BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0025
EC-14-2020-0025: Overview

Legend
- EC-14-2020-0025
- Growth Area
- Major Roads
- Priority Funding Areas
- Roads
- Property Data

Created by the Carroll County Department of Planning 3/20 (KC)
Carroll County Department of Planning  
Comprehensive Zoning Assessment Report

1. Request

Request # EC-14-2020-0025

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG Requested Zoning EC

2. Description of Property

Site Address

Commissioner District 05 Account IDS: 07-14-005609, 07-14-040412, 07-14-041354

Parcels 0016, 0484, 0490 Map 0068, 0068, 0068

Total Acreage of Parcel 117.22 Area to be Rezoned: 117.22

Current Use: Undeveloped Improved or Unimproved: Unimproved

Current Zoning: AG Requested Zoning: EC

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

Existing Land Uses: Undeveloped

Land Use Plan Designation: Employment Campus

Zoning History Summary

This property has been agriculturally zoned since 1965. Although in the Freedom DGA, it was intended to be used as a future school.

1 Per 2018 Freedom Community Comprehensive Plan.
Existing Zoning and Land Use in Adjacent Area (See maps 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</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
</tr>
<tr>
<td>West</td>
<td>AG/I-1</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 is in the 2018 Freedom Community Comprehensive Plan. It was designated a future land use of Employment Campus. The property is also located in the Freedom Growth Area and one of the parcels is in the Freedom Priority Funding 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 appropriate 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)
D. Sewer Service Area Service lines in proximity (show in map)

Priority

5. Environmental Constraints

| Streams, ponds, wetlands appear on 2 out of 3 parcels but minimal |
| Forest Cover is dense on 2 out of 3 parcels; over 50% on one parcel, roughly 50% on the other |
| Steep slopes minimal on 2 out of 3 parcels |

6. Historic Resources Identified

No historic sites, districts, or easements

7. Public Safety Assessment

Winfield District: Fire and EMS adequate at the time of assessment

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2019 Amended Carroll County Master Plan. The future land use as expressed in the plan, its situation within the Freedom designated growth area and Priority Funding Area, and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. There are environmental constraints on this property, mainly being forest cover. Due this property being undeveloped, forest cover is expected.
10. Recommendations

Department of Planning Recommendation: Favorable
(Favorable or Unfavorable)

Planning Commission Recommendation: Favorable
(Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
Zoning History

Request # EC-14-2020-0025    Applicant Name Department of Economic Development

Property Address    E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG    Requested Zoning EC

Previous Zoning Change Requests (if applicable): ________________________________

BZA Requests (if applicable): ________________________________

Zoning Violations (if applicable): ________________________________

Comments:

Property has been agriculturally zoned since 1965.
Checklist of Environmental Issues

Request # EC-14-2020-0025  Applicant Name Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, 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)
☒ ☐ Tier II Catchment Area (if yes, Name): Little Morgan Run 2

Please provide an accompanying map with this data.

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

Streams- streams appear on 2 out of the 3 parcels (0714005609 & 0714041354) but minimal

Wetland- small wetland on 0714005609 (property closest to Klees Mill Rd)

Steep Slopes- dominant on 0714005609 (property closest to Klees Mill Rd) & 0714041354 (property on the opposite side of Dixon Rd)

Forest Cover- appears on all 3 properties; dominant on 0714005609 (property closest to Klees Mill Rd) & 0714041354 (property on the opposite side of Dixon Rd); covers majority of 0714041354 and roughly 50% of 0714005609
Historic Preservation Checklist

Request # EC-14-2020-0025 Applicant Name: Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG Requested Zoning EC

Historic Inventory Number N/A

Comments:

No historic sites, districts, or easements
Fire and EMS Assessment

Request # EC-14-2020-0025  Applicant Name: Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current AG Requested Zoning EC

Districts:
Fire = Winfield District
L & F = 9.92% = Adequate
No Response = .083%
Response Time = 7 min 45 sec = Adequate

EMS = Southern
L & F = 0.60% = Adequate
No response = 0.05%
Response Time = 7 min 19 sec = Adequate

*Adequacy Rates for Fire and EMS:

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<th>Approaching Inadequate</th>
<th>Adequate</th>
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<tbody>
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<td>Equals or exceeds 15%</td>
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<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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Notes:
Transportation Checklist

Request # EC-14-2020-0025

Applicant Name: Department of Economic Development

Property Address  E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG  Requested Zoning EC

Frontage Road Klee Mill

Most Recent ADT of Frontage Road 4259 (2014)

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 new Planned Major Street (PMS) for the development of the employment campus 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 Klees Mill Road.
School Assessment

Request # EC-14-2020-0025      Applicant Name: Department of Economic Development

Property Address       E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG    Requested Zoning EC

Districts:

  Elementary Linton Springs   Current Utilization Rate 87.0%   Adequacy Adequate
  Middle Sykesville Middle   Current Utilization Rate 98.3%   Adequacy Adequate
  High Century High          Current Utilization Rate 82.8%   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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<td>110-119% SRC</td>
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<tr>
<td>High</td>
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<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
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</tbody>
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Notes: Not applicable to Industrial