

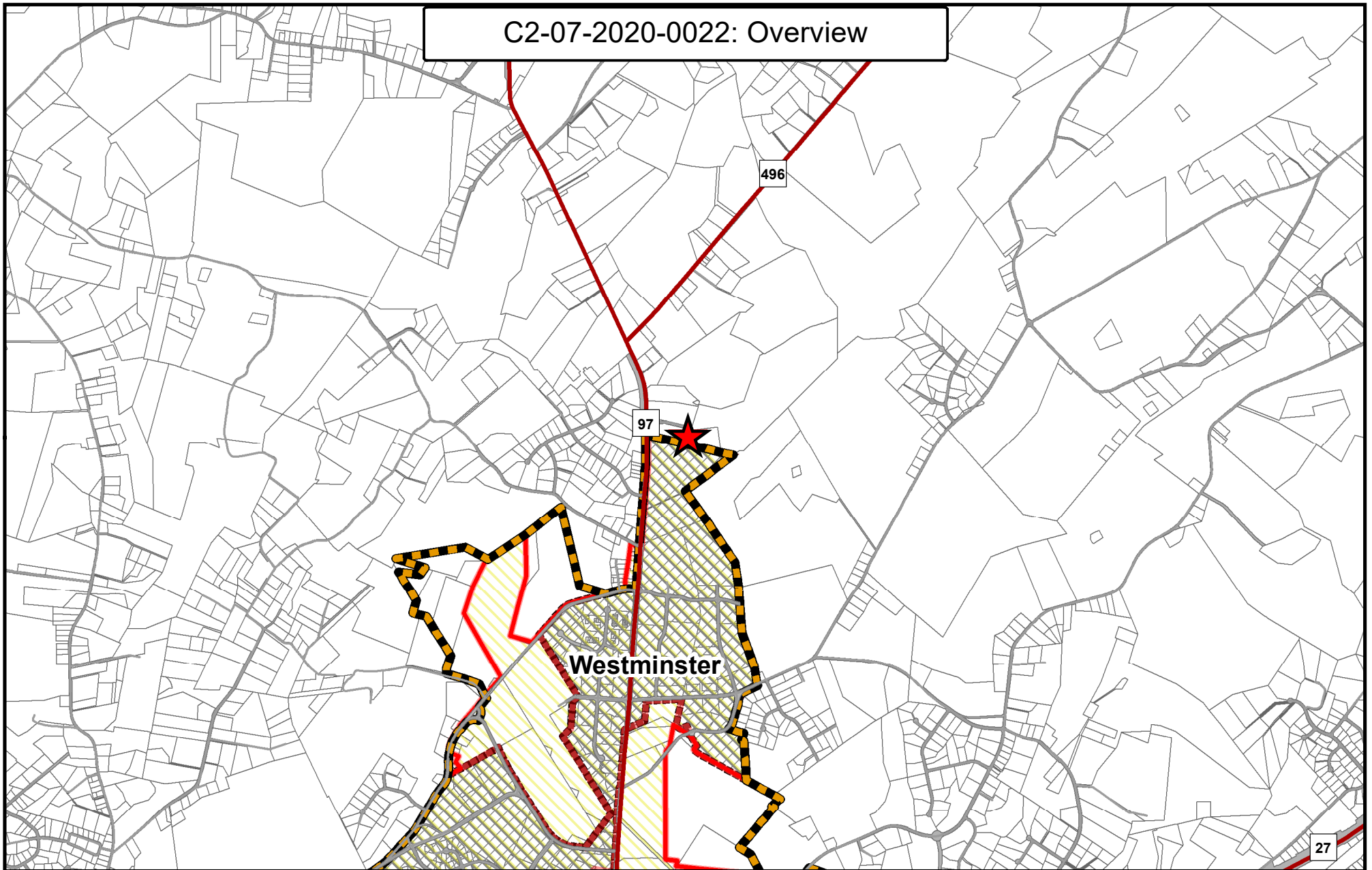
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0022



C2-07-2020-0022: Overview



Legend

- ★ C2-07-2020-0022
- Major Roads
- Roads
- ▨ Growth Area
- ▤ Corporate Limits
- ▨ Priority Funding Areas
- ▨ Property Data

0 0.25 0.5 1 Miles

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C2-07-2020-0022: Aerial



Legend



C2-07-2020-0022



Property Data

Major Roads

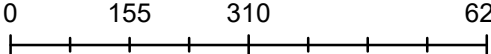
Roads



Growth Area



Corporate Limits



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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

Property Address 75 Lamb Drive, Westminster, MD 21157

Current Zoning AG Requested Zoning C-2

2. Description of Property

Site Address 75 Lamb Drive, Westminster, MD 21157

Commissioner District 03

Parcel Lot 1B Map 0055

Total Acreage of Parcel 10.2013 Area to be Rezoned: 10.2013

Current Zoning: AG Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Improved with a church/school building

Land Use Plan
Designation:¹

Agriculture

Zoning History Summary

<p>This property has been zoned Agriculture since 1965. It was improved with a church in 2001, a principal permitted use in the Ag District. In 2012, the use was changed to a private school, also a principal permitted use. It is currently not in use. There are no zoning violations on this property.</p>

¹ Per 2014 Carroll County Master Plan as amended 2019.

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

	<u>Zoning</u>	<u>Land Use</u>
North	Agriculture	Agriculture, in use commercially
South	City of Westminster	Agriculture and Commercial (Knorr Brake)
East	Agriculture	Agriculture
West	Agriculture	Large lot residential subdivision, R-40,000 residential subdivision, Carroll County Airport

4. Consistency with Master and Functional Plans:

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

This property is designated Agriculture in the 2014 CCMP as amended 2019. It is immediately outside the boundary of the City of Westminster. This request is not consistent with the Future Land Use designation.

B. Applicable Master Plan Goals and Objectives

This property is not consistent with the to the 2014 Carroll County Master Plan as amended 2019.

This request is contrary to goals 14 and 15 in the Carroll County Master Plan.

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 lines in proximity (see map)

This property is in the No Planned Service category, adjacent to property in the City of Westminster in the Priority sewer service area, and in the vicinity of Existing water service

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

This property is in the No Planned Service category, adjacent to property in the City of Westminster in the Priority sewer service area, and in the vicinity of Existing sewer service

5. Environmental Constraints

There are no environmental constraints on this property.

6. Historic Resources Identified

None on site, but a number in the immediate vicinity (see attached worksheet and map)

7. Public Safety Assessment

In the Westminster District, Adequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

There is a MALPF easement to the south and east of this property.

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 contrary to Goals 14 and 15 of the CCMP, lies outside Westminster's growth area boundary, is in the vicinity of MALPH easements, and is in close proximity to a number of historic properties.

Although the property is not currently in an Agricultural use, the uses previously located on this property, a church and a school, are permitted uses in the AG District, as are a number of similar commercial uses, such as recreational centers, day care centers and veterinary clinics. There are also a number of other commercial uses that are considered appropriate for the AG District and are allowed with conditional use approval. Changing this property from AG zoning to the C-2 zoning category would allow all the more intense commercial uses in Section 158.082 of the County Code on this property, which is surrounded by Ag-zoned land. This was not envisioned by the 2014 Plan or the 2019 Amendment.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

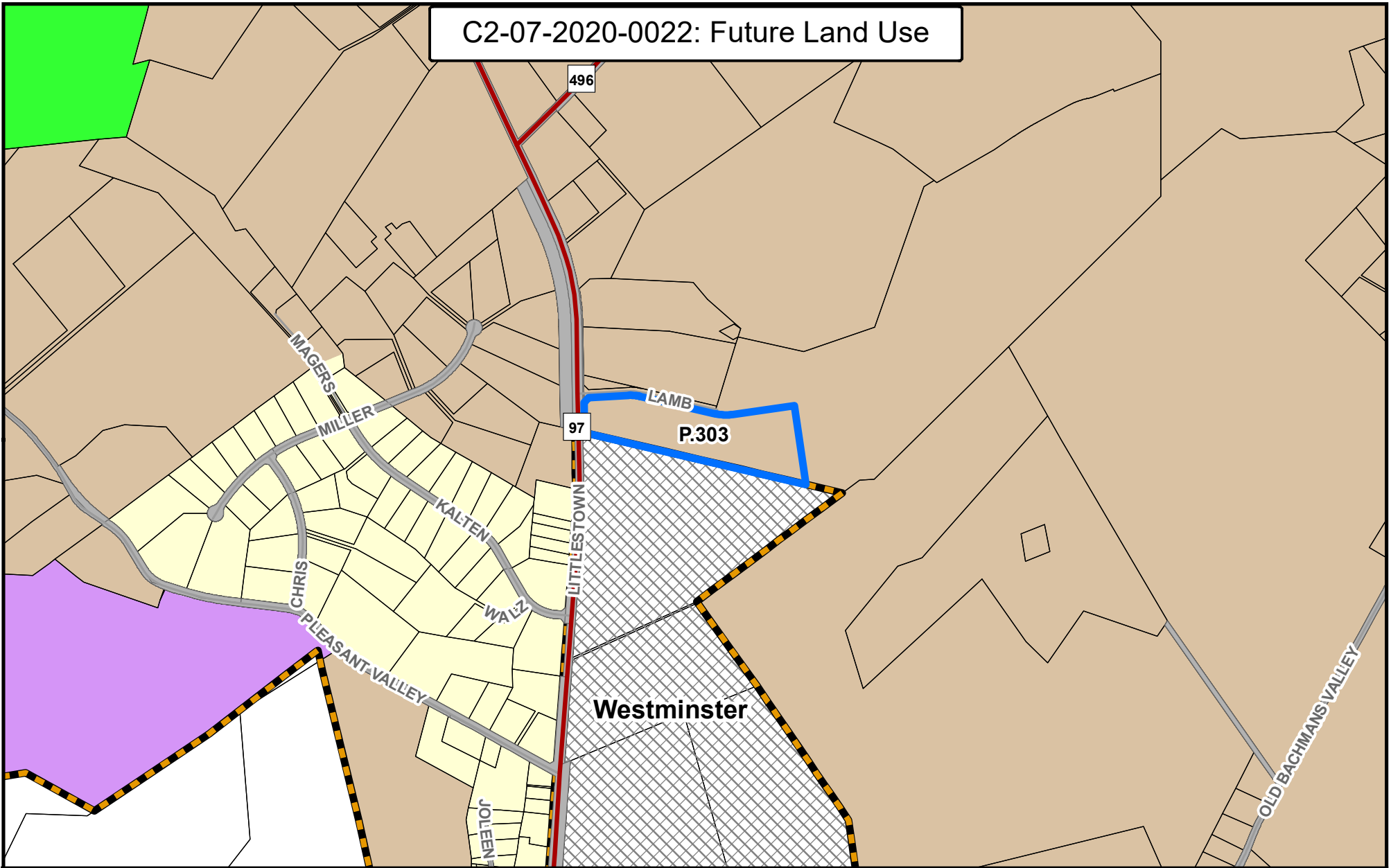
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable












11. Appendixes

See attachments for individual assessments.

C2-07-2020-0022: Future Land Use



Legend

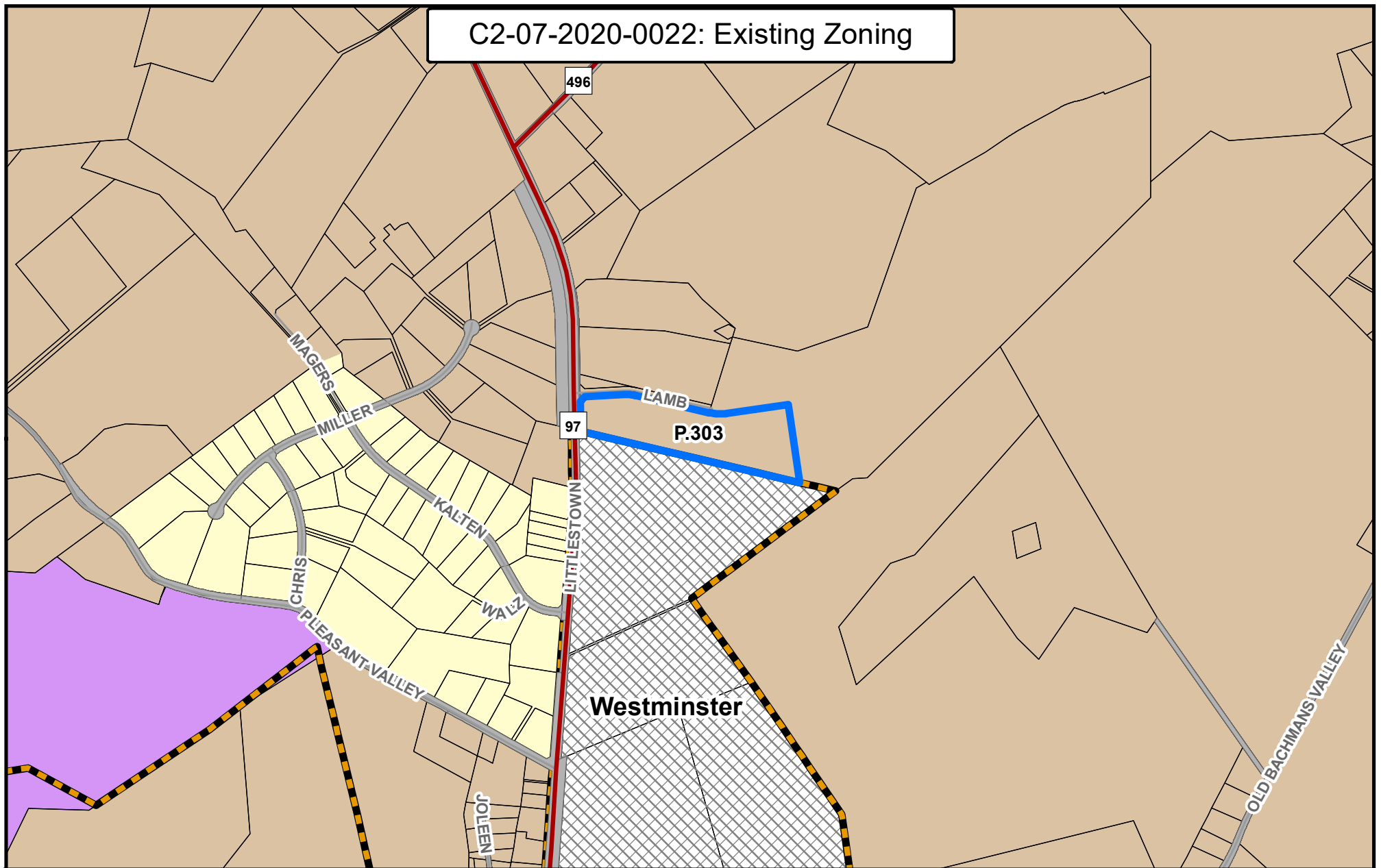
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|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  C2-07-2020-0022 |  Growth Area | County Future Land Use |  Residential-Low Density |
|  Major Roads |  Corporate Limits |  Agriculture |  Industrial-Light |
|  Roads |  Property Data |  Resource Conservation |  Transportation |

0 385 770 1,540 Feet

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C2-07-2020-0022: Existing Zoning



Legend

- | | | |
|-----------------|------------------|------------------------|
| C2-07-2020-0022 | Growth Area | Existing Zoning |
| Major Roads | Corporate Limits | Agriculture |
| Roads | Property Data | R-40,000 |
| | | I-1 |

0 385 770 1,540 Feet



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

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/4/2020

PLANNER INITIALS WPW

Zoning History

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

Property Address: 75 Lamb Drive, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-2

Previous Zoning Change Requests (if applicable): _____

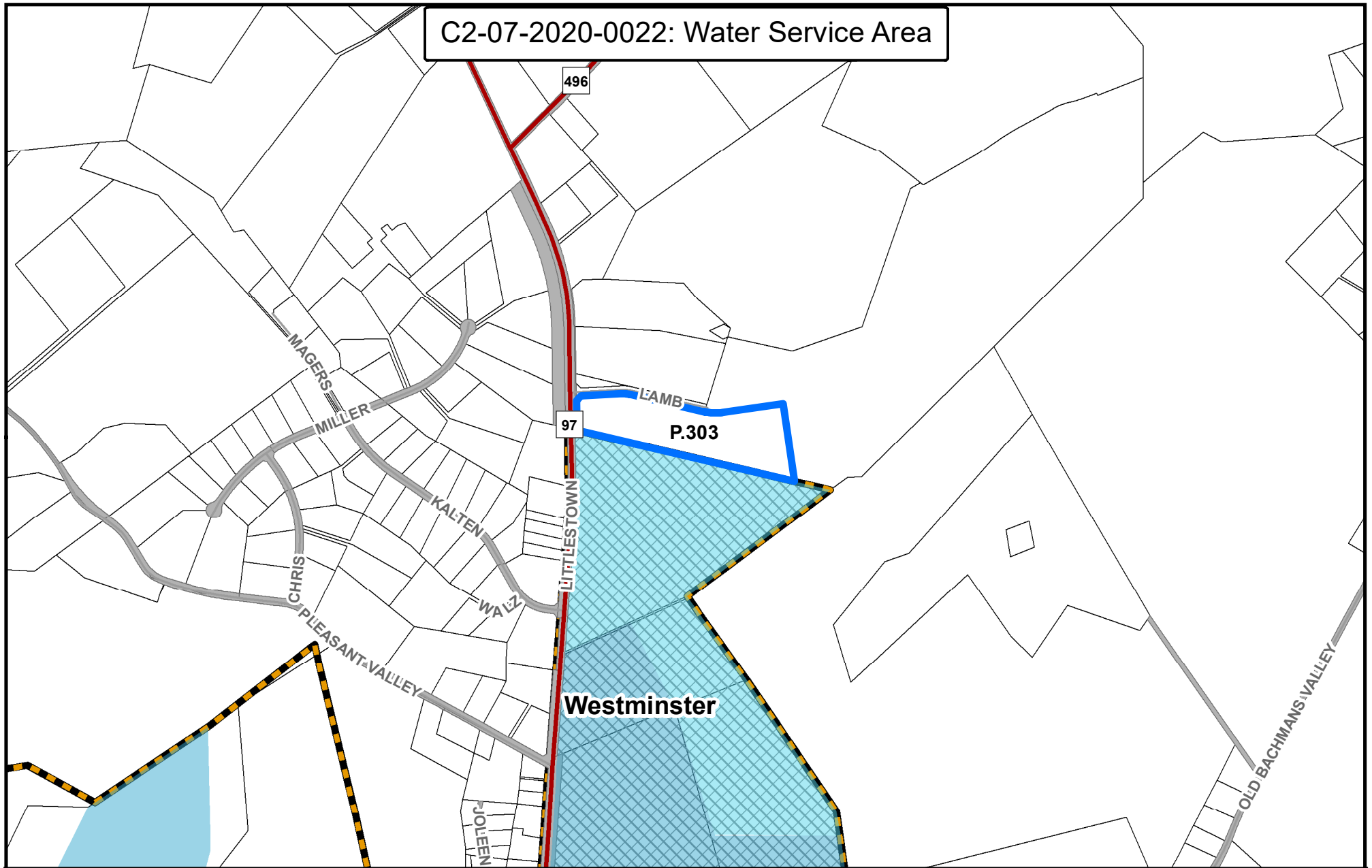
BZA Requests (if applicable): Case # 5663

Zoning Violations (if applicable): IN-02-0251, ZI-13-0147









Comments:

Case # 5663 (2012), which was approved by the BZA, was the appeal of a variance approval by the Zoning Administrator for a reduced setback for the North Carroll Community School. The Zoning Violation complaints were regarding traffic and lighting and were investigated. No action was necessary.

C2-07-2020-0022: Water Service Area



Legend

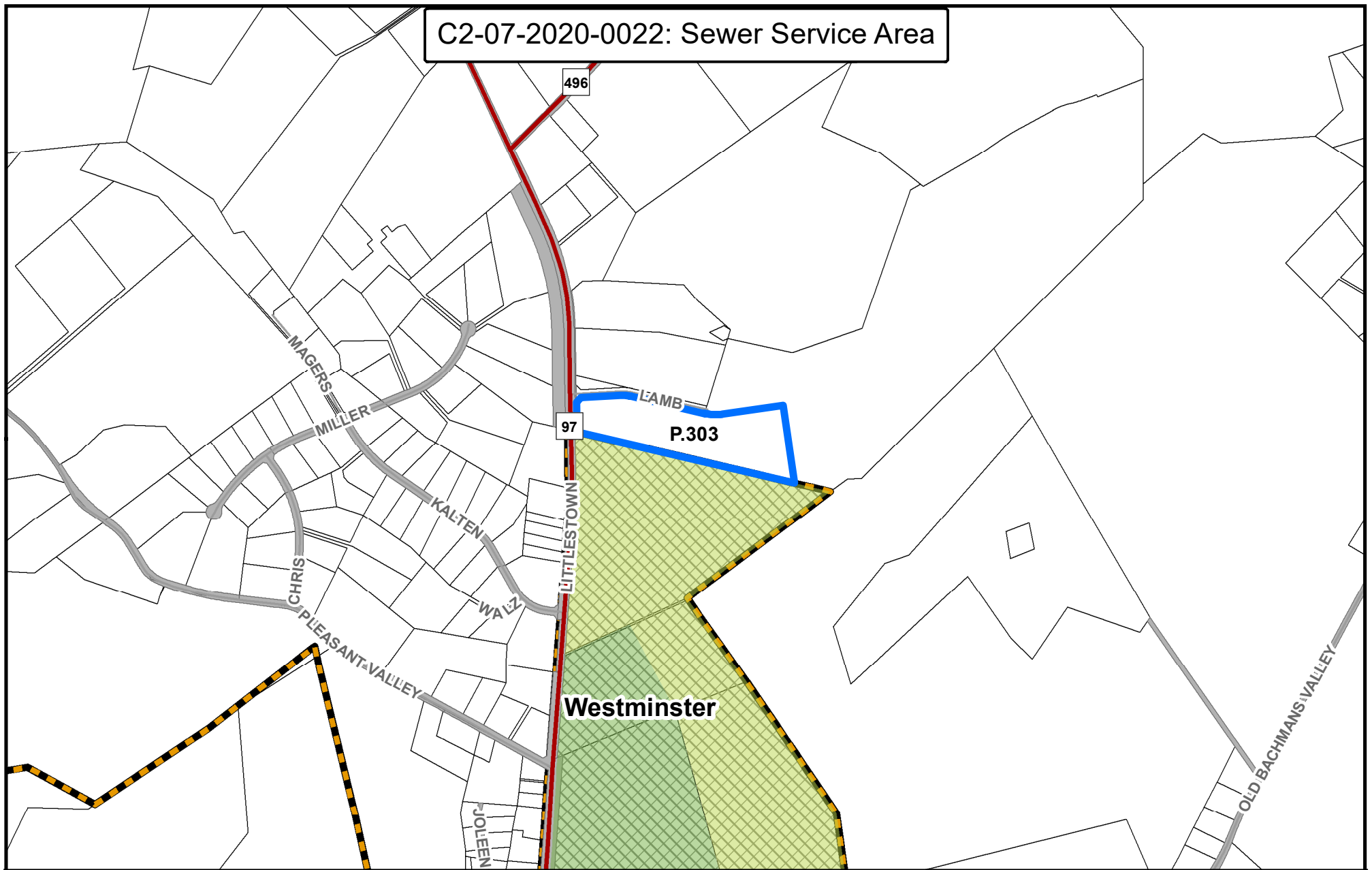
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|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  C2-07-2020-0022 |  Growth Area | Water Service Area |
|  Major Roads |  Corporate Limits | |
|  Roads |  Property Data |  Existing |
| | |  Priority |

0 385 770 1,540 Feet

Created by the Carroll County
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C2-07-2020-0022: Sewer Service Area



Legend

- | | | |
|-----------------|------------------|---------------------------|
| C2-07-2020-0022 | Growth Area | Sewer Service Area |
| Major Roads | Corporate Limits | Existing |
| Roads | Property Data | Priority |

0 385 770 1,540 Feet

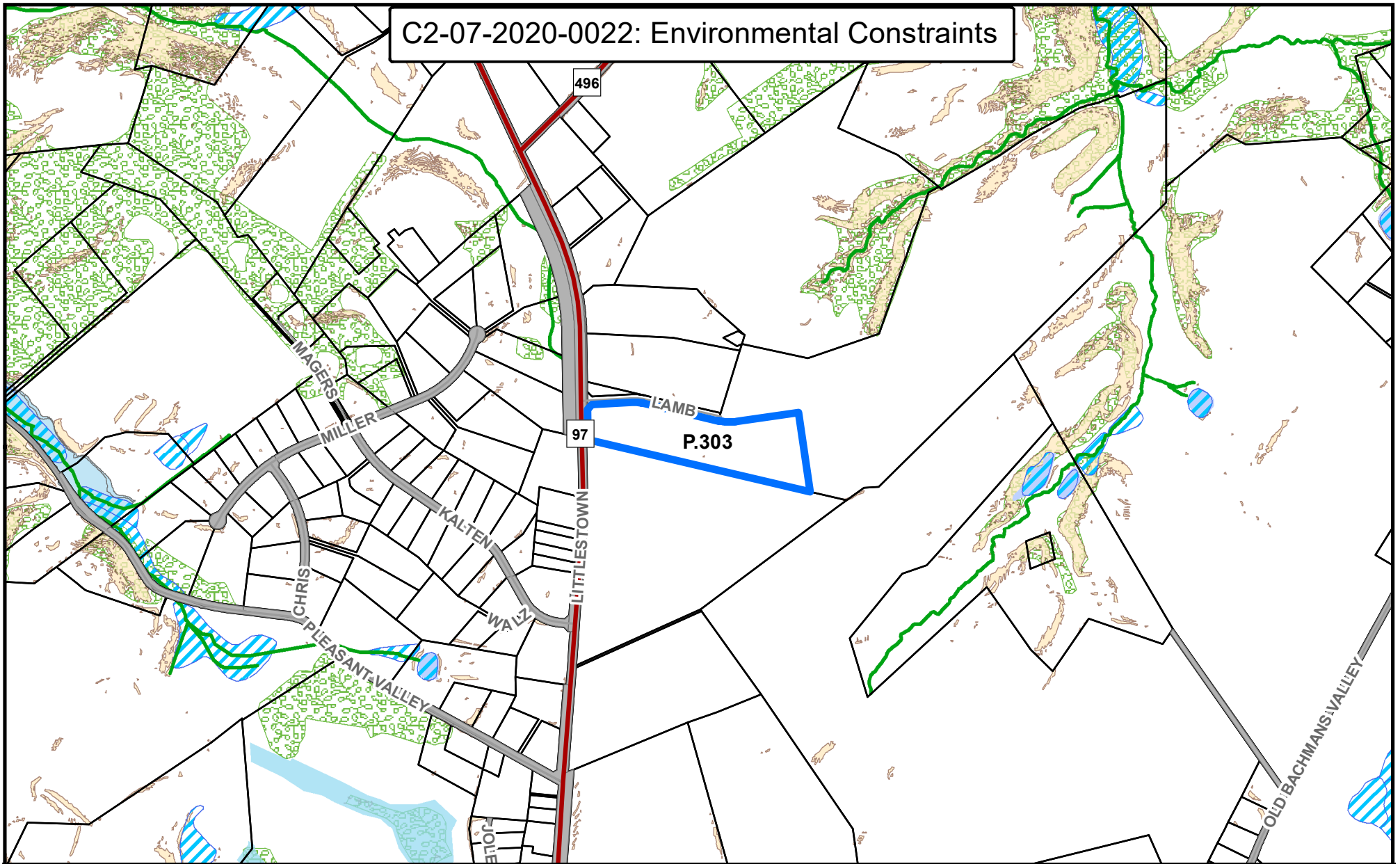
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PLANNER INITIALS WPW

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C2-07-2020-0022: Environmental Constraints



Legend

- | | | |
|-----------------|--------------------|-------------------------------------|
| C2-07-2020-0022 | Property Data | Water Resource Protection Easement |
| Major Roads | Wetlands | Steep Slopes Lidar (25% or greater) |
| Roads | FEMA Floodplain | Forest Cover |
| Streams | Ponds - Reservoirs | |

0 385 770 1,540 Feet

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ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/4/2020

PLANNER INITIALS WPW

Historic Preservation Checklist

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

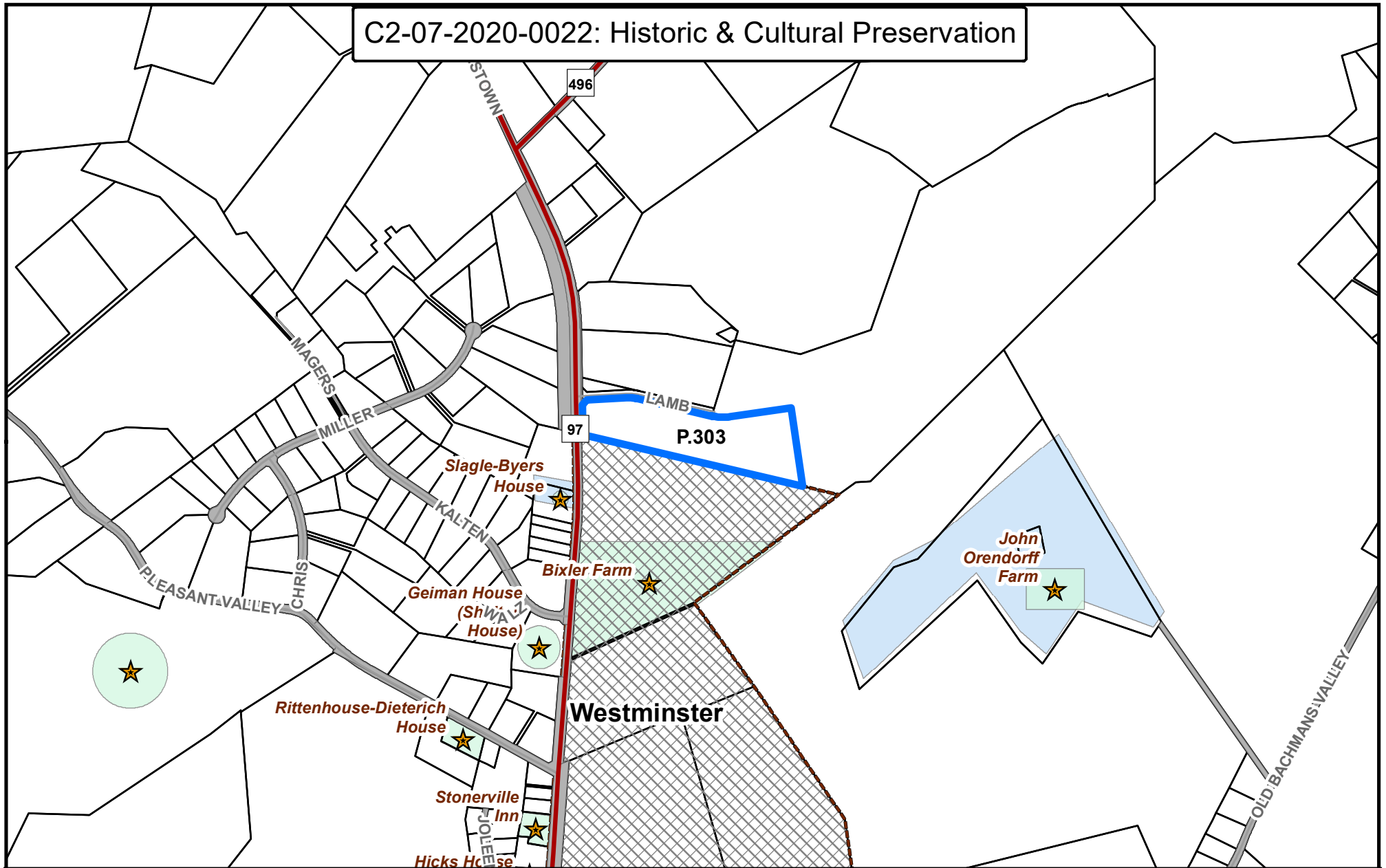
Property Address: 75 Lamb Drive, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-2

Historic Inventory Number: N/A

Comments:

C2-07-2020-0022: Historic & Cultural Preservation



Legend

- | | |
|----------------------|--------------------------------------|
| C2-07-2020-0022 | Corporate Limits |
| Historic Site Points | Property Data |
| Major Roads | Historic District |
| Roads | National Register of Historic Places |

0 385 770 1,540 Feet

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ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/4/2020

PLANNER INITIALS WPW

Fire and EMS Assessment

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

Property Address: 75 Lamb Drive, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-2

Districts:

Fire and EMS: Westminster

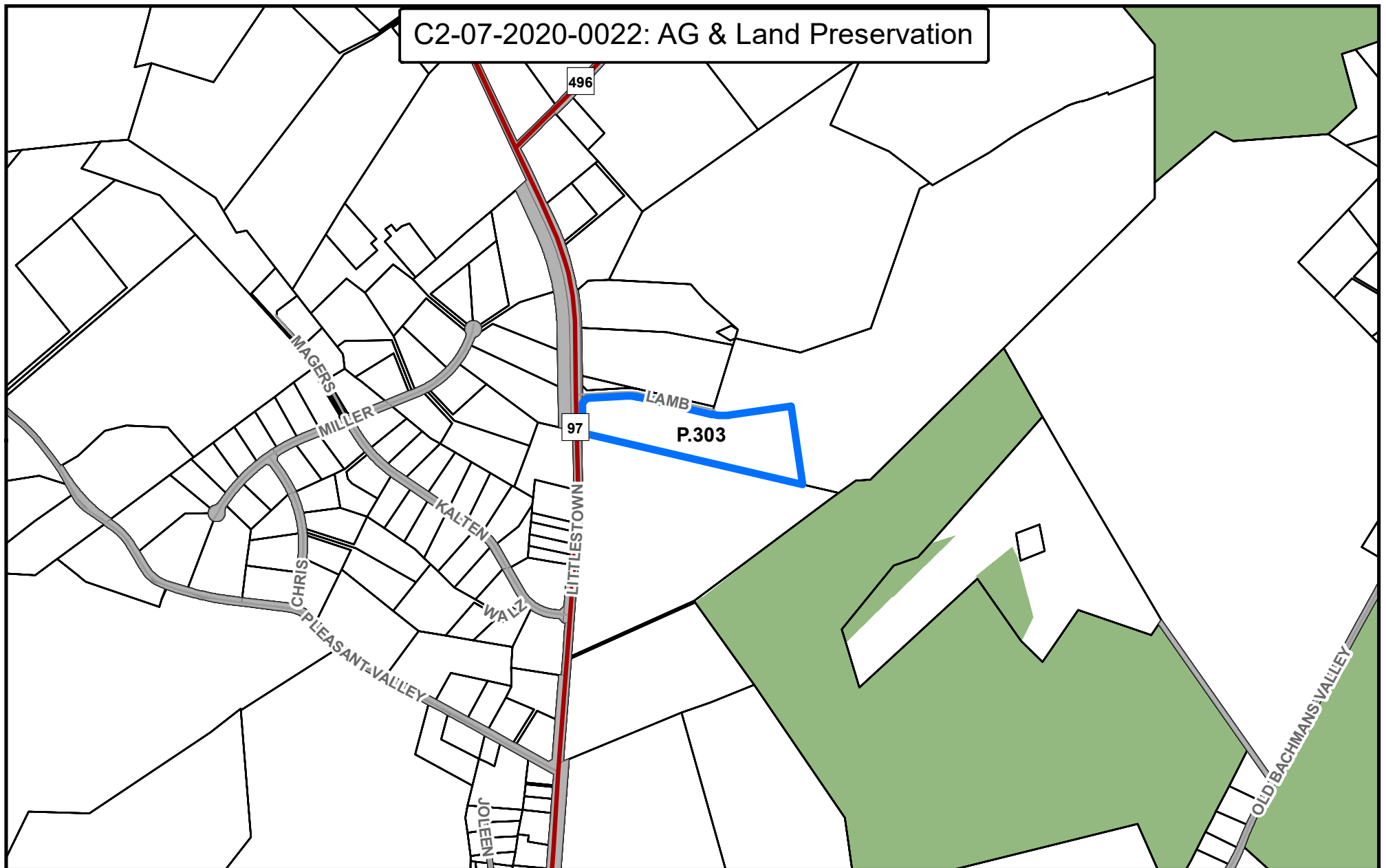
Adequacy: Adequate

*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:


C2-07-2020-0022: AG & Land Preservation



Legend

- | | |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  C2-07-2020-0022 |  Property Data |
|  Major Roads |  MALPF Easement |
|  Roads |  Carroll County Easement |

0 385 770 1,540 Feet



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



ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/4/2020
PLANNER INITIALS WPW

Transportation Checklist

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

Property Address: 75 Lamb Drive, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-2

Frontage Road: Littlestown Pike (MD 97)

Most Recent ADT of Frontage Road: 19,981

Functional Classification of Frontage Road: 3R

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

Capital Improvements of Adjacent Road(s): MD 97 reconstruction from Pleasant Valley Road to PA line (State Highway Needs Inventory)

Planned Major Streets on-site or in proximity None

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

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ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/4/2020
PLANNER INITIALS WPW

School Assessment

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

Property Address: 75 Lamb Drive, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-2

Districts:

Elementary: William Winchester Current Utilization Rate: 98.7% 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

Notes: