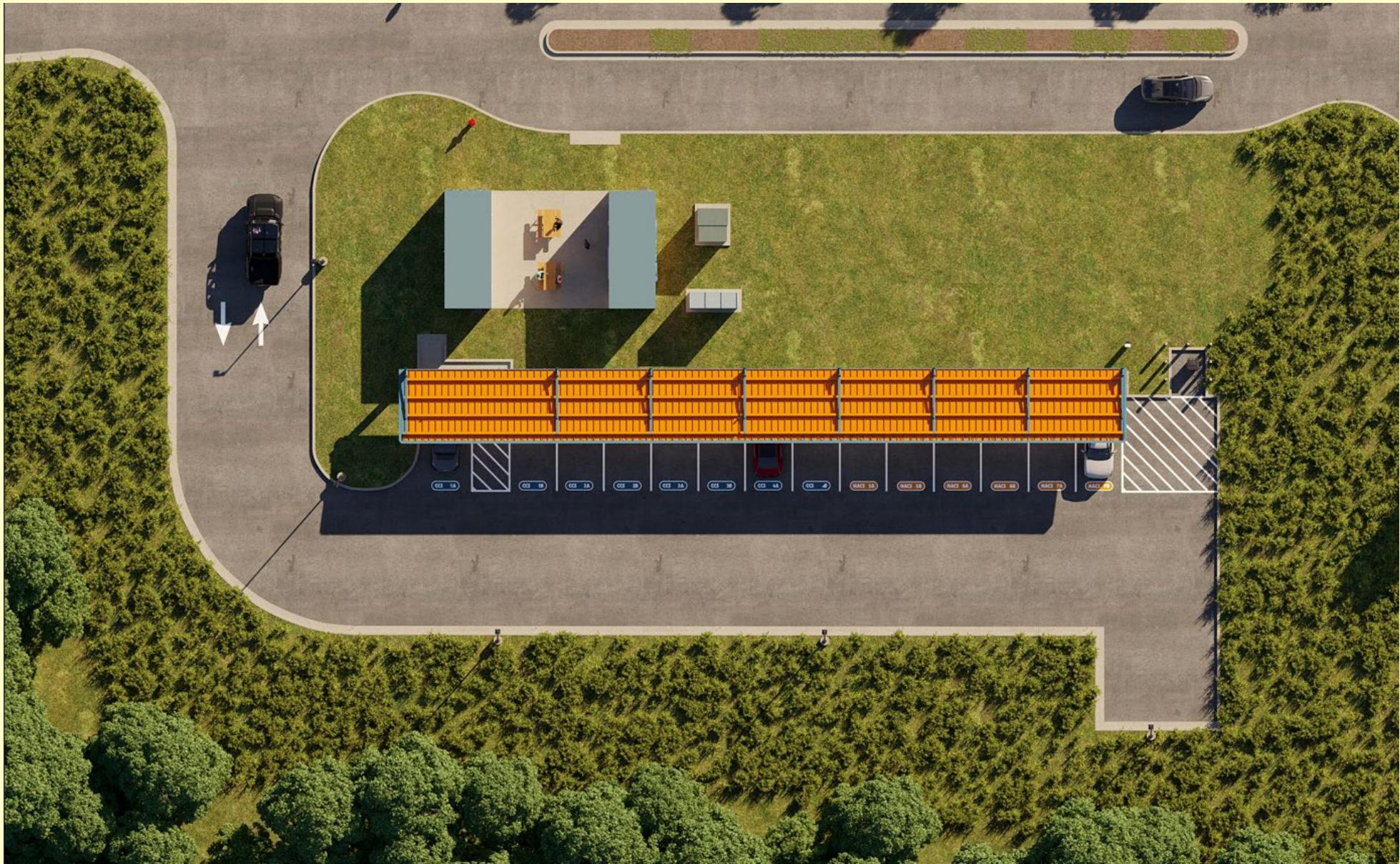
The Applicant is requesting Site Development Plan approval for a 500 sq. ft. convenience store building with EV charging stations located on a 1.74-acre Site.











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 (January 14, 2029). The existing APFO has been vested. Therefore, the plan expires January 14, 2029.

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 14 parking spaces, or 10 more spaces than the required 4 parking spaces.
2. An alternate landscaping modification to allow for the required canopy coverage to be located elsewhere due to conflicts.

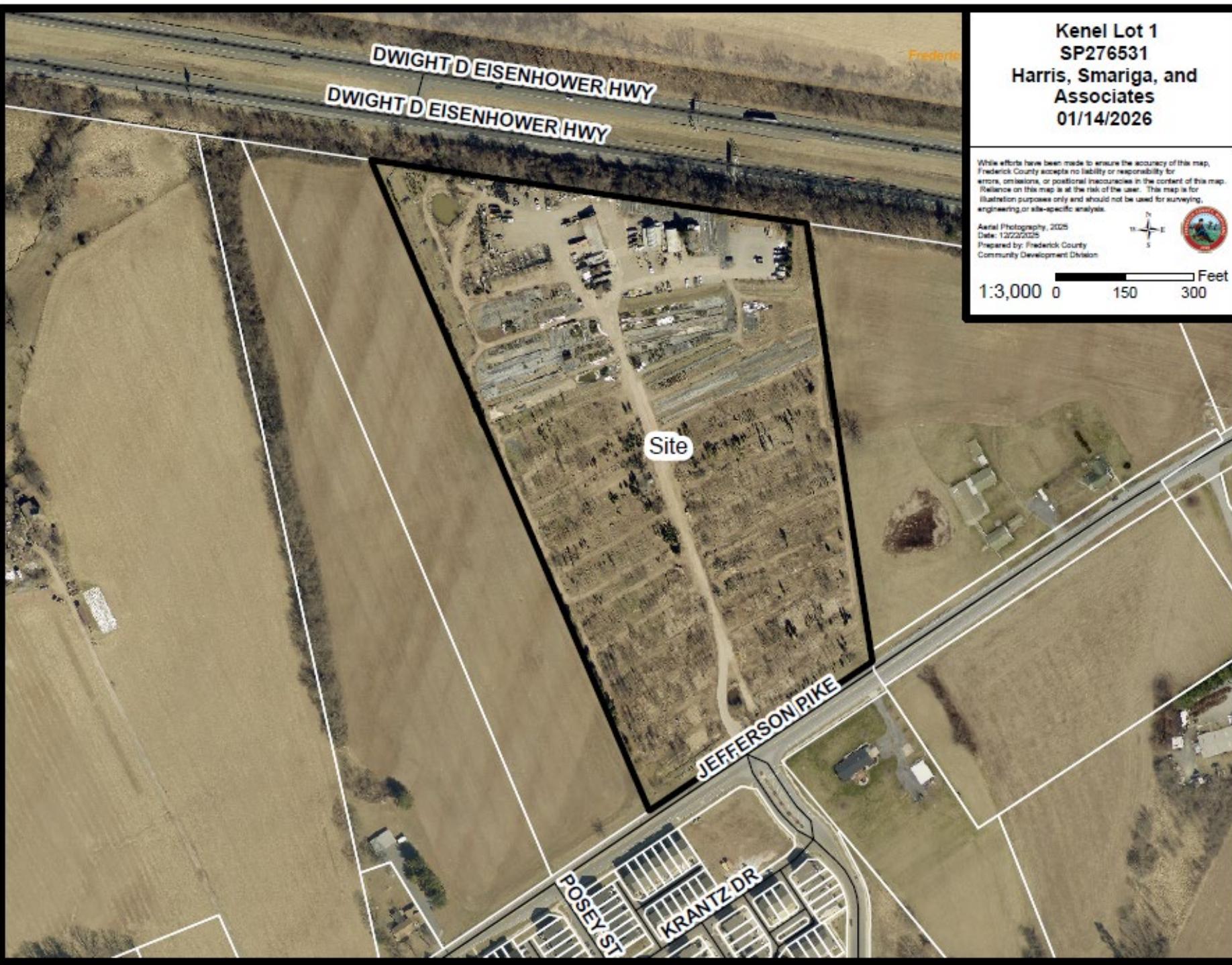
Staff-proposed conditions of approval:

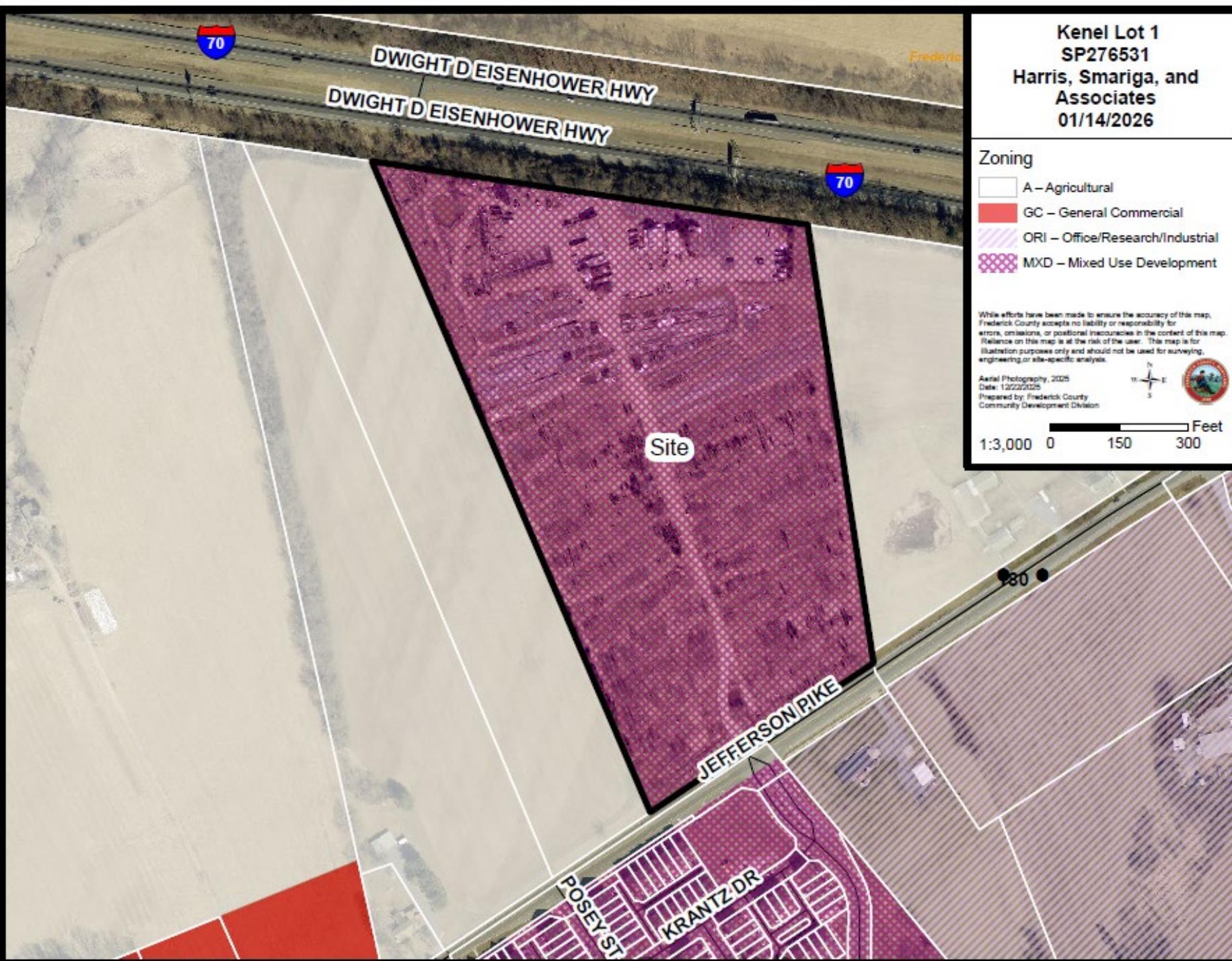
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

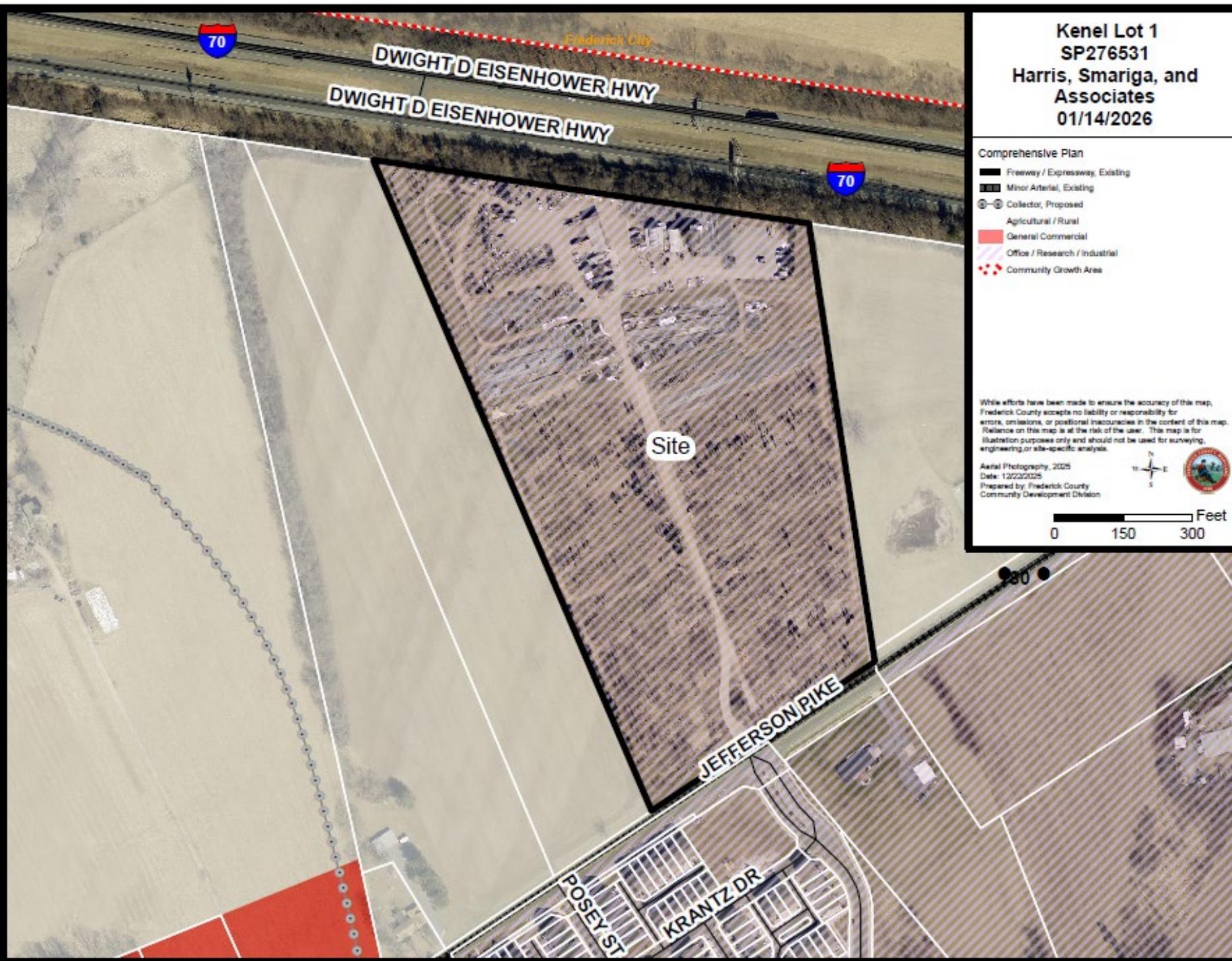
Jefferson Exchange (Kenel) – Lot 1

Site Development Plan

The Applicant is requesting Site Development Plan approval for 93,240 sq. ft. buildings for office, retail, and warehouse uses located on a 8.22-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 (January 14, 2029) or the period of the APFO approval, whichever is less. The existing APFO is valid for a period of 5 years and expires on August 9, 2028. Therefore, the plan expires August 9, 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 height modification to allow for 18' tall light poles, or 4 feet higher than permitted in the MXD district.
2. A light spillover modification to allow for foot candle values to exceed the maximum 0.5 fc at internal property lines.
3. A sign type modification to allow for the proposed signage for the Site to be calculated based off an Industrial Park calculation, as opposed to a commercial and industrial calculation.
4. A parking modification to allow for parking to not be located primarily to the side and rear of the building frontage as required in the MXD Zoning District.

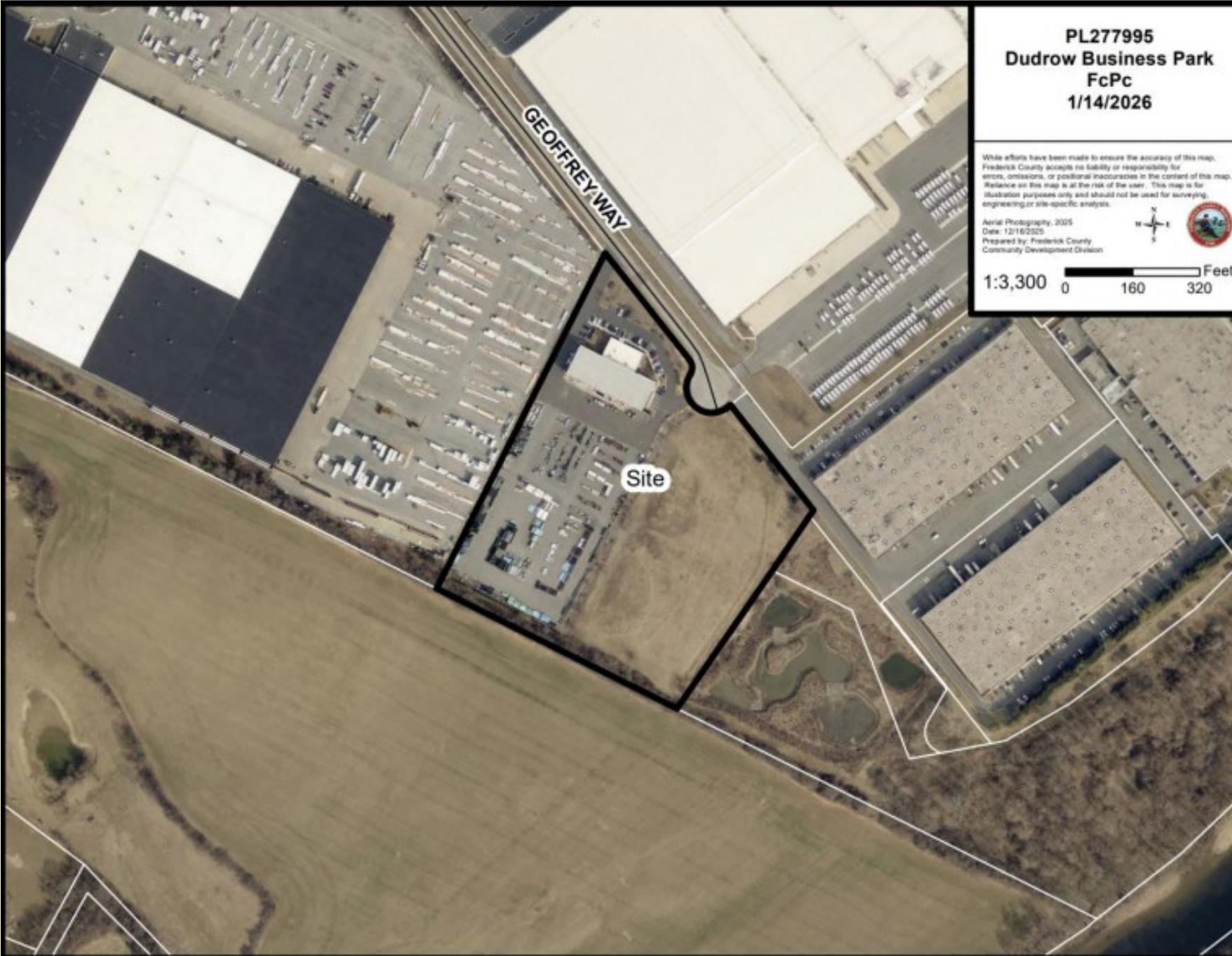
Staff-proposed conditions of approval:

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 lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. The associated final plat (PL276537) must be approved and recorded prior to final site plan approval.

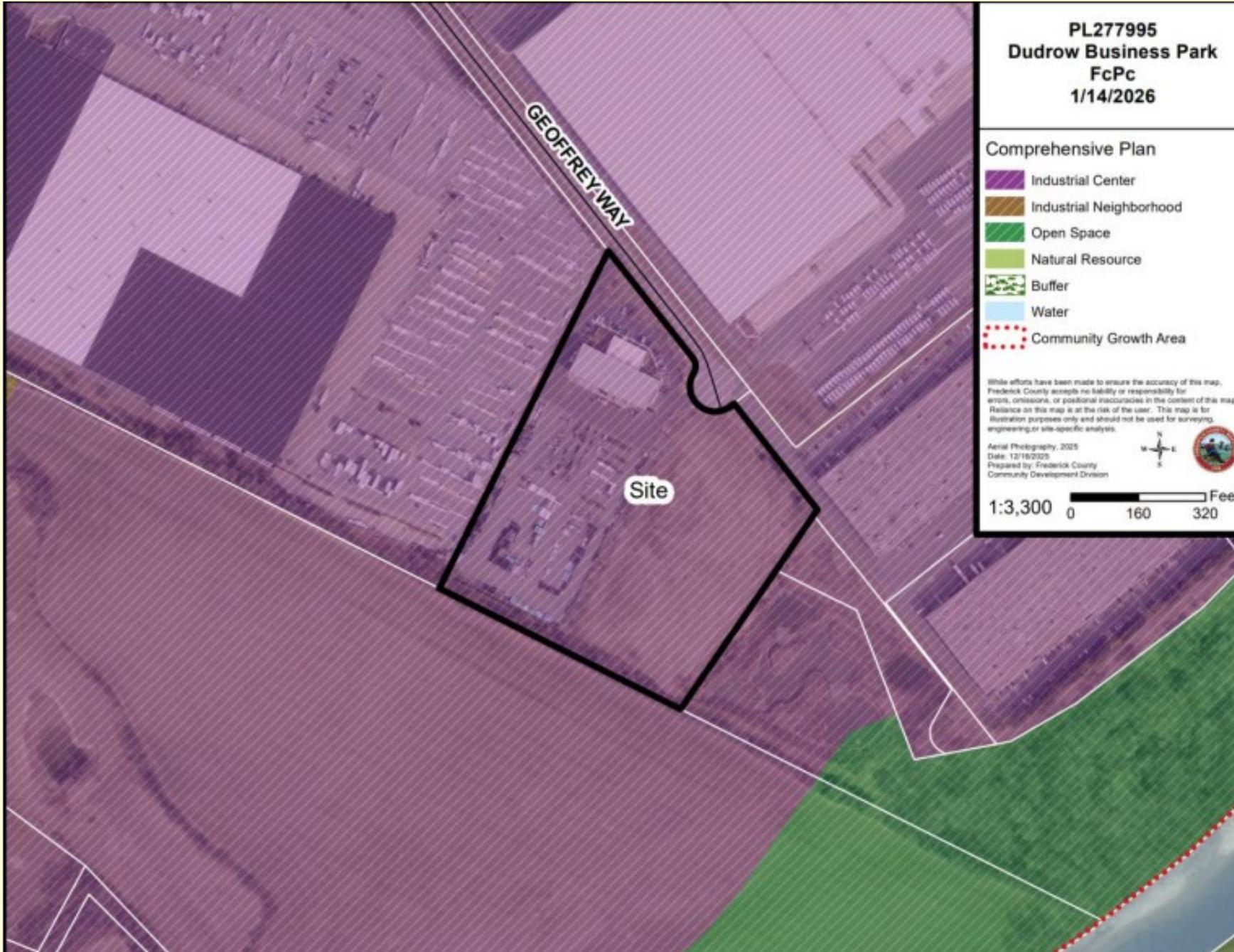
Dudrow Business Park Lot 1B2

Combined Preliminary/Final Plat

The Applicant is requesting a Combined Preliminary/Final Plat approval to resubdivide Lot 1B into two separate lots at 7111 Geoffrey Way.









RECOMMENDATION

Staff have no objection to the conditional approval of the Combined Preliminary/Final Subdivision Plat. If the Planning Commission conditionally approves the Plat, approval is valid for a period of five (5) years from the date of Planning Commission approval (valid through January 14, 2031). The Plat must be approved by the County and recorded in the land records before this expiration date.

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 conditions are met:

Staff-proposed conditions of approval:

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

Libertytown Garden – Lots 1-6

Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for five (5) townhouse lots and one (1) commercial lot on a 0.89-acre Site.

PP277727
Libertytown
Garden
01/14/2026

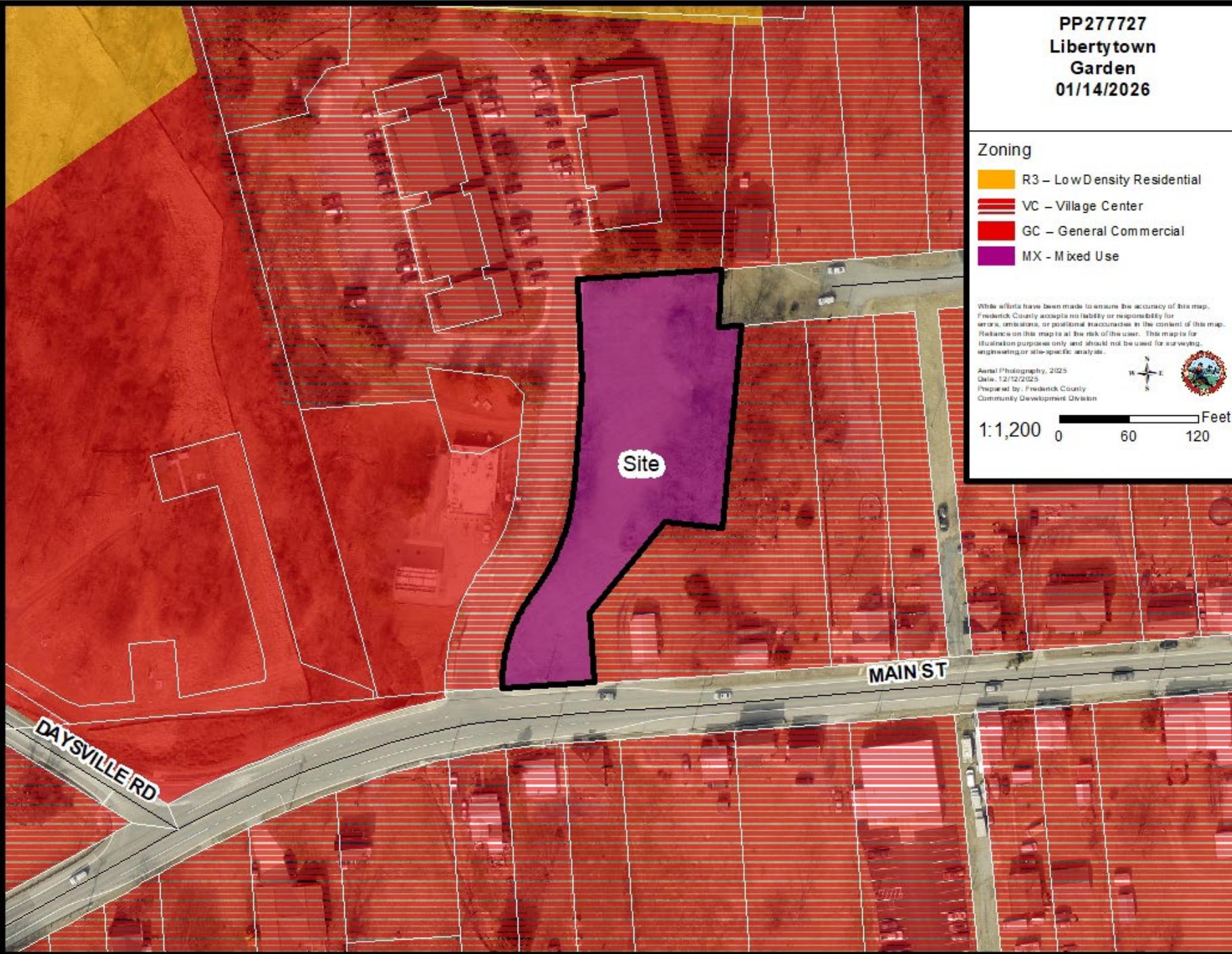
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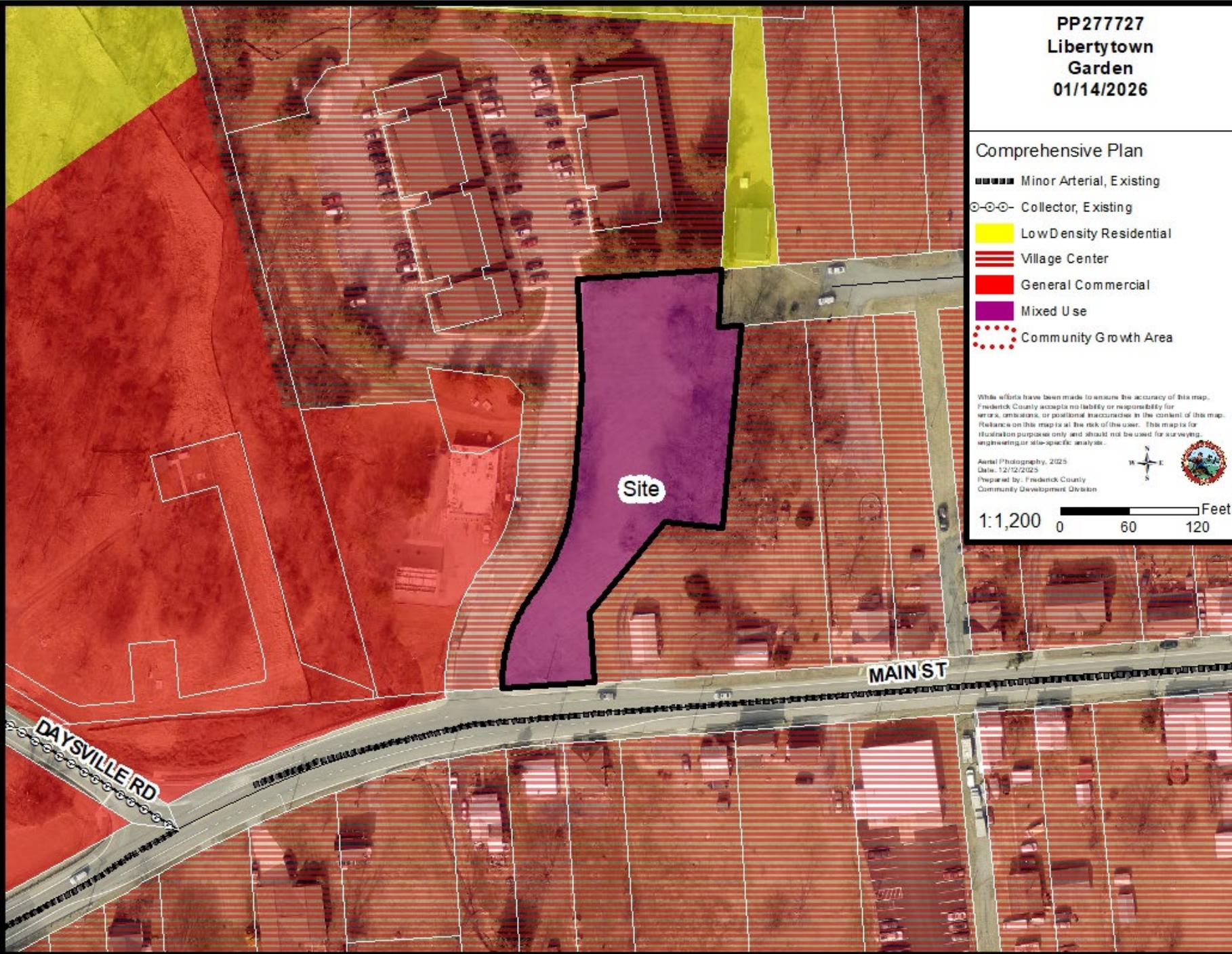
Aerial Photography, 2025
Date: 12/12/2025
Prepared by: Frederick County
Community Development Division



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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 (January 14, 2031) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on January 14, 2029. Therefore, the plan expires January 14, 2029.

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 requests from the Applicant:

1. Approval of a parking modification request per §1-19-6.220 to allow for an additional 4 spaces to be provided beyond the 16 spaces required by the Zoning Ordinance.

Staff-proposed conditions of approval:

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

Libertytown Garden – Townhomes

Site Plan

The Applicant is requesting Site Plan approval for five (5) townhomes located on a 0.89-acre Site

SP277725
Libertytown
Garden
01/14/2026

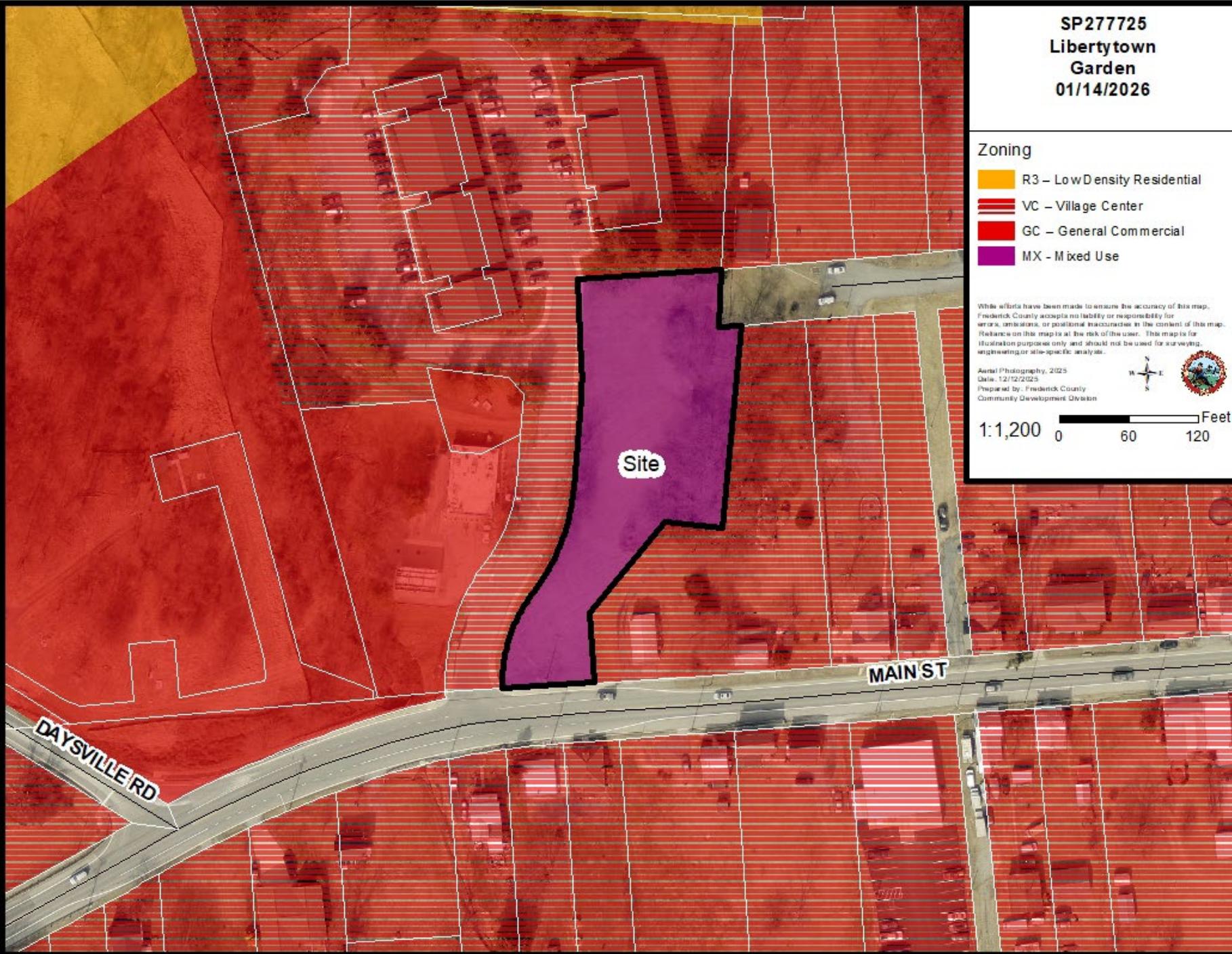
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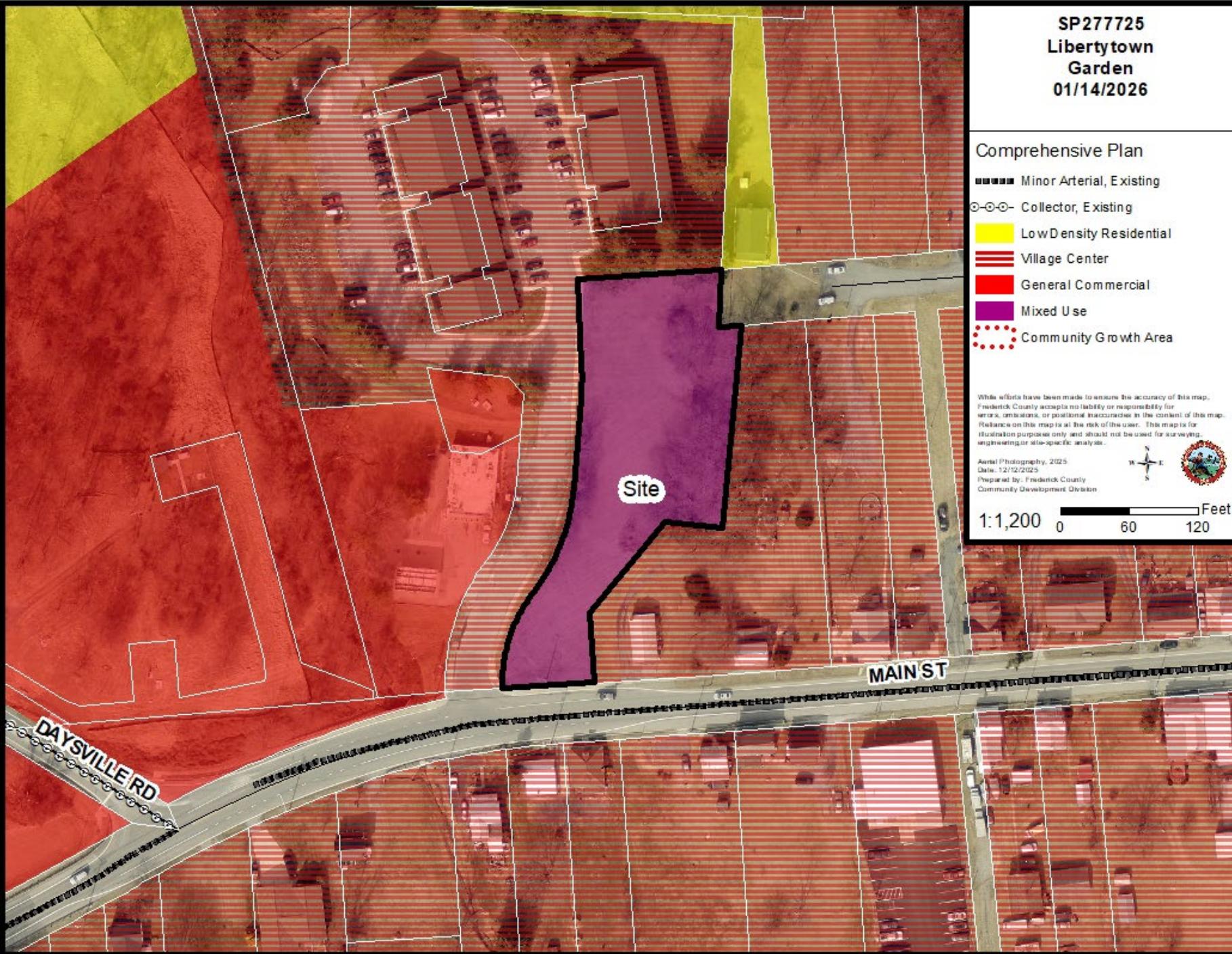
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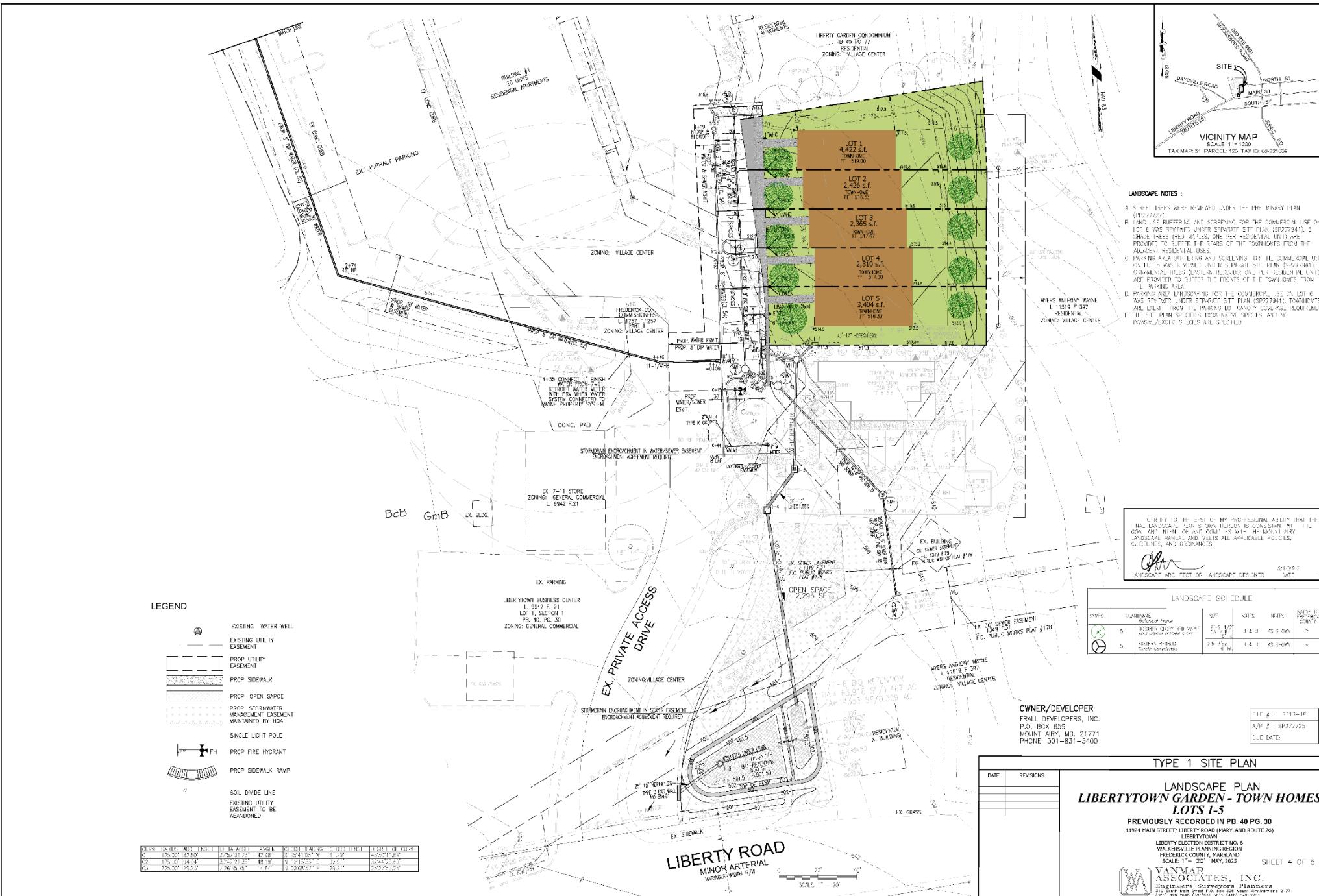


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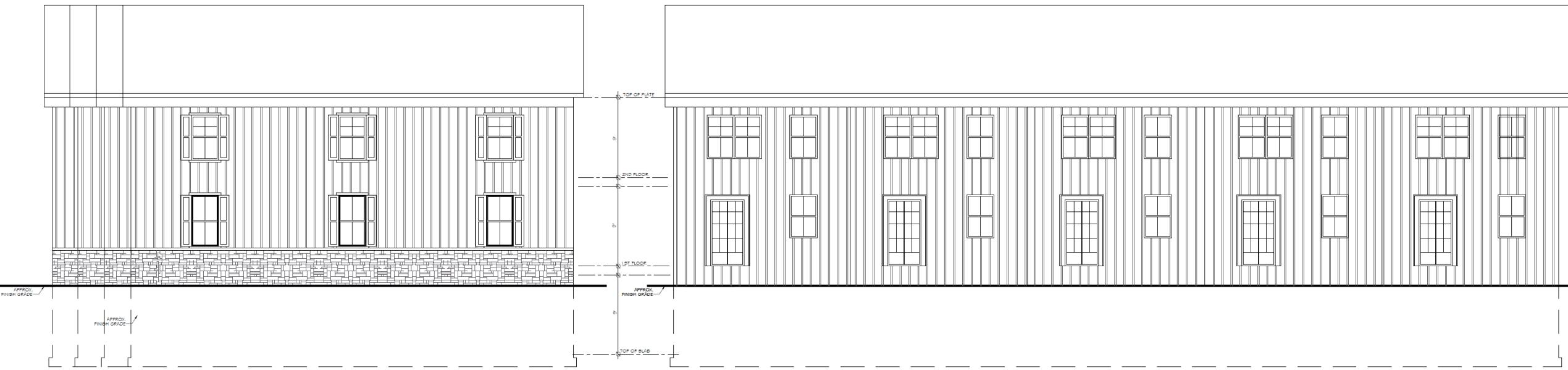












RECOMMENDATION

Staff has no objection to conditional approval of 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 (January 14, 2029) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on January 14, 2029. Therefore, the plan expires January 14, 2029.

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. Address all agency comments as the plan proceeds through to completion.
2. A Final Plat must be recorded prior to final Site Plan approval.

Libertytown Garden – Commercial Site Plan

The Applicant is requesting Site Plan approval for a 1,360 sq. ft. variety store located on a 0.89-acre Site

SP277941
Libertytown
Garden
01/14/2026

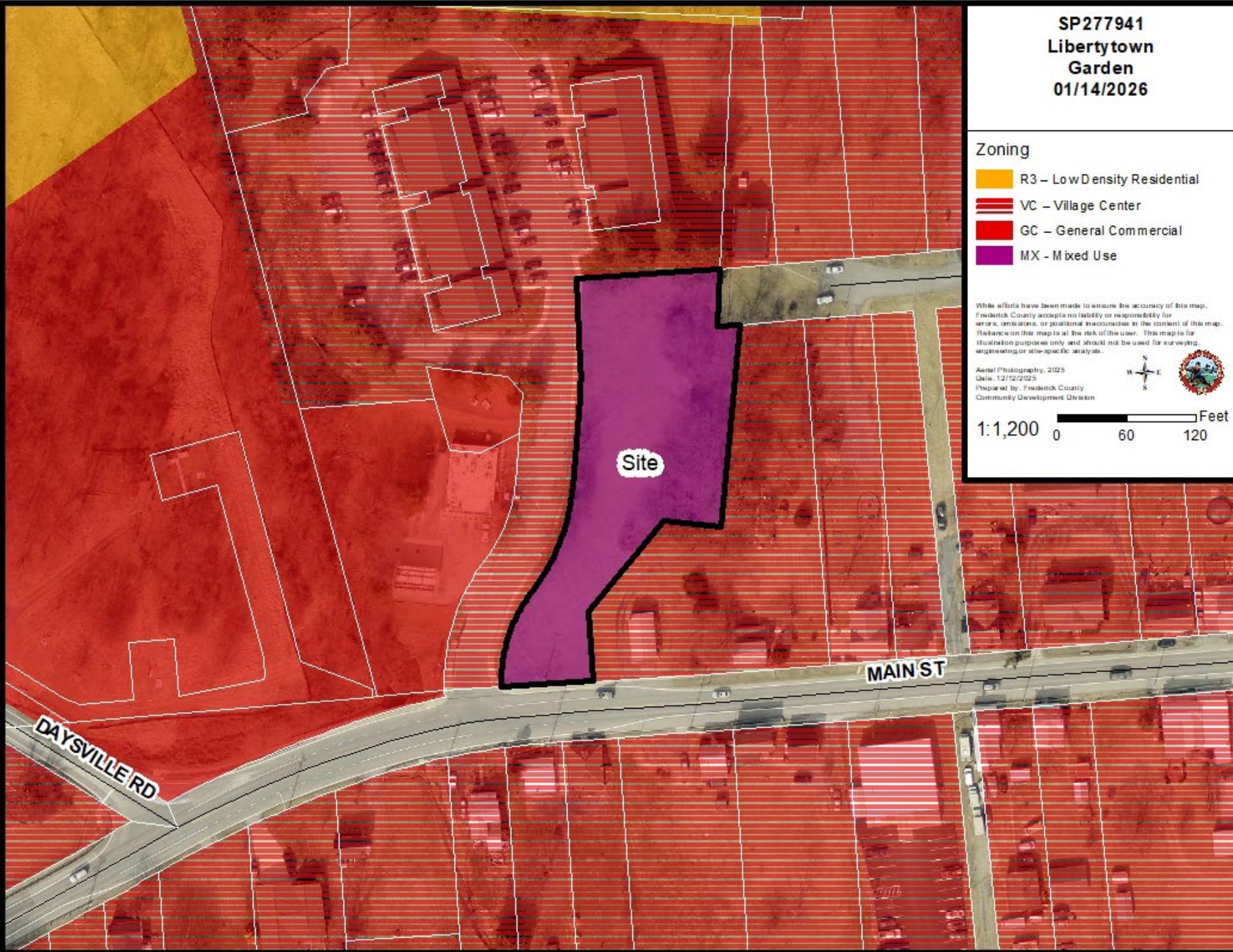
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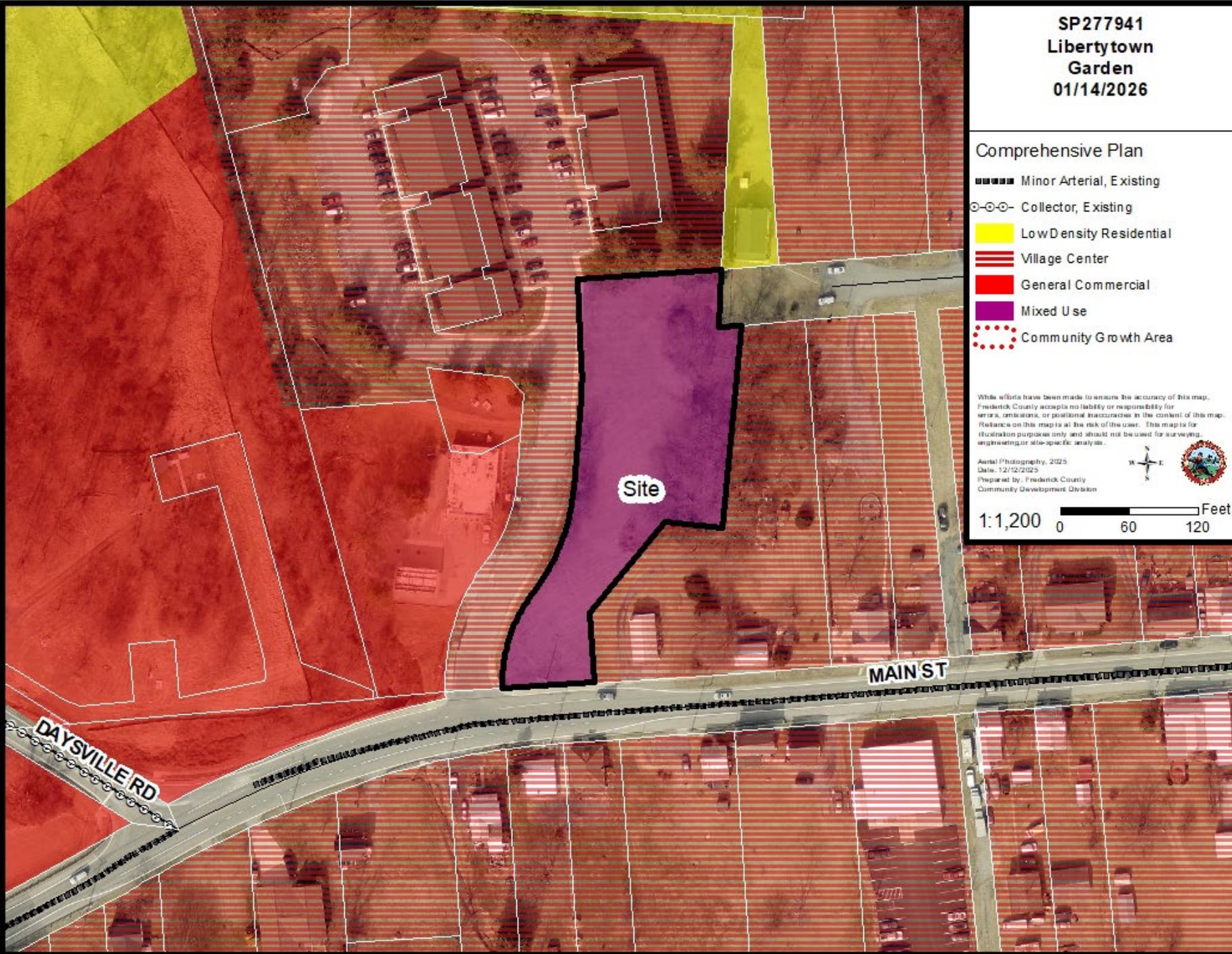
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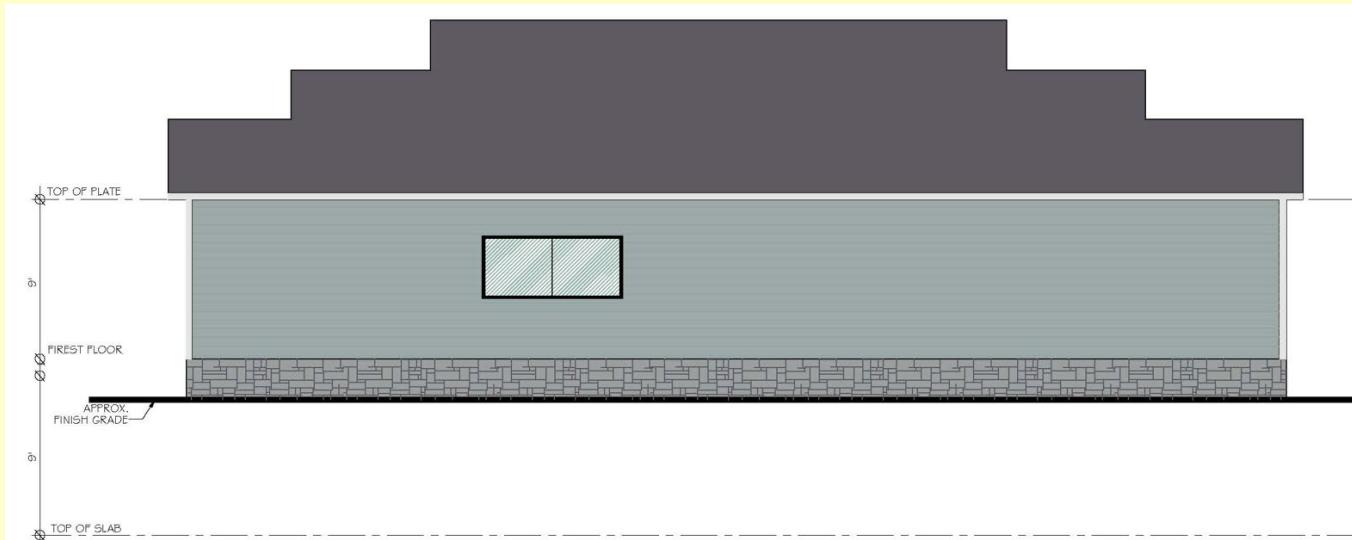
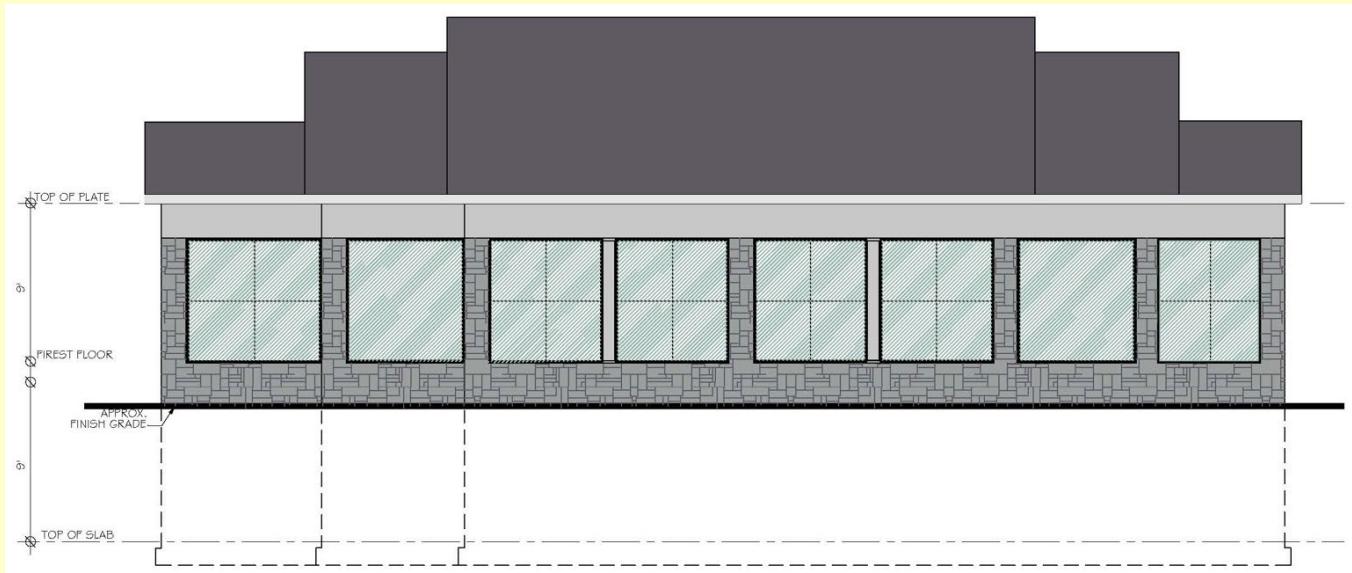


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RECOMMENDATION

Staff has no objection to conditional approval of 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 (January 14, 2029) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on January 14, 2029. Therefore, the plan expires January 14, 2029.

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. Address all agency comments as the plan proceeds through to completion.
2. A Final Plat must be recorded prior to final Site Plan approval.