BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0001
1. Request

Request #: EC-14-2020-0001  Applicant Name: ABAR PARTNERSHIP

Property Address: 115 Terrapin Dr, Eldersburg, MD 21784

Current Zoning: AG  Requested Zoning: EC

2. Description of Property

Site Address: 115 Terrapin Dr, Eldersburg, MD 21784

Commissioner District: 5  Account ID: 0714055916

Parcel: 0504  Map: 0068

Total Acreage of Parcel: 3.86  Area to be Rezoned: 3.86

Current Use: Current site of the Legacy School  Improved or Unimproved: Improved

Current Zoning: AG  Requested Zoning: Employment Campus

3. Land Use and Zoning Considerations (See maps of applicable features)

Existing Land Uses: Private School

Land Use Plan Designation: Employment Campus

Zoning History Summary

This property has been zoned Agriculture since 1965.

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1 Per 2018 Freedom Community Comprehensive Plan
Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use (existing/future)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Ag</td>
<td>Ag/Employment Campus</td>
</tr>
<tr>
<td>South</td>
<td>Ag</td>
<td>Residential, Public Schools/Residential, Public Schools</td>
</tr>
<tr>
<td>East</td>
<td>Ag</td>
<td>Ag/Employment Campus</td>
</tr>
<tr>
<td>West</td>
<td>Ag and Industrial Light</td>
<td>Industrial/Industrial</td>
</tr>
</tbody>
</table>

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (Such as MGA, Rural Village Designation Etc.)

This property is in the 2018 Freedom Community Comprehensive Plan. It has a future land use designation of Employment Campus. It is also located in the Freedom Designated Growth Area.

B. Applicable Master Plan Goals and Objectives

This property meets the following goals from the 2018 Freedom Community Comprehensive Plan:

GOAL 1 Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

GOAL 2 Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

GOAL 4 Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs and expand the county’s employment tax base.
C. Water Service Area and Service lines in proximity (see map)

Priority

D. Sewer Service Area Service lines in proximity (see map)

Long Range

5. Environmental Constraints

A small amount of forest and steep slopes identified on the property.

6. Historic Resources Identified

None

7. Public Safety Assessment

In the Winfield District, adequate for fire and EMS.

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2014 Carroll County Master Plan as amended 2019. The future land use as expressed in the plan, its situation within the Freedom Designated Growth Area, its proximity to MD26, and the availability of future water and sewer make this site an ideal candidate for employment campus zoning. The current use, a private school, is consistent with this zoning designation as a primary principal use. There are very few environmental constraints on this property that conflict with this designation.

There are no zoning violations on the property. The BZA request for a variance has no bearing on the future rezoning of the property.
10. Recommendations

Department of Planning Recommendation: (Favorable or Unfavorable)  
Favorable

Planning Commission Recommendation: (Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
Zoning History

Request # _EC-14-2020-0001_ Applicant Name __ABAR PARTNERSHIP_____________________

Property Address _115 Terrapin Dr, Eldersburg, MD 21784_____________________________

Current Zoning _AG_________ Requested Zoning __EC__________

Previous Zoning Change Requests (if applicable): ___NONE_____________________________

______________________________________________________________________________

BZA Requests (if applicable): ___Appeal of Zoning Administrator’s denial of a variance request.
The subsequent BZA case 6182 was approved.

______________________________________________________________________________

Zoning Violations (if applicable): 
none_________________________________________________

______________________________________________________________________________

Comments: 

This property has been agriculturally zoned since 1965. The distance variance has no future bearing on the rezoning of this property.
Checklist of Environmental Issues

Request # _EC-14-2020-0001_ Applicant Name __ABAR PARTNERSHIP_________________

Property Address _115 Terrapin Dr, Eldersburg, MD 21784_____________________________

Current Zoning _AG________ Requested Zoning __EC________

Watershed _LIBERTY RESERVOIR____________________________________________

Yes ☒ No ☐
☐ ☒ Water Resources Protection Easement
☐ ☒ 100-Year Floodplain on the Property
☐ ☒ Streams
☐ ☒ Wetlands
☒ ☐ Steep Slopes (<25%)
☒ ☐ Forest Cover (<25% ☒ 25-50% ☐ 51-75% ☐ >75% ☐ of total parcel)

For any YES indicated above please provide an accompanying map with this data.

If “YES” checked on any of the above, indicate extent of resource on the property below:

Very minimal steep slopes and forest cover on-site. This site is already developed, this request would not be further limited by these environmental constraints.
Historic Preservation Checklist

Request # _EC-14-2020-0001_ Applicant Name _ABAR PARTNERSHIP_

Property Address _115 Terrapin Dr, Eldersburg, MD 21784_

Current Zoning _AG_______ Requested Zoning _EC_______

Historic Inventory Number On-Site _NONE_

Historic Feature within a ½ mile radius _NONE_

If “YES” please provide a map of the features.

Comments:

NO HISTORIC FEATURES IN CLOSE PROXIMITY.
Fire and EMS Assessment

Request # _EC-14-2020-0001_ Applicant Name __ABAR PARTNERSHIP_____________________

Property Address __115 Terrapin Dr, Eldersburg, MD 21784______________________________

Current Zoning __AG________ Requested Zoning __EC________

Districts:

<table>
<thead>
<tr>
<th>EMS: Southern</th>
<th>Adequacy: Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire: Winfield</td>
<td>Adequacy: Adequate</td>
</tr>
</tbody>
</table>

*Adequacy Rates for Fire and EMS:

<table>
<thead>
<tr>
<th></th>
<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late and No Response</td>
<td>Equals or exceeds 15%</td>
<td>Equals or exceeds 15%</td>
<td>Less than 15%</td>
</tr>
<tr>
<td>Total No Response</td>
<td>Equals or exceeds 4% over 24 months</td>
<td>Equals or exceeds 4% over 24 months</td>
<td>Equals or exceeds 4% over 24 months</td>
</tr>
<tr>
<td>Response Time</td>
<td>Exceeds 10 minutes</td>
<td>Between 8-10 minutes</td>
<td>8 minutes or less</td>
</tr>
</tbody>
</table>

Notes:
Transportation Checklist

Request # _EC-14-2020-0001_ Applicant Name _ABAR PARTNERSHIP_  
Property Address _115 Terrapin Dr, Eldersburg, MD 21784_  
Current Zoning _AG_________ Requested Zoning _EC_________  
Frontage Road __________ Klee Mill  
Most Recent ADT of Frontage Road ________4125__________  
Functional Classification of Frontage Road __County Road, 5U________________________  

https://www.carrollcountymd.gov/media/1675/fclass-list.pdf  
Capital Improvements of Adjacent Road(s)______ No  
Planned Major Streets on-site or in proximity __Per the 2018 Freedom Plan, there is a Planned Major Street (PMS) for the development of the adjacent employment campus properties known as the Dulaney Property._  
Sidewalk ☐ Yes ☒ No  
Trails ☐ Yes ☒ No  
Trail Blazer Route or Stop ☐ Yes ☒ No  
Other Comments:  
The new PMS is approximately 2,698 feet from Ronsdale Road to Klee Mill Road.
School Assessment

Request # EC-14-2020-0001  Applicant Name ABAR PARTNERSHIP

Property Address 115 Terrapin Dr, Eldersburg, MD 21784

Current Zoning AG  Requested Zoning EC

Districts:

Elementary Linton  Current Utilization Rate 87.0%  Adequacy: Adequate

Middle Sykesville  Current Utilization Rate 98.3%  Adequacy Adequate

High Century  Current Utilization Rate 82.8%  Adequacy Adequate

*Adequacy Rates for Projected Enrollment based on the 2019-2028 EFMP


<table>
<thead>
<tr>
<th>School</th>
<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
</tr>
<tr>
<td>Middle</td>
<td>&gt;= 120% FC</td>
<td>110-119% FC</td>
<td>&lt;110% FCC</td>
</tr>
<tr>
<td>High</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
</tr>
</tbody>
</table>

Notes: Not applicable to Industrial