

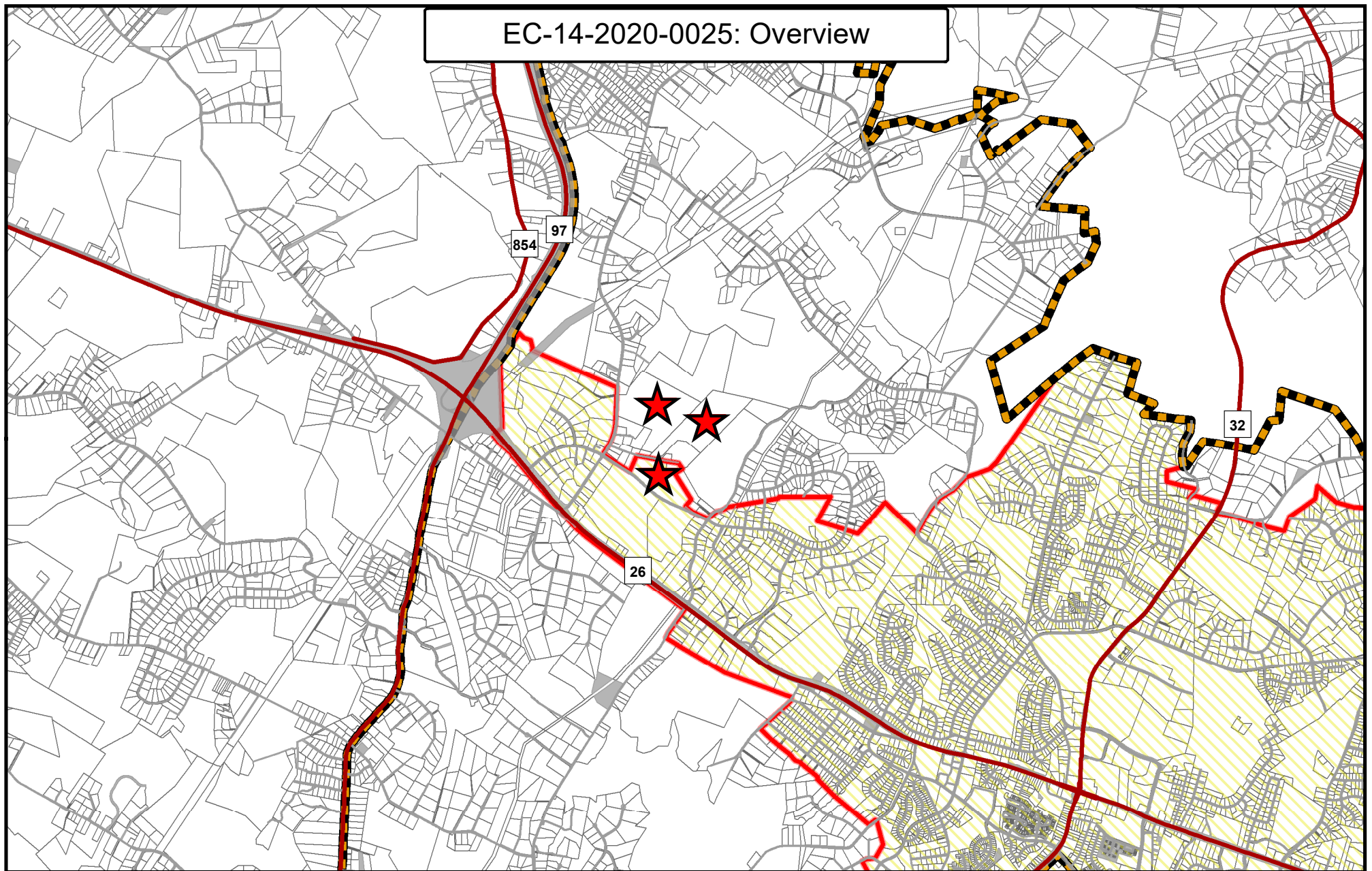
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0025



EC-14-2020-0025: Overview



Legend

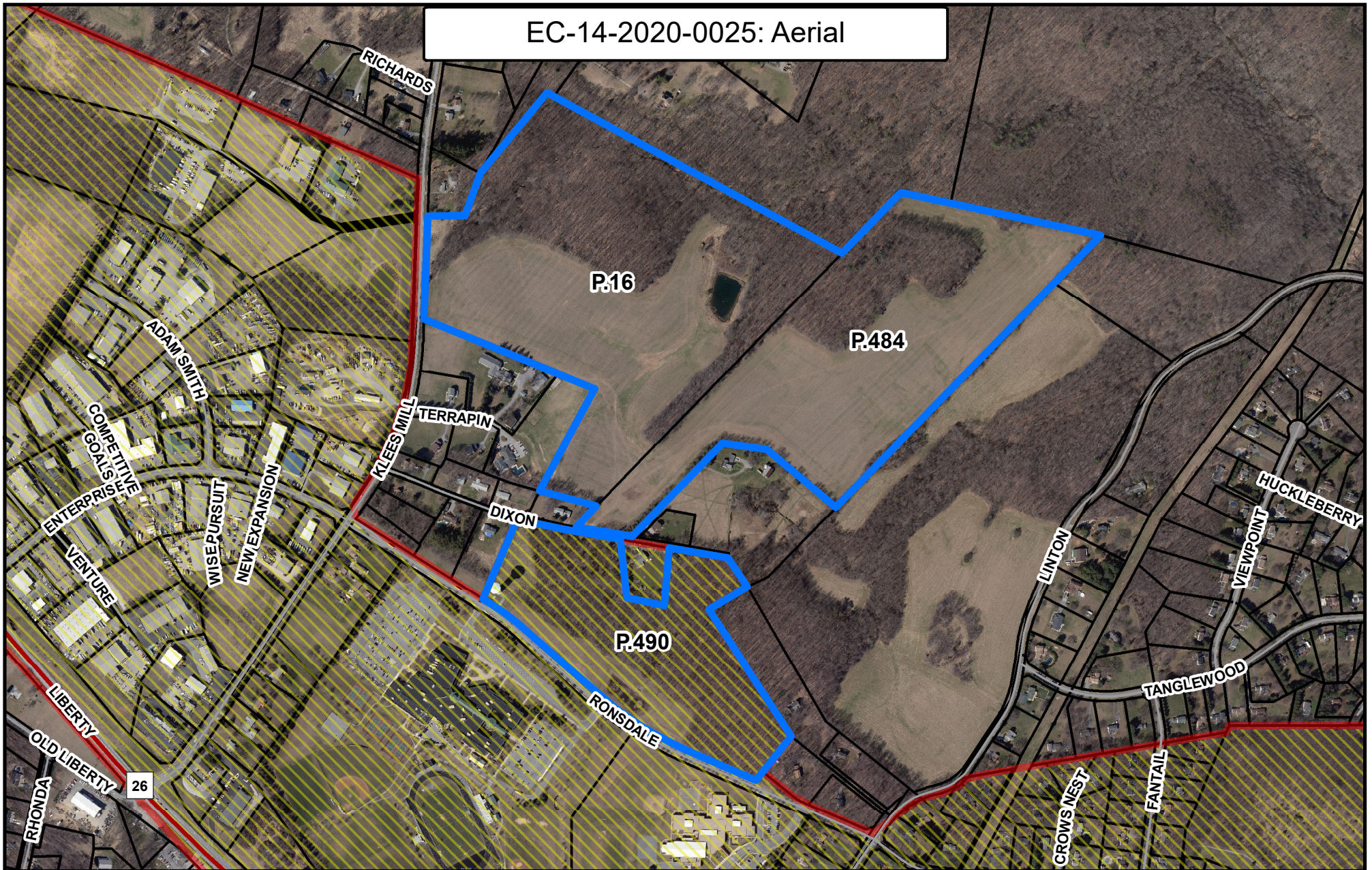
- ★ EC-14-2020-0025
- Major Roads
- Roads
- ▨ Growth Area
- ▨ Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

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EC-14-2020-0025: Aerial



Legend

- EC-14-2020-0025
- Major Roads
- Roads
- Property Data
- Priority Funding Areas

0 410 820 1,640 Feet

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Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # EC-14-2020-0025

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG Requested Zoning EC

2. Description of Property

Site Address _____

Commissioner District 05 Account IDS: 07-14-005609, 07-14-040412, 07-14-041354

Parcels 0016, 0484, 0490 Map 0068, 0068, 0068

Total Acreage of Parcel 117.22 Area to be Rezoned: 117.22

Current Use: Undeveloped Improved or Unimproved: Unimproved

Current Zoning: AG Requested Zoning: EC

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

Existing Land Uses:

Undeveloped

Land Use Plan Designation:¹

Employment Campus

Zoning History Summary

This property has been agriculturally zoned since 1965. Although in the Freedom DGA, it was intended to be used as a future school.

¹ Per 2018 Freedom Community Comprehensive Plan.

Existing Zoning and Land Use in Adjacent Area (See maps of the property and the surrounding area):

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Conservation
South	AG	School
East	AG	Res-Medium
West	AG/I-1	AG/Industrial Light

4. Consistency with Master and Functional Plans:

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

This property is in the 2018 Freedom Community Comprehensive Plan. It was designated a future land use of Employment Campus. The property is also located in the Freedom Growth Area and one of the parcels is in the Freedom Priority Funding Area.

B. Applicable Master Plan Goals and Objectives

This property meets the following goals from the 2018 Freedom Community Comprehensive Plan:

Goal 1: Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

Goal 2: Allow appropriate timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

Goal 4: Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs and expand the county's employment tax base.

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

Priority

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

Priority

5. Environmental Constraints

Streams, ponds, wetlands appear on 2 out of 3 parcels but minimal

Forest Cover is dense on 2 out of 3 parcels; over 50% on one parcel, roughly 50% on the other

Steep slopes minimal on 2 out of 3 parcels

6. Historic Resources Identified

No historic sites, districts, or easements

7. Public Safety Assessment

Winfield District: Fire and EMS adequate at the time of assessment

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2019 Amended Carroll County Master Plan. The future land use as expressed in the plan, its situation within the Freedom designated growth area and Priority Funding Area, and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. There are environmental constraints on this property, mainly being forest cover. Due this property being undeveloped, forest cover is expected.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

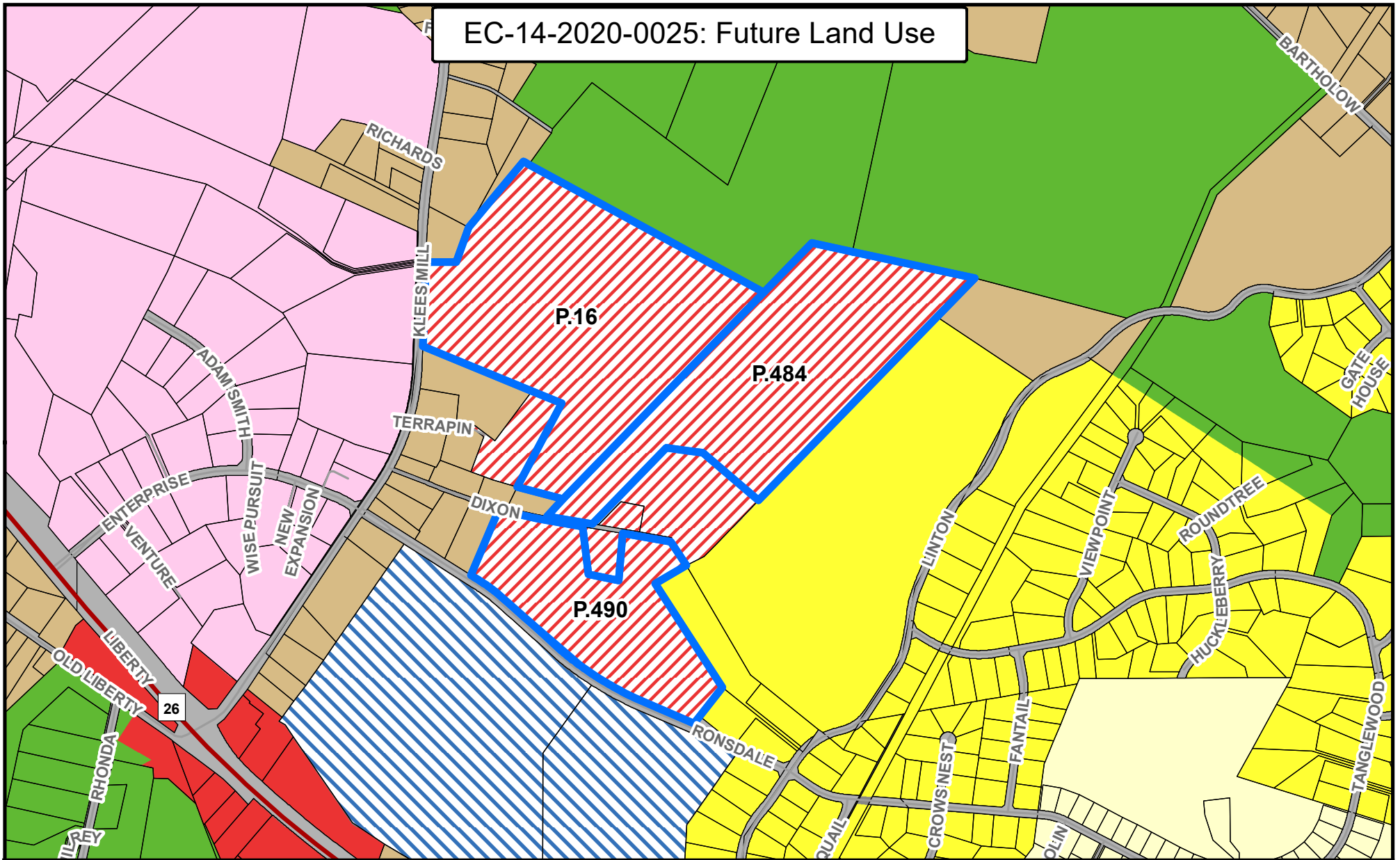
Planning Commission Recommendation:
(Favorable or Unfavorable)

11. Appendixes














Favorable

See attachments for individual assessments.

EC-14-2020-0025: Future Land Use



Legend

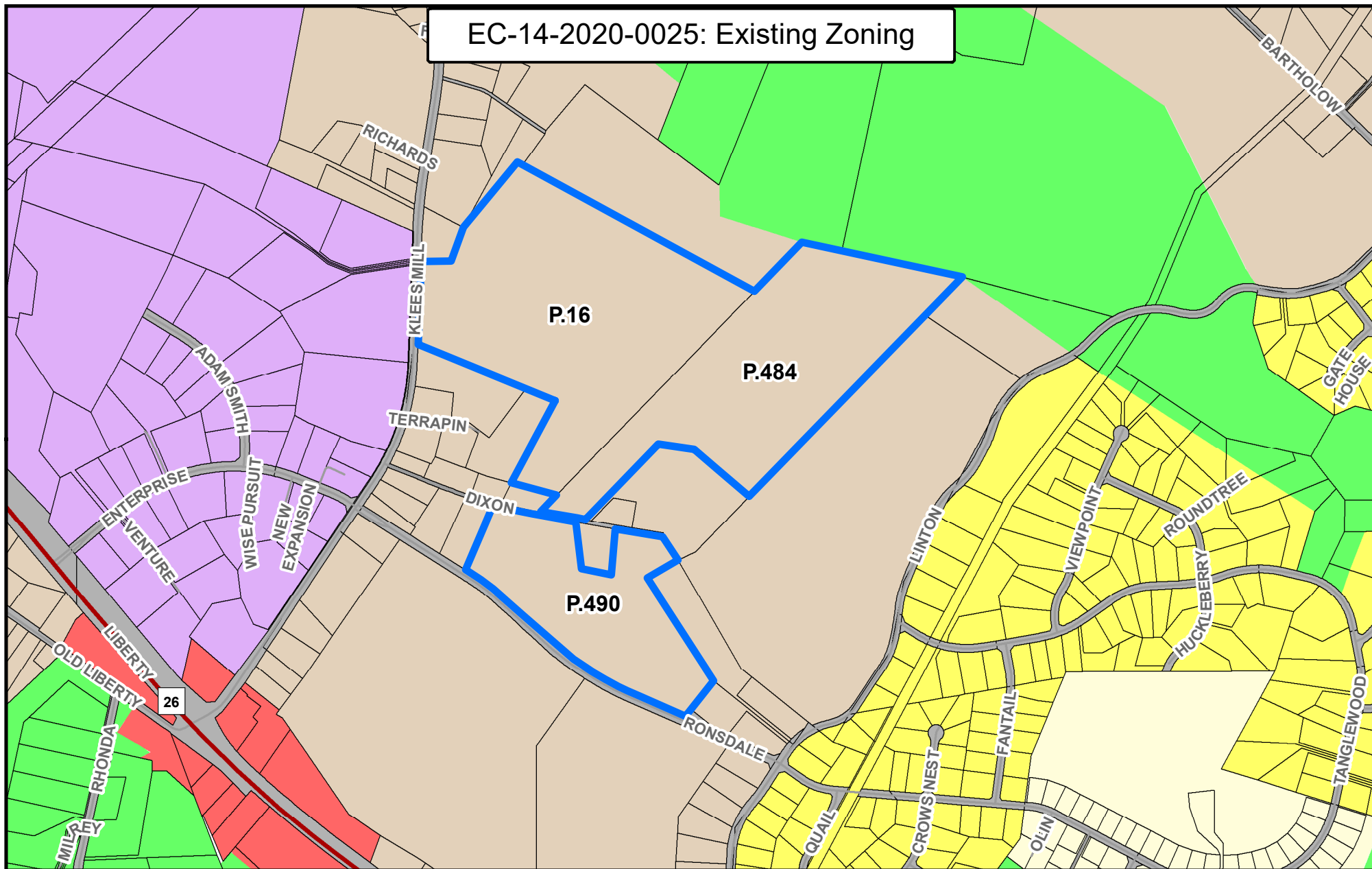
	EC-14-2020-0025		Agriculture		Commercial-Medium
	Major Roads		Resource Conservation		Employment Campus
	Roads		Industrial-Light		School
	Property Data		Residential-Low		Transportation
			Residential-Medium		

0 360 720 1,440 Feet











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EC-14-2020-0025: Existing Zoning



Legend

- | | | |
|--|--|--|
|  EC-14-2020-0025 | Existing Zoning |  R-20,000 |
|  Major Roads |  Agriculture |  C-2 |
|  Roads |  Conservation |  I-1 |
|  Property Data |  R-40,000 | |

0 360 720 1,440 Feet

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Zoning History

Request # EC-14-2020-0025 Applicant Name Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG Requested Zoning EC

Previous Zoning Change Requests (if applicable): _____

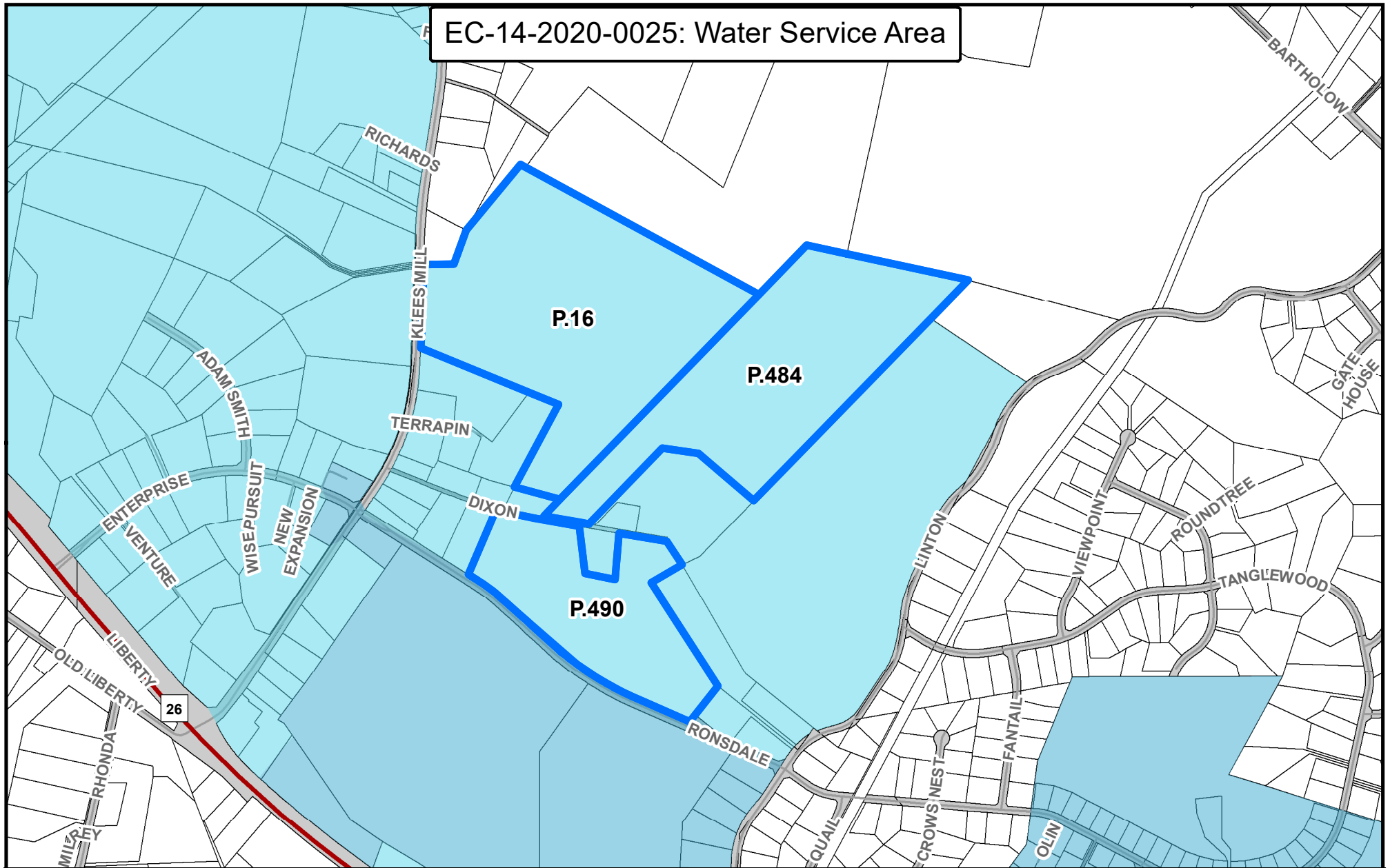
BZA Requests (if applicable): _____

Zoning Violations (if applicable): _____

Comments:

Property has been agriculturally zoned since 1965.

EC-14-2020-0025: Water Service Area



Legend

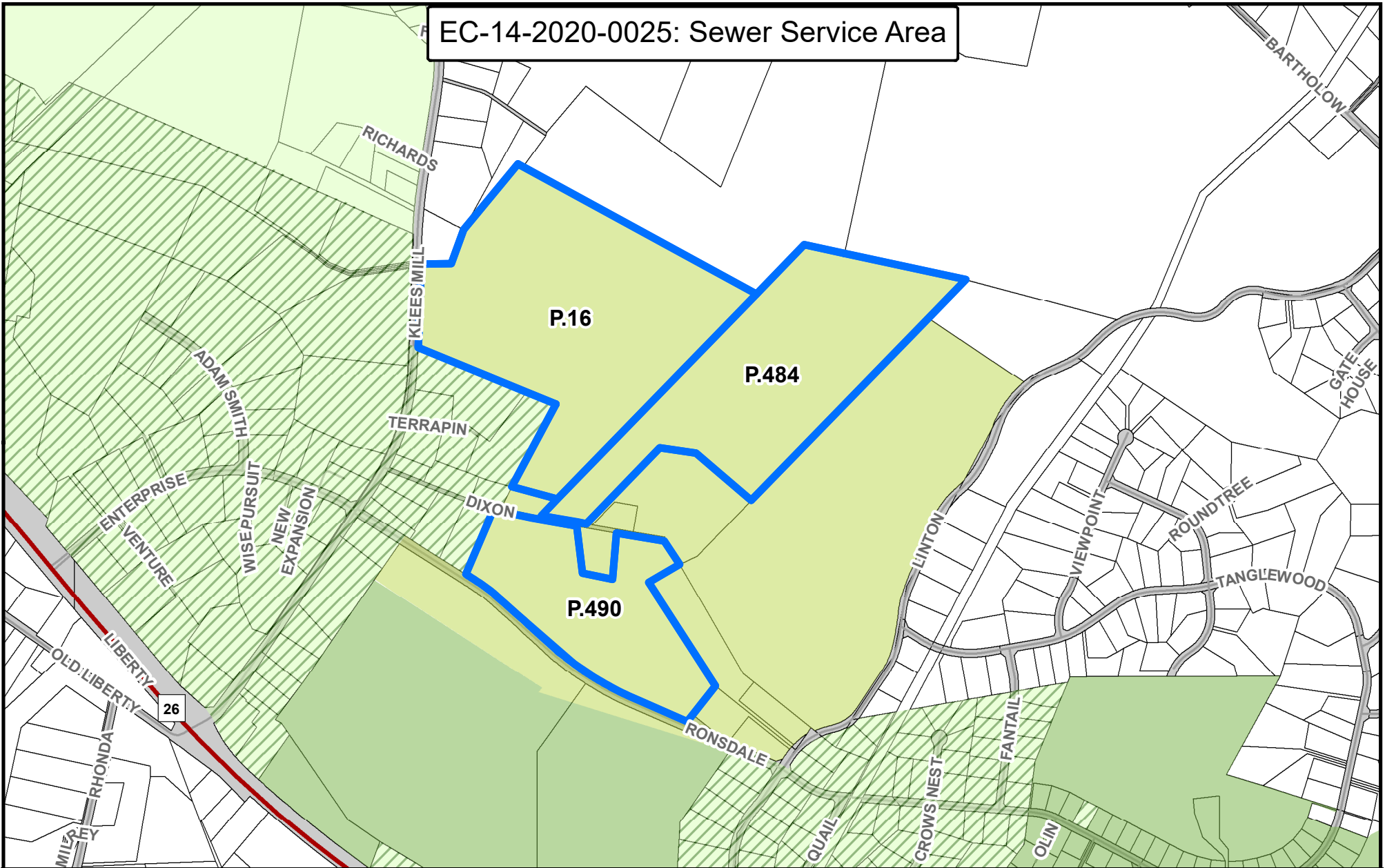
- | | | |
|-----------------|---------------|---------------------------|
| EC-14-2020-0025 | Growth Area | Water Service Area |
| Major Roads | County Border | Existing |
| Roads | Property Data | Priority |

0 360 720 1,440 Feet











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EC-14-2020-0025: Sewer Service Area



Legend

- | | | | |
|--|---|--|--|
|  EC-14-2020-0025 |  Growth Area | Sewer Service Area |  Future |
|  Major Roads |  County Border |  Existing |  Long Range |
|  Roads |  Property Data |  Priority | |

0 360 720 1,440 Feet

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Checklist of Environmental Issues

Request # EC-14-2020-0025 Applicant Name Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG Requested Zoning EC

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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Forest Cover (<25% <input type="checkbox"/> 25-50% <input checked="" type="checkbox"/> 51-75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tier II Catchment Area (if yes, Name): Little Morgan Run 2 |

Please provide an accompanying map with this data.

If “yes” checked on any of the above, indicate extent of resource on the property below:

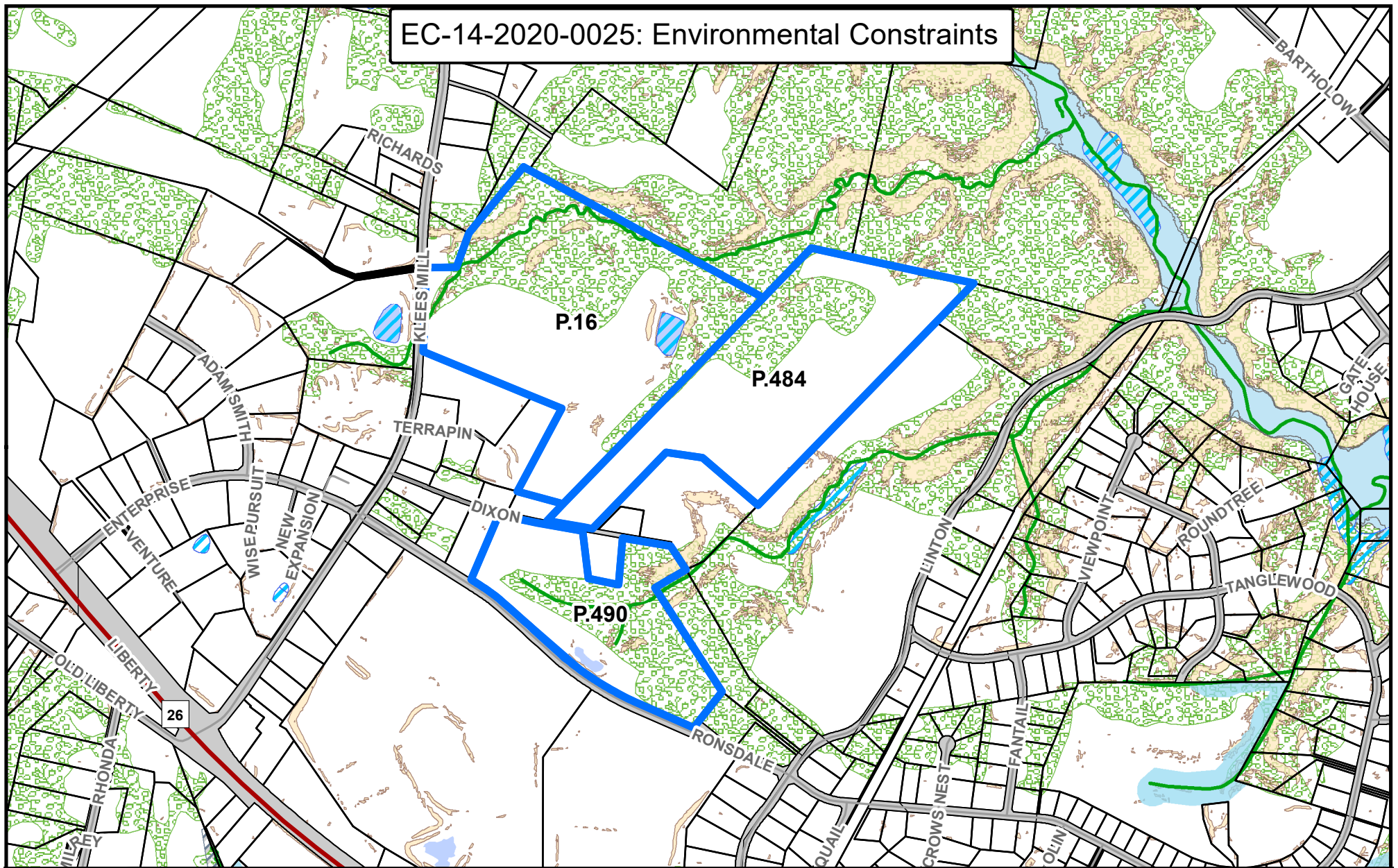
Streams- streams appear on 2 out of the 3 parcels (0714005609 & 0714041354) but minimal

Wetland- small wetland on 0714005609 (property closest to Klees Mill Rd)

Steep Slopes- dominant on 0714005609 (property closest to Klees Mill Rd) & 0714041354 (property on the opposite side of Dixon Rd)

Forest Cover- appears on all 3 properties; dominant on 0714005609 (property closest to Klees Mill Rd) & 0714041354 (property on the opposite side of Dixon Rd); covers majority of 0714041354 and roughly 50% of 0714005609

EC-14-2020-0025: Environmental Constraints



Legend

- | | | | |
|-----------------|---------------------|-------------------------------------|------------------------------------|
| EC-14-2020-0025 | Major Roads | Wetlands | Water Resource Protection Easement |
| Roads | FEMA Floodplain | Steep Slopes Lidar (25% or greater) | Forest Cover |
| Streams | Floodplain Easement | Ponds - Reservoirs | |
| Property Data | | | |

0 365 730 1,460 Feet

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ATTACHMENTS ☐ YES ☒ NO

DATE COMPLETED 3/10/2020

PLANNER INITIALS HW

Historic Preservation Checklist

Request # EC-14-2020-0025

Applicant Name: Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG

Requested Zoning EC

Historic Inventory Number N/A

Comments:

No historic sites, districts, or easements

Fire and EMS Assessment

Request # EC-14-2020-0025

Applicant Name: Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current AG

Requested Zoning EC

Districts:

Fire = Winfield District

L & F = 9.92% = Adequate

No Response = .083%

Response Time = 7 min 45 sec = Adequate

EMS = Southern

L & F = 0.60% = Adequate

No response = 0.05%

Response Time = 7 min 19 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 # EC-14-2020-0025 Applicant Name: Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG Requested Zoning EC

Frontage Road Klee Mill

Most Recent ADT of Frontage Road 4259 (2014)

Functional Classification of Frontage Road: County Road 5U

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

Capital Improvements of Adjacent Road(s): No

Planned Major Streets on-site or in proximity: Per the 2018 Freedom Plan, there is a new

Planned Major Street (PMS) for the development of the employment campus property

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

The new PMS is approximately 2,698 feet from Ronsdale Road to Klees Mill Road.

School Assessment

Request # EC-14-2020-0025 Applicant Name: Department of Economic Development

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG

Requested Zoning EC

Districts:

Elementary Linton Springs	Current Utilization Rate 87.0%	Adequacy Adequate
Middle Sykesville Middle	Current Utilization Rate 98.3%	Adequacy Adequate
High Century High	Current Utilization Rate 82.8%	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: Not applicable to Industrial