BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-04-2020-0009
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request
Request #: EC-04-2020-0009  Applicant Name: K&P Resource Recovery, LLC
Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

2. Description of Property
Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157
Commissioner District: 2  Account ID: 07-04-026829
Parcel: 0064  Map: 0046
Total Acreage of Parcel: 12.08 acres  Area to be Rezoned: 12.08 acres
Current Use (SDAT): Residential  Improved or Unimproved: Improved

3. Land Use and Zoning Considerations
Existing Land Uses: Residential

Land Use Plan Designation: 1
Employment Campus, 2009 City of Westminster Comprehensive Plan (2009 CWCP)
“The purpose of the Employment Campus District is to provide an implementation process that will encourage creative, well planned, mixed industrial and commercial development in a campus-like setting, including: consistent and uniform site layouts; architecture designed to attract business and light industry; employers that provide primarily higher paying jobs requiring highly skilled workers; and, businesses that are willing to construct buildings on campuses that are aesthetically pleasing and contribute significantly to the County’s tax base.”

1 2009 City of Westminster Comprehensive Plan.
Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North North</td>
<td>“A” Agriculture “I-1” Industrial Light</td>
</tr>
<tr>
<td></td>
<td>2014 Carroll County Master Plan</td>
</tr>
<tr>
<td></td>
<td>(2014 CCMP): Industrial Heavy</td>
</tr>
<tr>
<td></td>
<td>2009 CWCP: Employment Campus</td>
</tr>
<tr>
<td>South South</td>
<td>“R-40,000” Residential</td>
</tr>
<tr>
<td></td>
<td>2009 CWCP: Low Density Residential</td>
</tr>
<tr>
<td>East East</td>
<td>“A” Agriculture</td>
</tr>
<tr>
<td></td>
<td>2014 CCMP: Industrial Heavy</td>
</tr>
<tr>
<td>West West</td>
<td>“I-1” Industrial Light</td>
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<td></td>
<td>2009 CWCP: Employment Campus</td>
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</tbody>
</table>

Zoning History Summary

This property has been zoned Agriculture since 1965.

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (MGA, Rural Village Designation, etc.)

The requested “EC” Employment Campus zoning is consistent with the future land use designation of Employment Campus in the 2009 CWCP. This property is inside the Westminster municipal growth area. It also abuts the Carroll County Landfill.
B. Applicable Master Plan Goals and Objectives

This request meets the following goals from the 2009 CWCP:

Goal M5: Coordinate the integrated and sustainable development of the Business and Industrial Districts
   Objective 2: Ensure that commercial and industrial activity is consistent with maintaining a high quality built and natural environment
      a. Encourage industrial and commercial development that meets the community’s vision for quality of environment and compatibility with Westminster land uses

Goal E2: Support a diversified and stable economic environment that will enhance the standard of living of all citizens, and be compatible with the Municipal Growth Element
   Objective 3: Support the retention and expansion of existing businesses, while exploring opportunities for new business development
      a. Create an environment which encourages entrepreneurs to engage in business and industrial activities
      b. Attract businesses that can be competitive in the Westminster area and will strengthen the economy by providing good wages and benefits.

C. Water Service Area and Service lines in proximity (see map)

W-7 No Planned Water Service. The closest water line, north of MD 140, is approximately 2,700 feet away serving Caliber Collision.

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

S-7 No Planned Sewer Service. The closest sewer line, north of MD 140, is approximately 3,000 feet away serving the State Police Barracks.

5. Environmental Constraints

A stream branch of the Liberty reservoir enters the site from the northwest and navigates southeast for approximately 500 feet. Slopes greater than 25% cover the entire property line fronting MD 140. Some steep slopes and forest cover are located central and west, there are no notable slopes towards the north.
6. Historic Resources Identified

No historic sites were identified on the property. Eleven historic sites were identified within a ½ mile radius.

7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate for Late and Failed and is approaching inadequate for Response Time.

8. Ag Preservation and Applicable Preservation Area

No Ag Preservation. Upper Patapsco Rural Legacy Area abuts the site to the north and east.

9. Assessment Summary

This request is consistent with the 2009 CWCP. The future land use as expressed in the plan, its situation within the Westminster municipal growth area and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. The future land use is consistent with this zoning designation. Sites to the north and west are zoned Light Industrial and have a land use of Employment Campus. Carroll County’s Northern Landfill is situated directly to the north and east of the request.

10. Recommendations

Department of Planning Recommendation: Favorable

Planning Commission Recommendation: 

11. Appendixes

See attachments for individual assessments.
EC-04-2020-0009: Future Land Use

**Legend**

- **EC-04-2020-0009**
- Major Roads
- Roads
- Growth Area
- Property Data

**Westminster GAB Future Land Use**
- Low Density Residential
- Commercial
- Employment Campus

**County Future Land Use**
- Agriculture
- Commercial-High
- Industrial-Heavy
- Transportation

Created by the Carroll County Department of Planning 3/20 (KC)
Zoning History

Request #: EC-04-2020-0009  
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Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: “A” Agriculture  
Requested Zoning: “EC” Employment Campus

Previous Zoning Change Requests (if applicable): None

BZA Requests (if applicable): None

Zoning Violations (if applicable): None

Comments:

1965 Zoning – Agriculture
EC-04-2020-0009: Water Service Area

Legend
- EC-04-2020-0009
- Major Roads
- Growth Area
- Water Service Area
  - Existing
  - Priority
  - Future
- Water Lines: Non-County Maintained
- Roads
- Corporate Limits
- Property Data

Created by the Carroll County Department of Planning 3/20 (KC)
Environmental Issues

Request #: EC-04-2020-0009    Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)


Watershed: Liberty Reservoir

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>
| ☒   | ☐  | 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)
| ☒   | ☐  | Tier II Catchment Area (if yes, Name): North Branch Patapsco River

Comments:

Stream – a branch of the Liberty Reservoir

Steep Slopes – cover the entire property line fronting MD 140, few central and west, no notable slopes towards the north.

Forest Cover – 16% of parcel

Notes: See accompanying map with this data. Percentages and numbers are approximate as staff used the latest data from PUB to calculate the area of environmental issues.
Historic Preservation

Request #: EC-04-2020-0009  Applicant Name: K&P Resource Recovery, LLC

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Historic Inventory Number On-Site: None

Historic Feature within a ½ mile radius: Several

Comments:

Within a ½ mile radius there are several historic features:

- CARR-788, Himler-McKinney House
- CARR-1354, Ed Drechsler Farm
- CARR-1355, Chew-Crowl Farm
- CARR-1356, Rinehart-Zahner-Gecell House
- CARR-1357, Rinehart-Miller-Bush House
- CARR-1358, Rinehart-Miller-Gecell House
- CARR-1393, Jesse Lockard House
- CARR-1398, William T. Lockard Farm
- CARR-1566, Old Westminster Pike Bridge 3
- CARR-1567, Old Westminster Pike Bridge 4
- CARR-1568, Old Westminster Pike Bridge 5
Fire and EMS Assessment

Request #: EC-04-2020-0009   Applicant Name: K&P Resource Recovery, LLC

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Districts:

Fire: Reese (2/1/18-1/31/20)   EMS: Central/Reese (2/1/18-1/31/20)
Late and Failed: Adequate (14.13%)   Late and Failed: Adequate (0.24%)
Failed: Adequate (1.09%)   Failed: Adequate (0.12%)
RT: Approaching Inadequate (9 min. 05 sec.)   RT: Adequate (7 min. 21 sec.)

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>
Transportation

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Current Zoning: “A” Agriculture

Requested Zoning: “EC” Employment Campus

Frontage Road:

- MD 140

Most Recent ADT or AADT of Frontage Road:

- MD 140, from Reese Road to MD 97, AADT of 46,070

LOS at the Nearest Intersection or Frontage Road:

- 8:00 AM to 9:00 AM
  - MD 140 West – Uncongested (LOS A, B, C)
  - MD 140 East – Uncongested (LOS A, B, C)
- 5:00 PM to 6:00 PM
  - MD 140 West – Uncongested (LOS A, B, C)
  - MD 140 East – Uncongested (LOS A, B, C)

Functional Classification of Frontage Road:

- MD 140 – Urban Principal Arterial Other (2U)

Planned Capital Improvements of Adjacent Road(s):

- MD 140 Divide Highway Reconstruct (includes access controls), from west of MD 91 to Market Street
  - Sources: HNI, 2014 Carroll County Master Plan

Planned Major Streets on-site or in proximity: None

Yes | No
---|---
☐ √ Sidewalk
☐ √ Trail
☐ √ TrailBlazer Route or Stop

Comments:

Development of this property would be subject to access approval by SHA.
School Assessment

Request #: EC-04-2020-0009  Applicant Name: K&P Resource Recovery, LLC

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Districts:

Elementary: Cranberry Station  Current Utilization Rate: 89%  Adequacy: Adequate
Middle: Westminster East  Current Utilization Rate: 83%  Adequacy: Adequate
High: Winters Mill  Current Utilization Rate: 84%  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