

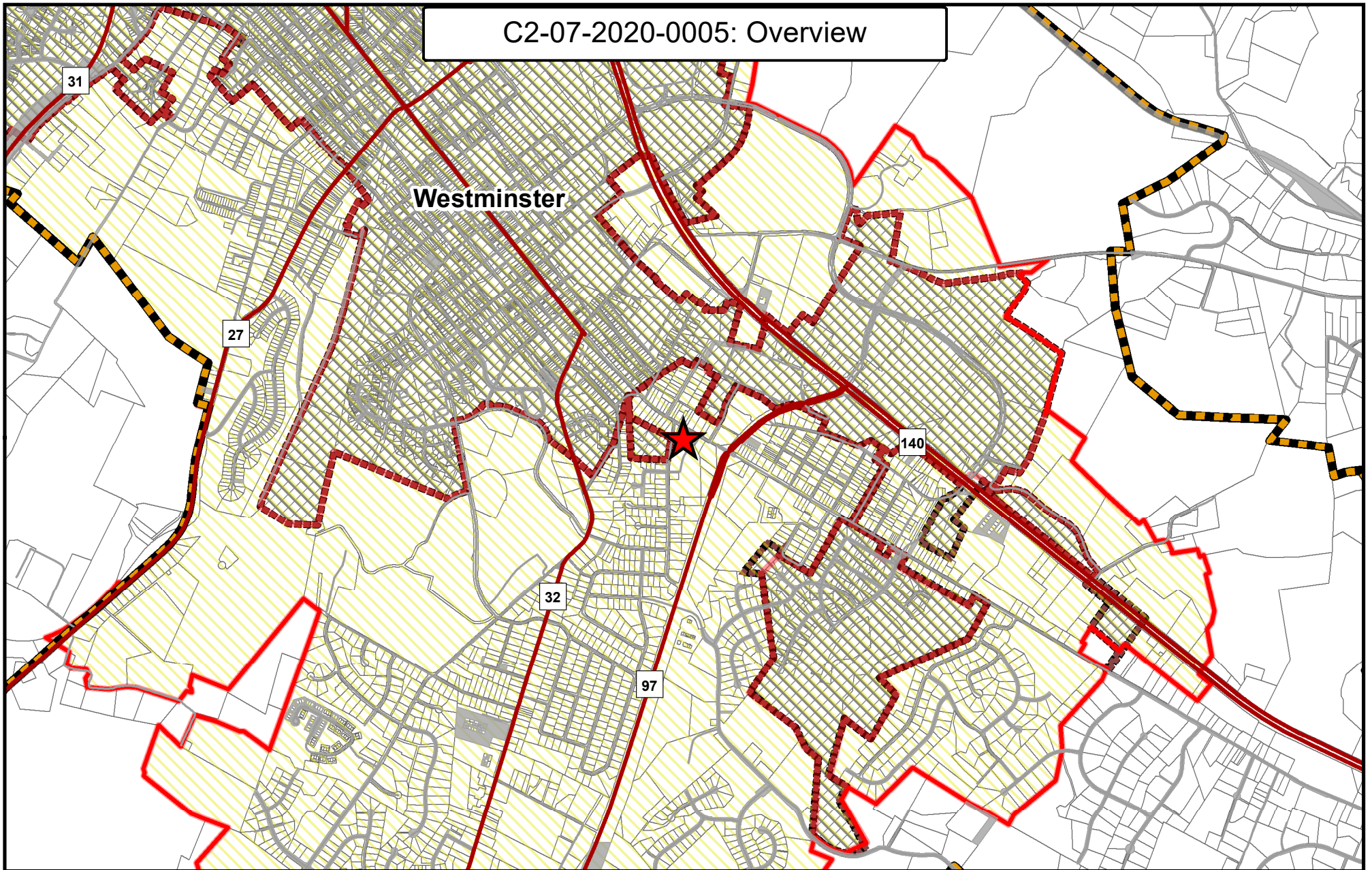
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0005



C2-07-2020-0005: Overview



Legend

- ★ C2-07-2020-0005
- Major Roads
- Roads
- ▨ Growth Area
- ▨ Corporate Limits
- ▨ Priority Funding Areas
- ▨ Property Data

0 0.225 0.45 0.9 Miles

Created by the Carroll County Department of Planning 4/20 (KC)





Legend

- C2-07-2020-0005
- Property Data
- Roads
- Priority Funding Areas
- Corporate Limits

0 55 110 220 Feet

Created by the Carroll County Department of Planning 4/20 (KC)



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-07-2020-0005 Applicant Name: Hale & Helen StonesiferProperty Address 438 E. Main St. Westminster MD 21157Current Zoning R-10,000 Requested Zoning C-2

2. Description of Property

Site Address 438 E. Main St. Westminster MD 21157Commissioner District 03 Account ID: 0707032390Parcel 0965 Map 0046Total Acreage of Parcel 11,880 SF Area to be Rezoned: 11,880 SFCurrent Use: Residential Improved or Unimproved: ImprovedCurrent Zoning: R-10,000 Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Residential

Land Use Plan
Designation:¹

Suburban Residential

Zoning History Summary

This property has been in the R-10,000 District since 1965. There have been no previous zoning requests or violations on this property.

¹In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environs Community Comprehensive Plan. The Westminster Environs Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environs. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.

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

	<u>Zoning</u>	<u>Land Use (Westminster Plan)</u>
North	C-2	Commercial
South	C-2	Commercial
East	C-2	Commercial
West	R-10,000	Suburban Residential

4. Consistency with Master and Functional Plans:

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

This property is located in the Westminster MGA, with a FLU designation of Suburban Residential. It is surrounded by Commercially designated and utilized land to the north, south and east. The property to the west is used for commercial purposes. The street is a mixture of general service commercial uses, such as hair salon, health service and surveyor, and several residential homes.

B. Applicable Master Plan Goals and Objectives

This request is consistent with the economic development goals of the 2007 Westminster Environs Community Comprehensive Plan:

“Provide sites for commercial development which will meet the diverse business needs of the resident population”

“Promote commercial development that is clustered in appropriate locations”

This request is also consistent with the following visions which were included in the 2009 Westminster Plan:

Growth Areas – *“Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers”*

Infrastructure - *Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.*

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

Existing

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

Existing

5. Environmental Constraints

None

6. Historic Resources Identified

None on the property or immediate vicinity

7. Public Safety Assessment

In Westminster District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

No

9. Assessment Summary

This property is surrounded by C-2 Zoned land and property used for commercial purposes. It is in close proximity to the commercial corridor on Malcolm Drive. It also has the necessary existing water and sewer infrastructure to support conversion from residential to commercial use.

The Purpose and Intent of the C-2 District is: *“to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District.”* The location of this property is consistent with the purpose of the C-2 District.

Commercial zoning on this property is consistent with the economic development goals of the 2007 Westminster Environs Community Comprehensive Plan and the visions in the 2009 Westminster Plan. Although this property has a different future land use designation than these Plans, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.

10. Recommendations

Department of Planning Recommendation:

Favorable

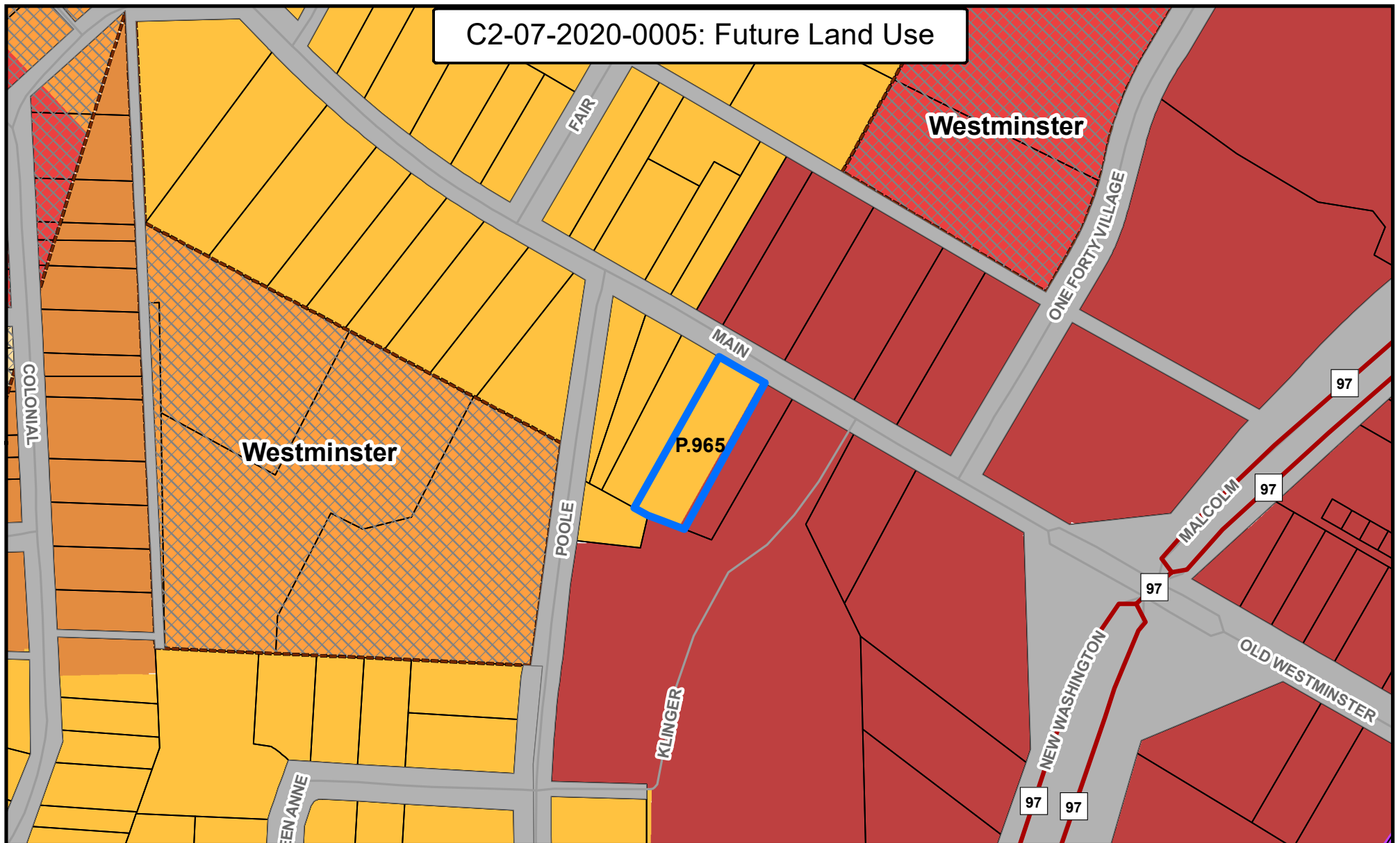
Planning Commission Recommendation:

Favorable













11. Appendixes

See attachments for individual assessments.

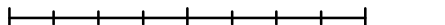
C2-07-2020-0005: Future Land Use



Legend

- | | | | |
|--|--|--|------------------------------------|
|  C2-07-2020-0005 |  Major Roads | Westminster GAB Future Land Use | Westminster Future Land Use |
|  Roads |  Suburban Residential |  Commercial | |
|  Corporate Limits |  Urban Residential |  Suburban Residential | |
|  Property Data |  Commercial |  Urban Residential | |
| |  Industrial | | |

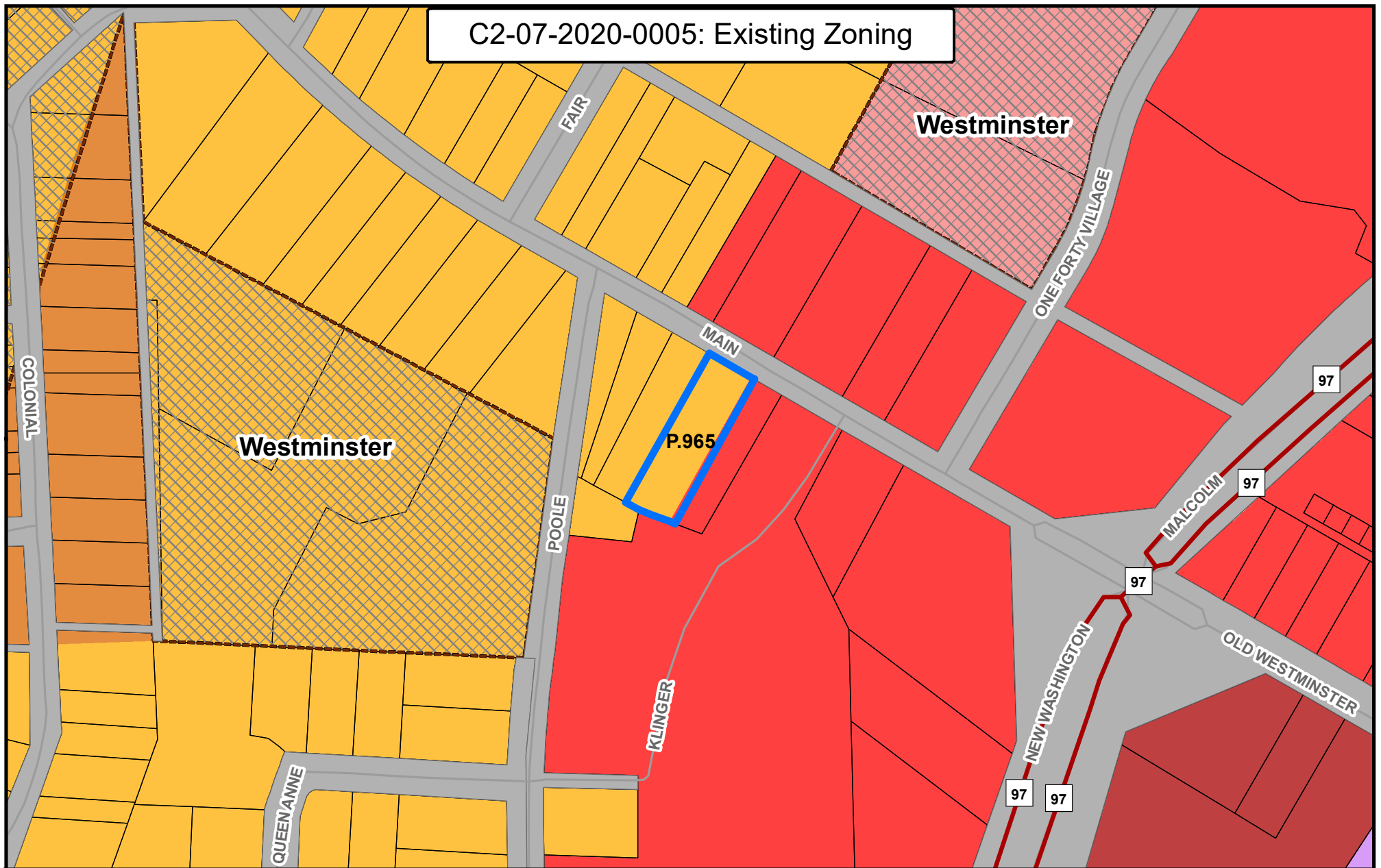
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C2-07-2020-0005: Existing Zoning



Legend

- | | | | | |
|-----------------|------------------|----------------------|-----|---------------------------|
| C2-07-2020-0005 | Corporate Limits | County Zoning | C-2 | Westminster Zoning |
| Major Roads | Property Data | R-10,000 | C-3 | B |
| Roads | | R-7,500 | I-1 | R-7,500 |

0 85 170 340 Feet



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Department of Planning 4/20 (KC)

Zoning History

Request # C2-07-2020-0005 Applicant Name Hale & Helen Stonesifer

Property Address 438 East Main Street, Westminster MD 21157

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

Previous Zoning Change Requests (if applicable):

None

BZA Requests (if applicable):

None

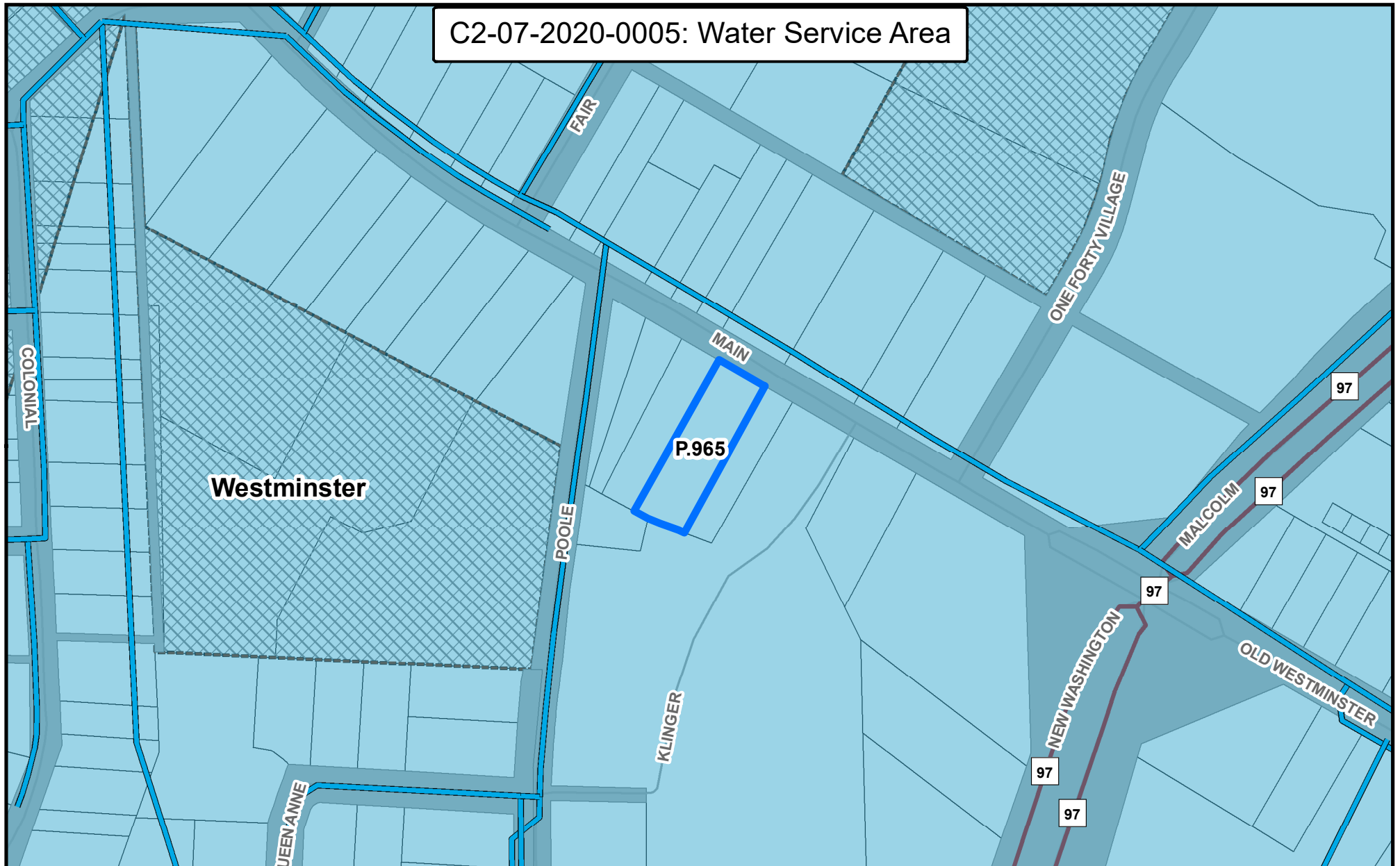
Zoning Violations (if applicable):

None


Comments:

This property has been in the R-10,000 District since 1965. There are previous zoning requests or violations.

C2-07-2020-0005: Water Service Area




Legend


 C2-07-2020-0005

 Major Roads

 Roads

 Water Lines: Non-County Maintained

Water Service Area

 Existing

 Corporate Limits

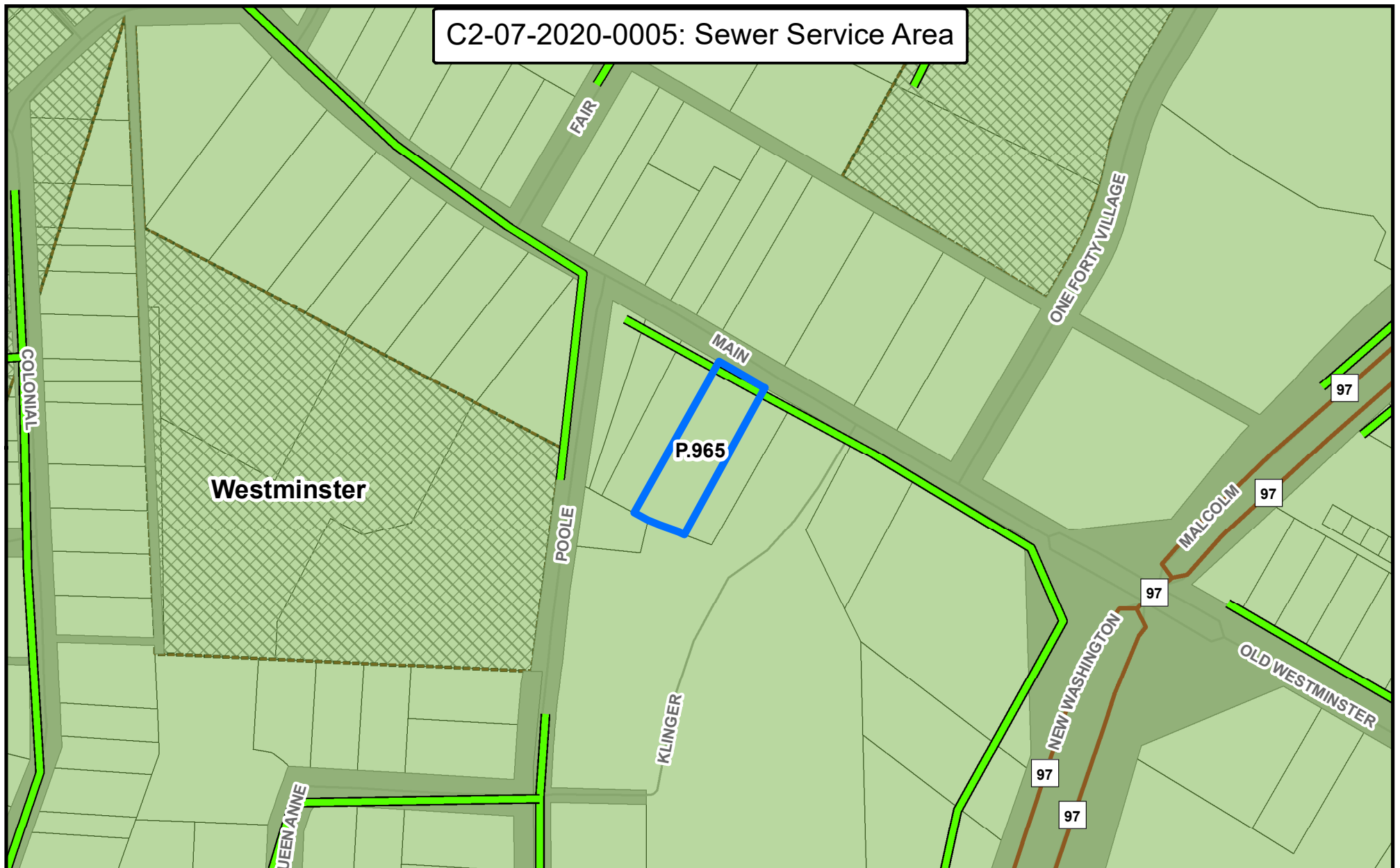
 Property Data

0 80 160 320 Feet


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Department of Planning 4/20 (KC)



C2-07-2020-0005: Sewer Service Area



Legend

 C2-07-2020-0005

 Major Roads

 Roads

 Sewer Lines: Non-County Maintained

Sewer Service Area

 Existing

 Corporate Limits

 Property Data

0 80 160 320 Feet

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Checklist of Environmental Issues

Request # C2-07-2020-0005 Applicant Name Hale & Helen Stonesifer

Property Address 438 E. Main Street, Westminster, MD 21157

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

Watershed Upper Patapsco

Yes No

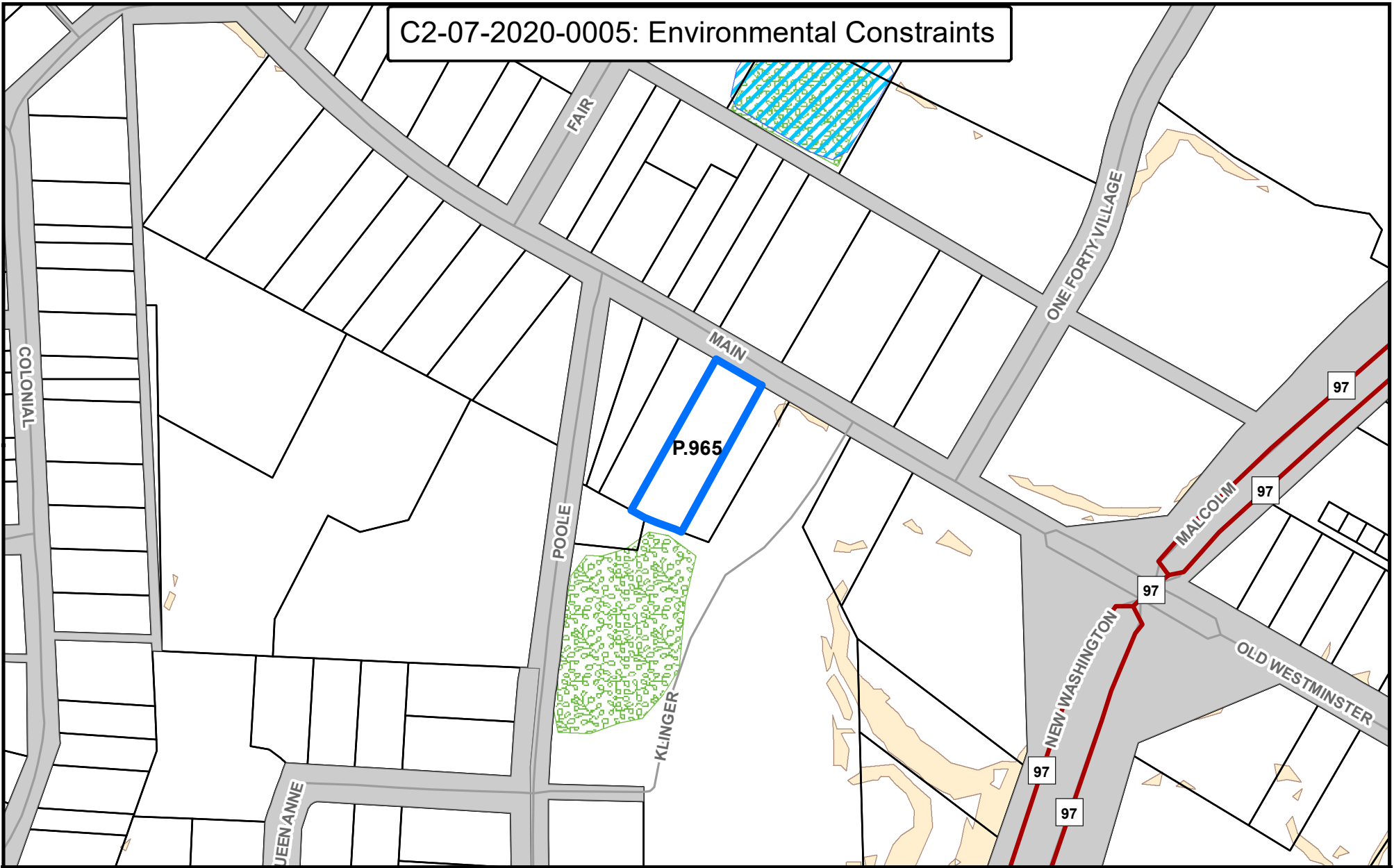
- ☐ ☒ Water Resources Protection Easement
☐ ☒ 100-Year Floodplain on the Property
☐ ☒ Streams
☐ ☒ Wetlands
☐ ☒ Steep Slopes (>25%)
☐ ☒ Forest Cover (<25% ☒ 25-50% ☐ 51-75% ☐ >75% ☐ of total parcel)
☐ ☒ Tier II Catchment Area (if yes, Name):_____

Please provide an accompanying map with this data.

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

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C2-07-2020-0005: Environmental Constraints



Legend

- | | |
|-----------------|-------------------------------------|
| C2-07-2020-0005 | Property Data |
| Major Roads | Wetlands |
| Roads | Steep Slopes Lidar (25% or greater) |
| | Forest Cover |

0 85 170 340 Feet

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Historic Preservation Checklist

Request # C2-07-2020-0005 Applicant Name Hale & Helen Stonesifer

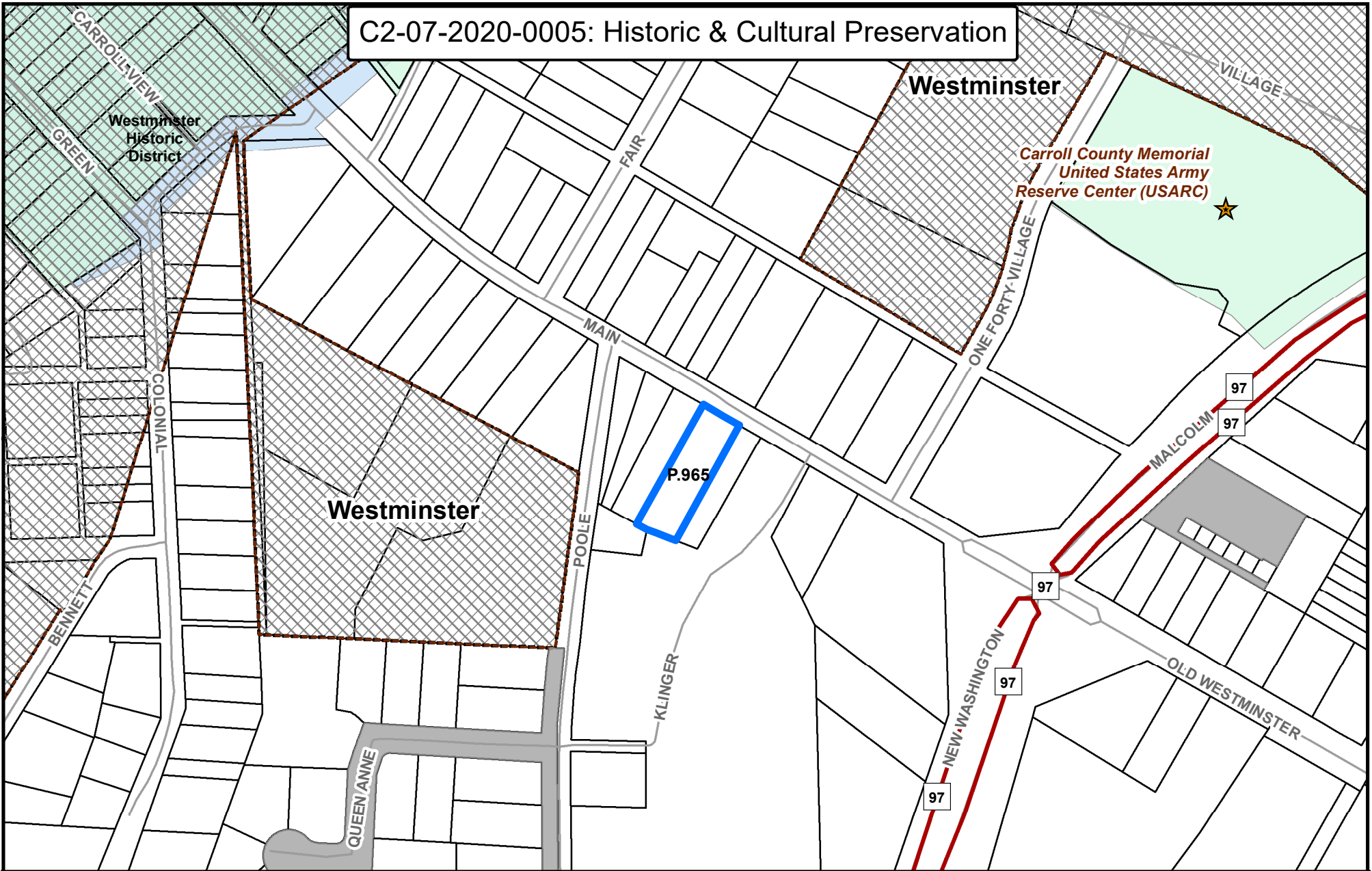
Property Address 438 E. Main Street, Westminster, MD 21157

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

Historic Inventory Number None

Comments:

C2-07-2020-0005: Historic & Cultural Preservation



Legend

- | | | |
|----------------------|--------------------------------------|-------------------|
| C2-07-2020-0005 | Major Roads | Property Data |
| Historic Site Points | Roads | Historic District |
| Corporate Limits | National Register of Historic Places | |

0 85 170 340 Feet

Created by the Carroll County
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Fire and EMS Assessment

Request # C2-07-2020-0005 Applicant Name Hale & Helen Stonesifer

Property Address 438 E. Main Street, Westminster, MD 21157

Current R-10,000 Requested Zoning C-2

Districts:

Fire and EMS Westminster Adequacy Adequate for Fire and EMS

*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 # C2-07-2020-0005 Applicant Name ~~Hale & Helen Stonesifer~~

Property Address 438 East Main Street, Westminster, MD 21157

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

Frontage Road East Main Street

Most Recent ADT of Frontage Road 9,770

Functional Classification of Frontage Road 5U

<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:

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School Assessment

Request # C2-07-2020-0005 Applicant Name Hale & Helen Stonesifer

Property Address 438 East Main Street, Westminster, MD 21157

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

Districts:

Elem Cranberry Station Current Utilization Rate 88.9% 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