BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C3-07-2020-0017
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C3-07-2020-0017  Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000  Requested Zoning: C-3, or alternatively C-2

2. Description of Property

Site Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203, 205, 207, 209, 301, 302, 305 & 308

Commissioner District 3
Parcel 0566  Map 0046
Total Acreage of Parcel 4.896  Area to be Rezoned: 4.896
Current Zoning: R10,000  Requested Zoning: C-3, or alternatively C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

| Commercial Condominium |

Land Use Plan Designation:1

R-10,000 Suburban Residential

Zoning History Summary

Since at least 1965, this property has been in commercial use. It was originally a nonconforming auto repair, sales and storage business. In 2008, the BZA approved a substitution of a nonconforming use to an office condominium.

1 In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environ Community Comprehensive Plan. The Westminster Environ Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environ. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.
Existing Zoning and Land Use in Adjacent Area: (see map of property and surrounding area)

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<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>R-10,000, R-20,000</td>
<td>Commercial Condominium, Residential, Commercial</td>
</tr>
<tr>
<td>South</td>
<td>R-10,000</td>
<td>Commercial Condominium, Residential</td>
</tr>
<tr>
<td>East</td>
<td>R-10,000</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>R-20,000</td>
<td>Residential, Commercial</td>
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4. Consistency with Master and Functional Plans:

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

This property has a Future Land Use of Residential Suburban in the 2009 City of Westminster Comprehensive Plan. The property lies within the Municipal Growth Area (MGA) of the City of Westminster.

B. Applicable Master Plan Goals and Objectives

The following visions were included in the 2009 Westminster Plan:

Growth Areas – “Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers”

Infrastructure - Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

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

Lies within and is served by existing water.
D. Service Area Service lines in proximity (see map)

Lies within and is served by existing sewer.

5. Environmental Constraints

Minimal steep slopes.

6. Historic Resources Identified

There are two properties, both on the National Register, located within the ½ mile Area of Potential Effect (APE). They are the Carroll County Almshouse and Farm and the Friendship Valley Farm

7. Public Safety Assessment

In the Westminster District. Adequate for both Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

This property has been in commercial use since prior to 1965. These commercial uses have been recognized and approved by the BZA. Although the property is surrounded by residential zoning, the properties to the north, south and west are in a similar commercial use. It is located on and has access to MD32, a major north/south arterial road.

The Purpose and Intent of the C-2 District is: “to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District.”

Although this property has a different future land use designation than the 2009 Plans, it is consistent with the visions of the Plan. Also, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.
10. Recommendations

Department of Planning Recommendation: (Favorable or Unfavorable)

Planning Commission Recommendation: (Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.

Favorable for C-2 designation
Zoning History

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Previous Zoning Change Requests (if applicable): N/A

BZA Requests (if applicable): Case # 5383

Zoning Violations (if applicable): ZI-99-0212

Comments:

Case #5383 was for a substitution of a nonconforming use in 2008. It was found that the property had been used for over 50 years as for automobile sales, repair and storage, and the request to convert the use to an office condominium was approved by the BZA.
Checklist of Environmental Issues

Request # C3-07-2020-0017   Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

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Watershed: Double Pike Creek

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| ☐   | ☒  | Tier II Catchment Area (if yes, Name): _________________________________

Please provide an accompanying map with this data.

If “yes” checked on any of the above, indicate extent of resource on the property below:
Historic Preservation Checklist

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Historic Inventory Number: N/A

Comments:
Fire and EMS Assessment

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Districts:

Fire and EMS: Westminster  Adequacy: Adequate

*Adequacy Rates for Fire and EMS:

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<th>Approaching Inadequate</th>
<th>Adequate</th>
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<td>Less than 15%</td>
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<td>exceeds 15%</td>
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<td>over 24 months</td>
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<td>Between 8-10 minutes</td>
<td>8 minutes or less</td>
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Notes:
Transportation Checklist

Request # C3-07-2020-0017  Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

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Frontage Road: Washington Road (MD 32)

Most Recent ADT of Frontage Road: 13,500

LOS at the Nearest Intersection of Frontage Road ________________________________

Functional Classification of Frontage Road: 3U

https://www.carrollcountymd.gov/media/1675/fclass-list.pdf

Capital Improvements of Adjacent Road(s): N/A

Planned Major Streets on-site or in proximity: N/A

Sidewalk ☒ Yes ☐ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☒ Yes ☐ No

Other Comments:


School Assessment

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Districts:

Elementary: Friendship Valley  Current Utilization Rate: 93.5%  Adequacy: Adequate
Middle: West  Current Utilization Rate: 87.9%  Adequacy: Adequate
High: Westminster  Current Utilization Rate: 83.8%  Adequacy: Adequate

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


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<tbody>
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