

# BY-REQUEST COMPREHENSIVE REZONING

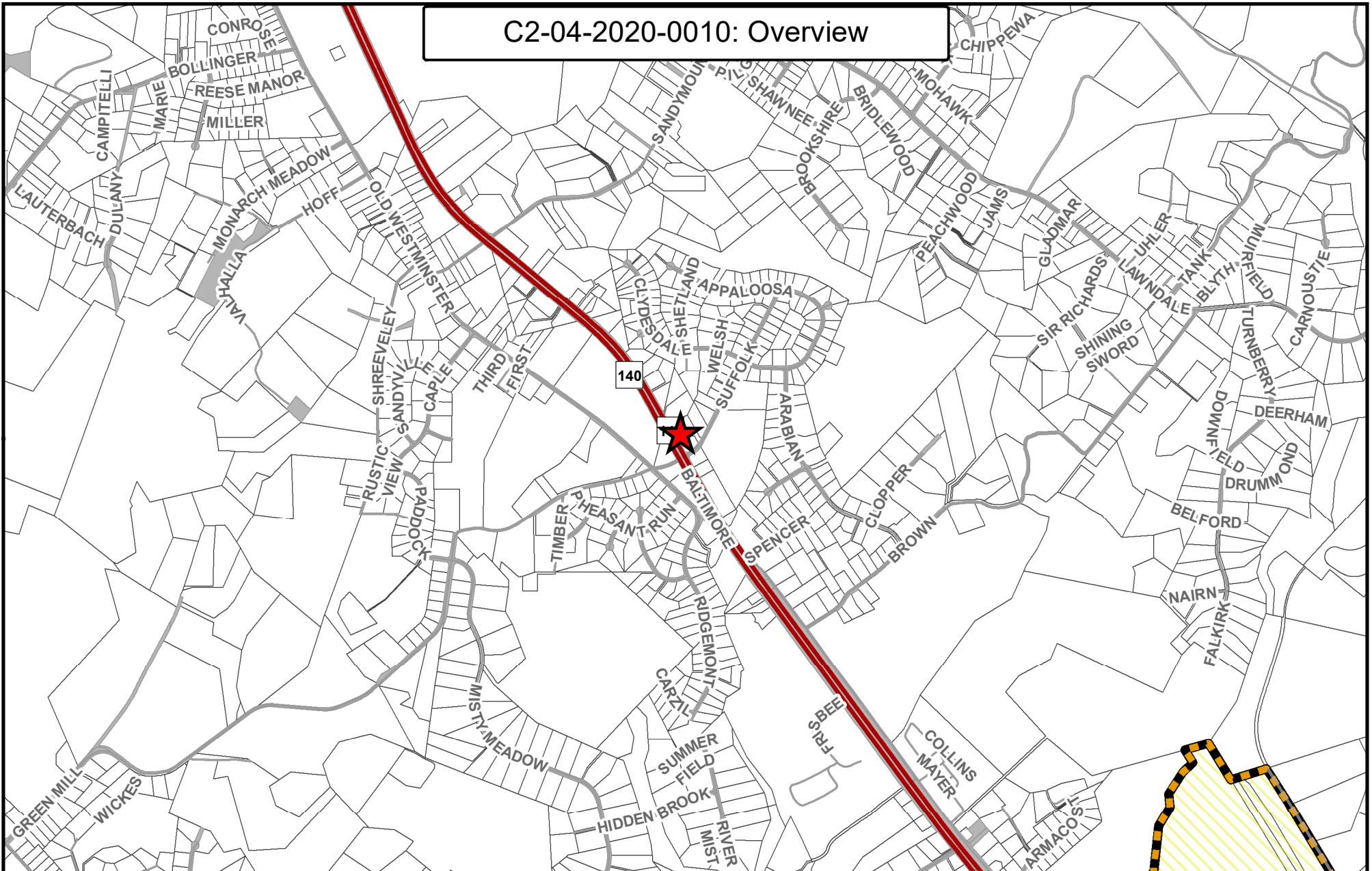
## COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0010





C2-04-2020-0010: Overview



### Legend



C2-04-2020-0010



## Growth Area

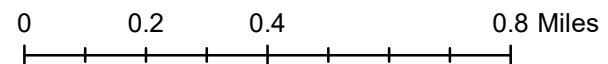
— Major Roads



## Priority Funding Areas

— Roads

## Property Data

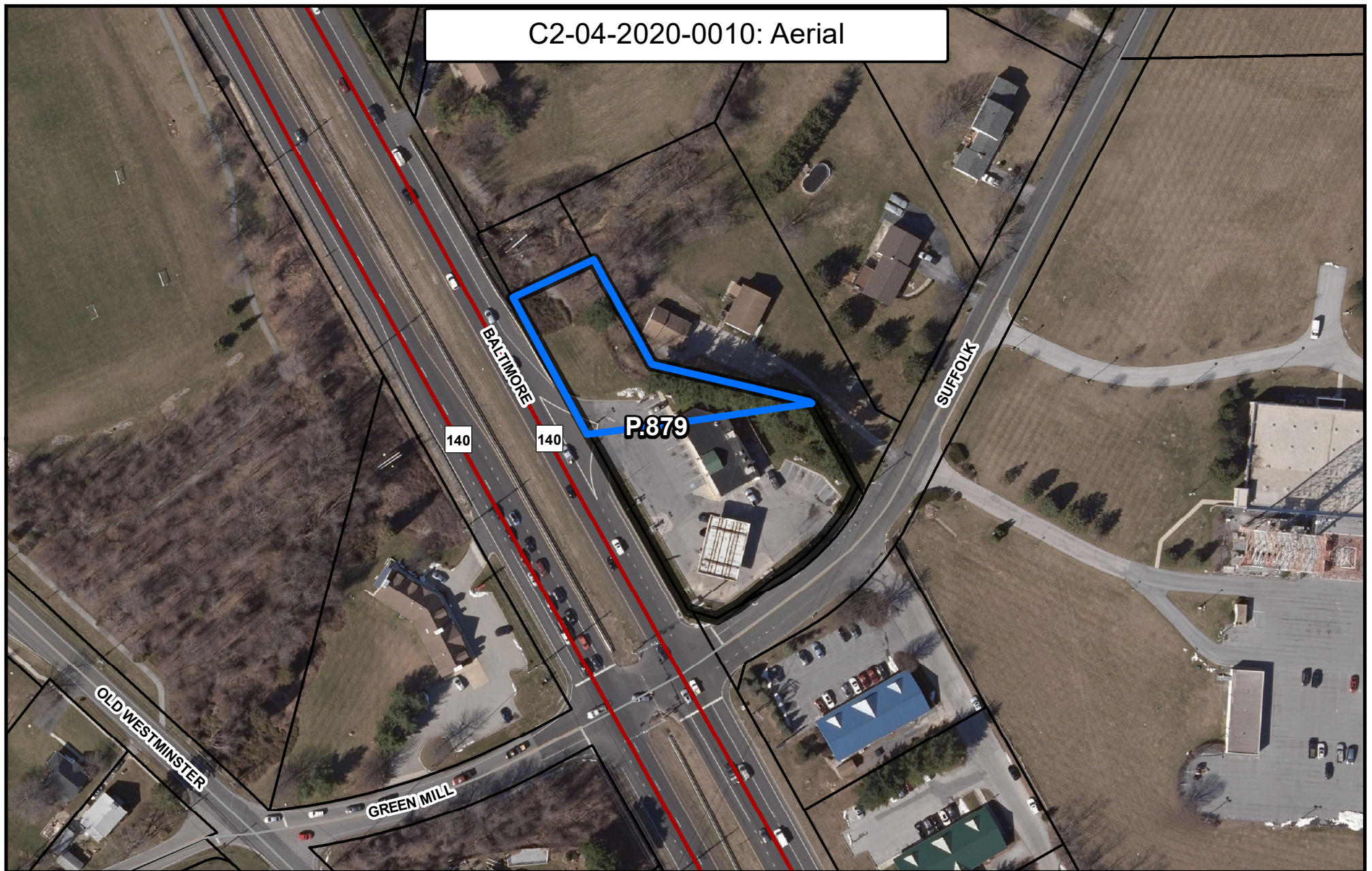


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C2-04-2020-0010: Aerial



**Legend**

-  C2-04-2020-0010
-  Major Roads
-  Roads
-  Property Data

0 75 150 300 Feet



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## Carroll County Department of Planning Comprehensive Zoning Assessment Report

### 1. Request

Request # \_\_\_\_\_ C2-04-2020-0010 \_\_\_\_\_ Applicant Name \_\_\_\_\_ SMO Inc. \_\_\_\_\_

Property Address \_\_\_\_\_ MD 140 at Suffolk Road \_\_\_\_\_

Current Zoning \_\_\_\_\_ R-40,000 \_\_\_\_\_ Requested Zoning \_\_\_\_\_ C-2 \_\_\_\_\_

### 2. Description of Property

Site Address \_\_\_\_\_ MD 140 at Suffolk Rd. \_\_\_\_\_

Commissioner District \_\_\_\_\_ 02 \_\_\_\_\_ Account ID: \_\_\_\_\_ 0704052781 \_\_\_\_\_

Parcel \_\_\_\_\_ Lot 5A \_\_\_\_\_ Map \_\_\_\_\_ 55 \_\_\_\_\_

Total Acreage of Parcel \_\_\_\_\_ .1381 acre \_\_\_\_\_ Area to be Rezoned: \_\_\_\_\_ .1381 acre \_\_\_\_\_

Current Use: \_\_\_\_\_ Undeveloped \_\_\_\_\_ Improved or Unimproved: \_\_\_\_\_ Unimproved \_\_\_\_\_

Current Zoning: \_\_\_\_\_ R-40,000 \_\_\_\_\_ Requested Zoning: \_\_\_\_\_ C-2 \_\_\_\_\_

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

Existing Land Uses: Undeveloped

Land Use Plan  
Designation:<sup>1</sup>

Residential Low Density

#### Zoning History Summary

This property was originally zoned Agricultural in 1965. It was designated Low Density Residential and rezoned to the R-40,000 District in 1981.

<sup>1</sup> 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):

	<u>Zoning</u>	<u>Land Use</u>
North	R-40,000	Commercial (outdoor advertising sign)
South	C-2	Commercial (retail store & fuel station)
East	R-40,000	Residential
West	C-2	Commercial (professional center)

#### 4. Consistency with Master and Functional Plans:

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

The 2014 Carroll County Master Plan, as amended 2019, includes the following implementation strategy, “Along major roadway corridors encourage the assembly of small, separate adjoining parcels...” This property is adjacent to a commercial property and would further this strategy.

##### B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by supporting the retention and expansion of existing businesses...., focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties.

##### C. Water Service Area and Service

No planned service

##### D. Sewer Service Area Service

No planned service

## **5. Environmental Constraints**

Wetlands, Steep Slopes, Water Resources Protection easement (See attachment for detail)

## **6. Historic Resources Identified**

None

## **7. Public Safety Assessment**

In Reese District, approaching adequate for Fire, adequate for EMS

## **8. Ag Preservation and Applicable Preservation Area**

None

## **9. Assessment Summary**

This property fronts on an urban principal arterial, MD 140, in one of the most heavily traveled areas of the County. It is in the R-40,000 District, but is considerably less than one acre in size, making it undevelopable for residential purposes. It also has environmental constraints and an easement that make a good portion of the property unusable, unless used in conjunction with an adjacent property. The abutting property is in the C-2 District and is currently in use as a small retail store and fuel station. One of the implementation strategies for Economic Development in the County Master Plan is “along major roadway corridors, encourage the assembly of small, separate adjoining parcels to avoid piecemeal development...” The requested rezoning may allow the adjoining convenience store additional room to expand. This request is consistent with the goals and implementation strategies of the 2014 CCMP as amended 2019

## 10. Recommendations

**Department of Planning Recommendation:**  
(Favorable or Unfavorable)

Favorable

**Planning Commission Recommendation:**  
(Favorable or Unfavorable)

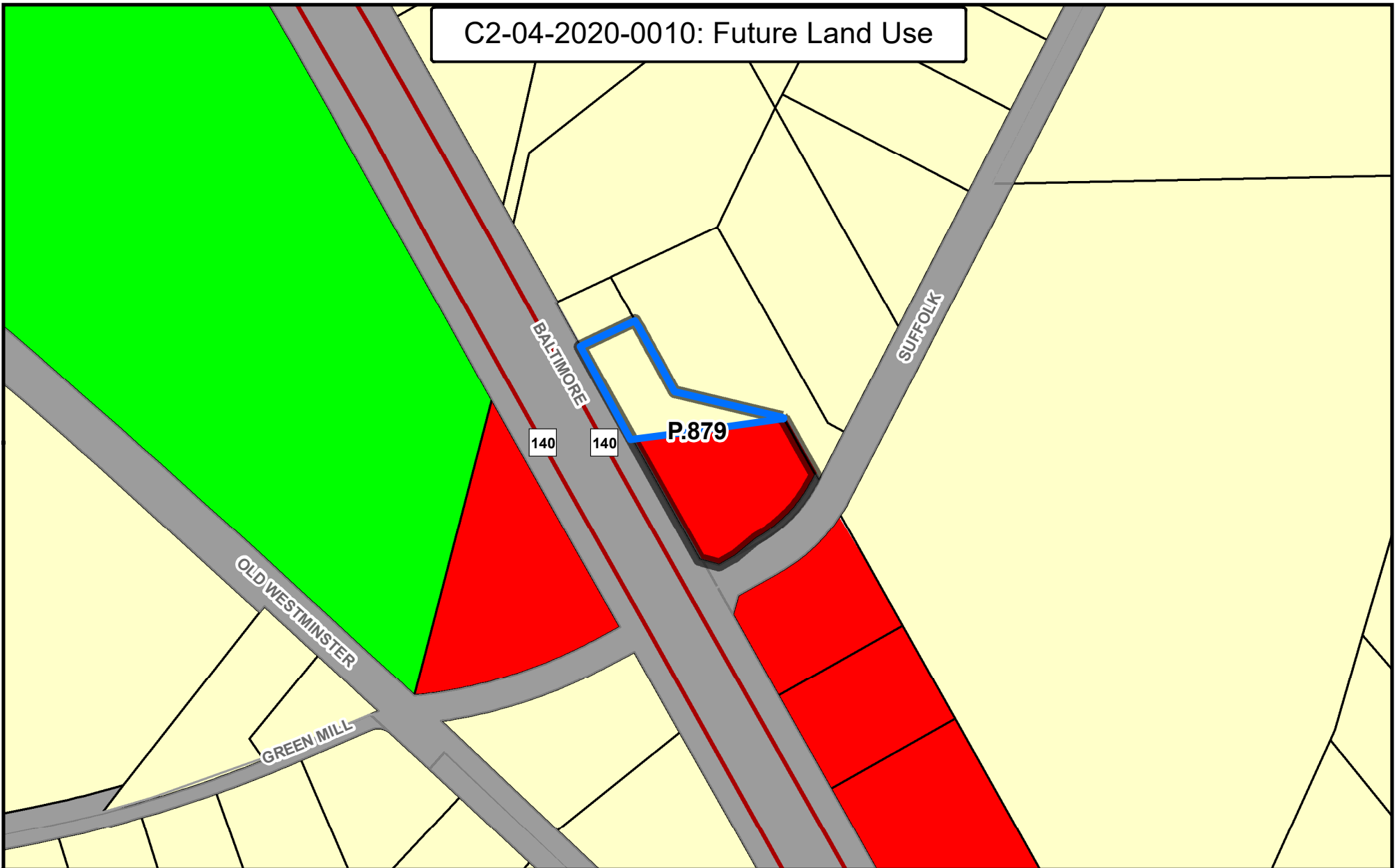
Favorable

## 11. Appendixes









See attachments for individual assessments.



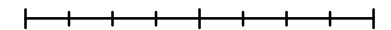
# C2-04-2020-0010: Future Land Use



## Legend

- |   |   |   |
|---|---|---|
|  C2-04-2020-0010 | <b>County Future Land Use</b>   |  Commercial-Medium |
|  Major Roads     |  Resource Conservation   |  Transportation    |
|  Roads           |  Residential-Low Density |   |
|  Property Data   |   |   |

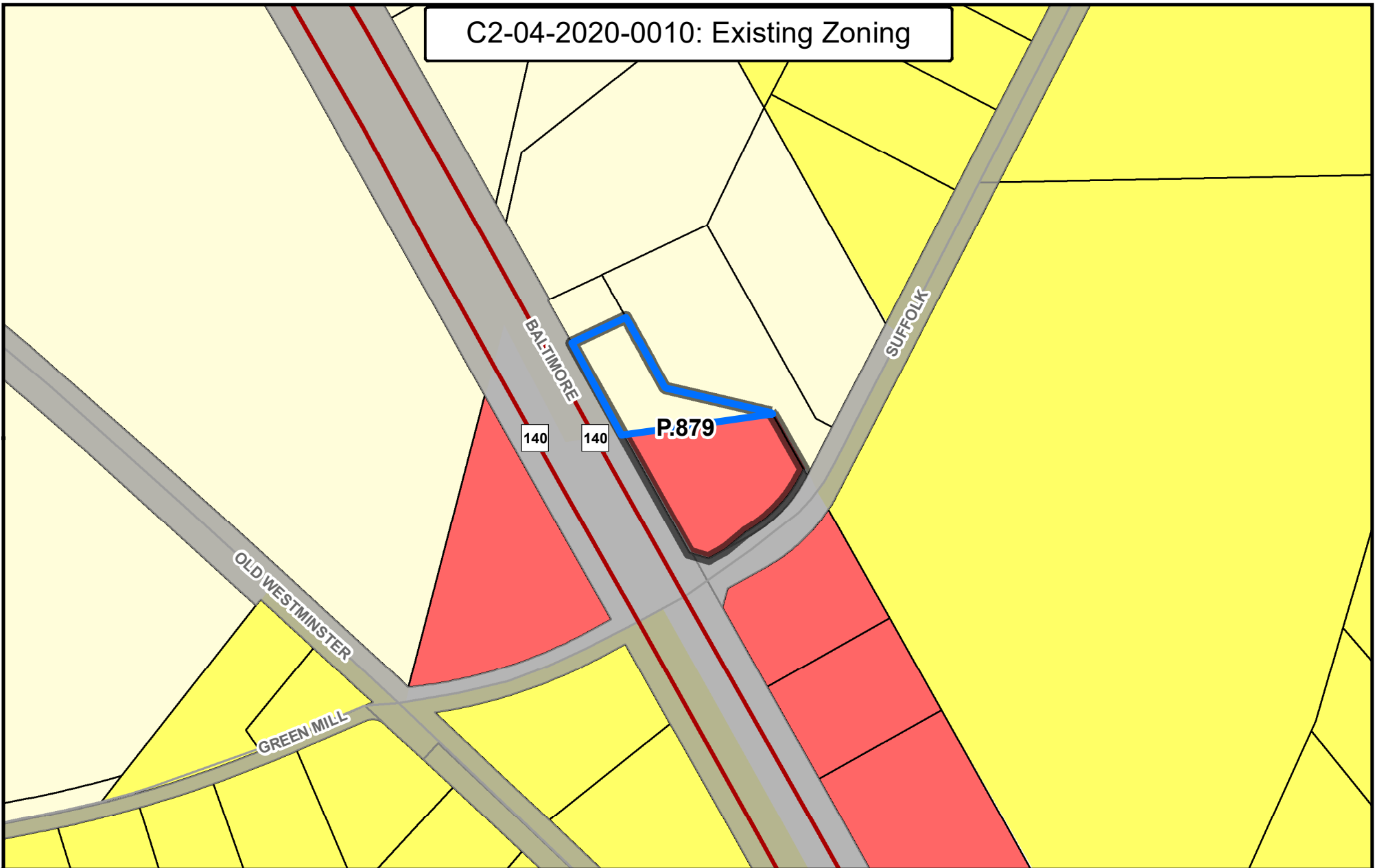
0 85 170 340 Feet








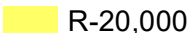
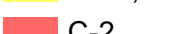
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# C2-04-2020-0010: Existing Zoning



## Legend

- |   |                 |  |
|---|-----------------|--|
|  | C2-04-2020-0010 | Existing Zoning  |
|  | Major Roads     |  |
|  | Roads           |  |
|  | Property Data   |  |
|   |                 |  R-40,000 |
|   |                 |  R-20,000 |
|   |                 |  C-2      |

0 85 170 340 Feet

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## **Zoning History**

Request # C2-04-2020-0010 Applicant Name SMO Inc.

Property Address MD140 at Suffolk Rd

Current Zoning R-40,000 Requested Zoning C-2

Previous Zoning Change Requests (if applicable): None

BZA Requests (if applicable): None

Zoning Violations (if applicable): None

### Comments:

This property was originally zoned Agricultural in 1965. In 1981, The Finksburg Comprehensive Plan designated this property, along with the acreage adjoining it, to Low Density Residential. It was rezoned to the R-40,000 District through MA 102 on 1/6/81.

### Checklist of Environmental Issues

Request # **C-2-04-2020-0100**

Applicant Name **SMO Inc.**

Property Address **MD 140 at Suffolk**

Current Zoning **R-40,000**

Requested Zoning **C-2**

Watershed **Liberty Reservoir**

Yes    No

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Wetlands   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Steep Slopes (<25%)  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Forest Cover (<25% <input type="checkbox"/> 25-50% <input type="checkbox"/> 51-75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel) |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 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:**

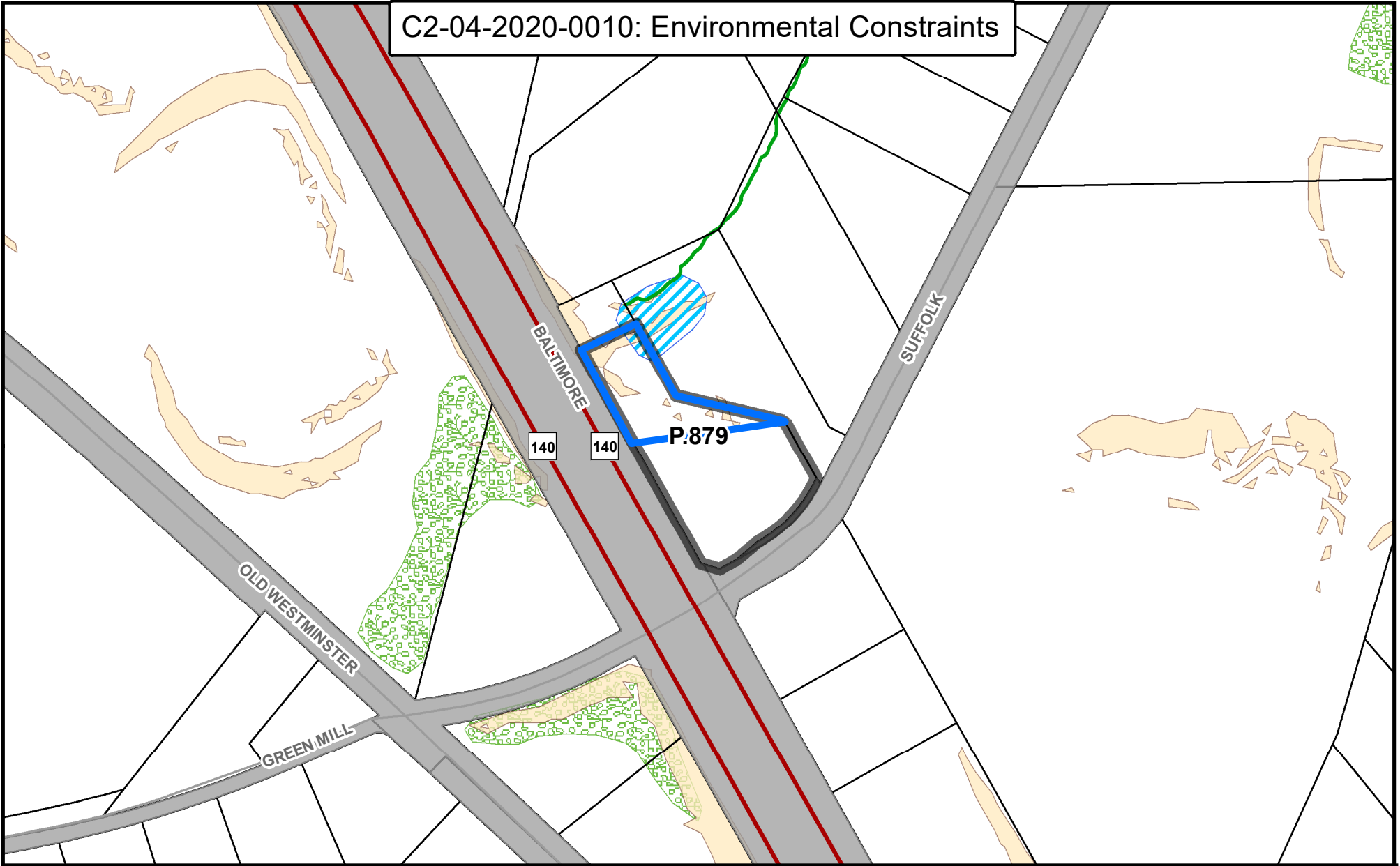
Water Resources Protection Easement- located on top right corner of the property on the opposite side of Baltimore Rd.; approximately 2,773 sq. ft.

Wetland- located on top right corner of the property on the opposite side of Baltimore Rd., coincides with protection easement; approximately 975 sq. ft.

Steep Slopes- dominant in the top of the property on left side closest to Baltimore Rd.; sporadic throughout the remaining top half of the property

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

C2-04-2020-0010: Environmental Constraints



**Legend**

- |                 |                                     |
|-----------------|-------------------------------------|
| C2-04-2020-0010 | Property Data                       |
| Major Roads     | Wetlands                            |
| Roads           | Steep Slopes Lidar (25% or greater) |
| Streams         | Forest Cover                        |

0 85 170 340 Feet

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## Historic Preservation Checklist

Request # **C2-04-2020-0010**

Applicant Name **SMO Inc.**

Property Address **MD 140 at Suffolk Rd**

Current Zoning **R-40,000**

Requested Zoning **C-2**

Historic Inventory Number **N/A**

### Comments:

No historic sites, easements, or district

## Fire and EMS Assessment

Request # **C2-04-2020-0010**

Applicant Name **SMO Inc.**

Property Address **MD 140 at Suffolk Road**

Current **R-40,000**

Requested Zoning **C-2**

### Districts:

**Fire** = Reese District

**L & F** = 14.13% = Adequate

**No Response** = 1.09%

**Response Time** = 9 min 05 sec = Approaching Inadequate

**EMS** = Central

**L & F** = .24% = Adequate

**No response** = .12%

**Response Time** = 7 min 21 sec = 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

### Transportation Checklist

Request # C2-04-2020-0010 Applicant Name SMO Inc.

Property Address MD 140 at Suffolk Rd.

Current Zoning R-40,000 Requested Zoning C-2

Frontage Road Baltimore Blvd MD 140

Most Recent ADT of Frontage Road 40,700

Functional Classification of Frontage Road 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 MD 140 on properties front edge, in HNI

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

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## School Assessment

Request # **C2-04-2020-0010**

Applicant Name **SMO Inc.**

Property Address **MD 140 at Suffolk Rd**

Current Zoning **R-40,000**

Requested Zoning **C-2**

### Districts:

Elementary **Sandymount**    Current Utilization Rate **86.5%**    Adequacy **Adequate**

Middle **Shiloh**    Current Utilization Rate **80.9%**    Adequacy **Adequate**

High **Westminster**    Current Utilization Rate **83.8%**    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



C2-04-2020-0010 & C2-04-2020-0011: Aerial



**Legend**



C2-04-2020-0010 &  
C2-04-2020-0011

— Major Roads

— Roads

□ Property Data

0 45 90 180 Feet

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