

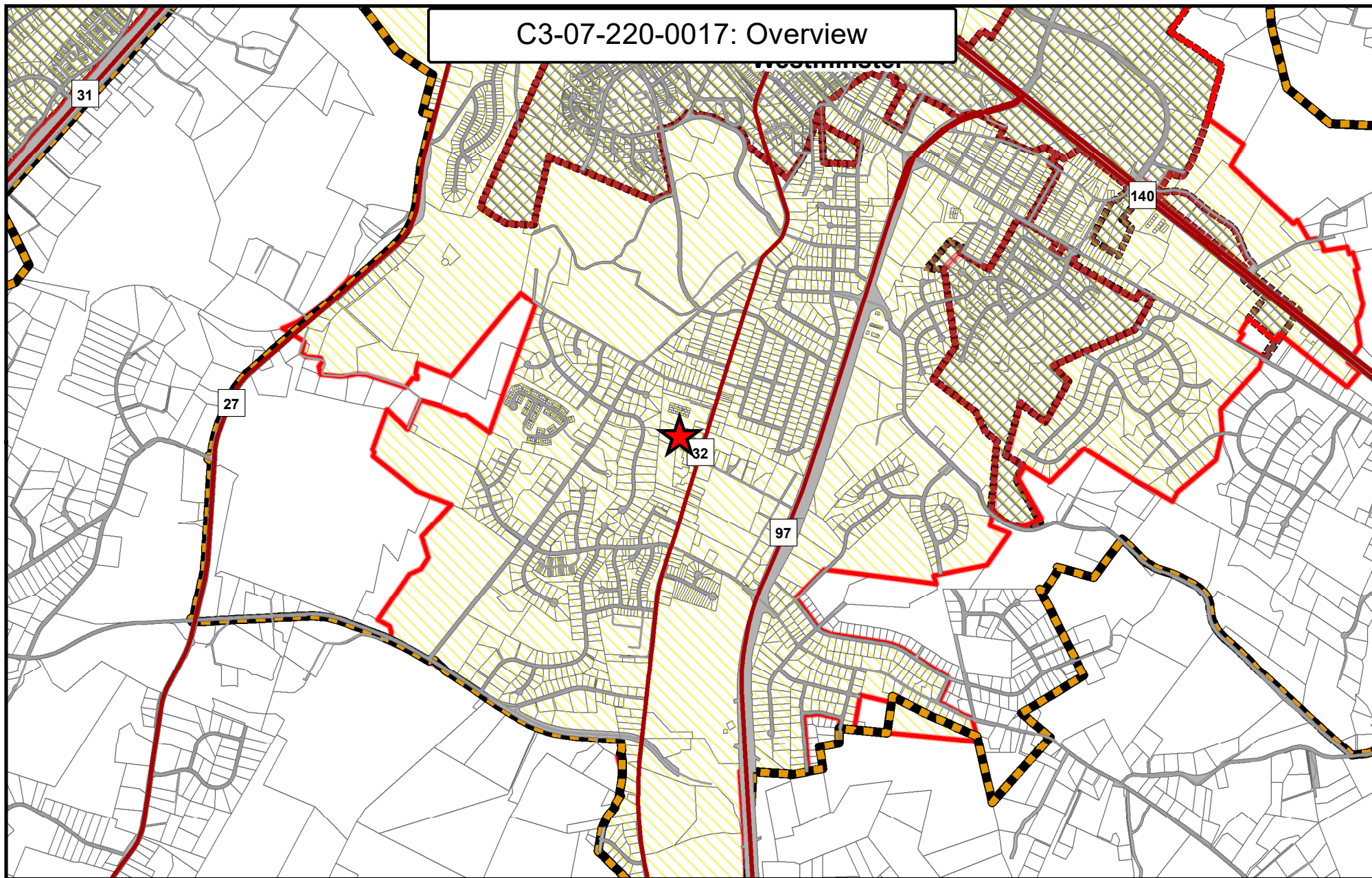
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C3-07-2020-0017



C3-07-220-0017: Overview



Legend

- ★ C3-07-220-0017
- Major Roads
- Roads
- ▨ Growth Area
- ▨ Corporate Limits
- ▨ Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles
Created by the Carroll County Department of Planning 5/20 (KC)



C3-07-220-0017: Aerial



Legend

-  C3-07-220-0017
-  Property Data
-  Major Roads
-  Priority Funding Areas
-  Roads

0 65 130 260 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C3-07-2020-0017 Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000 Requested Zoning: C-3, or alternatively C-2

2. Description of Property

Site Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203, 205, 207, 209, 301, 302, 305 & 308

Commissioner District 3

Parcel 0566 Map 0046

Total Acreage of Parcel 4.896 Area to be Rezoned: 4.896

Current Zoning: R10,000 Requested Zoning: C-3, or alternatively C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Commercial Condominium

Land Use Plan Designation:¹

R-10,000 Suburban Residential

Zoning History Summary

Since at least 1965, this property has been in commercial use. It was originally a nonconforming auto repair, sales and storage business. In 2008, The BZA approved a substitution of a nonconforming use to an office condominium.

¹ In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environs Community Comprehensive Plan. The Westminster Environs Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environs. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.

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

	<u>Zoning</u>	<u>Land Use</u>
North	R-10,000, R-20,000	Commercial Condominium, Residential, Commercial
South	R-10,000	Commercial Condominium, Residential
East	R-10,000	Residential
West	R-20,000	Residential, Commercial

4. Consistency with Master and Functional Plans:

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

This property has a Future Land Use of Residential Suburban in the 2009 City of Westminster Comprehensive Plan. The property lies within the Municipal Growth Area (MGA) of the City of Westminster.

B. Applicable Master Plan Goals and Objectives

The following visions were included in the 2009 Westminster Plan:

Growth Areas – “Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers”

Infrastructure - Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

C. Water Service Area and Service lines in proximity (see map)

Lies within and is served by existing water.

D. Service Area Service lines in proximity (see map)

Lies within and is served by existing sewer.

5. Environmental Constraints

Minimal steep slopes.

6. Historic Resources Identified

There are two properties, both on the National Register, located within the ½ mile Area of Potential Effect (APE). They are the Carroll County Almshouse and Farm and the Friendship Valley Farm

7. Public Safety Assessment

In the Westminster District. Adequate for both Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

This property has been in commercial use since prior to 1965. These commercial uses have been recognized and approved by the BZA. Although the property is surrounded by residential zoning, the properties to the north, south and west are in a similar commercial use. It is located on and has access to MD32, a major north/south arterial road.

The Purpose and Intent of the C-2 District is: *“to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District.”*

Although this property has a different future land use designation than the 2009 Plans, it is consistent with the visions of the Plan. Also, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable for C-2 designation
Applicant agrees with C-2 designation

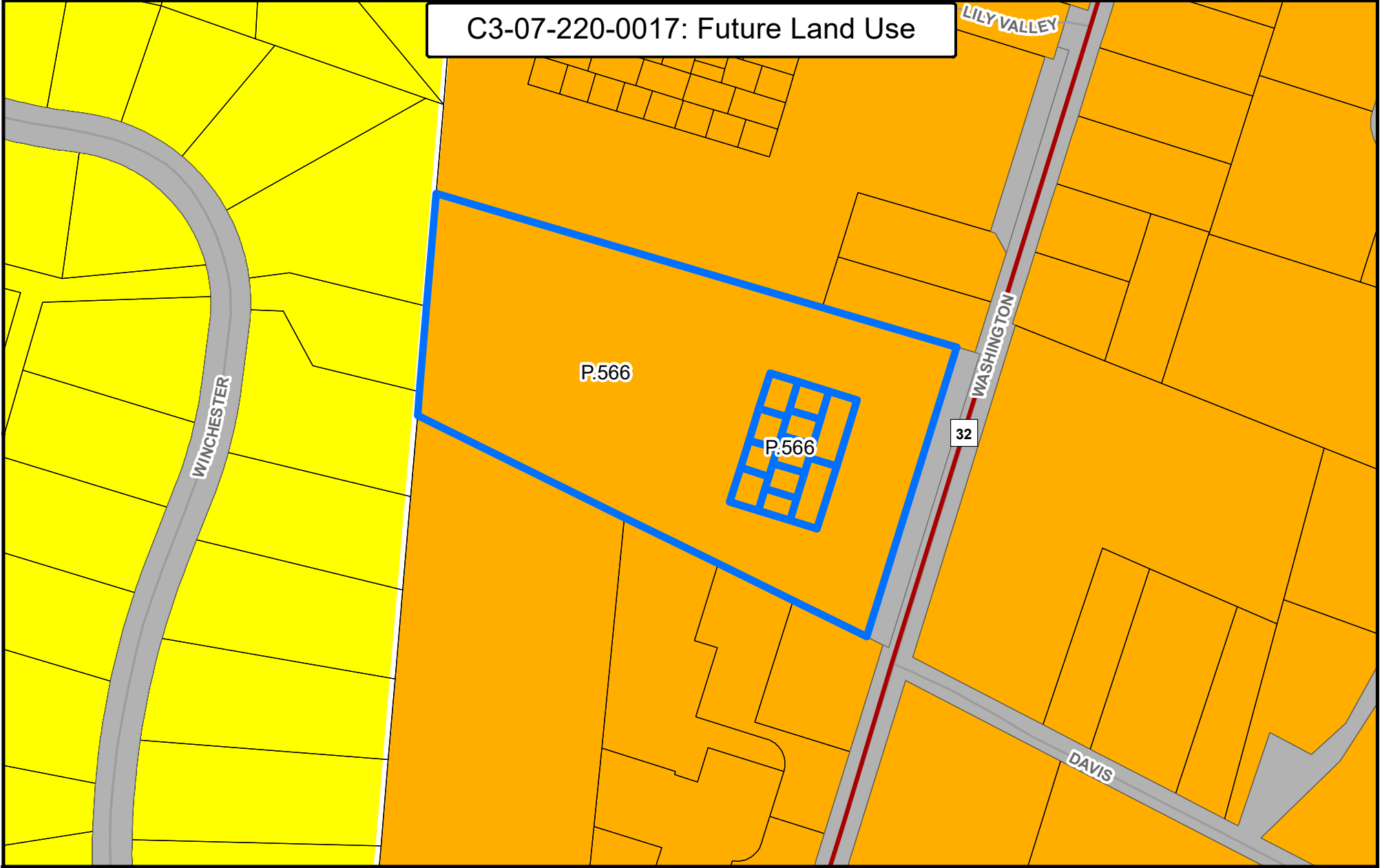
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable







11. Appendixes

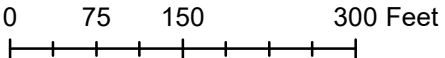
See attachments for individual assessments.

C3-07-220-0017: Future Land Use



Legend

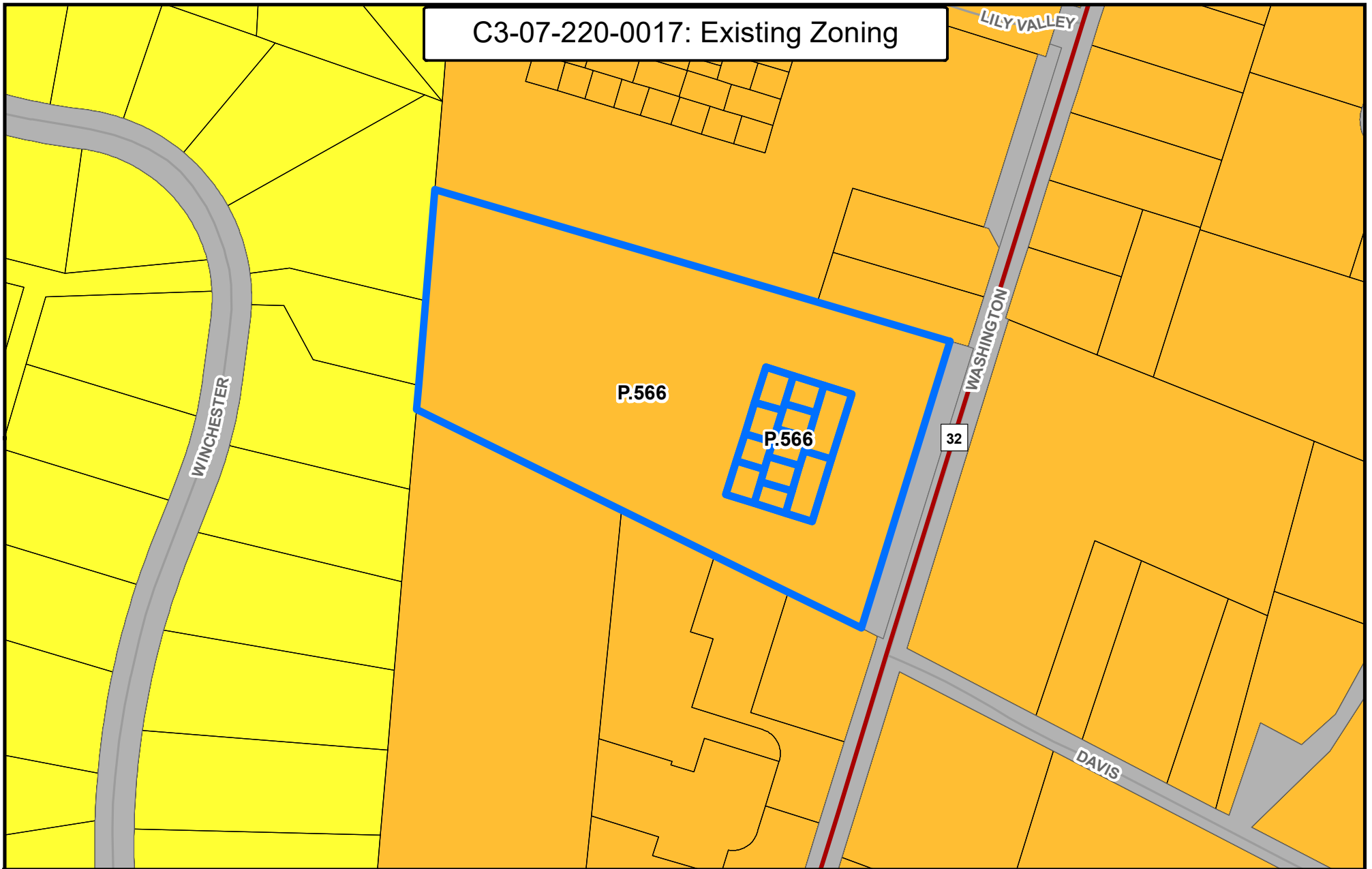
- | | | |
|---|--|--|
|  C3-07-220-0017 |  Major Roads | Westminster GAB Future Land Use |
|  Roads |  Medium Density Residential | |
|  Property Data |  Suburban Residential | |





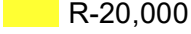
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C3-07-220-0017: Existing Zoning



Legend

- | | | |
|---|---|------------------------|
|  C3-07-220-0017 |  Major Roads | Existing Zoning |
|  Roads |  R-20,000 | |
|  Property Data |  R-10,000 | |

0 75 150 300 Feet

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ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Zoning History

Request # C3-07-2020-0017 Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000 Requested Zoning: C-3, or alternatively C-2

Previous Zoning Change Requests (if applicable): N/A

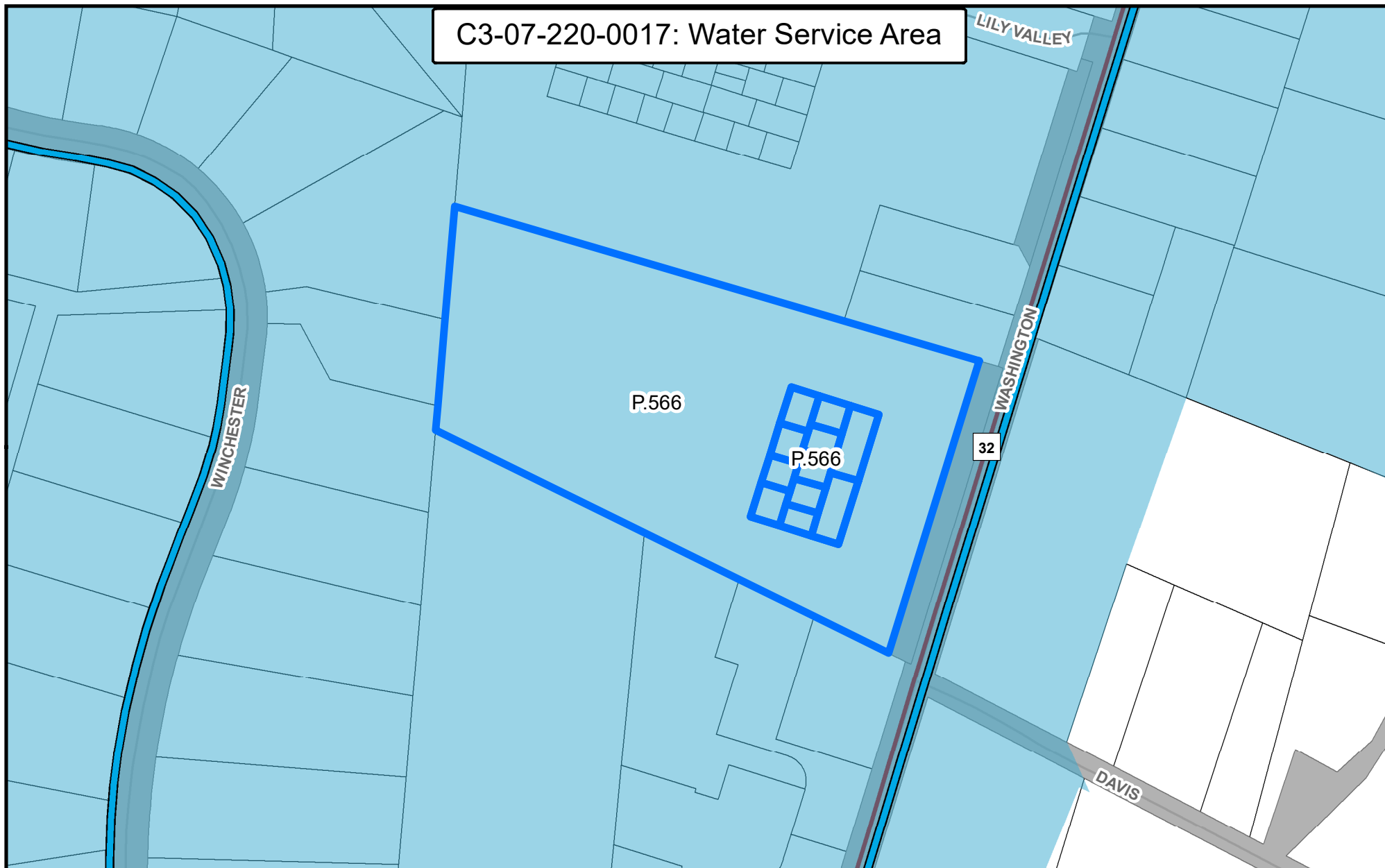
BZA Requests (if applicable): Case # 5383

Zoning Violations (if applicable): ZI-99-0212


Comments:

Case #5383 was for a substitution of a nonconforming use in 2008. It was found that the property had been used for over 50 years as for automobile sales, repair and storage, and the request to convert the use to an office condominium was approved by the BZA.

C3-07-220-0017: Water Service Area




Legend

 C3-07-220-0017

 Major Roads

 Roads

 Water Lines: Non-County Maintained

Water Service Area

 Existing

 Property Data

0 75 150 300 Feet


Created by the Carroll County
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C3-07-220-0017: Sewer Service Area



Legend

 C3-07-220-0017

 Major Roads

 Roads

 Sewer Lines: Non-County Maintained

Sewer Service Area

 Existing

 Property Data

0 75 150 300 Feet

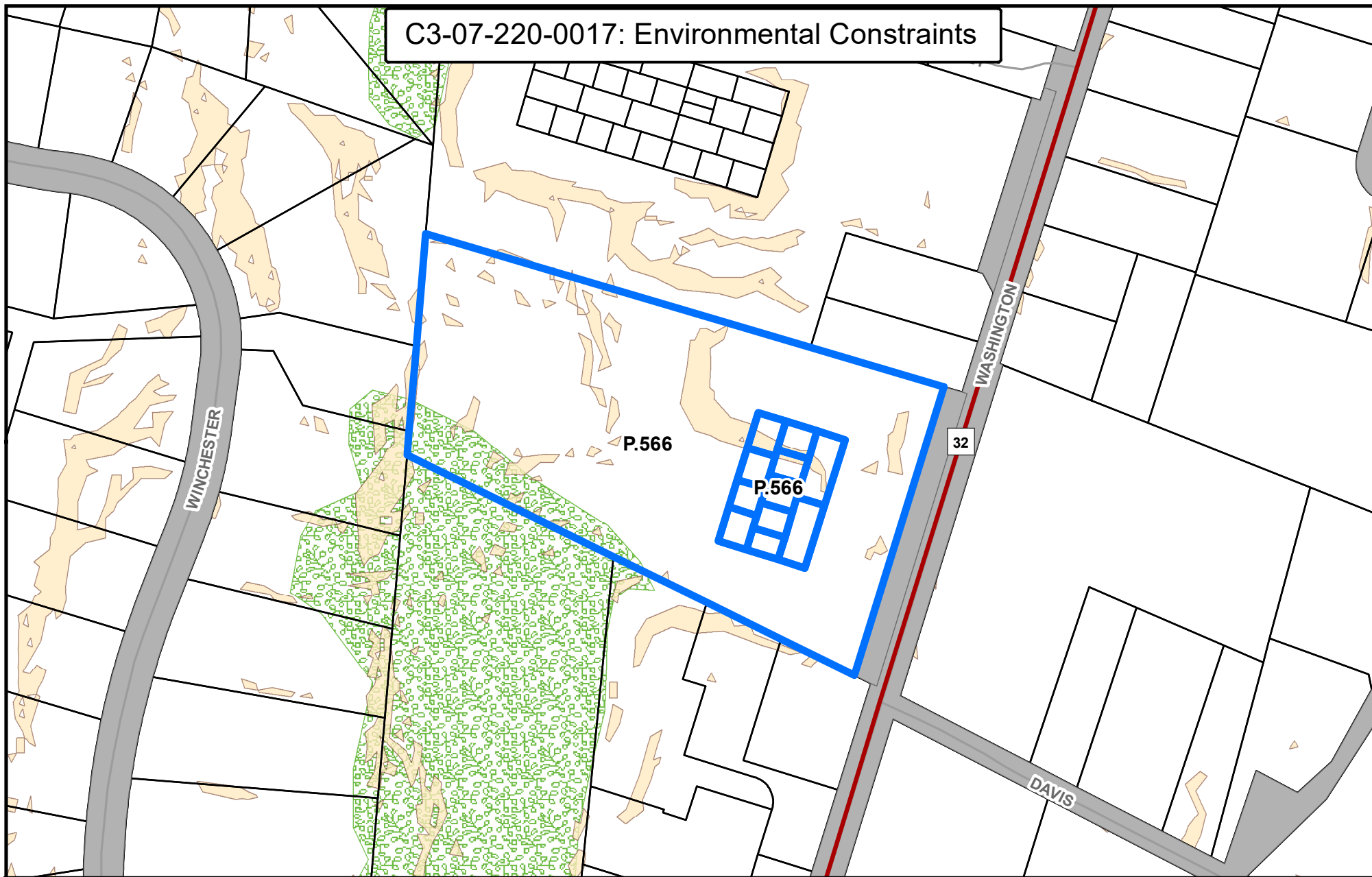
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PLANNER INITIALS WPW

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C3-07-220-0017: Environmental Constraints



Legend

- C3-07-220-0017
- Property Data
- Major Roads
- Steep Slopes Lidar (25% or greater)
- Roads
- Forest Cover

0 75 150 300 Feet

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ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/3/2020

PLANNER INITIALS WPW

Historic Preservation Checklist

Request # C3-07-2020-0017 Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

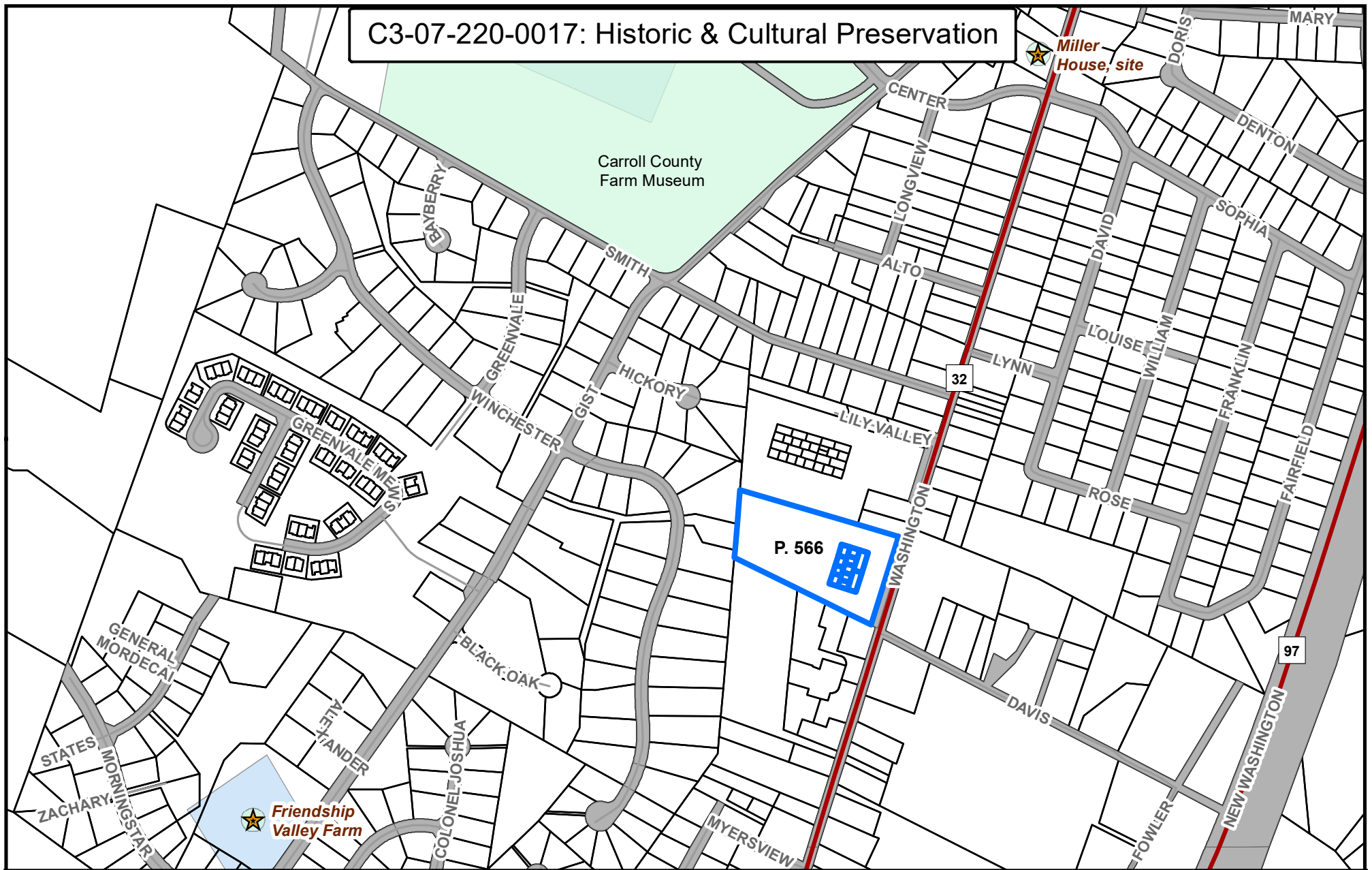
Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000 Requested Zoning: C-3, or alternatively C-2

Historic Inventory Number: N/A

Comments:

C3-07-220-0017: Historic & Cultural Preservation



Legend

- C3-07-220-0017
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District
- National Register of Historic Places

0 240 480 960 Feet

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ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/3/2020

PLANNER INITIALS WPW

Fire and EMS Assessment

Request # C3-07-2020-0017 Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000 Requested Zoning: C-3, or alternatively C-2

Districts:

Fire and EMS: Westminster

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

Notes:

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Transportation Checklist

Request # C3-07-2020-0017 Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000 Requested Zoning: C-3, or alternatively C-2

Frontage Road: Washington Road (MD 32)

Most Recent ADT of Frontage Road: 13,500

LOS at the Nearest Intersection of Frontage Road _____

Functional Classification of Frontage Road: 3U

<https://www.carrollcountymd.gov/media/1675/fclass-list.pdf>

Capital Improvements of Adjacent Road(s): N/A

Planned Major Streets on-site or in proximity: N/A

Sidewalk ☒ Yes ☐ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☒ Yes ☐ No

Other Comments:

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School Assessment

Request # C3-07-2020-0017 Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000 Requested Zoning: C-3, or alternatively C-2

Districts:

Elementary: Friendship Valley Current Utilization Rate: 93.5% Adequacy: Adequate

Middle: West Current Utilization Rate: 87.9% 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	>= 120% SRC	110-119% SRC	<110% SRC
Middle	>= 120% FC	110-119% FC	<110% FCC
High	>= 120% SRC	110-119% SRC	<110% SRC

Notes: