

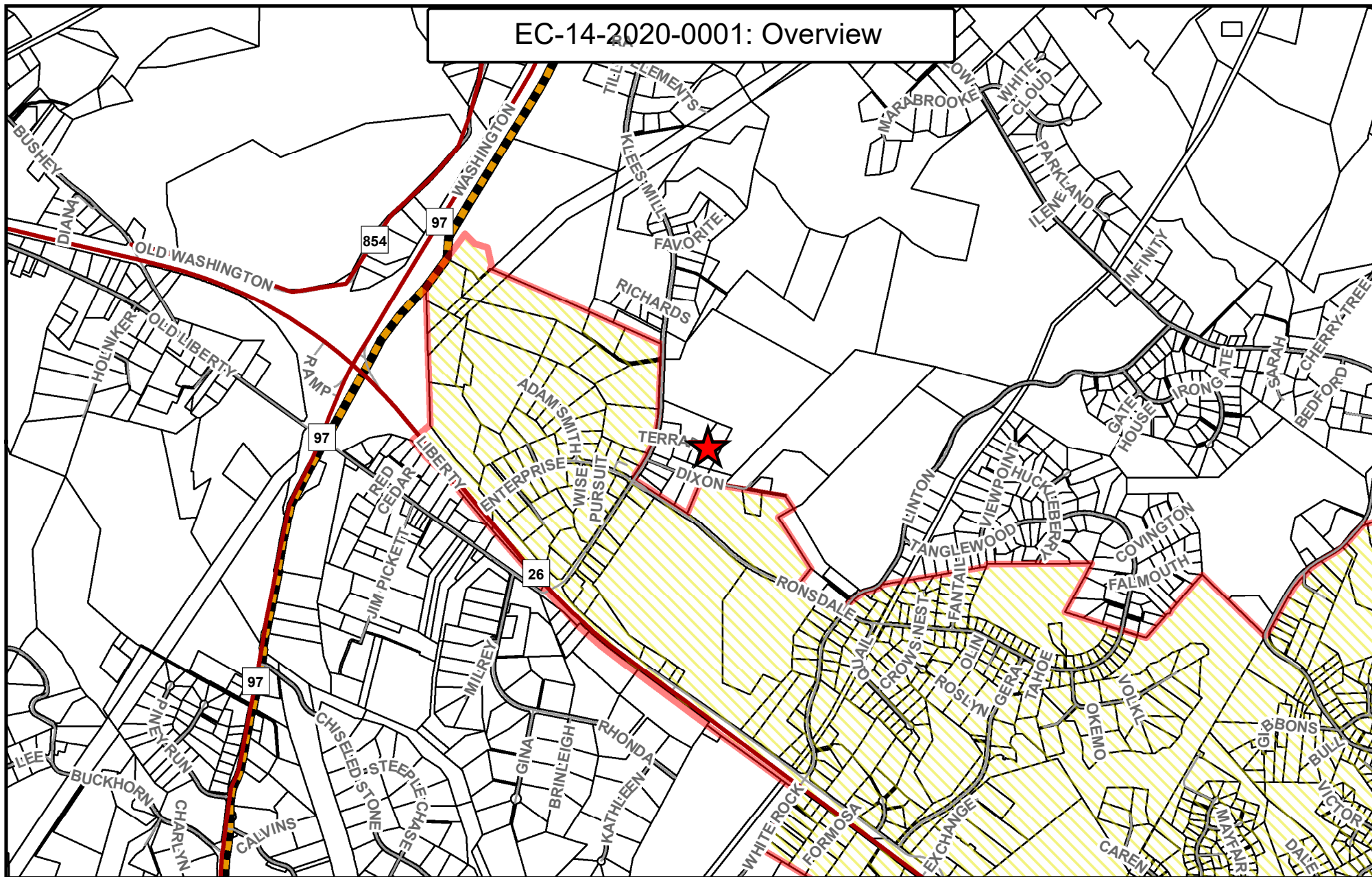
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0001



EC-14-2020-0001: Overview



Legend

- ★ EC-14-2020-001
- Major Roads
- Roads
- Growth Area
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

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EC-14-2020-0001: Aerial



Legend

-  EC-14-2020-001
-  Roads
-  Property Data
-  Priority Funding Areas
-  Finksburg Sustainable Community
-  Growth Area

0 155 310 620 Feet

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Carroll County Department of Planning Comprehensive Zoning Assessment Report

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:¹ Employment Campus

Zoning History Summary

This property has been zoned Agriculture since 1965.

¹ Per 2018 Freedom Community Comprehensive Plan

Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

	<u>Zoning</u>	<u>Land Use (existing/future)</u>
North	Ag	Ag/Employment Campus
South	Ag	Residential, Public Schools/Residential, Public Schools
East	Ag	Ag/Employment Campus
West	Ag and Industrial Light	Industrial/Industrial

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

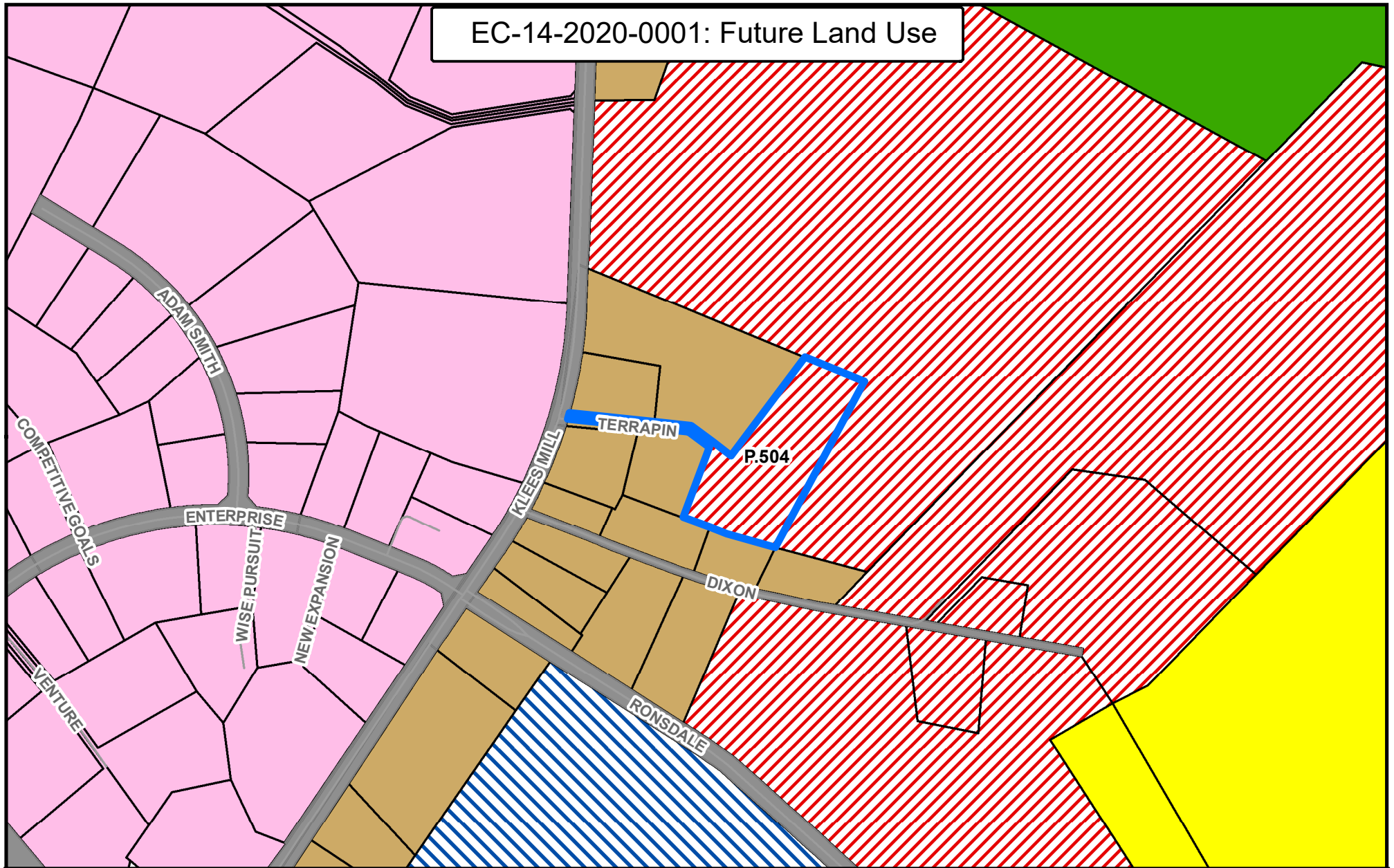
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable











11. Appendixes

See attachments for individual assessments.

EC-14-2020-0001: Future Land Use



Legend

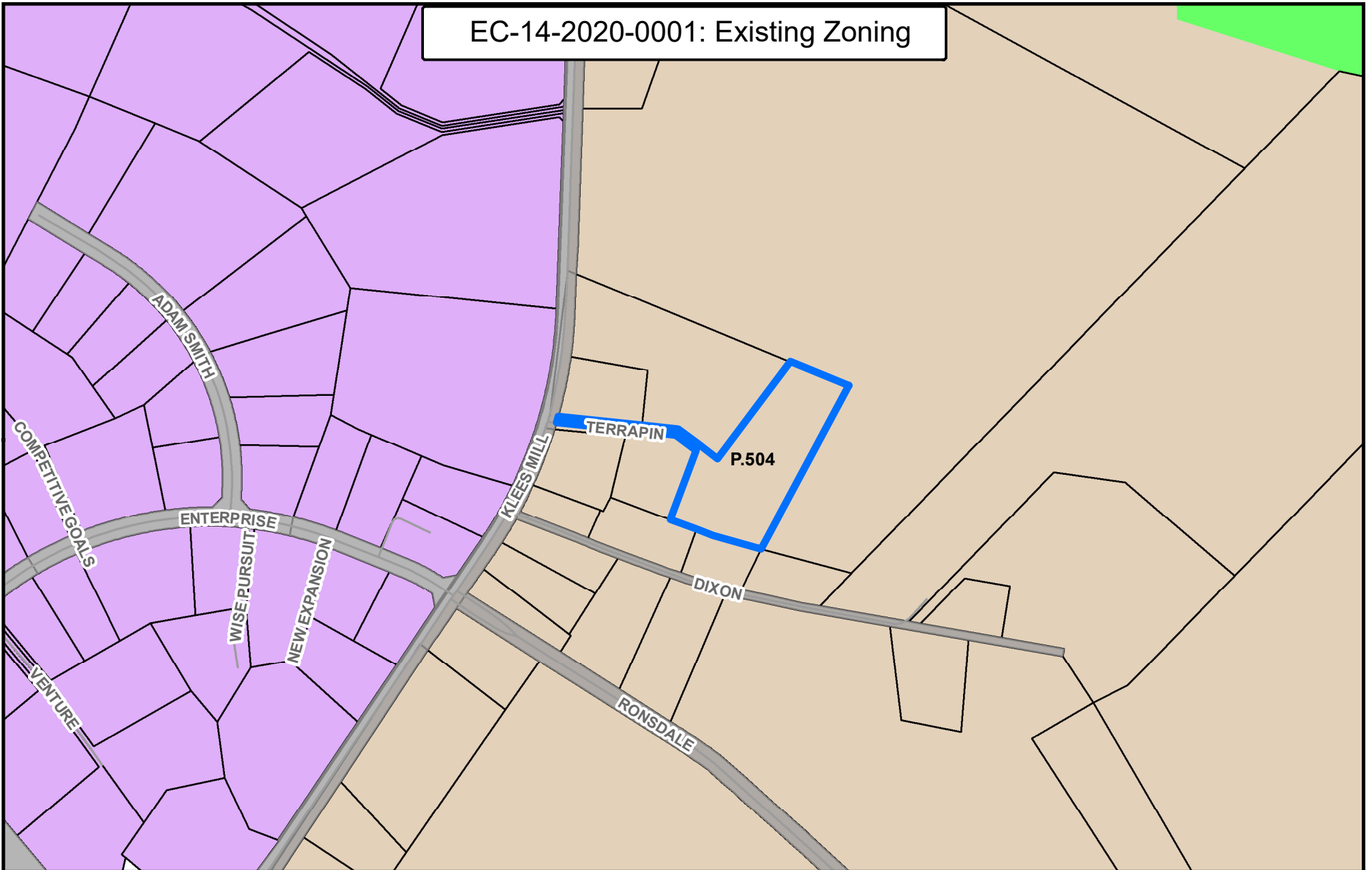
- | | | |
|---|---|---|
|  EC-14-2020-001 | Freedom Future Land Use |  Employment Campus |
|  Roads |  Agriculture |  Industrial-Light |
|  Property Data |  Resource Conservation |  School |
| |  Residential-Medium |  Transportation |

0 180 360 720 Feet

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EC-14-2020-0001: Existing Zoning



Legend

-  EC-14-2020-001
-  Existing Zoning Agriculture
-  I-1
-  Conservation
-  Roads
-  Property Data

0 180 360 720 Feet

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ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 6/04/2020
PLANNER INITIALS LDE

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.

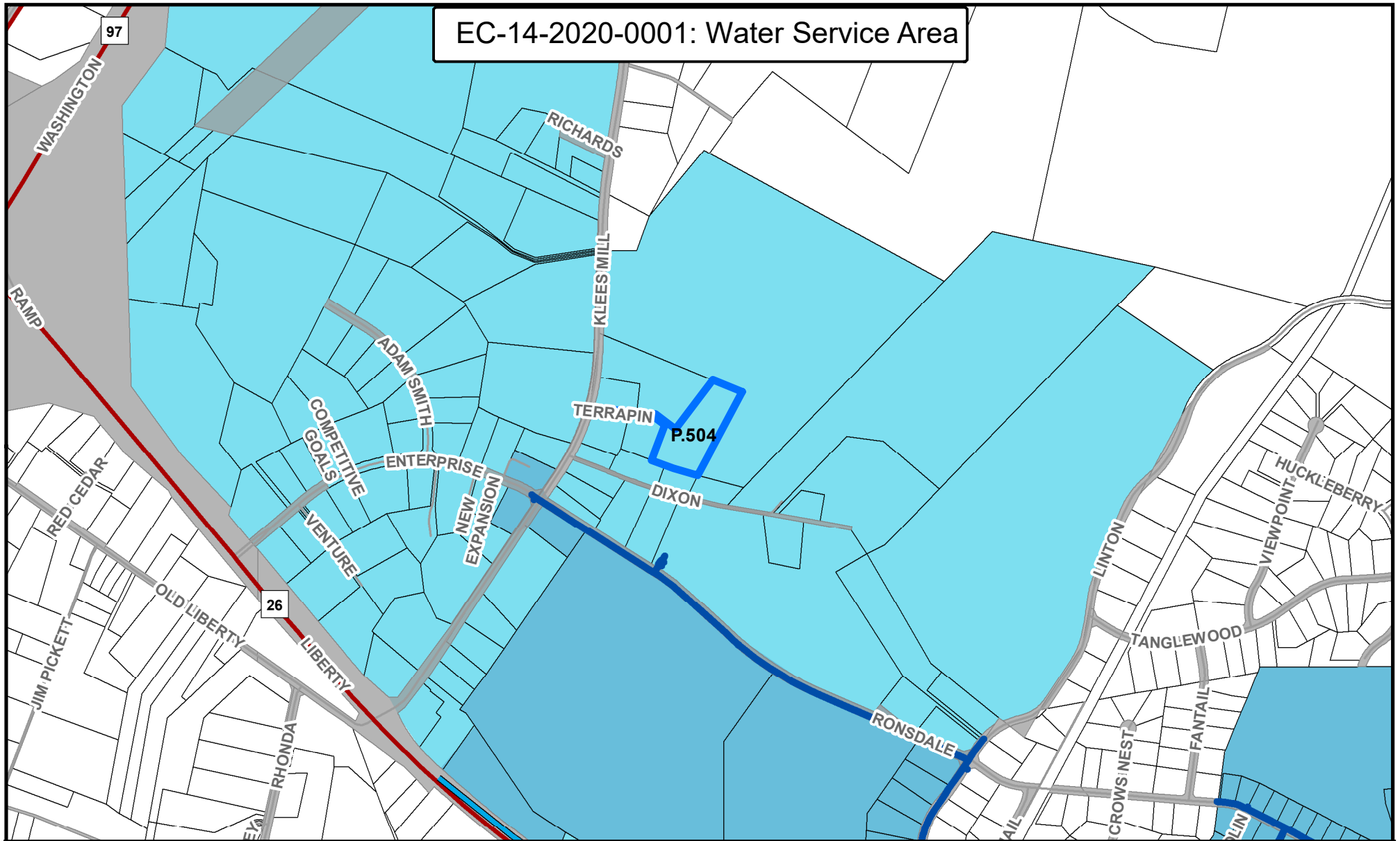
Zoning Violations (if applicable):

none


Comments:

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

EC-14-2020-0001: Water Service Area




Legend

 EC-14-2020-001

 Major Roads

 Roads

 Water Mains

 Water Lines: Non-County Maintained

Water Service Area

 Existing

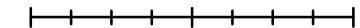
 Priority

 Future

 Long Range Future

 Property Data

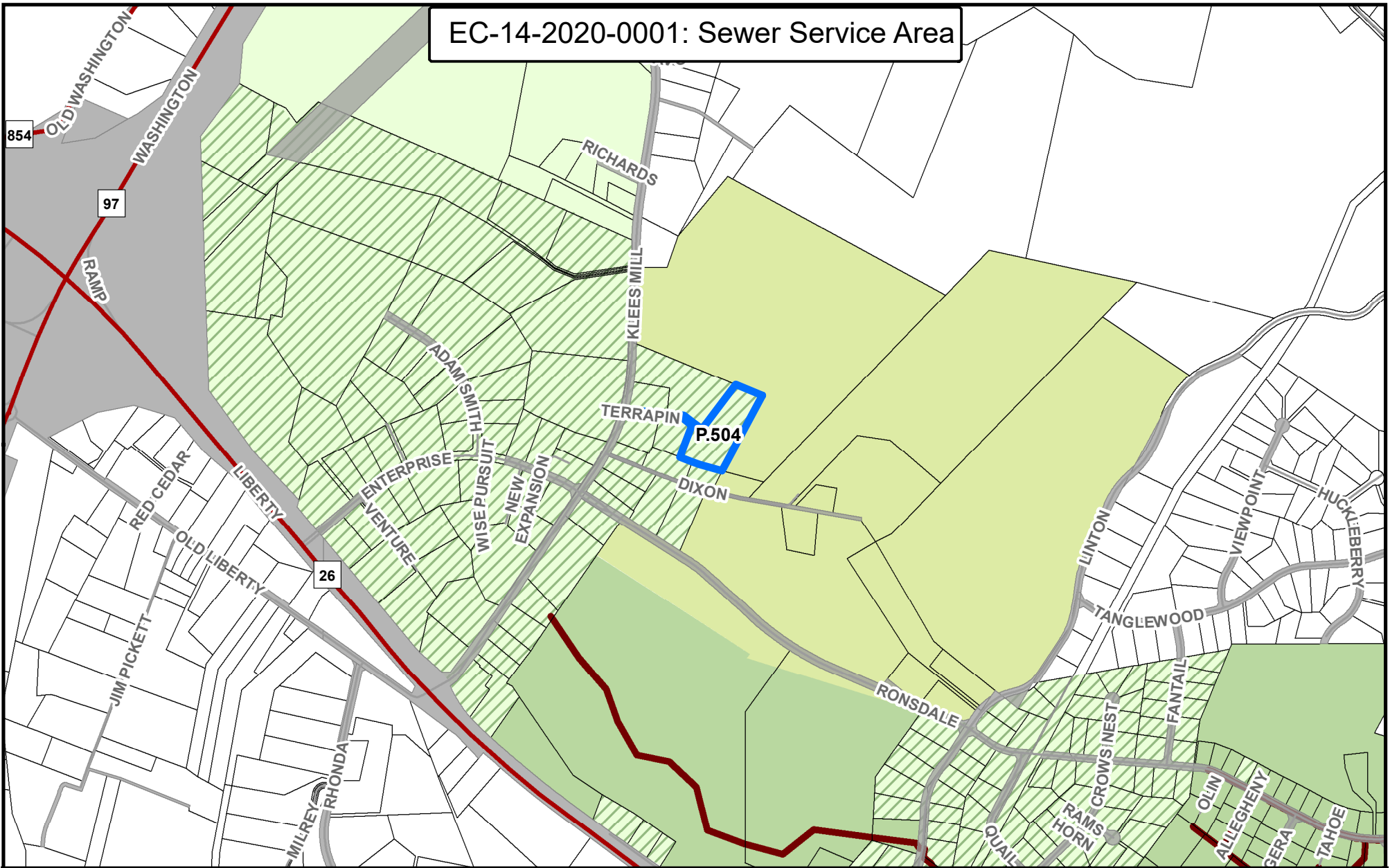
0 350 700 1,400 Feet












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EC-14-2020-0001: Sewer Service Area



Legend

- | | | | |
|--|---|--|--|
|  EC-14-2020-001 |  Major Roads | Sewer Service Area |  Future |
|  Roads |  Existing |  Long Range | |
|  Sewer: Gravity Mains |  Priority | | |
|  Property Data | | | |

0 385 770 1,540 Feet

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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

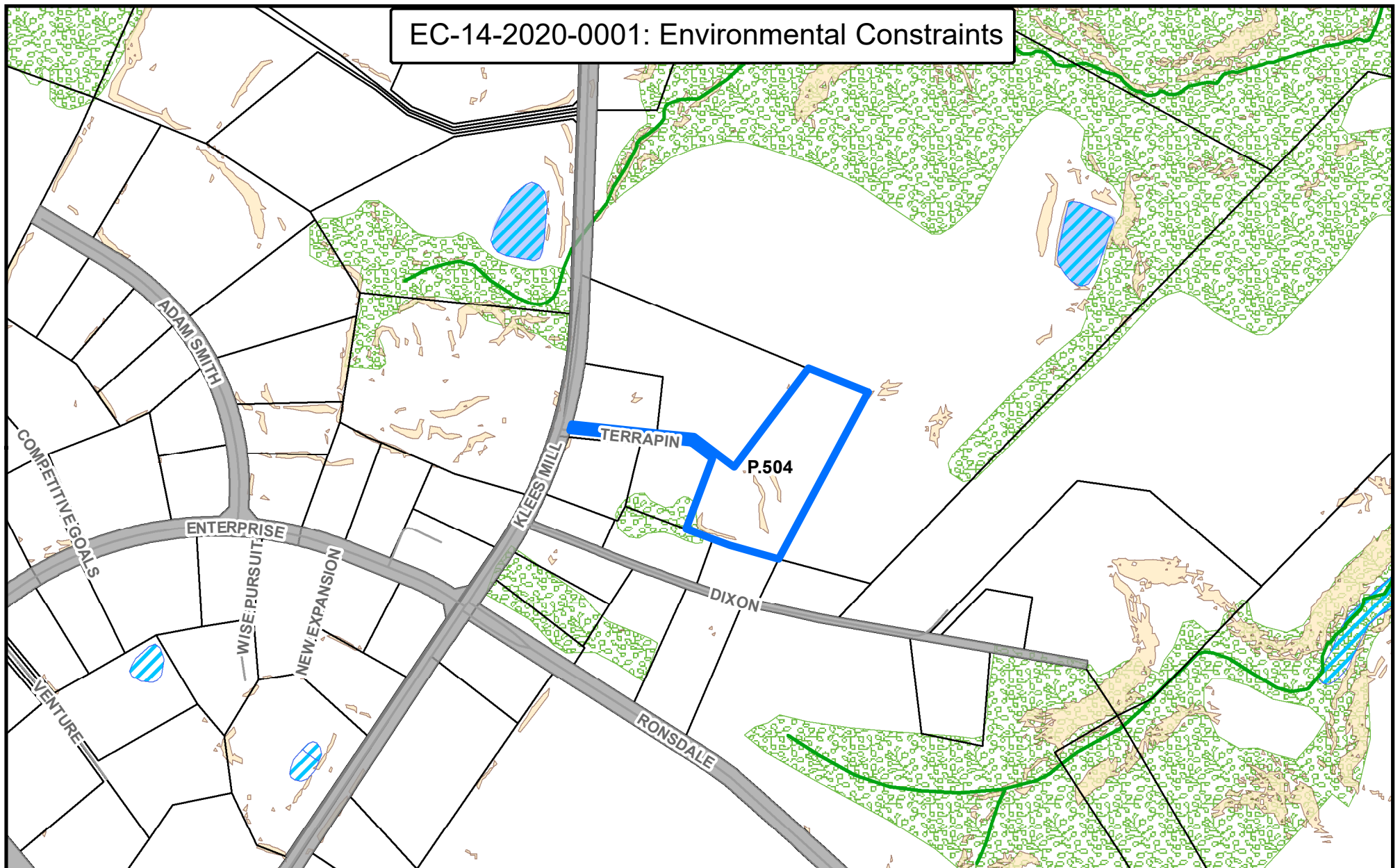
- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Resources Protection Easement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 100-Year Floodplain on the Property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Streams |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetlands |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steep Slopes (<25%) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Forest Cover (<25% <input checked="" type="checkbox"/> 25-50% <input type="checkbox"/> 51-75% <input type="checkbox"/> >75% <input type="checkbox"/> 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.

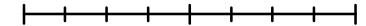
EC-14-2020-0001: Environmental Constraints



Legend

- | | |
|----------------|-------------------------------------|
| EC-14-2020-001 | Wetlands |
| Roads | Ponds - Reservoirs |
| Streams | Steep Slopes Lidar (25% or greater) |
| Property Data | Forest Cover |

0 180 360 720 Feet



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ATTACHMENTS YES ☒ NO
DATE COMPLETED 6/04/2020
PLANNER INITIALS LDE

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.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 6/04/2020
PLANNER INITIALS LDE

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:

EMS: Southern	Adequacy: <u>Adequate</u>
Fire: Winfield	Adequacy: <u>Adequate</u>

*Adequacy Rates for Fire and EMS:

	Inadequate	Approaching Inadequate	Adequate
Late and No Response	Equals or exceeds 15%	Equals or exceeds 15%	Less than 15%
Total No Response	Equals or exceeds 4% over 24 months	Equals or exceeds 4% over 24 months	Equals or exceeds 4% over 24 months
Response Time	Exceeds 10 minutes	Between 8- 10 minutes	8 minutes or less

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 Klees 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 Springs 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

<https://www.carrollk12.org/admin/facilities/planning/Documents/EFMP%202019-2028%20Section%205.pdf>

School	Inadequate	Approaching Inadequate	Adequate
Elementary	$\geq 120\%$ SRC	110-119% SRC	$<110\%$ SRC
Middle	$\geq 120\%$ FC	110-119% FC	$<110\%$ FCC
High	$\geq 120\%$ SRC	110-119% SRC	$<110\%$ SRC

Notes: Not applicable to Industrial