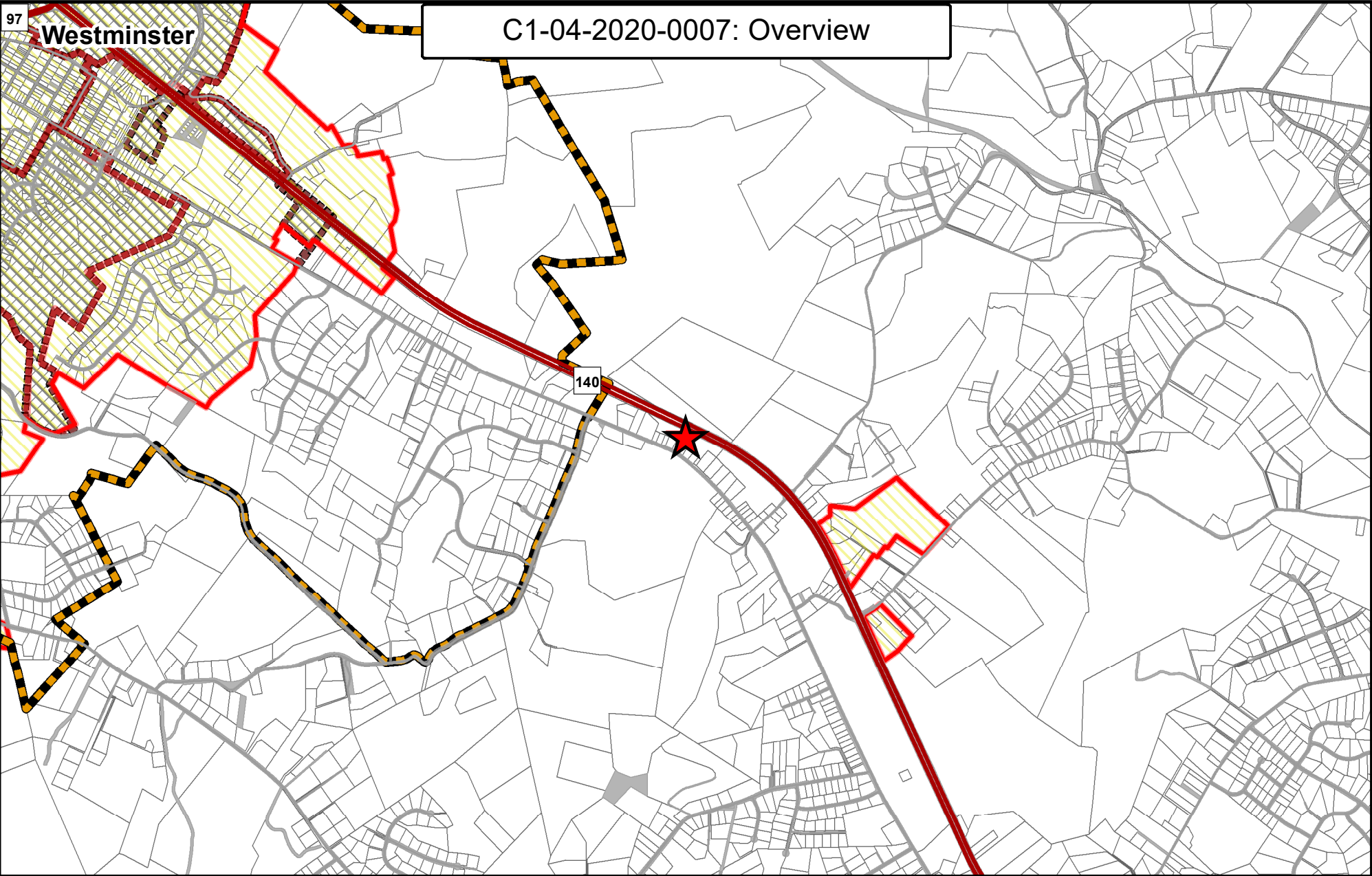


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C1-04-2020-0007

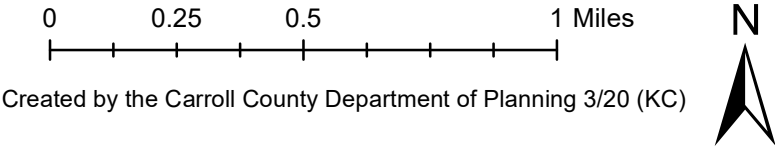




C1-04-2020-0007: Overview

Legend

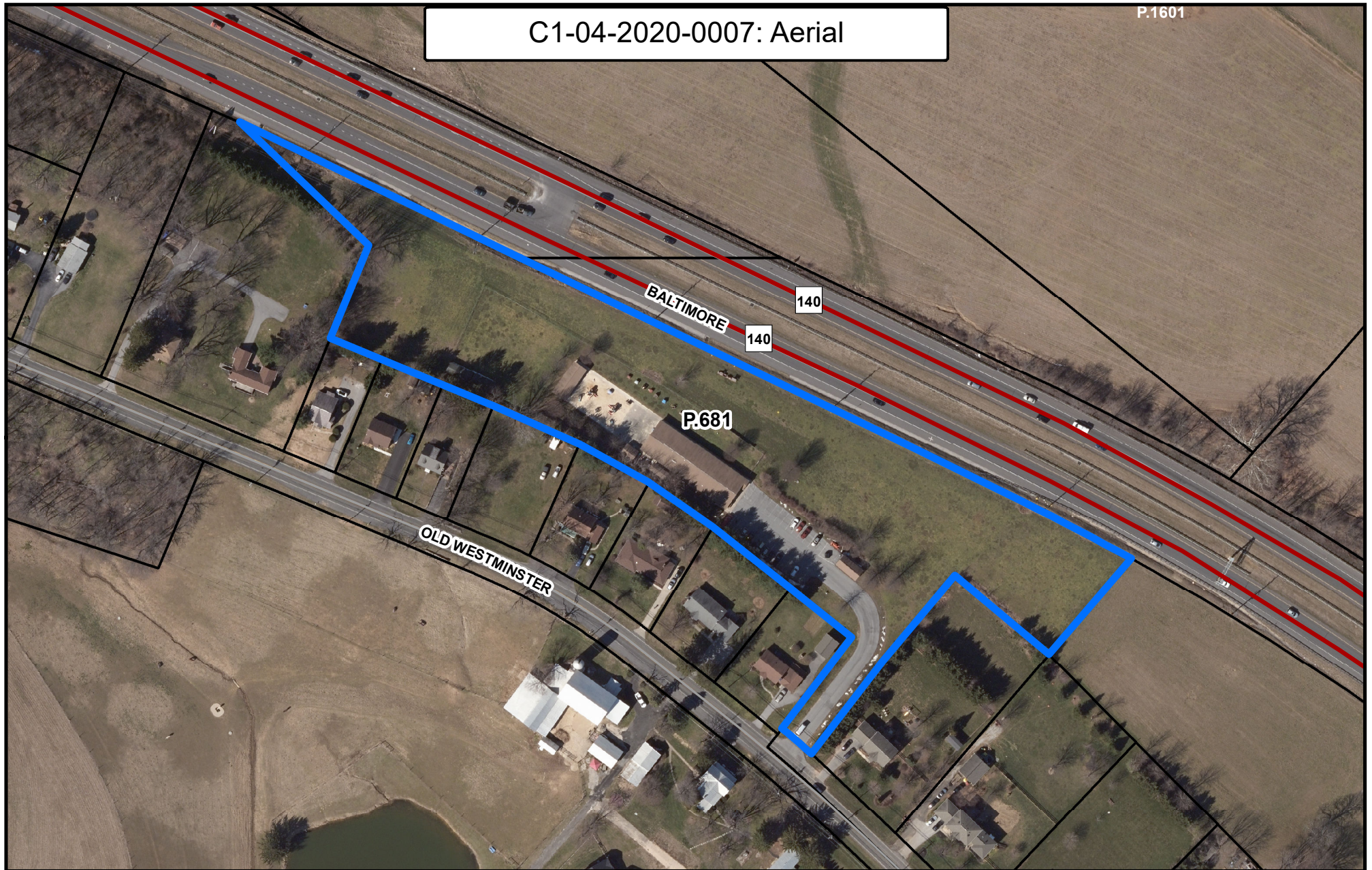
- | | | |
|-------------------|------------------|------------------------|
| ★ C1-04-2020-0007 | Growth Area | Priority Funding Areas |
| Major Roads | Corporate Limits | Property Data |
| Roads | | |







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

C1-04-2020-0007: Aerial


P.1601



Legend

-  C1-04-2020-0007
-  Property Data
-  Major Roads
-  Roads

0 125 250 500 Feet



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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C1-04-2020-0007 Applicant Name: Christine Blubaugh on behalf of Playtime Corp.

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-1

2. Description of Property

Site Address 1550 Old Westminster Pike, Westminster MD, 21157

Commissioner District 2

Parcel 0681 Map 0052

Total Acreage of Parcel 4.87 acres Area to be Rezoned: 4.87 acres

Current Zoning: AG Requested Zoning: C-1

3. Land Use and Zoning Considerations

Existing Land Uses: Commercial (Day Care Center)

Land Use Plan
Designation:¹ Agriculture

Zoning History Summary

This property has been in the Agricultural zoning district since 1965. It has been in operation as a day care center, a principal permitted use in the Ag district, for many years.

¹ Per 2014 Carroll County Master Plan as amended 2019.

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

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---------------|-----------------------|
| North | Agriculture | Agriculture |
| South | Agriculture | Agriculture |
| East | Agriculture | Large Lot Residential |
| West | Agriculture | Large Lot Residential |

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 2014 Carroll County Master Plan as amended 2019. It has a Future Land Use designation of Agricultural. This request is not consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

This request is not consistent with the goals of the 2014 CCMP as amended 2019. It is contrary to goals 13, 14 and 15 in the Plan.

Goal 13 Promote a healthy economy and additional employment opportunities by... providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

Goal 14 Facilitate a development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County's rural character.

Goal 15 Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.

C. Water Service Area and Service

Not within planned water service area.

D. Sewer Service Area Service

Not within planned sewer service area.

5. Environmental Constraints

Minimal environmental restraints, steep slopes cover less than 1% of the property.

6. Historic Resources Identified (see worksheet and map)

None on property; 20 in the vicinity.

7. Public Safety Assessment

In Reese District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

In the Upper Patapsco Rural Legacy Area

9. Assessment Summary

This request is not consistent with the 2014 Carroll County Master Plan as amended 2019 or other applicable plans. Inconsistency with the master plan and the presumption of correctness of the master plan are the two main reasons for this unfavorable recommendation. In addition, it is in the Upper Patapsco Rural Legacy Area.

Although the property is not currently in an Ag use, it is a legally operating commercial use as permitted by Section 158.070 (D) of the County Code and may continue as such indefinitely. It may also be used for a number of other nonagricultural uses, both residential and commercial, as set forth in 158.070 (D) and (E). Changing this property from AG zoning to the C-1 zoning category would allow all the additional commercial uses in Section 158.082 of the County Code on this property, which is surrounded by Ag-zoned land and large-lot residential properties. This was not envisioned by the 2014 Plan or the 2019 Amendment.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

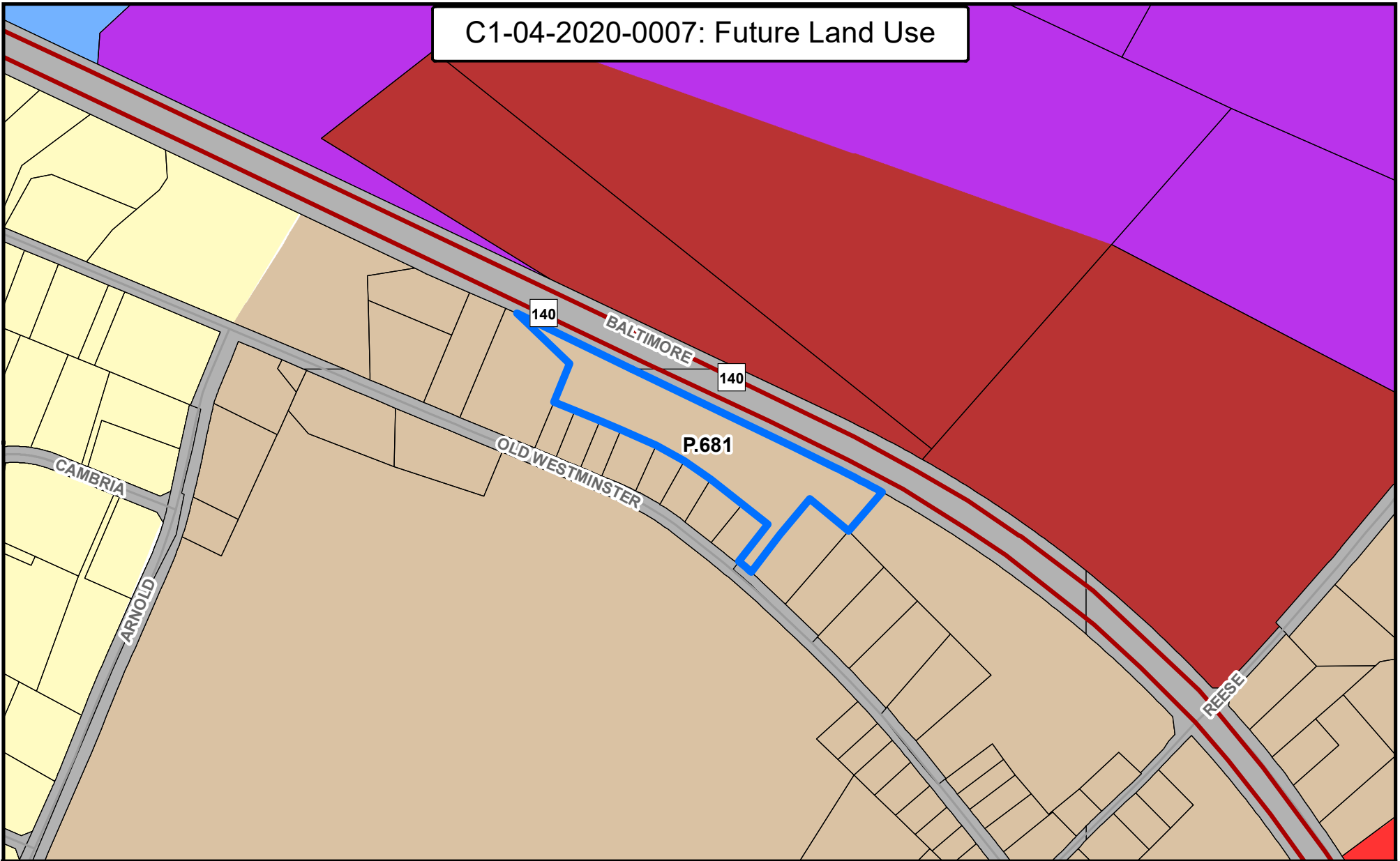
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable

11. Appendixes

See attachments for individual assessments.

C1-04-2020-0007: Future Land Use



Legend

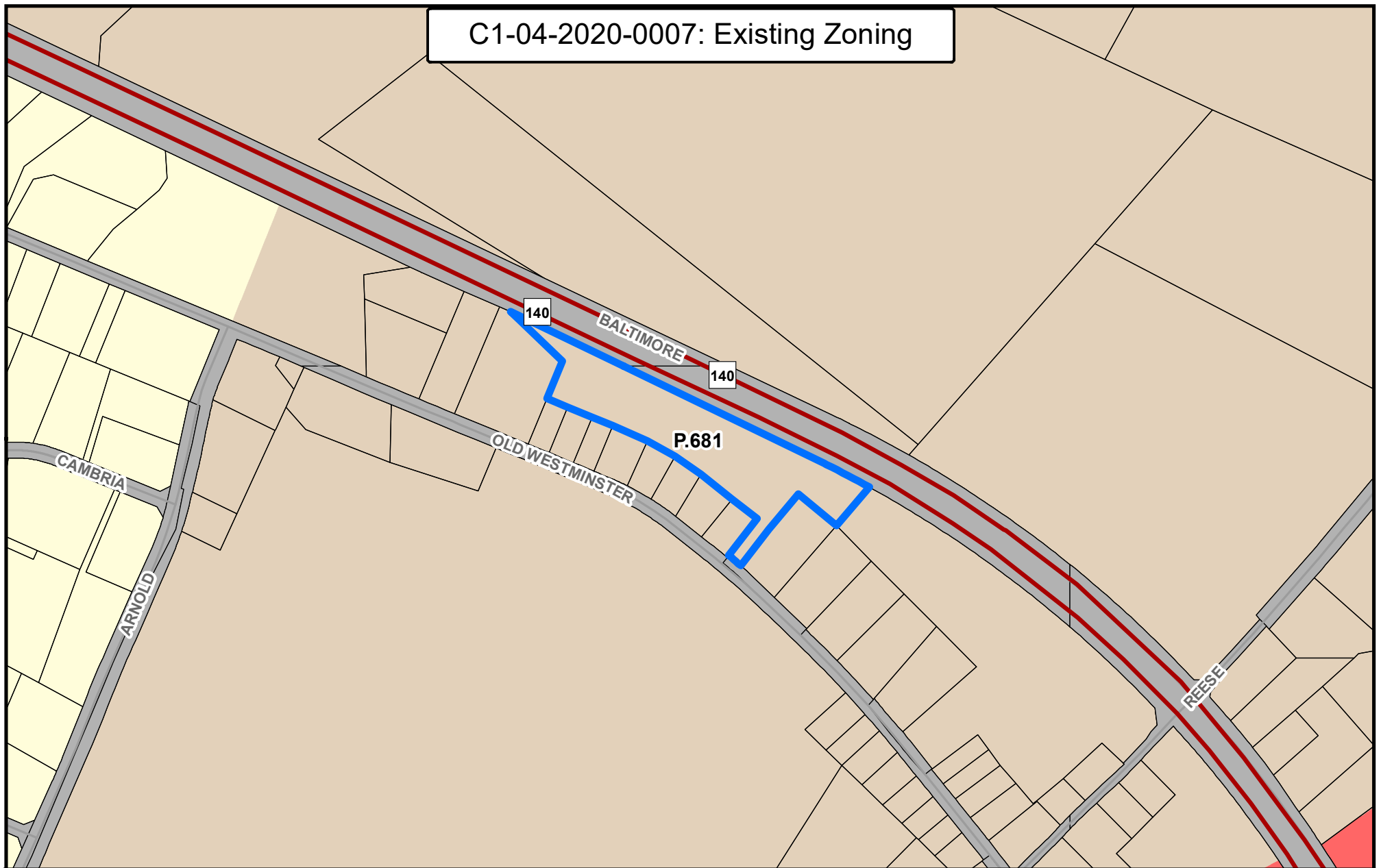
- | | | | |
|-----------------|-------------------------------|-------------------|--|
| C1-04-2020-0007 | County Future Land Use | Commercial-Medium | Westminster GAB Future Land Use |
| Major Roads | Agriculture | Industrial-Heavy | Low Density Residential |
| Roads | Commercial-High | Transportation | Employment Campus |
| Property Data | | | |

0 185 370 740 Feet

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



C1-04-2020-0007: Existing Zoning



Legend

- | | | |
|--|---|------------------------|
|  C1-04-2020-0007 |  Major Roads | Existing Zoning |
|  Roads |  Agriculture | |
|  Property Data |  R-40,000 | |
| |  C-2 | |

0 185 370 740 Feet

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



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/3/2020

PLANNER INITIALS WPW

Zoning History

Request # C1-04-2020-0007 Applicant Name: Christine Blubaugh on behalf of Playtime Corporation

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-1

Previous Zoning Change Requests (if applicable): _____

BZA Requests (if applicable): _____

Zoning Violations (if applicable): IN-04-0220, ZI-07-0198

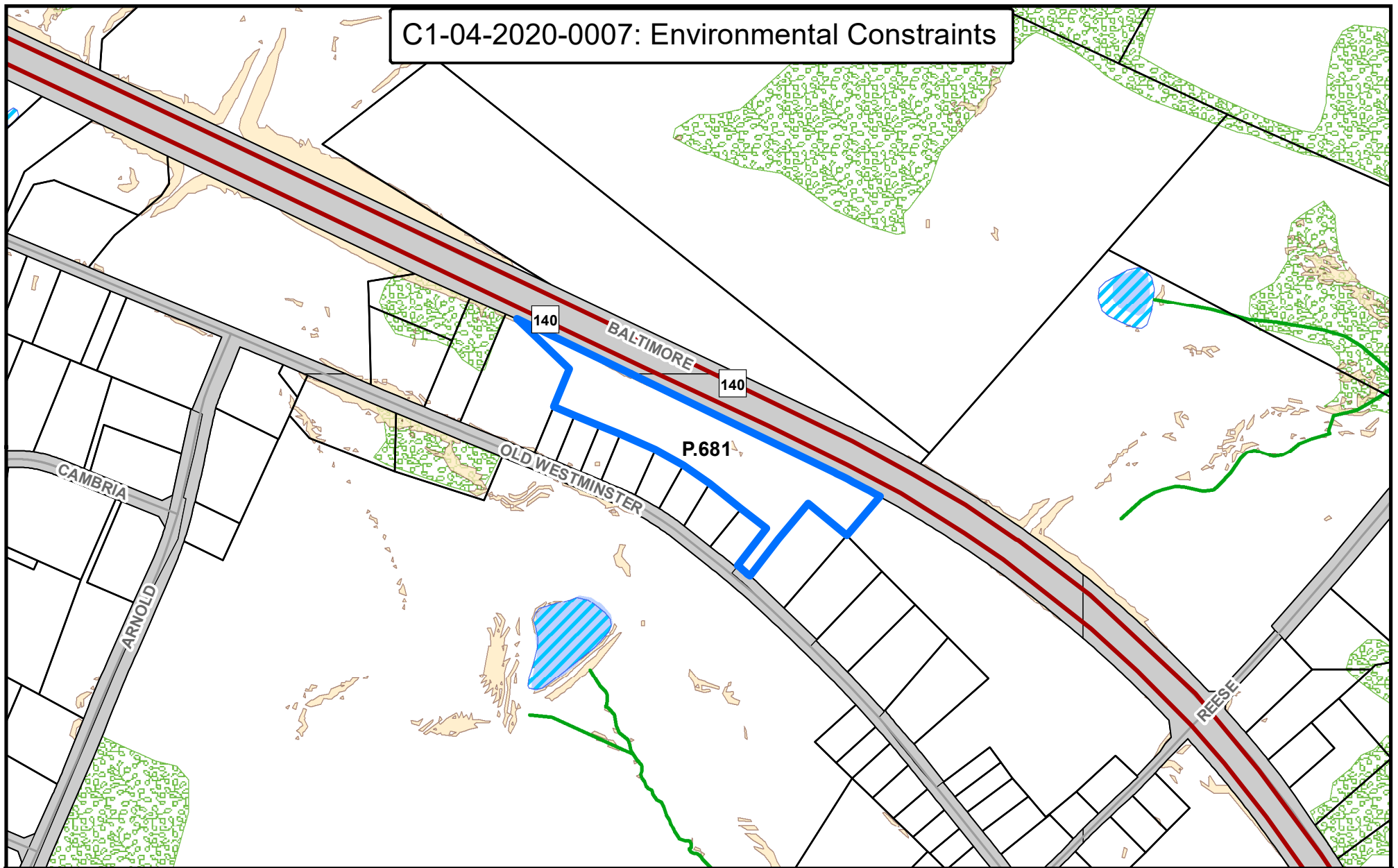
Comments:

Both of the above zoning violations, in 2004 and 2007, were resolved by application for a permit and approval of a variance.










PLANNER INITIALS WPW

| |
|--|
| |
|--|

C1-04-2020-0007: Environmental Constraints



Legend

- | | | |
|--|---|--|
|  C1-04-2020-0007 |  Major Roads |  Wetlands |
|  Roads |  Ponds - Reservoirs | |
|  Streams |  Steep Slopes Lidar (25% or greater) | |
|  Property Data |  Forest Cover | |

0 187.5 375 750 Feet

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



Historic Preservation Checklist

Request # C1-04-2020-0007 Applicant Name: Christine Blubaugh on behalf of Playtime Corporation

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-1

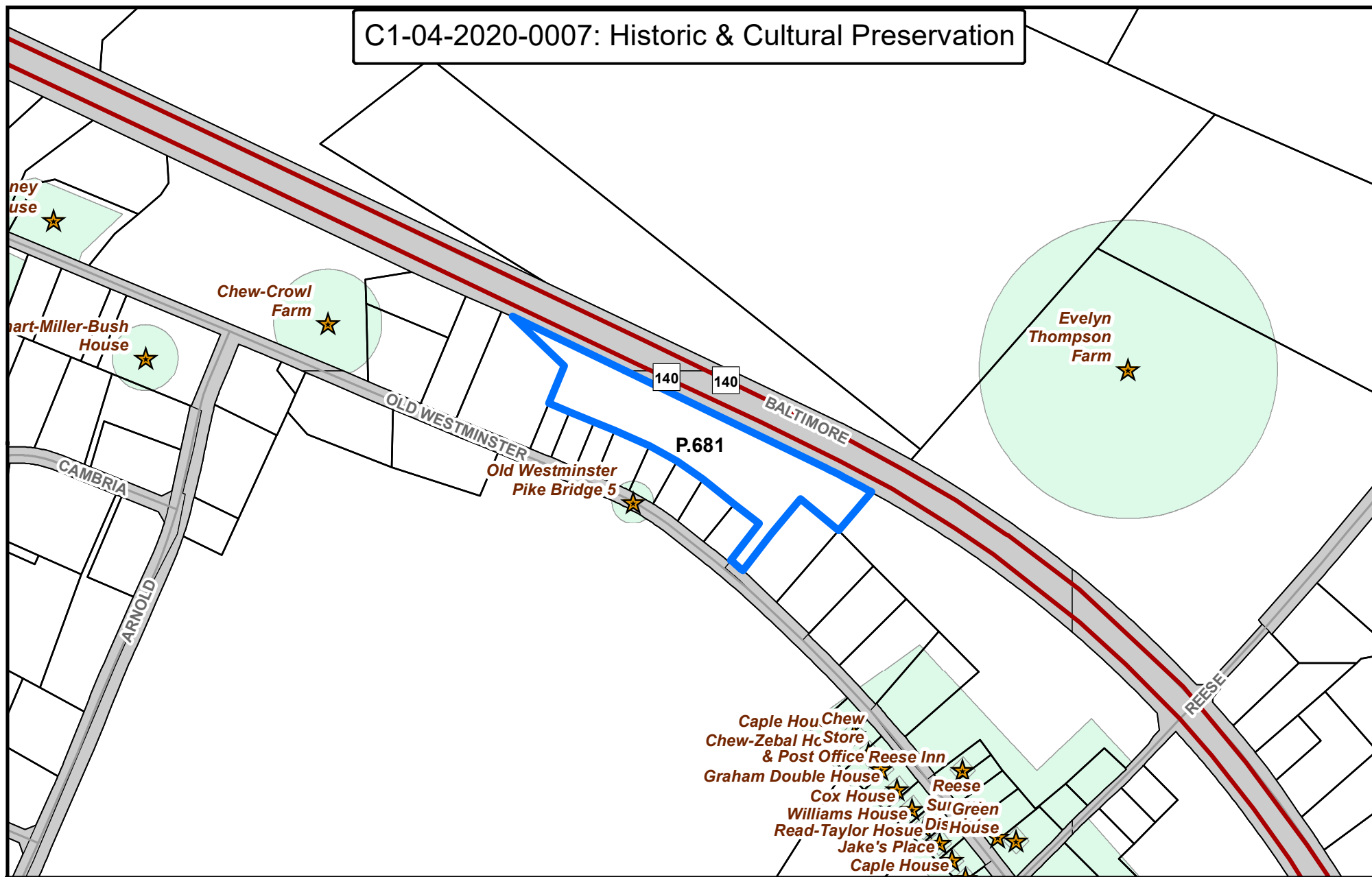
Historic Inventory Number: N/A

Comments:

There are 20 Historic Resources identified within the Area of Potential Effect (APE).

| | |
|-----------|-------------------------------|
| CARR-969 | Graham Double House |
| CARR-1355 | Chew-Crowl Farm |
| CARR-966 | Caple House |
| CARR-1568 | Old Westminster Pike Bridge 5 |
| CARR-970 | Reese Inn |
| CARR-977 | Mathews-Turfle House |
| CARR-1357 | Rinehart-Miller-Bush House |
| CARR-788 | Himler-McKinney House |
| CARR-965 | Reese Survey District |
| CARR-973 | Read-Taylor Hosue |
| CARR-967 | Chew-Zebal House |
| CARR-1351 | Evelyn Thompson Farm |
| CARR-974 | Jake's Place |
| CARR-971 | Cox House |
| CARR-976 | Green House |
| CARR-972 | Williams House |
| CARR-1358 | Rinehart-Miller-Gecell House |
| CARR-978 | Manzer Farm Complex |
| CARR-968 | Chew Store & Post Office |
| CARR-975 | Caple House |

C1-04-2020-0007: Historic & Cultural Preservation



Legend

- C1-04-2020-0007
- Historic Site Points
- Major Roads
- Roads
- County Border
- Property Data
- Historic District

0 180 360 720 Feet

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



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/3/2020

PLANNER INITIALS WPW

Fire and EMS Assessment

Request # C1-04-2020-0007 Applicant Name: Christine Blubaugh on behalf of Playtime Corporation

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG

Requested Zoning: C-1

Districts:

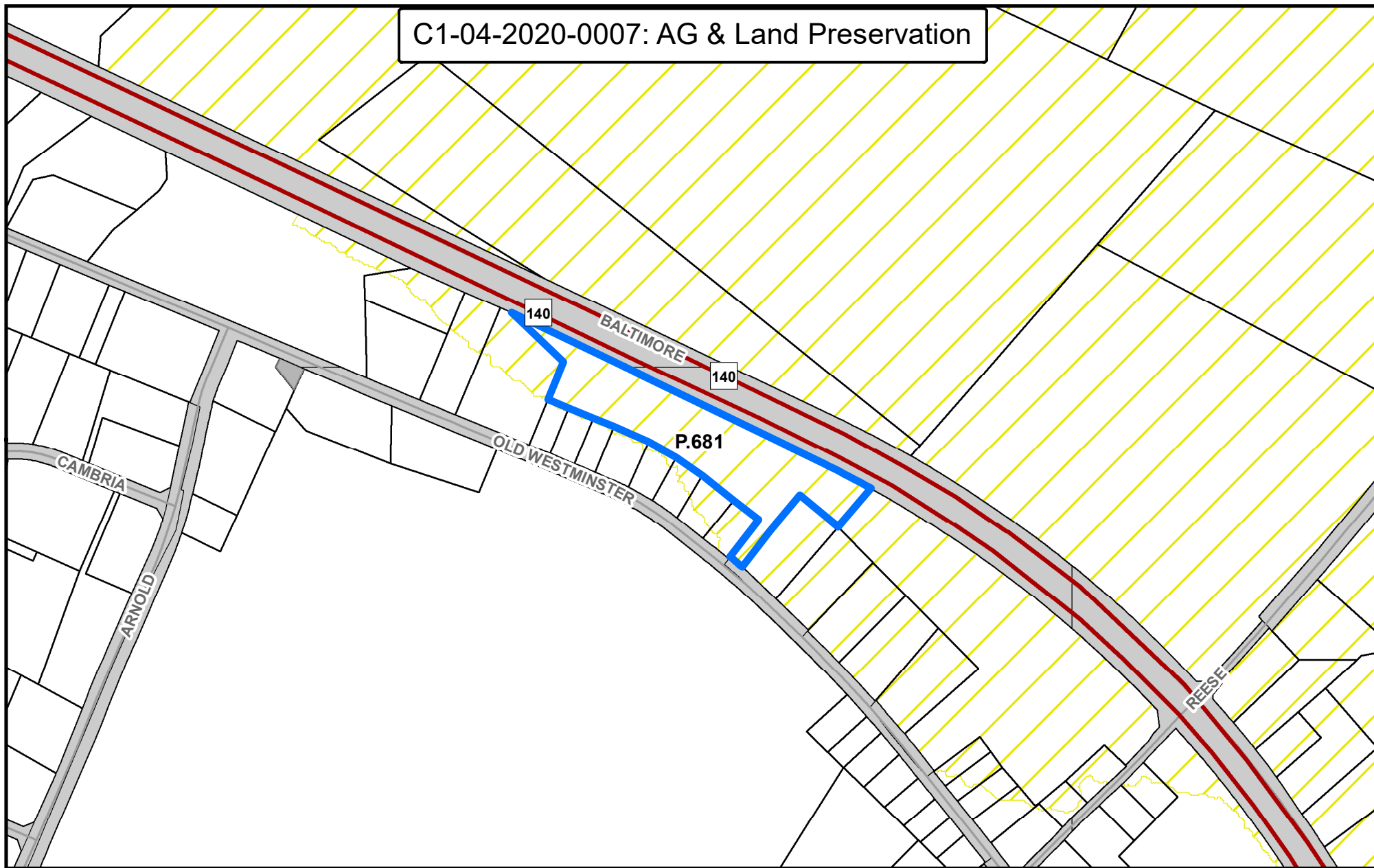
Fire and EMS: Reese

Adequacy: Adequate






*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 |

C1-04-2020-0007: AG & Land Preservation



Legend

-  C1-04-2020-0007
-  Major Roads
-  Roads
-  Property Data
-  Upper Patapsco Rural Legacy Area

0 195 390 780 Feet

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



PLANNER INITIALS WPW

| |
|--|
| |
|--|

School Assessment

Request # C1-04-2020-0007 Applicant Name: Christine Blubaugh on behalf of Playtime Corporation

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG

Requested Zoning: C-1

Districts:

Elementary: Cranberry Station Current Utilization Rate: 88.9% Adequacy: Adequate

Middle: East Current Utilization Rate: 90.8% Adequacy: Adequate

High: Winters Mill Current Utilization Rate: 84.1% 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 | >= 120% SRC | 110-119% SRC | <110% SRC |
| Middle | >= 120% FC | 110-119% FC | <110% FCC |
| High | >= 120% SRC | 110-119% SRC | 110% SRC |