

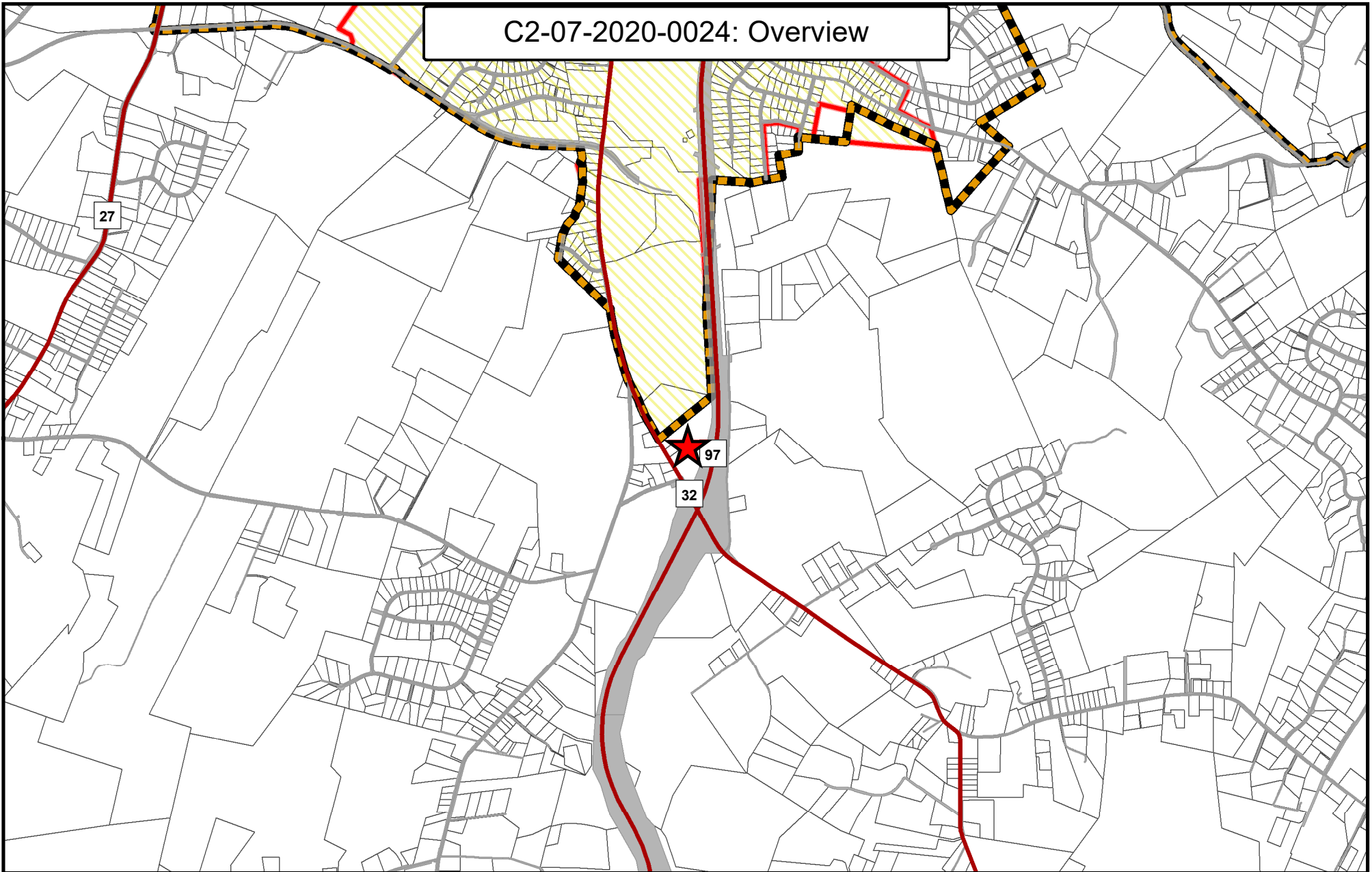
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS


C2-07-2020-0024



C2-07-2020-0024: Overview



Legend

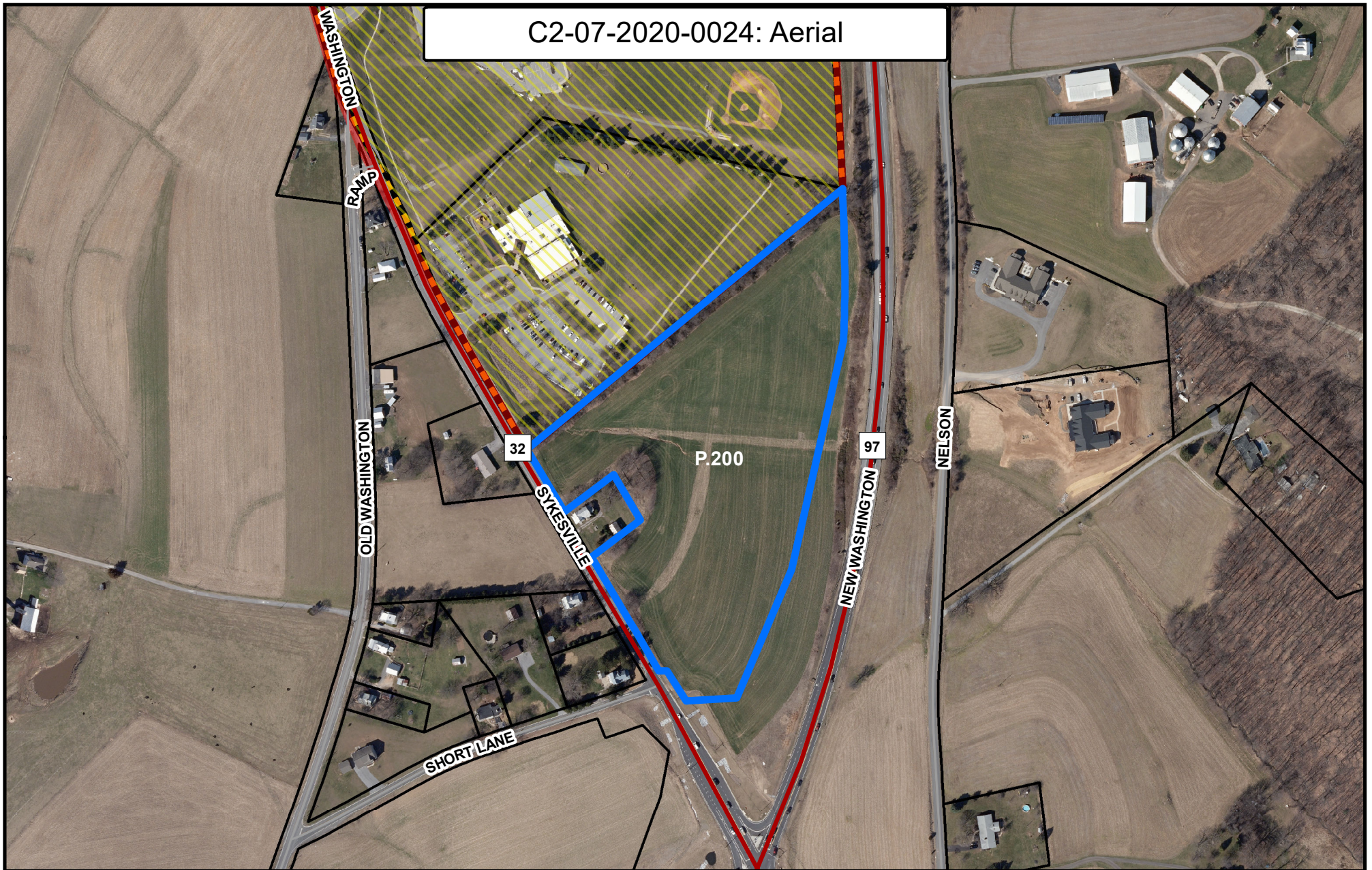
-  C2-07-2020-0024
-  Major Roads
-  Roads
-  Growth Area
-  Priority Funding Areas
-  Property Data

0 0.25 0.5 1 Miles







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



C2-07-2020-0024: Aerial



Legend

-  C2-07-2020-0024
-  Major Roads
-  Roads
-  Property Data
-  Priority Funding Areas
-  Growth Area

0 210 420 840 Feet

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Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-07-2020-0024 Applicant Name Dana Kyker, Jr.

Property Address Northeast quadrant of MD 97 and MD 32

Current Zoning AG Requested Zoning C-2

2. Description of Property

Site Address Northeast quadrant of MD 97 and MD 32

Commissioner District 02 Account ID: 0707019637

Parcel 200 Map 52

Total Acreage of Parcel 12.388 Area to be Rezoned: 12.388

Current Use: Vacant Improved or Unimproved: Unimproved

Current Zoning: AG Requested Zoning: C-2

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

Existing Land Uses:

Not in use

Land Use Plan Designation:¹

Agriculture

Zoning History Summary

<p>This property was the subject of two piecemeal rezoning requests to the B-G District in 1990 and 1993. The 1990 request was withdrawn; the 1993 request was denied.</p>
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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	AG and Conservation	Residential, YMCA (community college and in vicinity)
South	AG	Agriculture & residential (MDOT park & ride in vicinity)
East	AG	Institutional (Assisted Living Facilities)
West	AG	Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as Amended 2019- Agriculture, immediately outside the Growth Area Boundary, abutting FLU of suburban residential to the north in 2009 Westminster Plan

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties, providing land appropriately located and zoned for a variety of types and intensities of new economic development activities... Also consistent with the following Implementation Strategy “Continue to facilitate commercial development to be consistent with the character and needs of each individual community”.

C. Water Service Area and Service (see map)

No Planned service, lines in proximity

D. Sewer Service Area Service (see map)

No Planned service, lines in proximity

5. Environmental Constraints

Minimal and sporadic steep slopes

6. Historic Resources Identified

There are several historic properties on the property to the west of this site, on the west side of MD 32.

7. Public Safety Assessment

In Westminster district, Fire and EMS services adequate

8. Ag Preservation and Applicable Preservation Area

82 acres in northeast quadrant of MD97 and MD32, 132 acres to the west (see map)

9. Assessment Summary

This property is immediately outside the City of Westminster growth area boundary, which was established over ten years ago by the 2009 City of Westminster Comprehensive Plan. It is located at the intersection of two urban arterial roadways and is immediately outside existing water and sewer service areas, with lines in the immediate vicinity. While the properties immediately surrounding this property are zoned Conservation and Agriculture, the uses on these surrounding properties are institutional (schools), recreation (YMCA), and group residential (assisted living), which are permitted uses in the Ag and Conservation Districts. The property is only 12 acres in size and does not abut land used for agricultural purposes. Given these factors, it is not likely to be used for traditional agricultural purposes.

Although designated Agriculture in the Plan, this request is consistent with the economic development goals and implementation strategies of the CCMP. Its location at the intersection of two major state roadways, closeness to the Westminster growth area boundary and proximity to water and sewer lines make it an ideal candidate for C-2 zoning.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

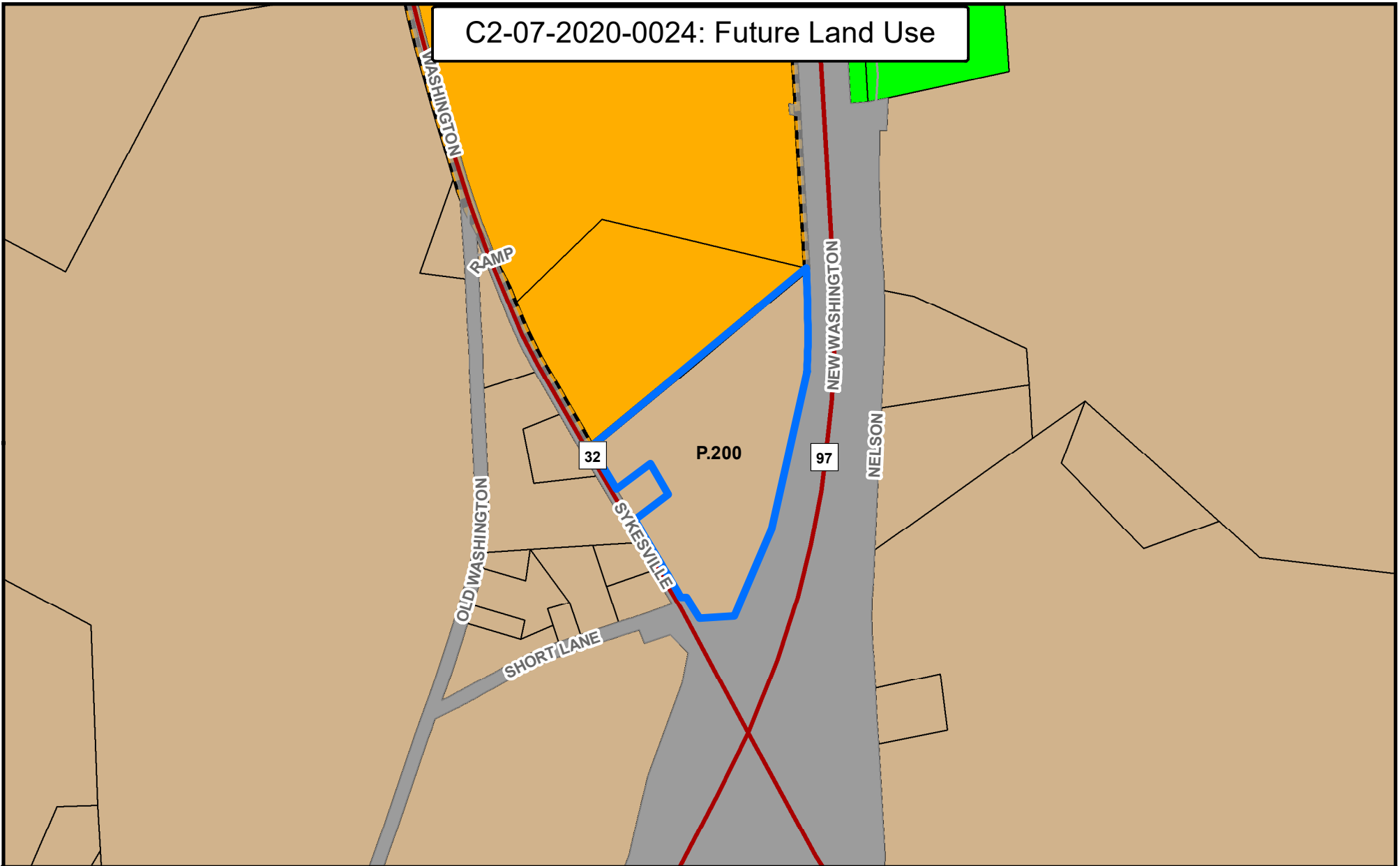
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable










11. Appendixes

See attachments for individual assessments.

C2-07-2020-0024: Future Land Use



Legend

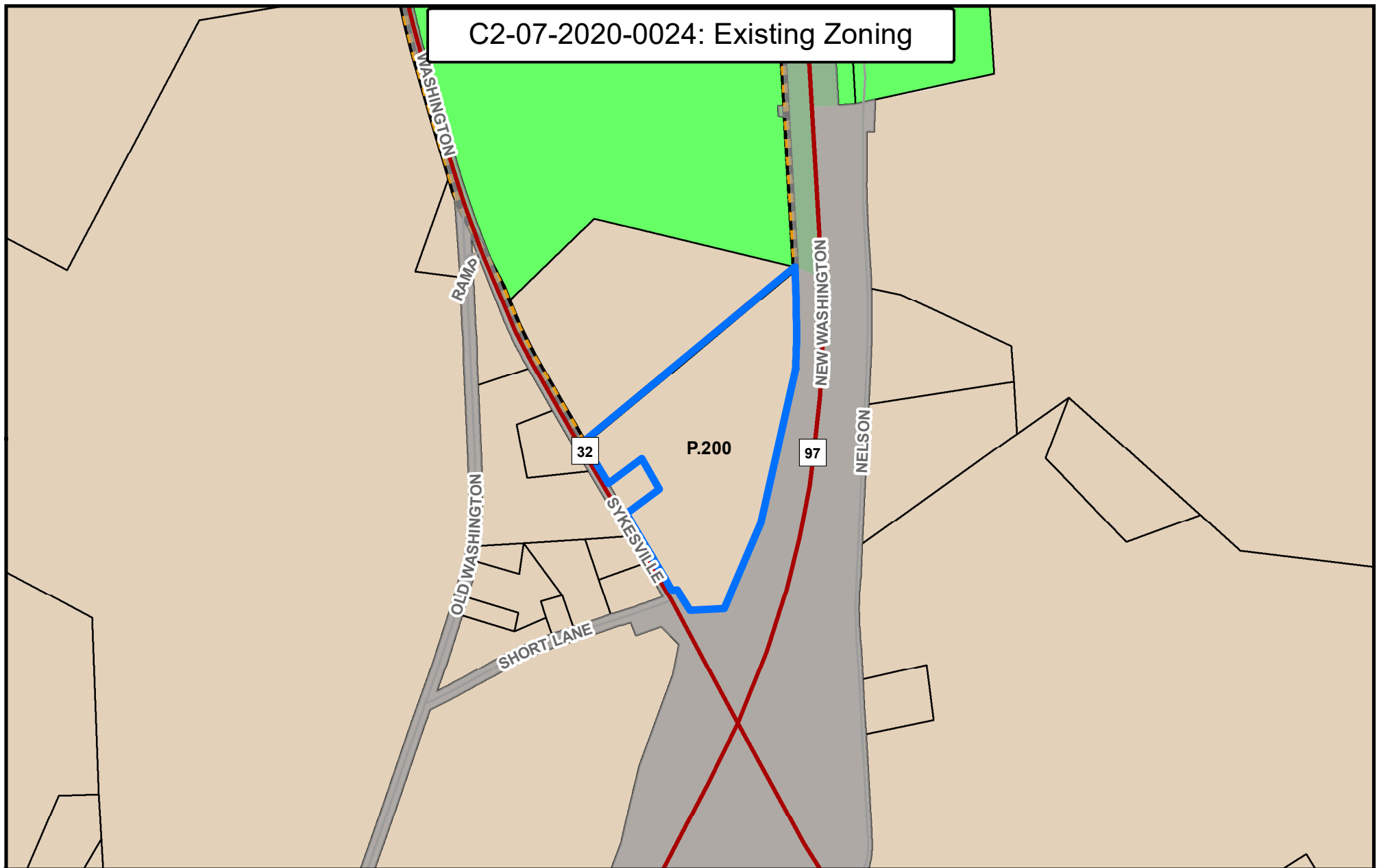
- | | | | |
|--|---|--|--|
|  C2-07-2020-0024 |  Major Roads | County Future Land Use | Westminster GAB Future Land Use |
|  Roads |  Agriculture |  Suburban Residential | |
|  Growth Area |  Resource Conservation | | |
|  Property Data |  Transportation | | |

0 220 440 880 Feet

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C2-07-2020-0024: Existing Zoning



Legend

- | | | |
|---|---|--|
|  C2-07-2020-0024 |  Growth Area | Existing Zoning |
|  Major Roads |  Property Data |  Agriculture |
|  Roads | |  Conservation |

0 240 480 960 Feet

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Zoning History

Request # C2-07-2020-0024 Applicant Name Dana Kyker Jr.

Property Address Northeast corner of MD 32 and MD 97

Current Zoning AG Requested Zoning C-2

Previous Zoning Change Requests (if applicable): This property was the subject of two piecemeal rezoning requests to the B-G District, case 165 in 1990 and case 186 in 1993. Case 165 was withdrawn at the request of the applicant prior to the public hearing. Case 186 was denied by the BCC following a public hearing, finding that change in the character of the neighborhood had not occurred and a mistake had not been made in the most recent comprehensive rezoning.

BZA Requests (if applicable):

None

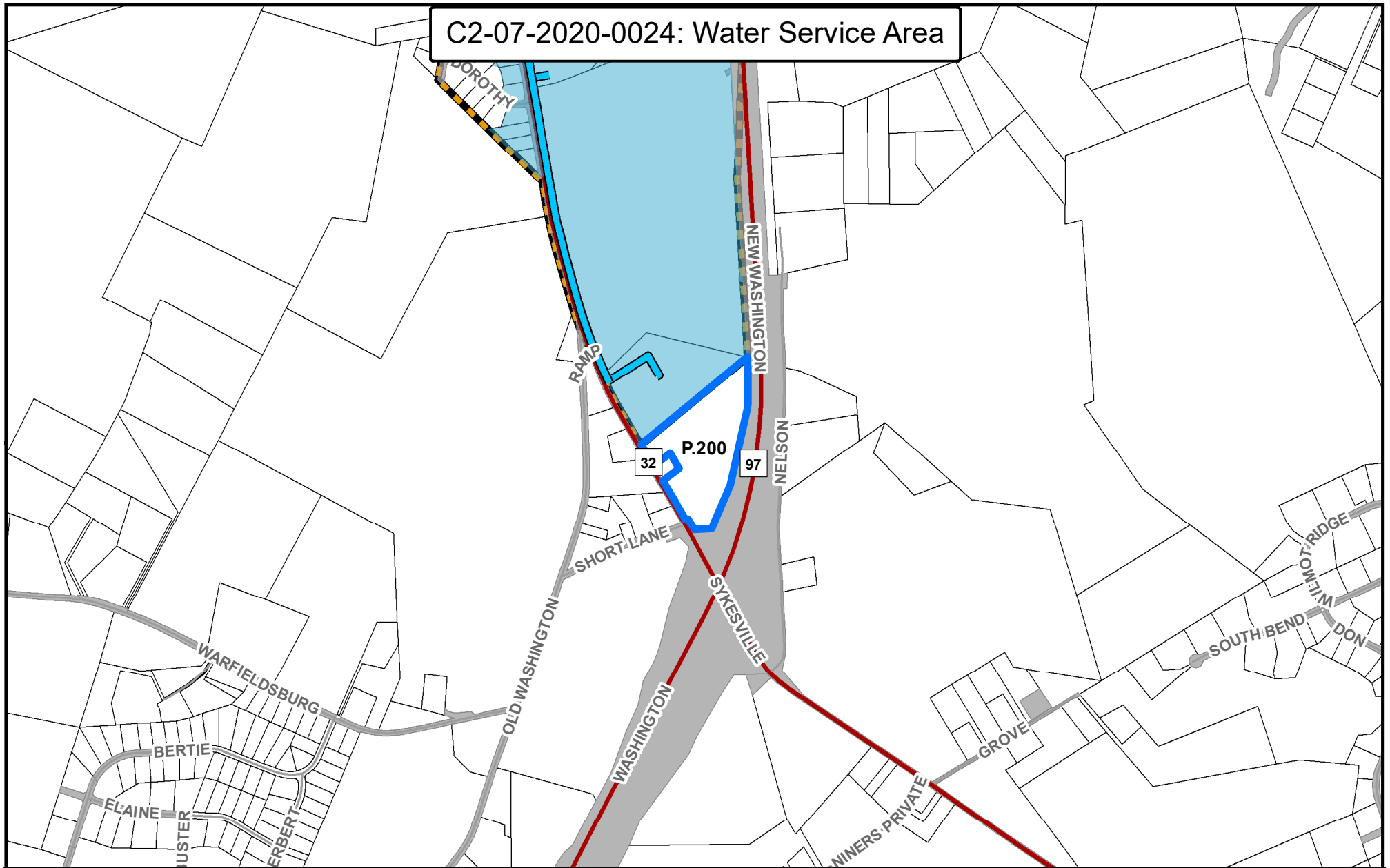
Zoning Violations (if applicable):

None








Comments:

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C2-07-2020-0024: Water Service Area



Legend

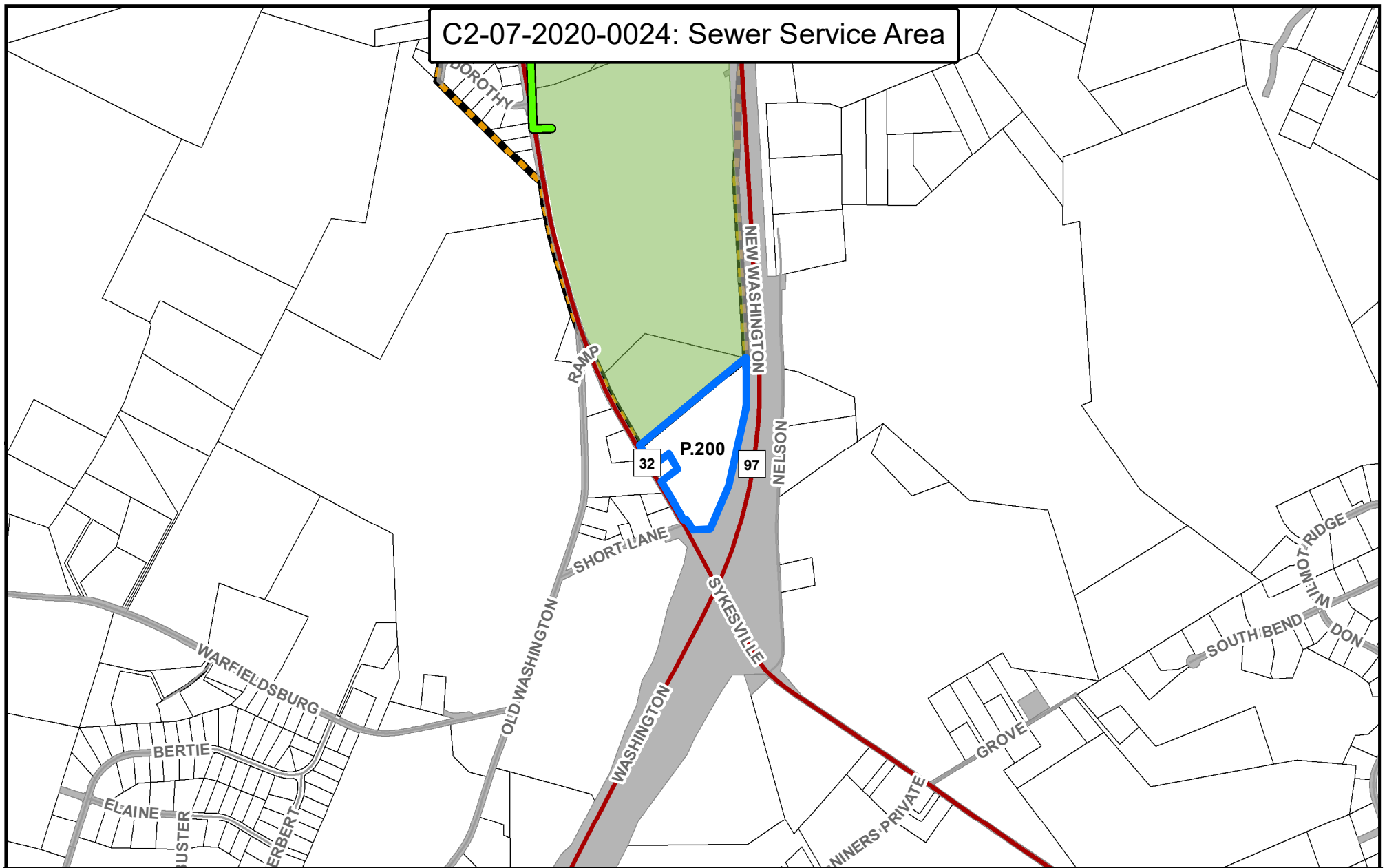
- | | |
|---|---|
|  C2-07-2020-0024 |  Growth Area |
|  Major Roads |  Property Data |
|  Roads | Water Service Area |
|  Water Lines (Non-County) |  Existing |

0 435 870 1,740 Feet








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C2-07-2020-0024: Sewer Service Area



Legend

- | | |
|---|---|
|  C2-07-2020-0024 |  Growth Area |
|  Major Roads |  Property Data |
|  Roads | Sewer Service Area |
|  Sewer Lines (Non-County) |  Existing |

0 435 870 1,740 Feet

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Checklist of Environmental Issues

Request # **C2-07-2020-0024**

Applicant Name **Dana Kyker, Jr.**

Property Address **MD 32 and MD 97**

Current Zoning **AG**

Requested Zoning **C-2**

Watershed **Liberty Reservoir**

Yes

No

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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:

Steep Slopes- very minimal and sporadic

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

Historic Preservation Checklist

Request # **C2-07-2020-0024**

Applicant Name **Dana Kyker, Jr.**

Property Address **MD 97 and MD 32**

Current Zoning **Ag**

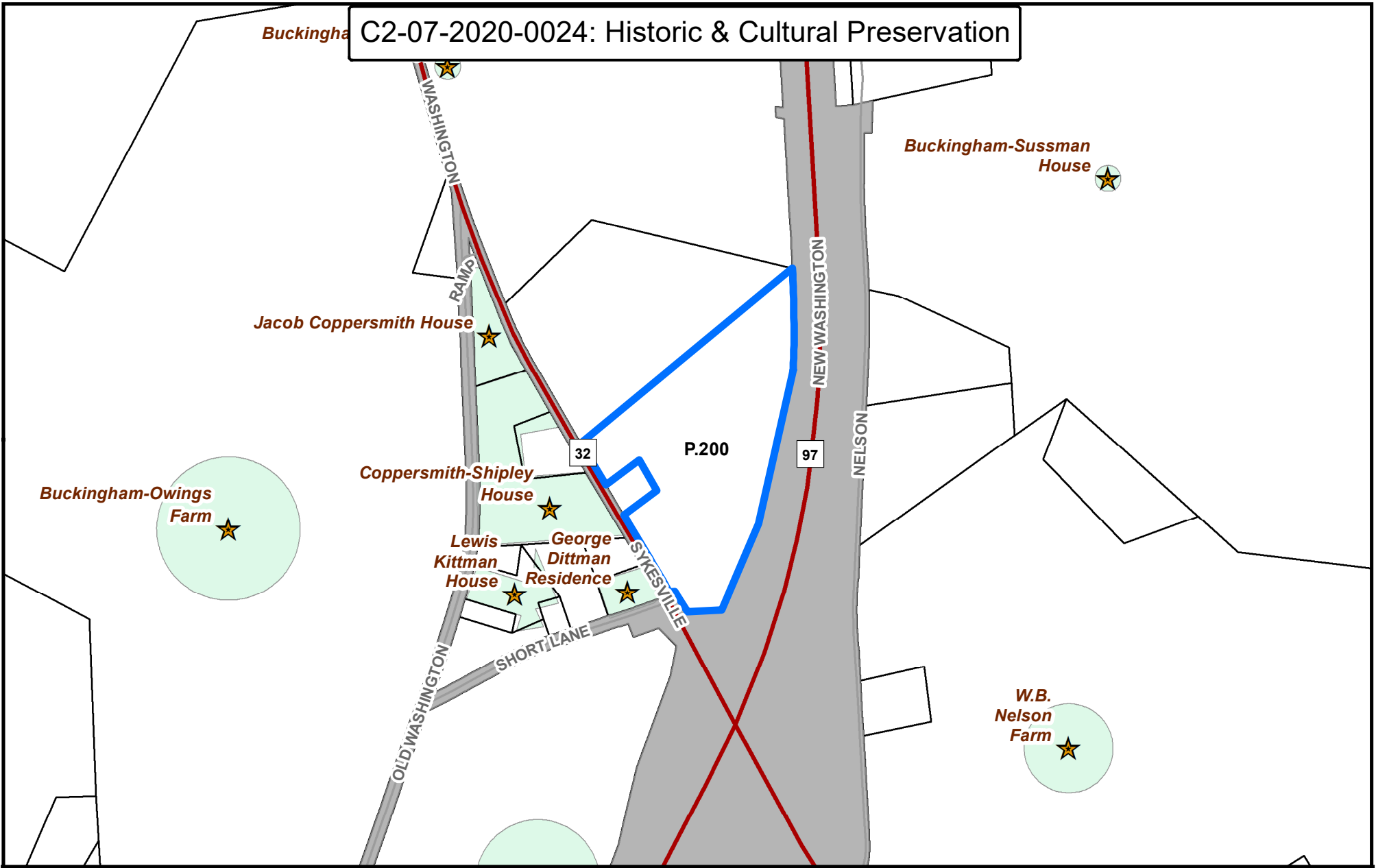
Requested Zoning **C-2**

Historic Inventory Number **CARR-1365, CARR-1363, CARR-1366, CARR-1362**

Comments:

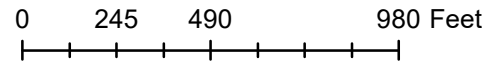
There are multiple historic sites around the property but NOT on the property. The 4 CARR numbers listed above are the closest to the property in distance and are across MD 32.

C2-07-2020-0024: Historic & Cultural Preservation



Legend

- C2-07-2020-0024
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District



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Fire and EMS Assessment

Request # **C2-07-2020-0024**

Applicant Name **Dana Kyker, Jr.**

Property Address **MD 32 and MD 97**

Current Zoning **AG**

Requested Zoning **C-2**

Districts:

Fire = Westminster

L & F = 2.00% = Adequate

No Response = 1.11%

Response Time = 6 min 57 sec = Adequate

EMS = Central

L & F = .10% = Adequate

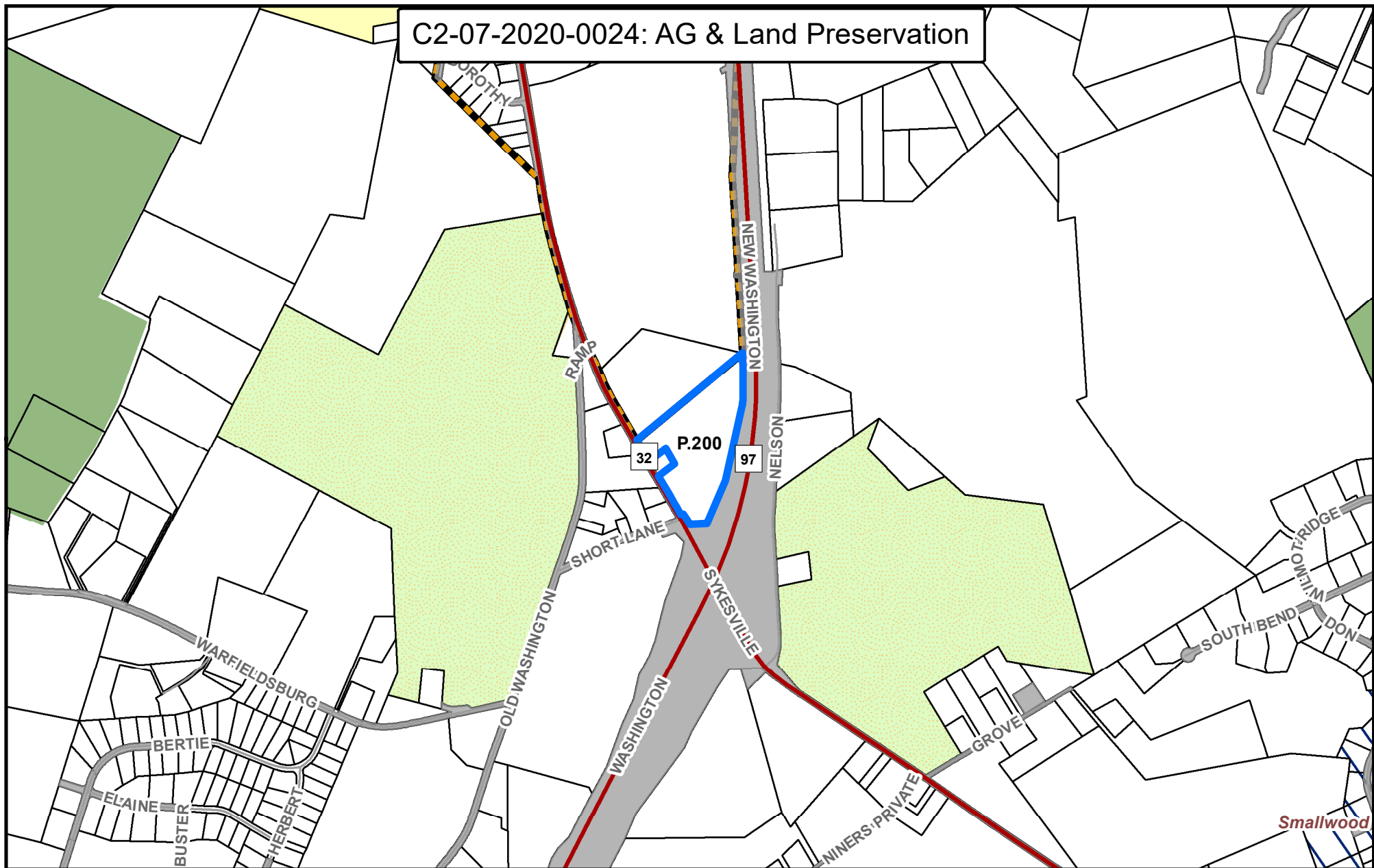
No response = .03%

Response Time = 6 min 09 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

C2-07-2020-0024: AG & Land Preservation



Legend

- | | | |
|--|---|---|
|  C2-07-2020-0024 |  Growth Area |  MALPF Easement |
|  Major Roads |  Property Data |  Land Trust Easement |
|  Roads |  Carroll County Easement | |

Rural Villages

 Smallwood

0 485 970 1,940 Feet

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Transportation Checklist

Request # ____C2-07-2020-0024____ Applicant Name ____Dana Kyker Jr____

Property Address ____Northwest quadrant of MD 32 & MD 97____

Current Zoning ____Ag____ Requested Zoning ____C-2____

Frontage Roads ____MD 97 & MD 32____

Most Recent ADT of Frontage Road ____ MD 97 22,800____

____MD32 13,500____

LOS at the Nearest Intersection of Frontage Roads __LOS B/AM Peak, LOS C/PM Peak (2017)

Functional Classification of Frontage Roads ____MD 32 Urban Minor Arterial____

____MD 97 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 ____None____

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

Development of this property for commercial purposes would be subject to access approval by SHA.

School Assessment

Request # **C2-07-2020-0024**

Applicant Name **Dana Kyker, Jr.**

Property Address **MD 97 and MD 32**

Current Zoning **AG**

Requested Zoning **C-2**

Districts:

Elementary **Robert Moton** Current Utilization Rate **72%** Adequacy **Adequate**

Middle **West Middle** Current Utilization Rate **81.7%** 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

Robert Moton Elementary and Westminster High in close proximity to property (approximately 1 mile from Westminster High)