

BY-REQUEST COMPREHENSIVE REZONING

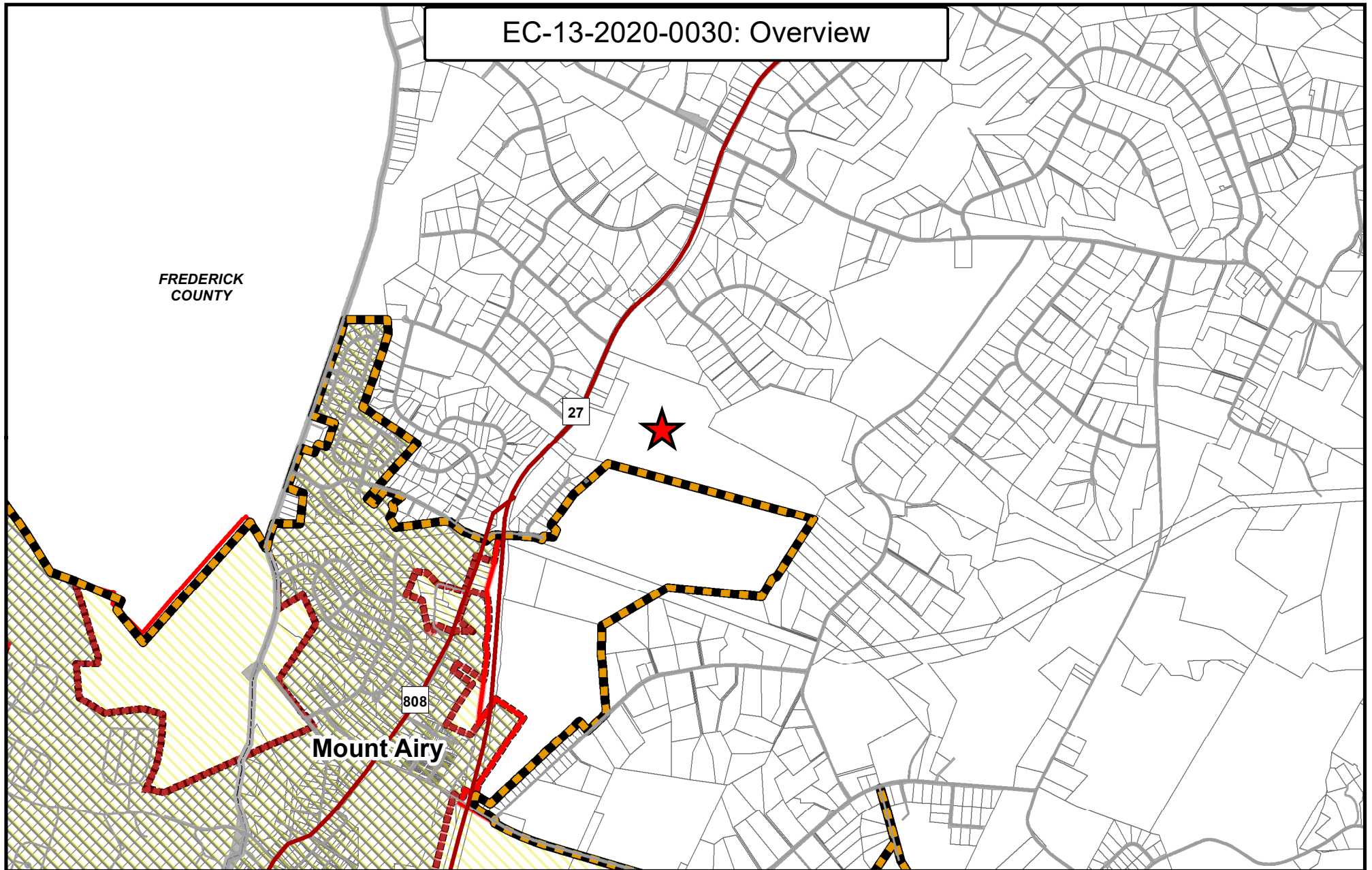
COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-13-2020-0030



EC-13-2020-0030: Overview

FREDERICK COUNTY



Legend

- ★ EC-13-2020-0030
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.275 0.55 1.1 Miles








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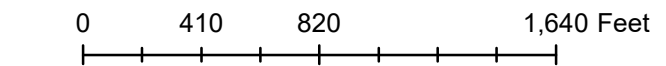


EC-13-2020-0030: Aerial



Legend

- | | | |
|--|--|--|
|  EC-13-2020-0030 |  Property Data |  Growth Area |
|  Major Roads |  Priority Funding Areas |  Corporate Limits |
|  Roads | | |



Created by the Carroll County Department of Planning 8/20 (KC)



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # EC-13-2020-0030 Applicant Name Colburn/Hulver/Bay

Property Address 6503 Ridge Rd, Mt Airy

Current Zoning C Requested Zoning EC

2. Description of Property

Site Address 6503 Ridge Rd, Mount Airy MD 21771

Commissioner District 04 AccountID: 0713005567

Parcel 20 Map 70

Total Acreage of Parcel 102.59 Area to be Rezoned: 102.59

Current Use: Agricultural Improved or Unimproved: Improved with SF House

Current Zoning: Conservation Requested Zoning: Employment Campus

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

Existing Land Uses:

Agricultural, residential (1 house)

Land Use Plan
Designation:¹

Employment Campus

Zoning History Summary

This property has been zoned Conservation since 1965.

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	Conservation	Undeveloped
South	Conservation/R-40,000	Undeveloped/Residential – FLU Office Park Employment
East	Conservation	Undeveloped
West	R-40,000	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 - Employment Campus – Consistent. Also consistent with the following Economic Development Implementation Strategies: “Zone adequate ...employment campus lands to increase the non-residential economic tax base”, and “encourage large-scale commercial and employment developments to locate where infrastructure already exists or is planned”. The property is immediately outside the Mount Airy growth area boundary.

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...

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

No Planned Service, see map for nearest lines

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

No Planned Service, see map for nearest lines

5. Environmental Constraints

Greater than 50% forest cover. See Attachments.

6. Historic Resources Identified

None

7. Public Safety Assessment

Mt. Airy District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This property was designated Employment Campus in the 2014 Carroll County Master Plan as amended 2019 and is adjacent to another property of similar size with an Office Park Employment designation, which is within the Municipal Growth Area of the Town of Mount Airy. This property is immediately outside the MGA for the Town of Mount Airy. It is of sufficient size to be developed as an employment campus, if infrastructure is in place. There are environmental constraints on portions of the property. This request is consistent with the Future Land Use designation, goals, and implementation strategies of the 2014 CCMP as amended 2019, as well as the future land use of the adjacent property.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

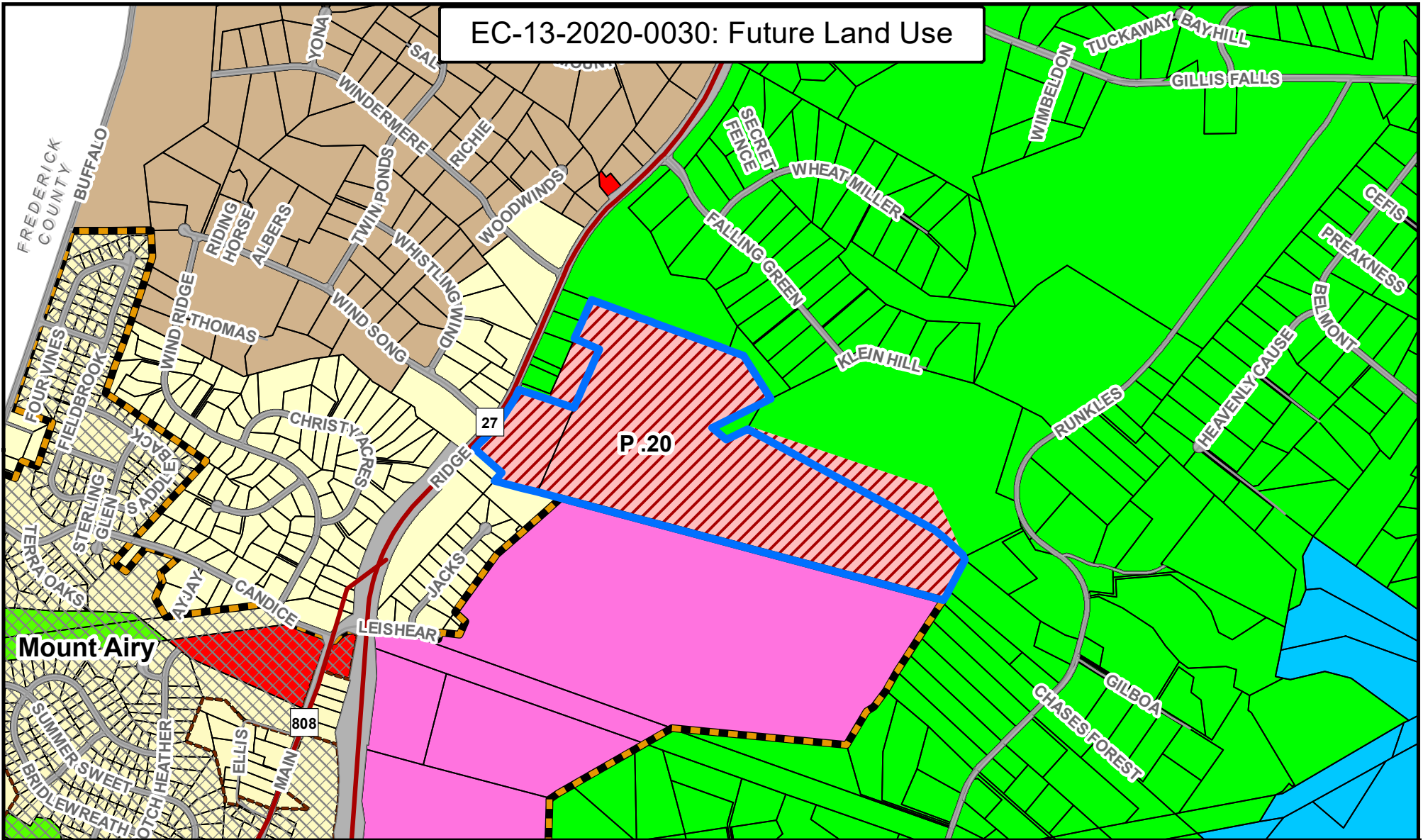
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable

11. Appendixes

See attachments for individual assessments.

EC-13-2020-0030: Future Land Use



Legend

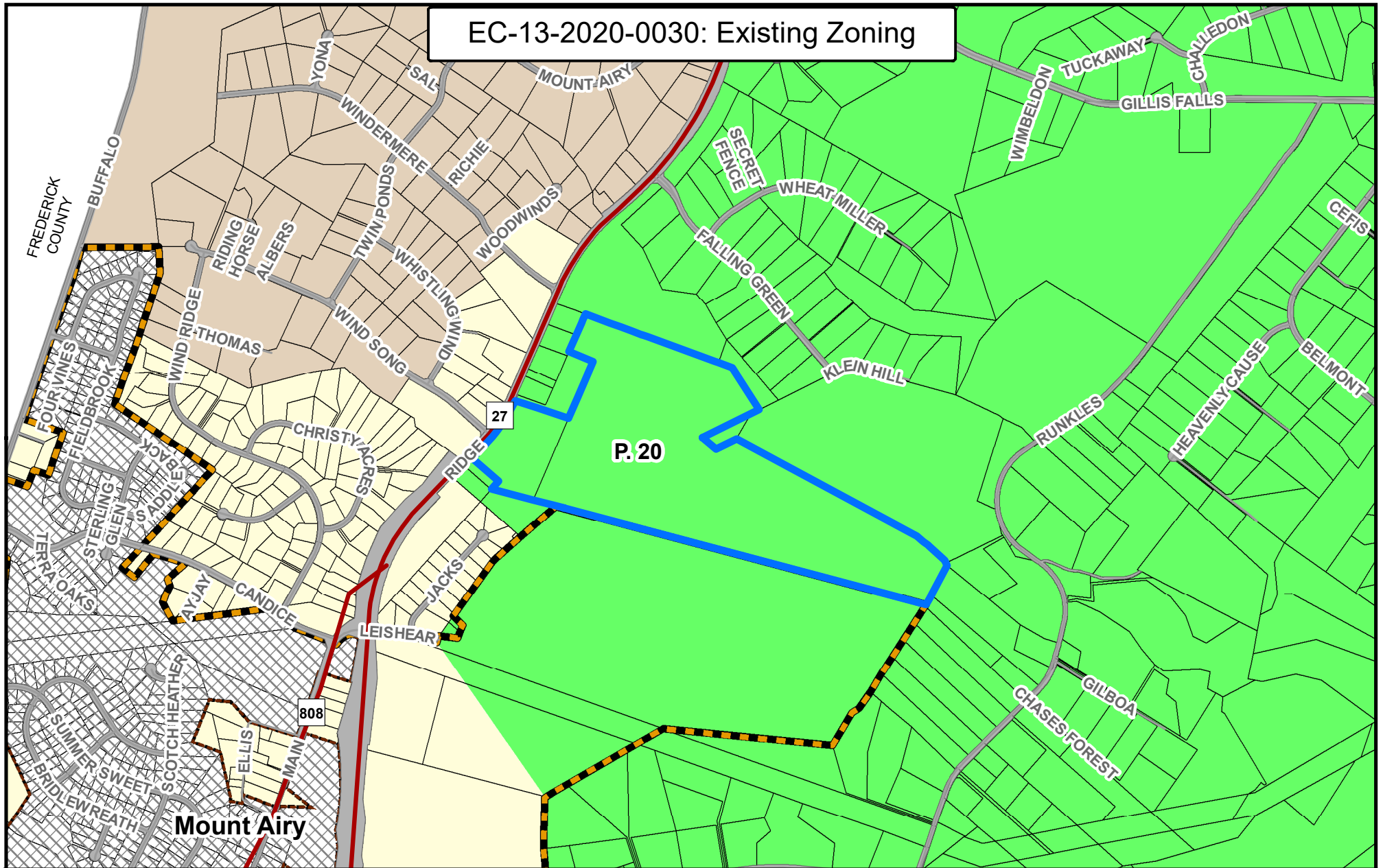
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|------------------|---------------------------------|-------------------------------|-------------------|
| EC-13-2020-0030 | Mt. Airy Future Land Use | County Future Land Use | Employment Campus |
| Major Roads | General Commercial | Agriculture | Commercial-Medium |
| Roads | Low Density Residential | Resource Conservation | Reservoir |
| Growth Area | Open Space | Residential-Low Density | Transportation |
| Corporate Limits | Office Park Employment | | |
| Property Data | | | |

0 500 1,000 2,000 Feet

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EC-13-2020-0030: Existing Zoning



Legend

- | | | | |
|-----------------|------------------|------------------------|--------------|
| EC-13-2020-0030 | Growth Area | Existing Zoning | Conservation |
| Major Roads | County Border | Agriculture | R-40,000 |
| Roads | Corporate Limits | | |
| | Property Data | | |

0 500 1,000 2,000 Feet



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Zoning History

Request # EC-13-2020-0030 Applicant Name Hulver/Colburn/Bay

Property Address 6503 Ridge Rd Mt Airy

Current Zoning Conservation Requested Zoning Employment Campus

Previous Zoning Change Requests (if applicable): None

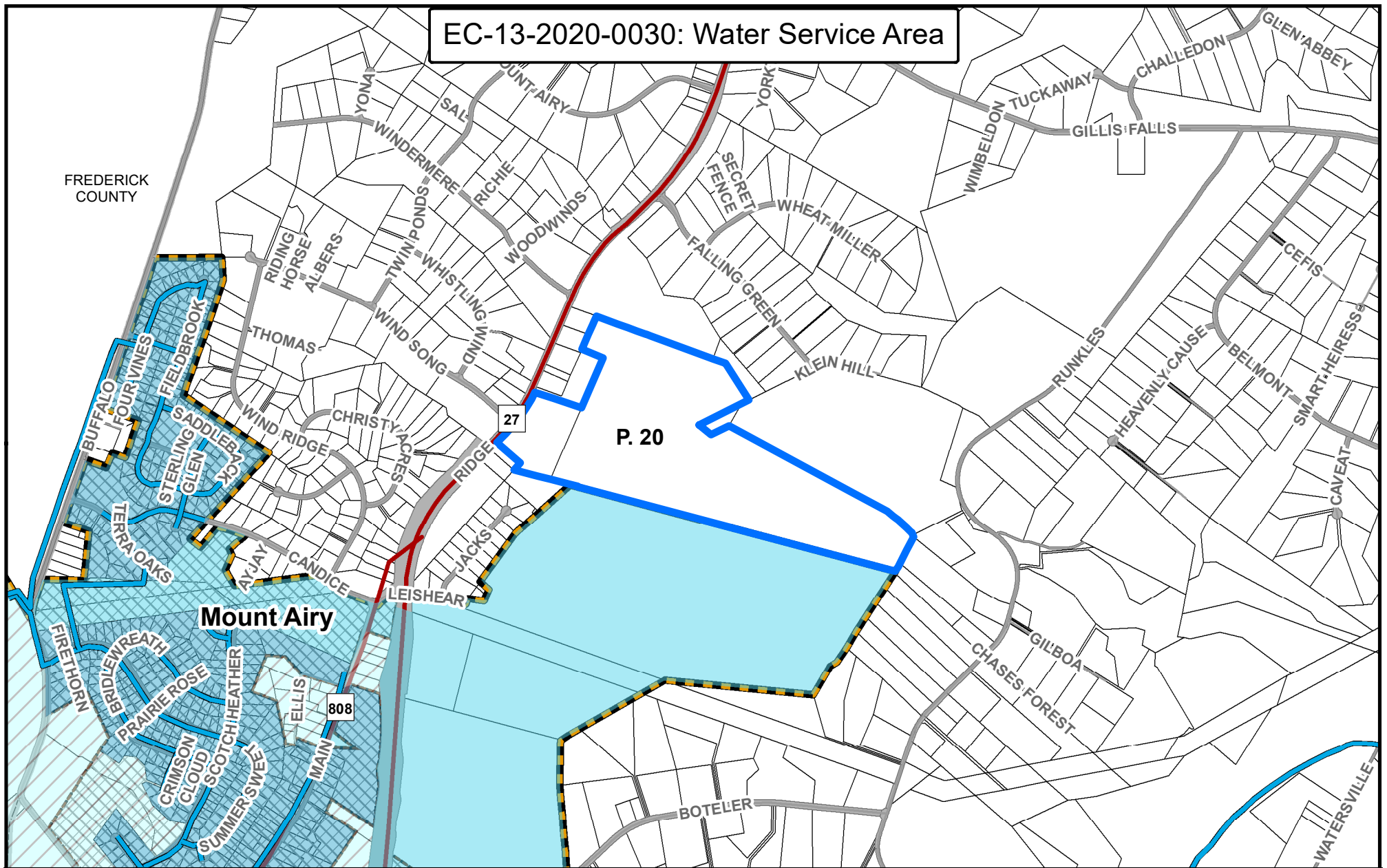
BZA Requests (if applicable): _____

Zoning Violations (if applicable): None





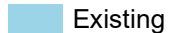





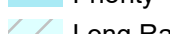
Comments:

This property has been zoned Conservation since 1965.

EC-13-2020-0030: Water Service Area



Legend

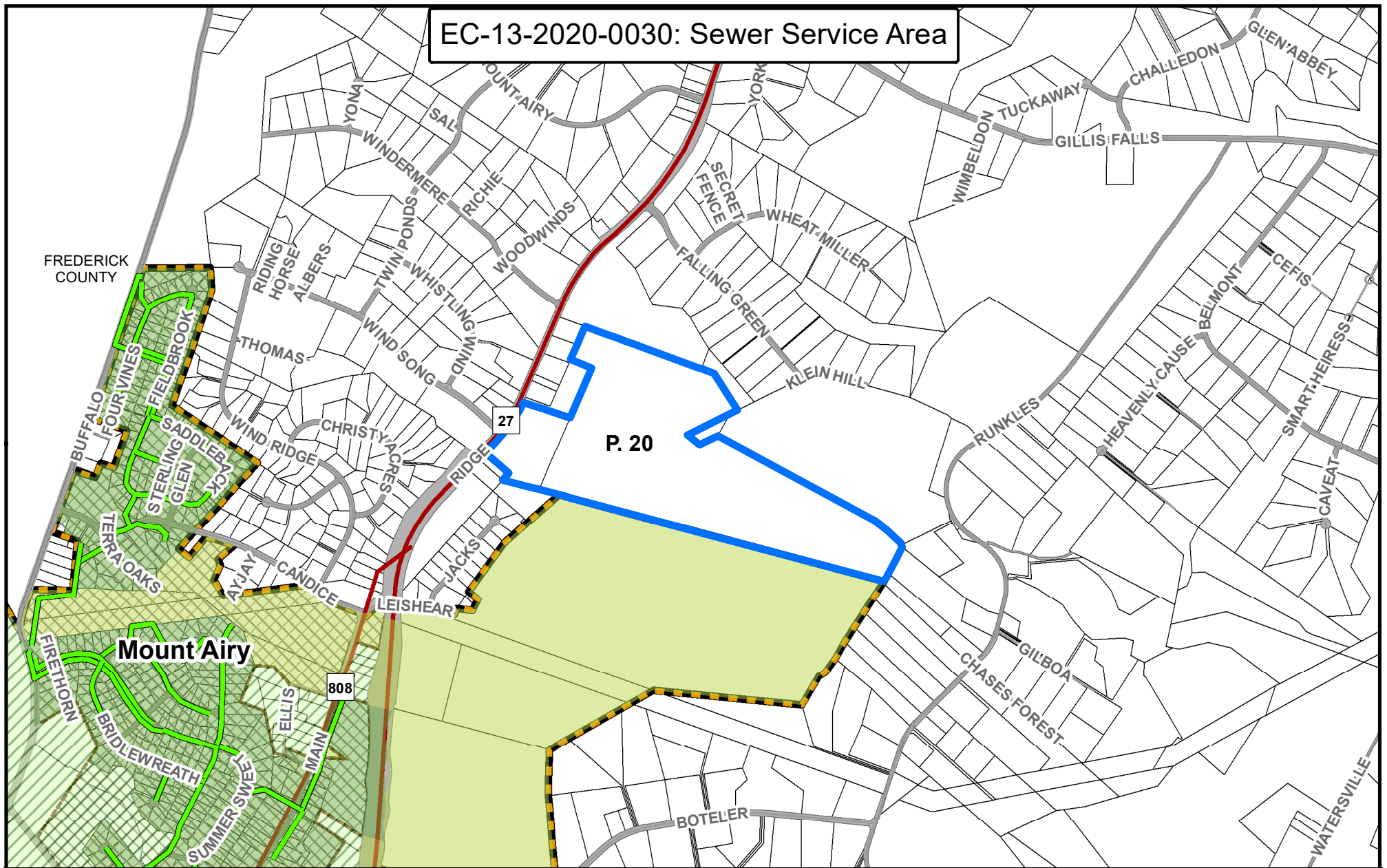
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|---|--|--|
|  EC-13-2020-0030 |  Growth Area | Water Service Area |
|  Major Roads |  County Border |  Existing |
|  Roads |  Corporate Limits |  Priority |
|  WaterLines_NonCountyMaintained |  Property Data |  Long Range Future |

0 600 1,200 2,400 Feet











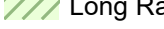
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EC-13-2020-0030: Sewer Service Area



Legend

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|--|--|---|
|  EC-13-2020-0030 |  Growth Area | Sewer Service Area |
|  Major Roads |  County Border |  Existing |
|  Roads |  Corporate Limits |  Priority |
|  Sewer Lines Non-County Maintained |  Property Data |  Long Range |

0 550 1,100 2,200 Feet

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Checklist of Environmental Issues

Request # **EC-13-2020-0030**

Applicant Name **Colburn/Hulver/Bay**

Property Address **6503 Ridge Rd, Mt Airy, MD**

Current Zoning **Conservation**

Requested Zoning **Employment Campus**

Watershed **S Branch Patapsco**

Yes

No

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Resources Protection Easement |
| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | Tier II Catchment Area (if yes, Name): Gillis Falls 2 |

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

Streams- stream crossing the right most part of the property on the opposite side of MD 27; South Branch Patapsco River

Wetlands- 2 different parts of the property contain wetlands; top left of the property closest to MD 27 and the right most part of the property on the opposite side of MD 27

Floodplain- right most part of the property on the opposite side of MD 27; minimal

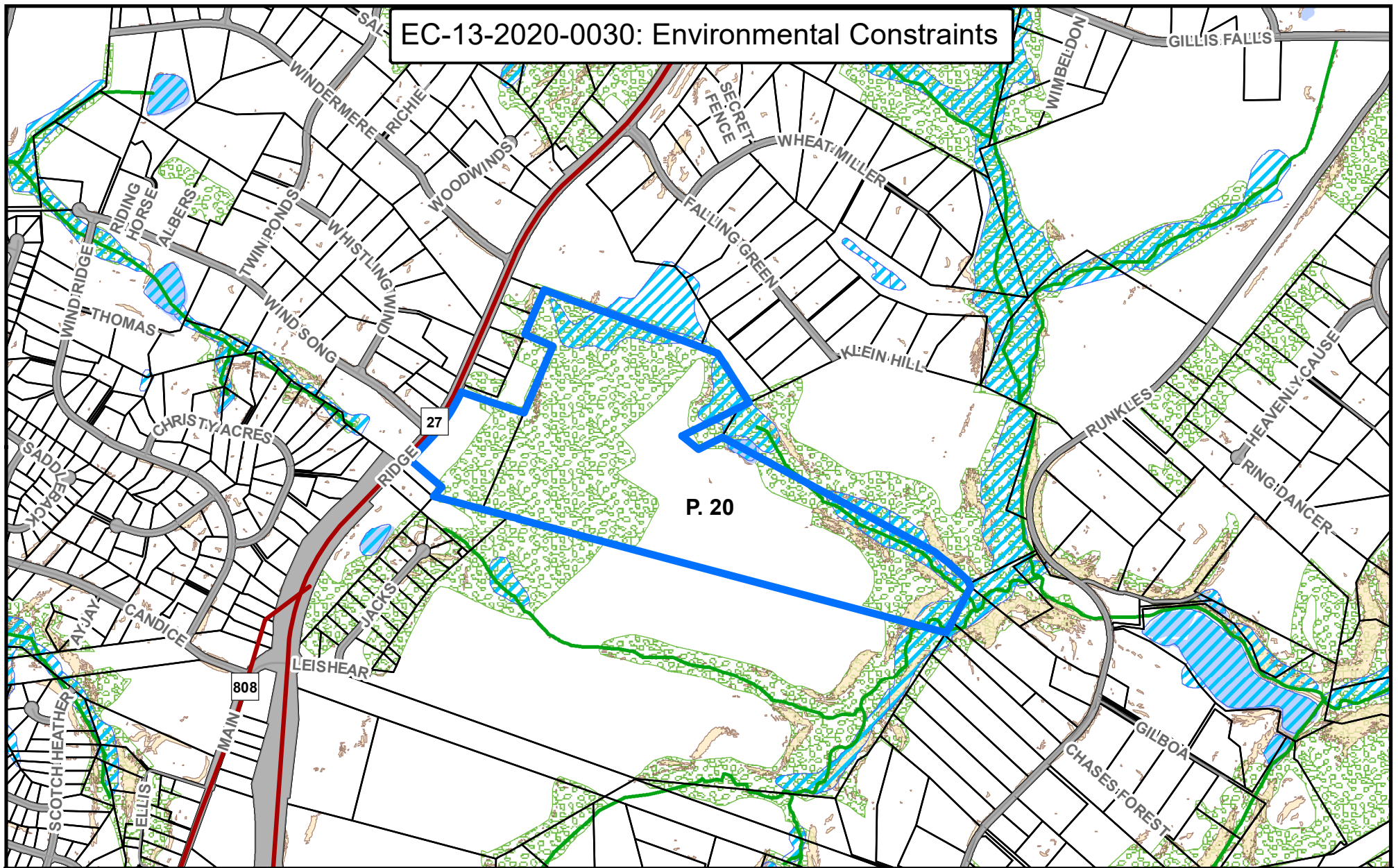
Pond- fresh water pond on the top center part of the property; minimal

Steep Slopes- dominant on the right most part of the property on the opposite side of MD 27; sporadic throughout the remaining property

Forest Cover- dominantly covers the property; outskirts of the property covered while the middle is open

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

EC-13-2020-0030: Environmental Constraints



Legend

- | | | |
|-----------------|--------------------|-------------------------------------|
| EC-13-2020-0030 | Property Data | Steep Slopes Lidar (25% or greater) |
| Major Roads | Wetlands | Forest Cover |
| Roads | Ponds - Reservoirs | |
| Streams | | |

0 455 910 1,820 Feet

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Historic Preservation Checklist

Request # **EC-13-2020-0030** Applicant Name **Hulver/Colburn/Bay**

Property Address **6503 Ridge Road**

Current Zoning **Conservation** Requested Zoning **Employment Campus**

Historic Inventory Number **N/A**

Comments:

No historic sites, easements, or district

Fire and EMS Assessment

Request # **EC-13-2029-0030**

Applicant Name **Hulver/Colburn/Bay**

Property Address **6503 Ridge Rd., Mt Airy, MD**

Current Zoning **Conservation**

Requested Zoning **Employment Campus**

Districts:

Fire = Mt. Airy District

L & F = 4.38% = Adequate

No Response = 2.92%

Response Time = 7 min 03 sec = Adequate

EMS = Southern

L & F = 1.23% = Adequate

No response = .04%

Response Time = 5 min 59 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

Transportation Checklist

Request # EC-13-2020-0030 Applicant Name Hulver/Colburn/Bay

Property Address 6503 Ridge Road Mt. Airy

Current Zoning Conservation Requested Zoning Employment Campus

Frontage Road MD 27 Ridge Road

Most Recent ADT of Frontage Road 21,660

LOS at the Nearest Intersection of Frontage Road: LOS B at AM and PM peak hour (2017)

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 Center Street Extended, Century Drive
Extended (in proximity) _____

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

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School Assessment

Request # **EC-13-2020-0030**

Applicant Name **Hulver/Colburn/Bay**

Property Address **6503 Ridge Road, Mt. Airy, MD**

Current Zoning **Conservation**

Requested Zoning **Employment Campus**

Districts:

Elementary Parrs Ridge	Current Utilization Rate 76.6%	Adequacy Adequate
Middle Mt. Airy Middle	Current Utilization Rate 80.1%	Adequacy Adequate
High South Carroll	Current Utilization Rate 77.0%	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