BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0024
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _C2-07-2020-0024_ Applicant Name _____ Dana Kyker, Jr. ___________

Property Address ___Northeast quadrant of MD 97 and MD 32__________________________

Current Zoning ____AG__________ Requested Zoning _______C-2______________________

2. Description of Property

Site Address ___Northeast quadrant of MD 97 and MD 32_____________________________

Commissioner District _____02 ____Account ID: ____0707019637______________________

Parcel _______200___________ Map ___52______________________________________

Total Acreage of Parcel ___12.388 _______ Area to be Rezoned: 12.388

Current Use: ________Vacant __________Improved or Unimproved: ___Unimproved________

Current Zoning: _____AG________________ Requested Zoning:     C-2___________________

3. Land Use and Zoning Considerations (Please include applicable maps)

Existing Land Uses: Not in use

Land Use Plan
Designation:1

Agriculture

Zoning History Summary

This property was the subject of two piecemeal rezoning requests to the B-G District in 1990 and 1993. The 1990 request was withdrawn; the 1993 request was denied.

1 Per 2014 Carroll County Master Plan as amended 2019
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>
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<tbody>
<tr>
<td>North</td>
<td>AG and Conservation</td>
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<tr>
<td>South</td>
<td>AG</td>
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<tr>
<td>East</td>
<td>AG</td>
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<td>West</td>
<td>AG</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.)

2014 Carroll County Master Plan as Amended 2019- Agriculture, immediately outside the Growth Area Boundary, abutting FLU of suburban residential to the north in 2009 Westminster Plan

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by …. focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties, providing land appropriately located and zoned for a variety of types and intensities of new economic development activities... Also consistent with the following Implementation Strategy “Continue to facilitate commercial development to be consistent with the character and needs of each individual community”.

C. Water Service Area and Service (see map)

No Planned service, lines in proximity

D. Sewer Service Area Service (see map)

No Planned service, lines in proximity
5. Environmental Constraints

Minimal and sporadic steep slopes

6. Historic Resources Identified

There are several historic properties on the property to the west of this site, on the west side of MD 32.

7. Public Safety Assessment

In Westminster district, Fire and EMS services adequate

8. Ag Preservation and Applicable Preservation Area

82 acres in northeast quadrant of MD97 and MD32, 132 acres to the west (see map)

9. Assessment Summary

This property is immediately outside the City of Westminster growth area boundary, which was established over ten years ago by the 2009 City of Westminster Comprehensive Plan. It is located at the intersection of two urban arterial roadways and is immediately outside existing water and sewer service areas, with lines in the immediate vicinity. While the properties immediately surrounding this property are zoned Conservation and Agriculture, the uses on these surrounding properties are institutional (schools), recreation (YMCA), and group residential (assisted living), which are permitted uses in the Ag and Conservation Districts. The property is only 12 acres in size and does not abut land used for agricultural purposes. Given these factors, it is not likely to be used for traditional agricultural purposes.

Although designated Agriculture in the Plan, this request is consistent with the economic development goals and implementation strategies of the CCMP. Its location at the intersection of two major state roadways, closeness to the Westminster growth area boundary and proximity to water and sewer lines make it an ideal candidate for C-2 zoning.
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 # C2-07-2020-0024  Applicant Name Dana Kyker Jr.

Property Address Northeast corner of MD 32 and MD 97

Current Zoning AG  Requested Zoning C-2

Previous Zoning Change Requests (if applicable):
This property was the subject of two piecemeal rezoning requests to the B-G District, case 165 in 1990 and case 186 in 1993. Case 165 was withdrawn at the request of the applicant prior to the public hearing. Case 186 was denied by the BCC following a public hearing, finding that change in the character of the neighborhood had not occurred and a mistake had not been made in the most recent comprehensive rezoning.

BZA Requests (if applicable):
None

Zoning Violations (if applicable):
None

Comments:
C2-07-2020-0024: Sewer Service Area

Legend
- **C2-07-2020-0024**
- Growth Area
- Major Roads
- Property Data
- **Sewer Service Area**
- Roads
- Sewer Lines (Non-County)
- Existing

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

Request # **C2-07-2020-0024**  
Applicant Name **Dana Kyker, Jr.**

Property Address **MD 32 and MD 97**

Current Zoning **AG**  
Requested Zoning **C-2**

Watershed **Liberty Reservoir**

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<tr>
<th>Yes</th>
<th>No</th>
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- ☐ ☒ 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): ______________________________

Please provide an accompanying map with this data. ________

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

| Steep Slopes: very minimal and sporadic |

*Percentages are approximate as staff used the latest data from PUB to calculate the areas of environmental issues.*
Historic Preservation Checklist

Request # C2-07-2020-0024  
Applicant Name Dana Kyker, Jr.

Property Address MD 97 and MD 32

Current Zoning Ag  
Requested Zoning C-2

Historic Inventory Number CARR-1365, CARR-1363, CARR-1366, CARR-1362

Comments:

There are multiple historic sites around the property but NOT on the property. The 4 CARR numbers listed above are the closest to the property in distance and are across MD 32.
Fire and EMS Assessment

Request # C2-07-2020-0024  Applicant Name Dana Kyker, Jr.

Property Address MD 32 and MD 97

Current Zoning AG  Requested Zoning C-2

Districts:

**Fire** = Westminster
L & F = 2.00% = Adequate
No Response = 1.11%
Response Time = 6 min 57 sec = Adequate

**EMS** = Central
L & F = .10% = Adequate
No response = .03%
Response Time = 6 min 09 sec = Adequate

*Adequacy Rates for Fire and EMS:

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<th></th>
<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
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<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>
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</table>
Transportation Checklist

Request # ___C2-07-2020-0024 _______Applicant Name ____Dana Kyker Jr___________

Property Address _____Northwest quadrant of MD 32 & MD 97________________________

Current Zoning ______Ag___ Requested Zoning _____C-2_____

Frontage Roads _____MD 97 & MD 32________________________________________

Most Recent ADT of Frontage Road ___ MD 97 22,800_______________________________

_________________________________MD32 13,500________________________________

LOS at the Nearest Intersection of Frontage Roads __LOS B/AM Peak, LOS C/PM Peak (2017)

Functional Classification of Frontage Roads _____MD 32 Urban Minor Arterial__________

____________________________________________________MD 97 Urban Principal Arterial_______

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

Capital Improvements of Adjacent

Road(s)____None________________________________________________________________

Planned Major Streets on-site or in proximity __None____________________________________

Sidewalk ☐ Yes ☒ No

Trails  ☐ Yes ☒ No

Trail Blazer Route or Stop  ☐ Yes ☒ No

Other Comments:

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

Request # C2-07-2020-0024 Applicant Name Dana Kyker, Jr.

Property Address MD 97 and MD 32
Current Zoning AG Requested Zoning C-2

Districts:

Elementary Robert Moton Current Utilization Rate 72% Adequacy Adequate
Middle West Middle Current Utilization Rate 81.7% 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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<thead>
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<th>Approaching Inadequate</th>
<th>Adequate</th>
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<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>
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<tr>
<td>High</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
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Robert Moton Elementary and Westminster High in close proximity to property (approximately 1 mile from Westminster High)