

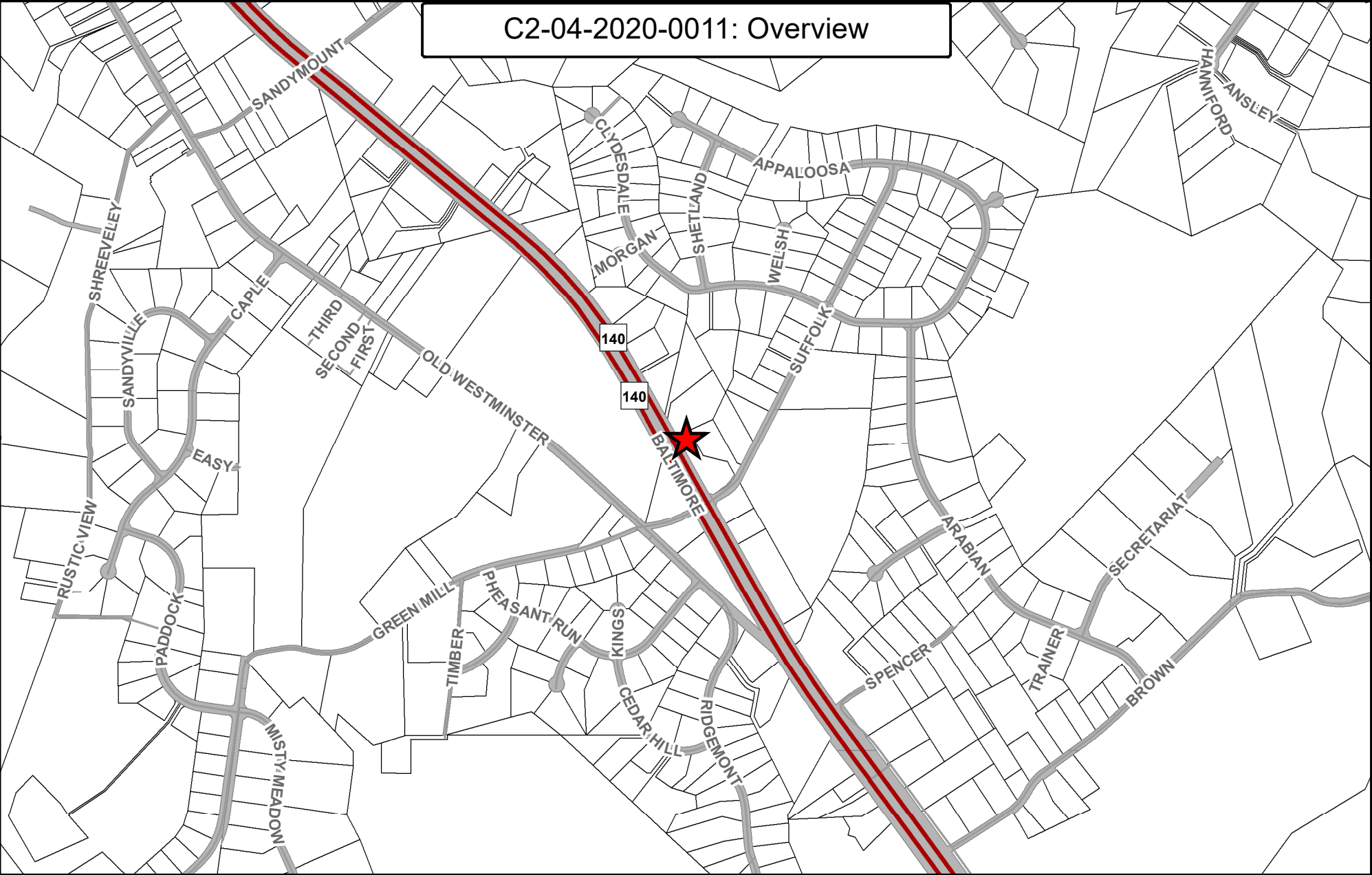
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS





C2-04-2020-0011



C2-04-2020-0011: Overview



Legend

-  C2-04-2020-0011
-  Major Roads
-  Roads
-  Property Data

0 0.1 0.2 0.4 Miles

Created by the Carroll County Department of Planning 2/20 (KC)



C2-04-2020-0011: Aerial



Legend



C2-04-2020-0011



Major Roads



Roads



Property Data

0 25 50 100 Feet

Created by the Carroll County Department of Planning 2/20 (KC)



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-04-2020-0011 Applicant Name Tevis Real Estate Inc

Property Address MD 140 at Suffolk Rd

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: 0704433141

Parcel Lot 5 Tract A Map 55

Total Acreage of Parcel 5,930.48 sf Area to be Rezoned: 5,930.48 sf

Current Use: Outdoor Advertising Sign Improved or Unimproved: Improved

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

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

Existing Land Uses:

Commercial Billboard

Land Use Plan
Designation:¹

Residential Low Density

Zoning History Summary (see worksheet)

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

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):

	<u>Zoning</u>	<u>Land Use</u>
North	R-40,000	Residential
South	R-40,000 and C-2	Undeveloped (R-40,000) Retail store/fuel station (C-2)
East	R-40,000	Residential
West	R-40,000	Park

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (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 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 lines in proximity

No Planned Service

D. Sewer Service Area Service lines in proximity

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, adequate for EMS, approaching inadequate for fire

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, also undevelopable for residential purposes, is in the R-40,000 District, and has also requested rezoning to the C-2 District. The property adjacent to that 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. Furthermore, the existing use on this property, an outdoor advertising sign, is a nonconforming use and is not consistent with the Master Plan. 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

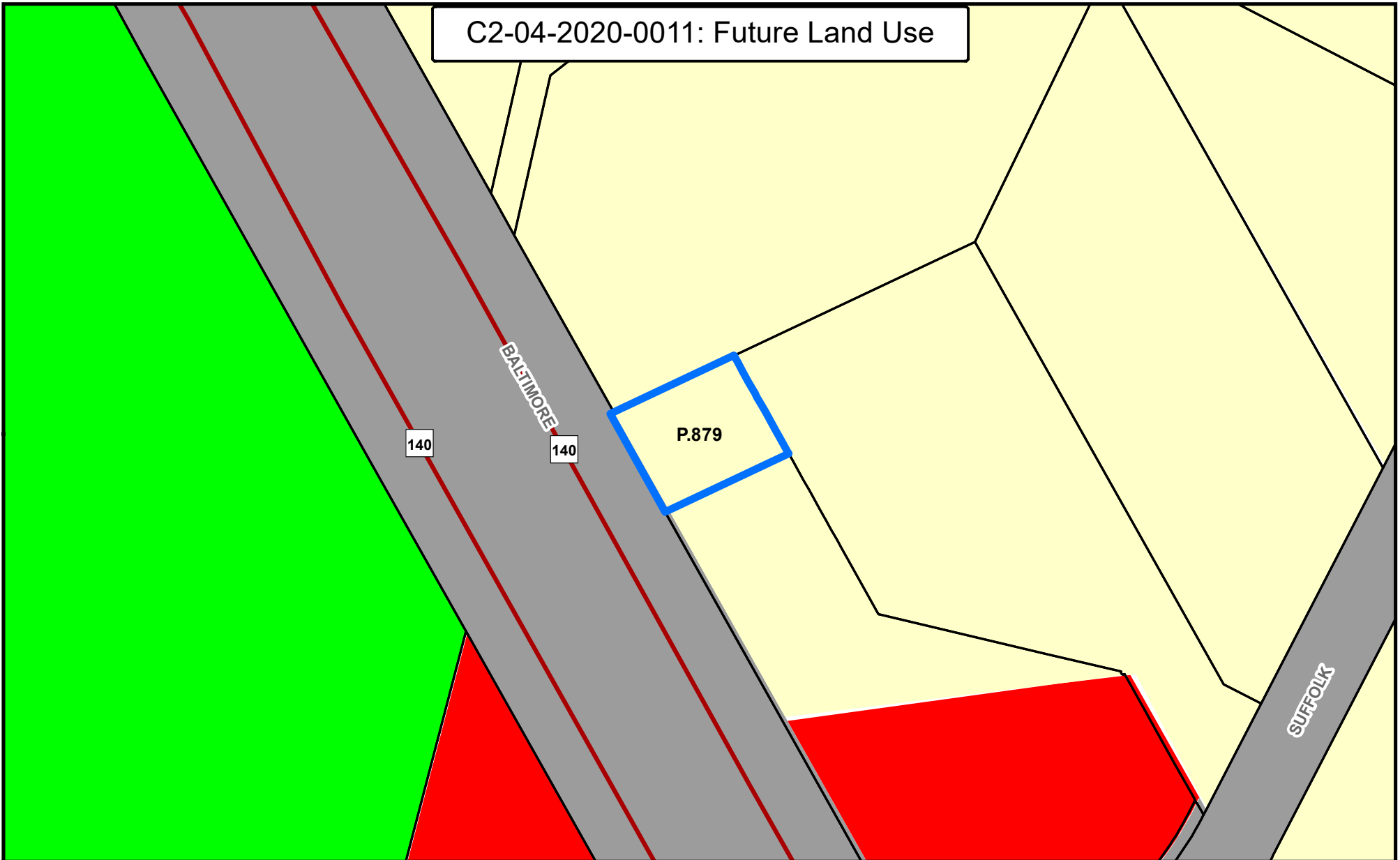
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable









11. Appendixes

See attachments for individual assessments.

C2-04-2020-0011: Future Land Use



Legend

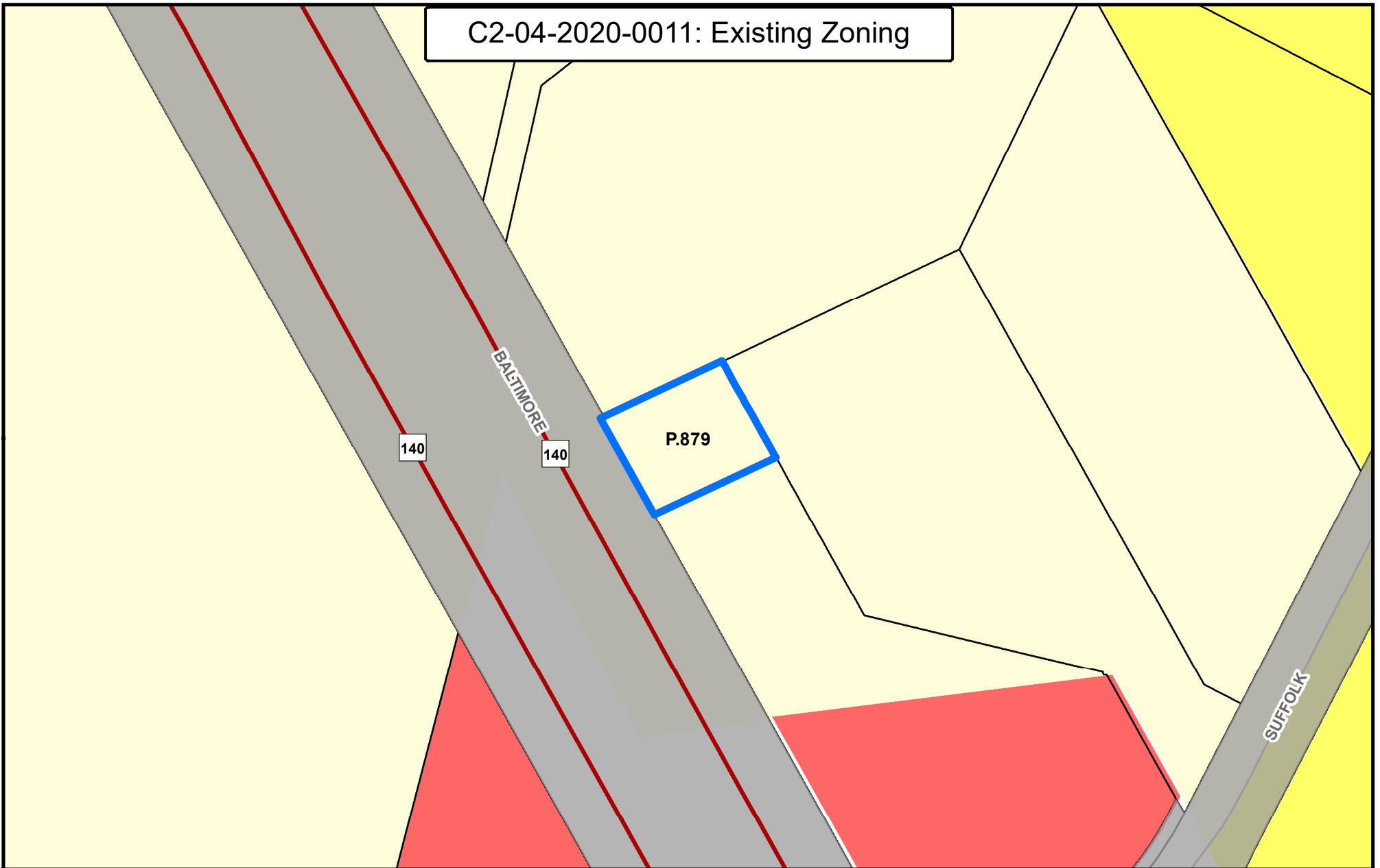
- | | | | |
|--|---|--|---|
|  C2-04-2020-0011 |  Major Roads | County Future Land Use |  Commercial-Medium |
|  Roads |  Resource Conservation |  Transportation | |
|  Property Data |  Residential-Low Density | | |

0 35 70 140 Feet



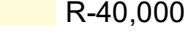

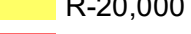

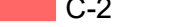
Created by the Carroll County
Department of Planning 2/20 (KC)



C2-04-2020-0011: Existing Zoning



Legend

- | | |
|---|--|
|  C2-04-2020-0011 | Existing Zoning |
|  Major Roads |  R-40,000 |
|  Roads |  R-20,000 |
|  Property Data |  C-2 |

0 35 70 140 Feet

Created by the Carroll County
Department of Planning 2/20 (KC)



Zoning History

Request # C2-04-2020-0011 Applicant Name Tevis Real Estate Inc.

Property Address MD 140 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 # **C2-04-2020-0011**

Applicant Name **Tevis Real Estate Inc.**

Property Address **MD 140 at Suffolk Rd**

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 type="checkbox"/> | 100-Year Floodplain on the Property |
| <input type="checkbox"/> | <input 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 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:

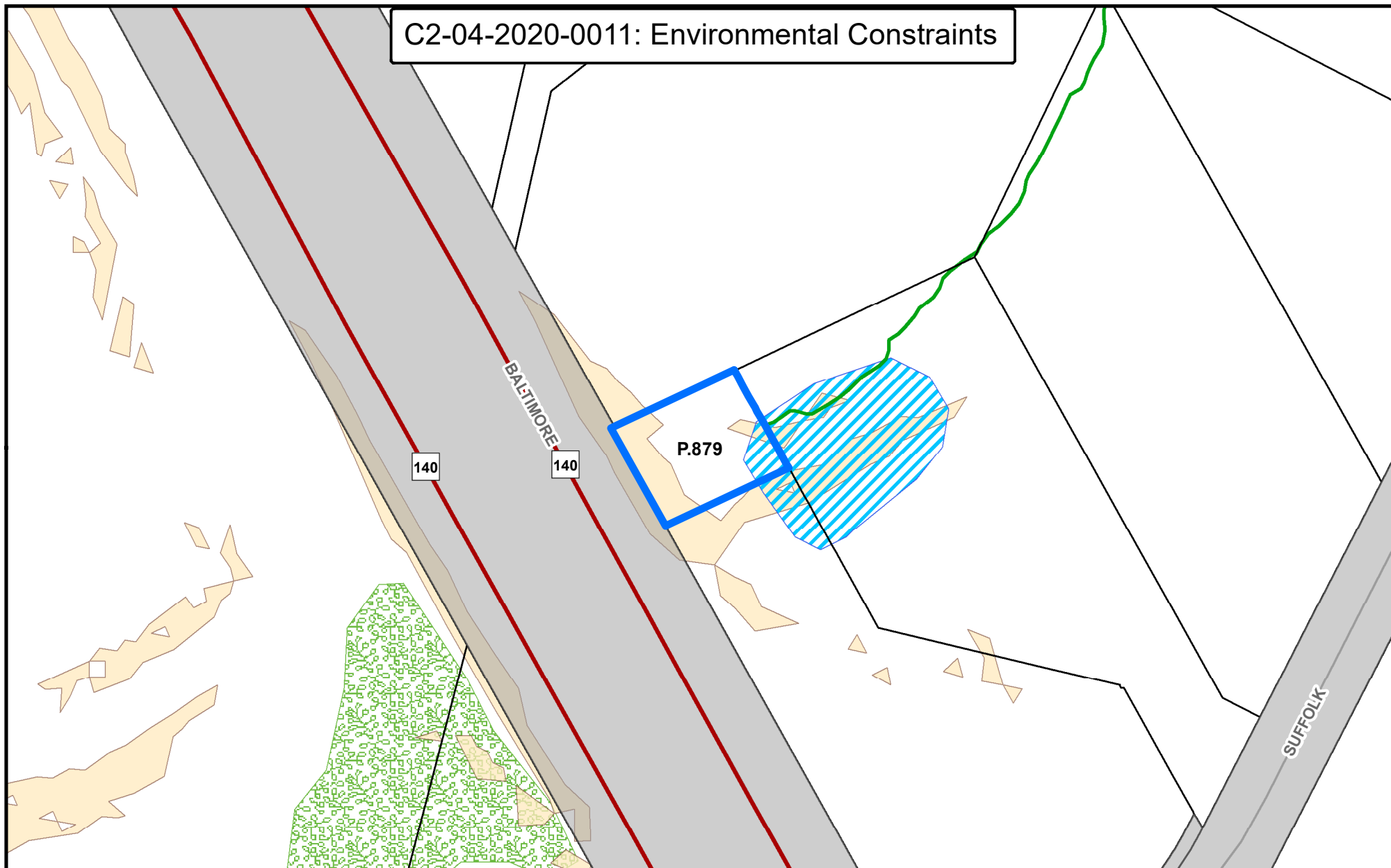
Water Resources Protection Easement- encompasses the right half of the property, opposite side of Baltimore Rd.; approximately 3,277 sq. ft.

Wetland- located on bottom right corner of the property, opposite side of Baltimore Rd., coincides with protection easement; approximately 590 sq. ft.

Steep Slopes- dominant on the left half of the property closest to Baltimore Rd.; one instance on right half of the property

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

C2-04-2020-0011: Environmental Constraints



Legend

- | | |
|-----------------|-------------------------------------|
| C2-04-2020-0011 | Property Data |
| Major Roads | Wetlands |
| Roads | Steep Slopes Lidar (25% or greater) |
| Streams | Forest Cover |

0 35 70 140 Feet

Created by the Carroll County
Department of Planning 2/20 (KC)



Historic Preservation Checklist

Request # **C2-04-2020-0011**

Applicant Name **Tevis Real Estate, 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 # **C2-04-2020-0011**

Applicant Name **Tevis Real Estate Inc.**

Property Address **MD 140 at Suffolk Rd**

Current Zoning **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

Notes:

Transportation Checklist

Request # C2-04-2020-0011 Applicant Name Tevis Real Estate 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:

--

School Assessment

Request # **C2-04-2020-0011**

Applicant Name **Tevis Real Estate 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**

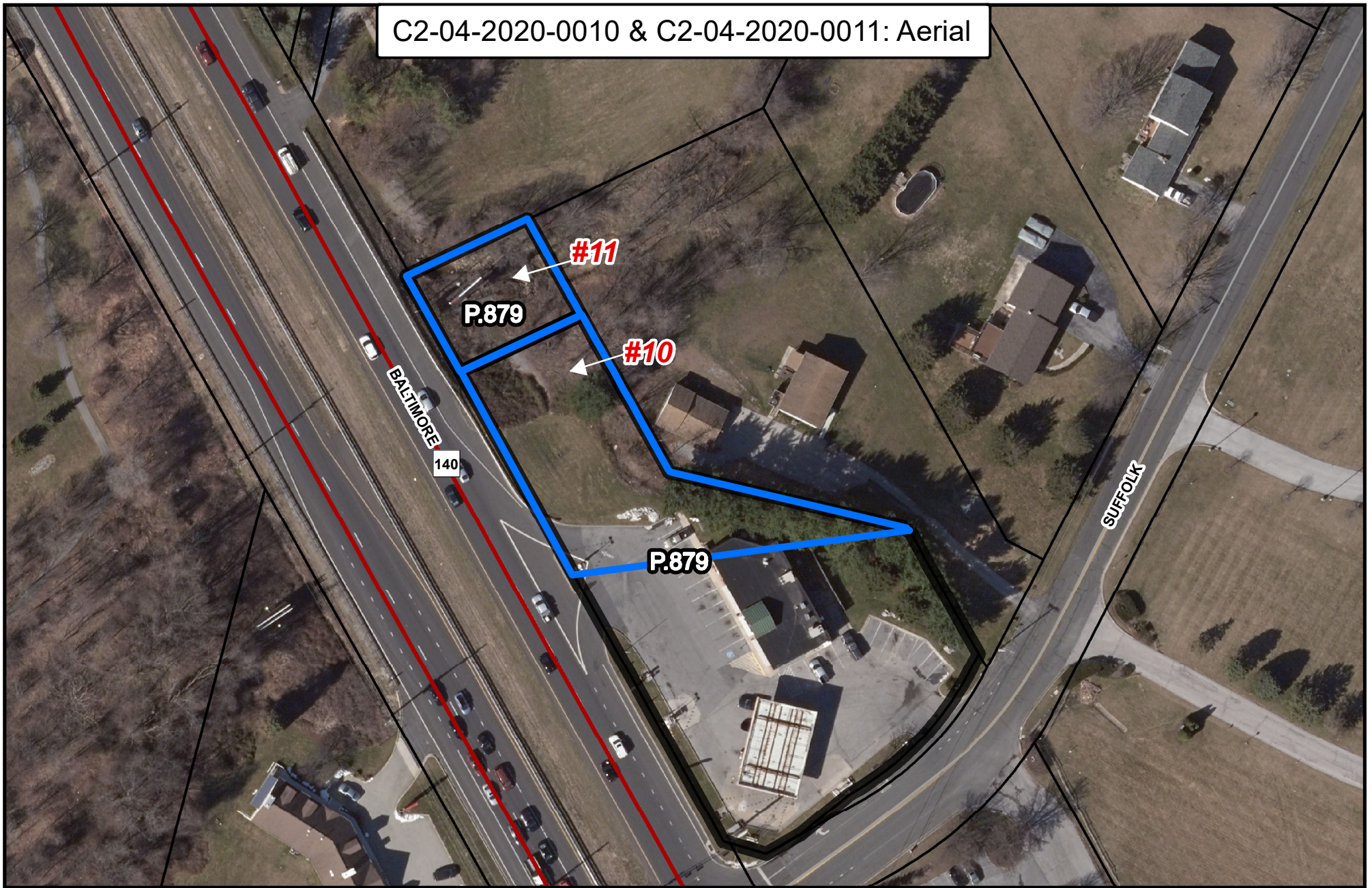
High **Westminster** Current Utilization Rate **83.8%** Adequacy **Adequate**

*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

Created by the Carroll County
Department of Planning 5/20 (KC)

