

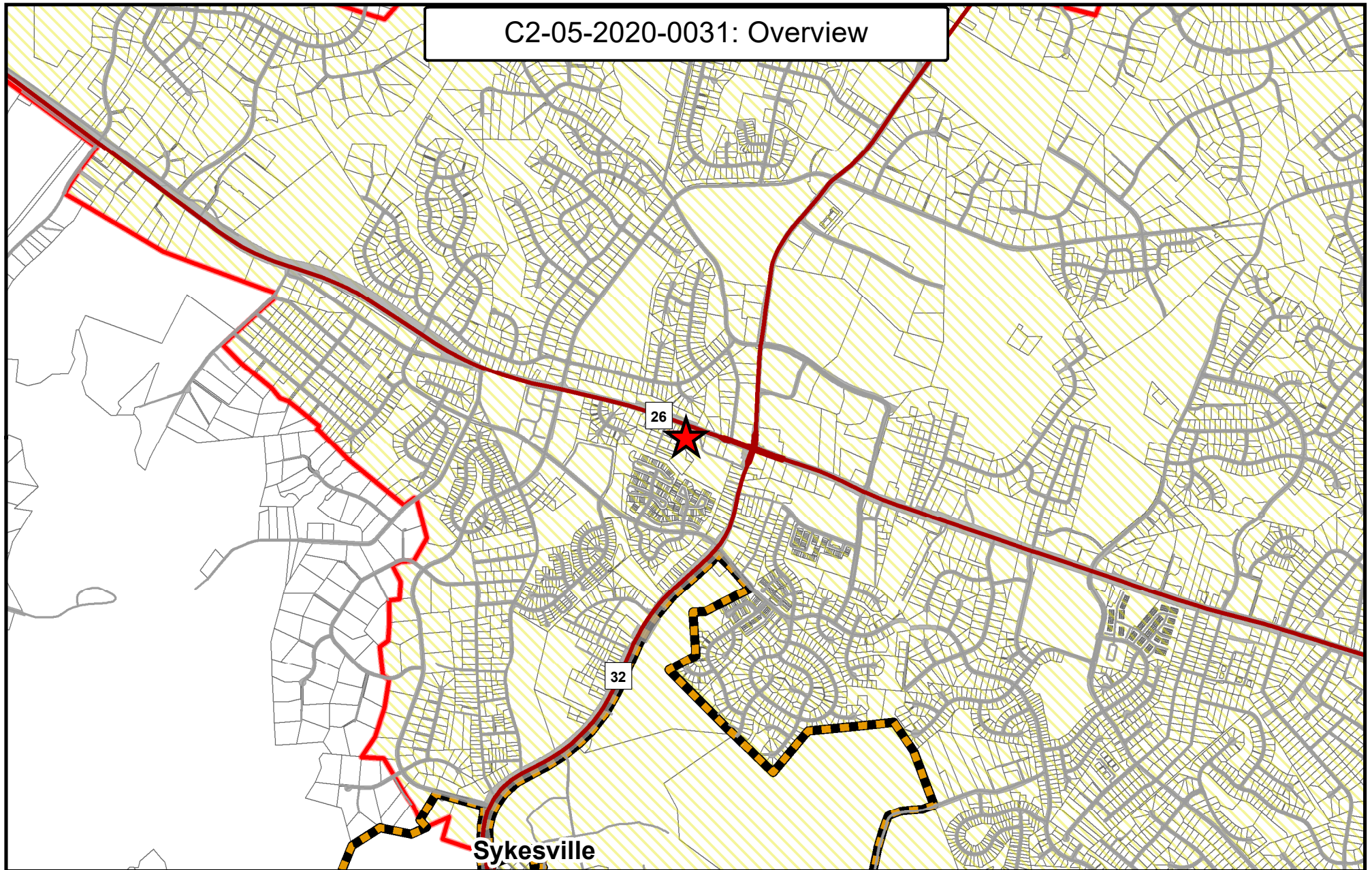
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0031



C2-05-2020-0031: Overview



Legend

- ★ C2-05-2020-0031
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles






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



C2-05-2020-0031: Aerial



Legend

- | | |
|---|--|
|  C2-05-2020-0031 |  Property Data |
|  Major Roads |  Priority Funding Areas |
|  Roads |  Growth Area |

0 50 100 200 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

2. Description of Property

Site Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Commissioner District 5 Account ID: 0705011515 Parcel 0118 Map 0073

Total Acreage of Parcel 0.3966 Area to be Rezoned: 0.3966

Current Use: Residential Improved or Unimproved: Improved

Current Zoning: R-10,000 Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Residence

Land Use Plan
Designation:¹

Commercial Medium

Zoning History Summary

This property has been zoned R-10,000 since 1965. There are no zoning violations on this property.

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	R-20,000	R-M
South	R-7,500	R-H
East	C-2	C-M
West	R-7,500	C-M

4. Consistency with Master and Functional Plans:

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

This property is in 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and Freedom Designated Growth Area. It has a future land use designation of Commercial Medium and is located along the MD26 commercial corridor. This request is consistent with the Future Land Use Designation.

- B. Applicable Master Plan Goals and Objectives

These properties meet 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 appropriately 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)

This property has existing water.

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

This property has existing sewer.

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

7. Public Safety Assessment

In Sykesville District, adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan. The Future Land Use as expressed in the Plan, its situation within the Freedom Designated Growth Area, its location on the MD26 commercial corridor and the availability of water and sewer make this site an ideal candidate for C-2 zoning. The future land use is consistent with this zoning designation.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

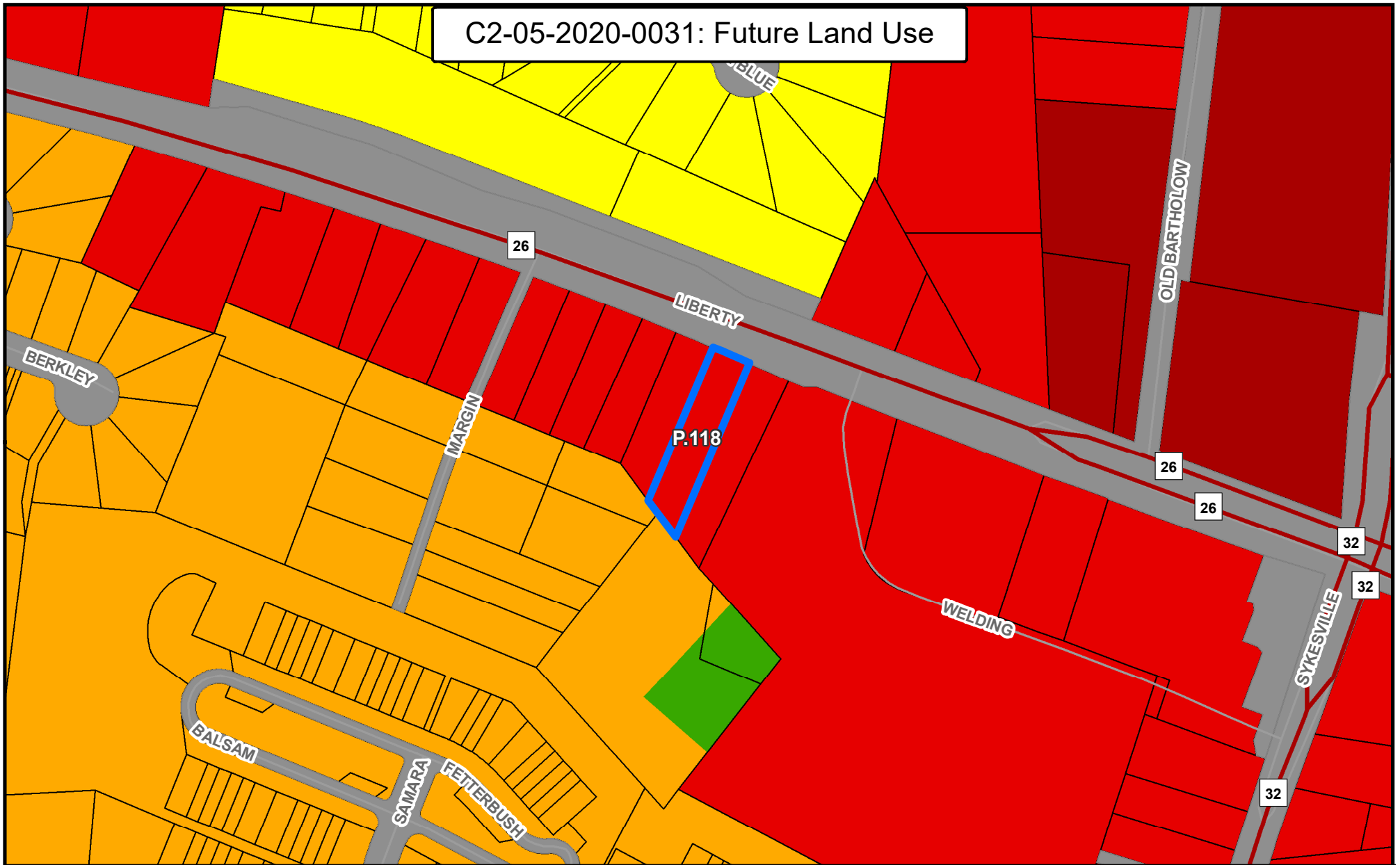
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable











11. Appendixes

See attachments for individual assessments.

C2-05-2020-0031: Future Land Use



Legend

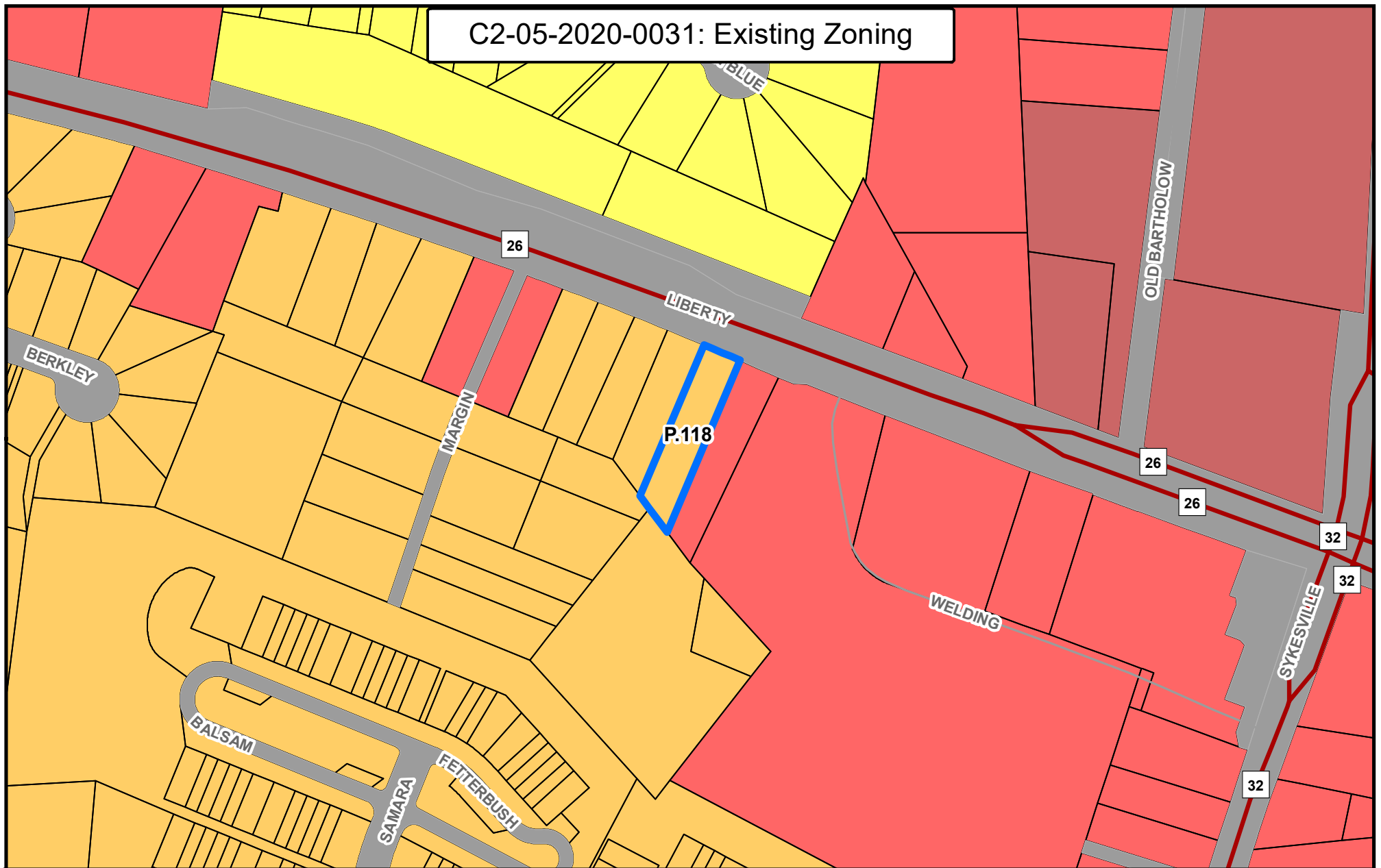
 C2-05-2020-0031	 Major Roads	Freedom Future Land Use	 Commercial-Medium
 Roads	 Resource Conservation		 Commercial-High
 Property Data	 Residential-Medium		 Transportation
	 Residential-High		

0 90 180 360 Feet





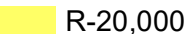


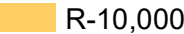
Created by the Carroll County
Department of Planning 3/20 (KC)



C2-05-2020-0031: Existing Zoning



Legend

- | | | | |
|--|---|----------------------|--|
|  C2-05-2020-0031 |  Major Roads | County Zoning |  C-2 |
|  Roads |  R-20,000 | |  C-3 |
|  Property Data |  R-10,000 | | |

0 90 180 360 Feet

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



ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 06/04/2020
PLANNER INITIALS LDE

Zoning History

Request # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

Previous Zoning Change Requests (if applicable): NONE

BZA Requests (if applicable): None

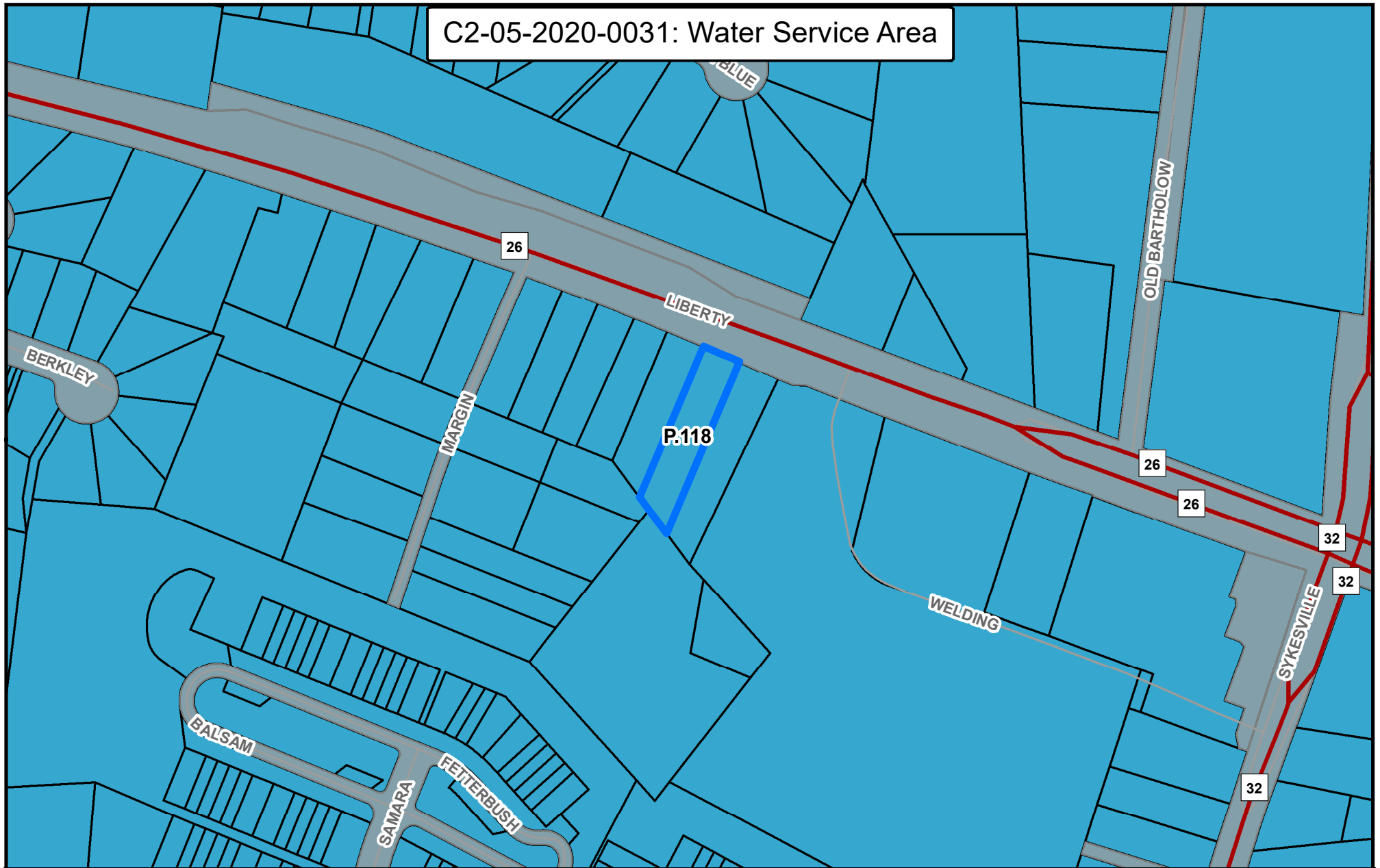
Zoning Violations (if applicable):

None


Comments:

The first zoning on the property was R-10,000 in 1965 and remained as such until today.

C2-05-2020-0031: Water Service Area



Legend

 C2-05-2020-0031

 Major Roads

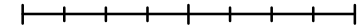
 Roads

 Property Data

WaterServiceArea

 Existing

0 90 180 360 Feet











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



C2-05-2020-0031: Sewer Service Area



Legend

- | | | | |
|--|---|---|---|
|  C2-05-2020-0031 |  Major Roads | Sewer Service Area |  Future |
|  Roads |  Existing |  Long Range | |
|  Property Data |  Priority | | |

0 90 180 360 Feet

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



ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/04/2020
PLANNER INITIALS LDE

Checklist of Environmental Issues

Request # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

Watershed S. Branch of the Patapsco River

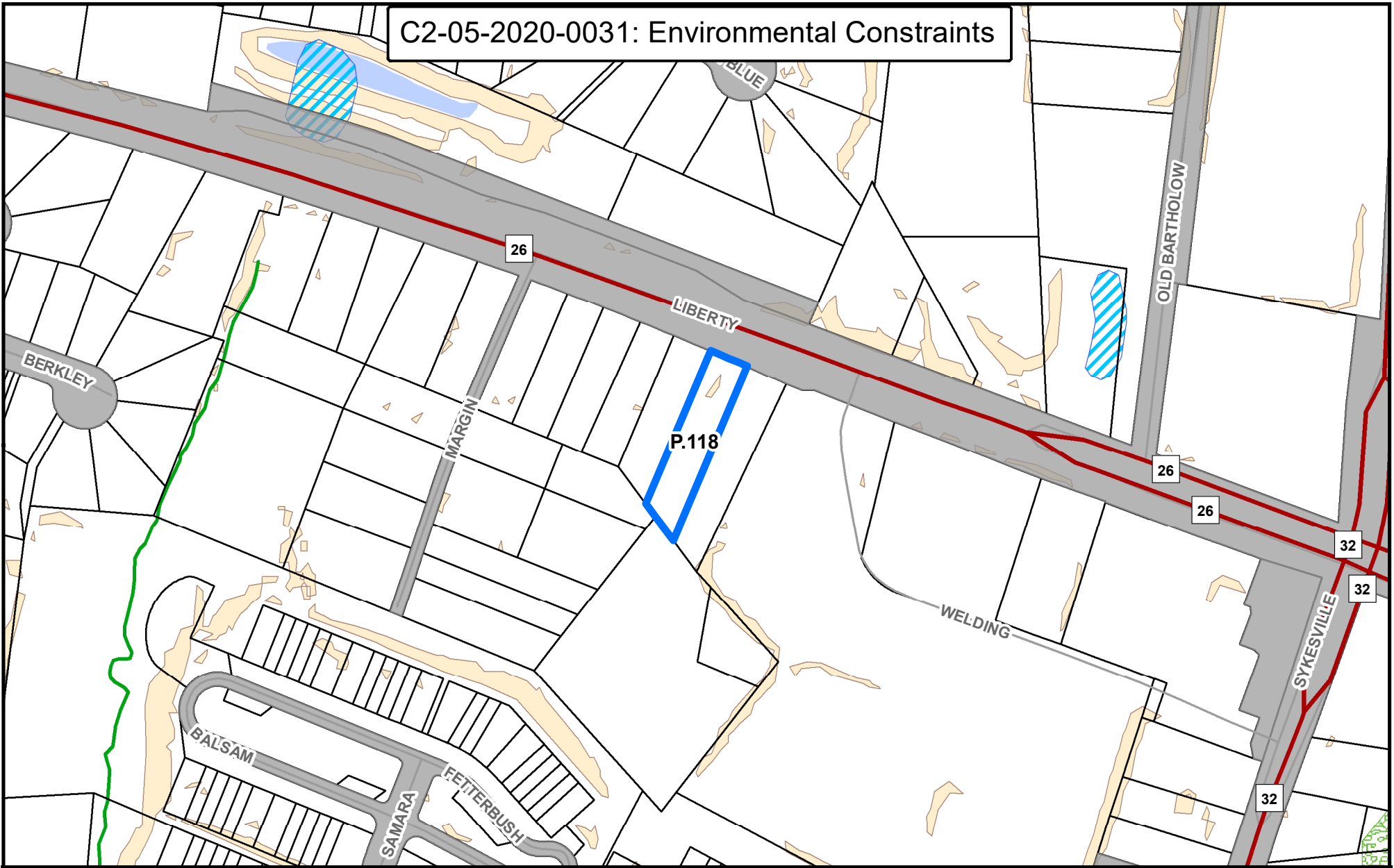
Yes No

- ☐ ☒ Water Resources Protection Easement
☐ ☒ 100-Year Floodplain on the Property
☐ ☒ Streams
☐ ☒ Wetlands
☐ ☒ Steep Slopes (<25%)
☐ ☒ Forest Cover (<25% ☐ 25-50% ☐ 51-75% ☐ >75% ☐ of total parcel)

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

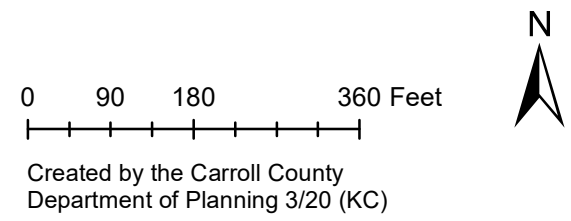
--

C2-05-2020-0031: Environmental Constraints



Legend

- | | | |
|-----------------|--------------------|-------------------------------------|
| C2-05-2020-0031 | Property Data | Steep Slopes Lidar (25% or greater) |
| Major Roads | Wetlands | Forest Cover |
| Roads | Ponds - Reservoirs | |
| Streams | | |



ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/04/2020
PLANNER INITIALS LDE

Historic Preservation Checklist

Request # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

Historic Inventory Number On-Site NONE

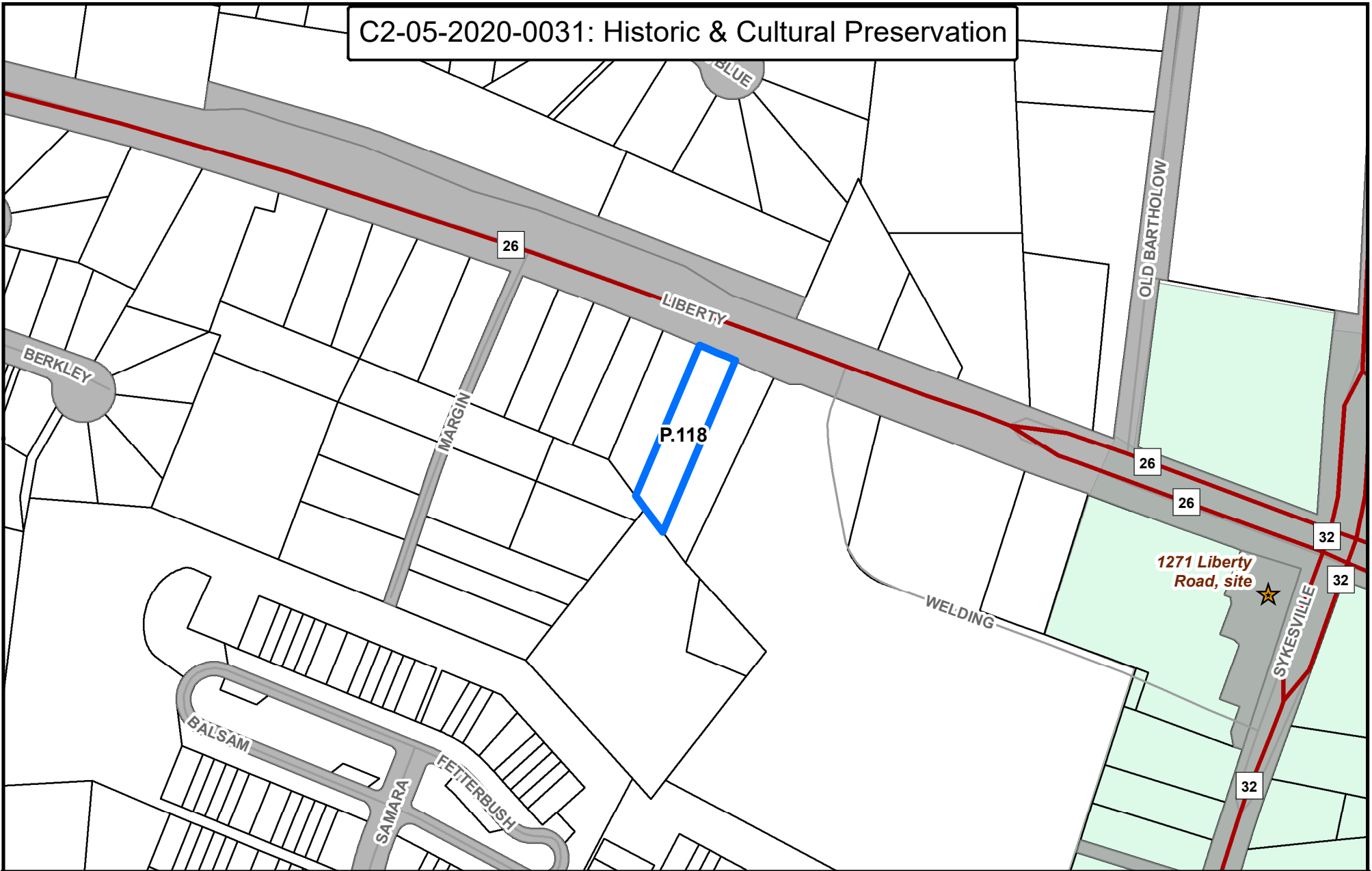
Historic Feature within a ½ mile radius: There are several properties just at the ½ mile radius of the property.

If “YES” please provide a map of the features.

Comments:

There are 5 properties that within the ½ mile radius. These are CARR numbers: 167, 168, 1630, 1631 and 1691. The most significant property is CARR-167, the Wesley Chapel Methodist Episcopal Church. This site is was built in 1822 and served as an early Methodist congregation in Eldersburg. This site is on the National Register of Historic Places. CARR-168 is connected to the Wesley Chapel Methodist Church as the Lodge Hall. The remaining properties were reviewed for the National Registry of Historic Places, but none met the eligibility requirement.

C2-05-2020-0031: Historic & Cultural Preservation



Legend

- C2-05-2020-0031
- Major Roads
- County Border
- Historic Site Points
- Roads
- Property Data
- Historic District

0 90 180 360 Feet

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



ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 06/04/2020
PLANNER INITIALS LDE

Fire and EMS Assessment

Request # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

Districts:

EMS: Southern	Adequacy: <u>Adequate</u>
Fire: Sykesville	Adequacy: <u>Adequate</u>

*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 # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2 and
PM _____

Frontage Road MD 26

Most Recent ADT of Frontage Road 26,352

LOS at the Nearest Intersection of Frontage Road LOS D both AM and PM Peak for
intersection of MD 32 and MD 26

Functional Classification of Frontage Road Rural Minor Arterial

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

Capital Improvements of Adjacent Road(s) MD26 divided highway reconstruct with access
controls.

Planned Major Streets on-site or in proximity None

Sidewalk ☒ Yes ☐ No Sidewalks along MD 26 provide access to this site.

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☒ Yes ☐ No: A stop is located on the neighboring property of the
Princess Shopping Center.

Other Comments:

The following language was included in the BCC 2021 CTP Priority Letter regarding MD26:
“The County is currently discussing with the SHA ways to revise the 30 percent design to a
new “practical” design approach. Rather than complete widening to six lanes, improvements
will consist of more limited breakout projects that focus primarily on enhancing the safety of
the corridor. This may be achieved through the extension of auxiliary lanes, increased
signalization, and a center median in certain segments of the road which have been identified
as critical to the safe and efficient functioning of the entire corridor. Through further analysis
and collaboration with SHA staff, breakout projects will be identified and prioritized.”

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/04/2020
PLANNER INITIALS LDE

School Assessment

Request # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

Districts:

Elementary Eldersburg Current Utilization Rate 75.9 Adequacy Adequate

Middle Sykesville Current Utilization Rate 98.3 Adequacy Adequate

High Century 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