

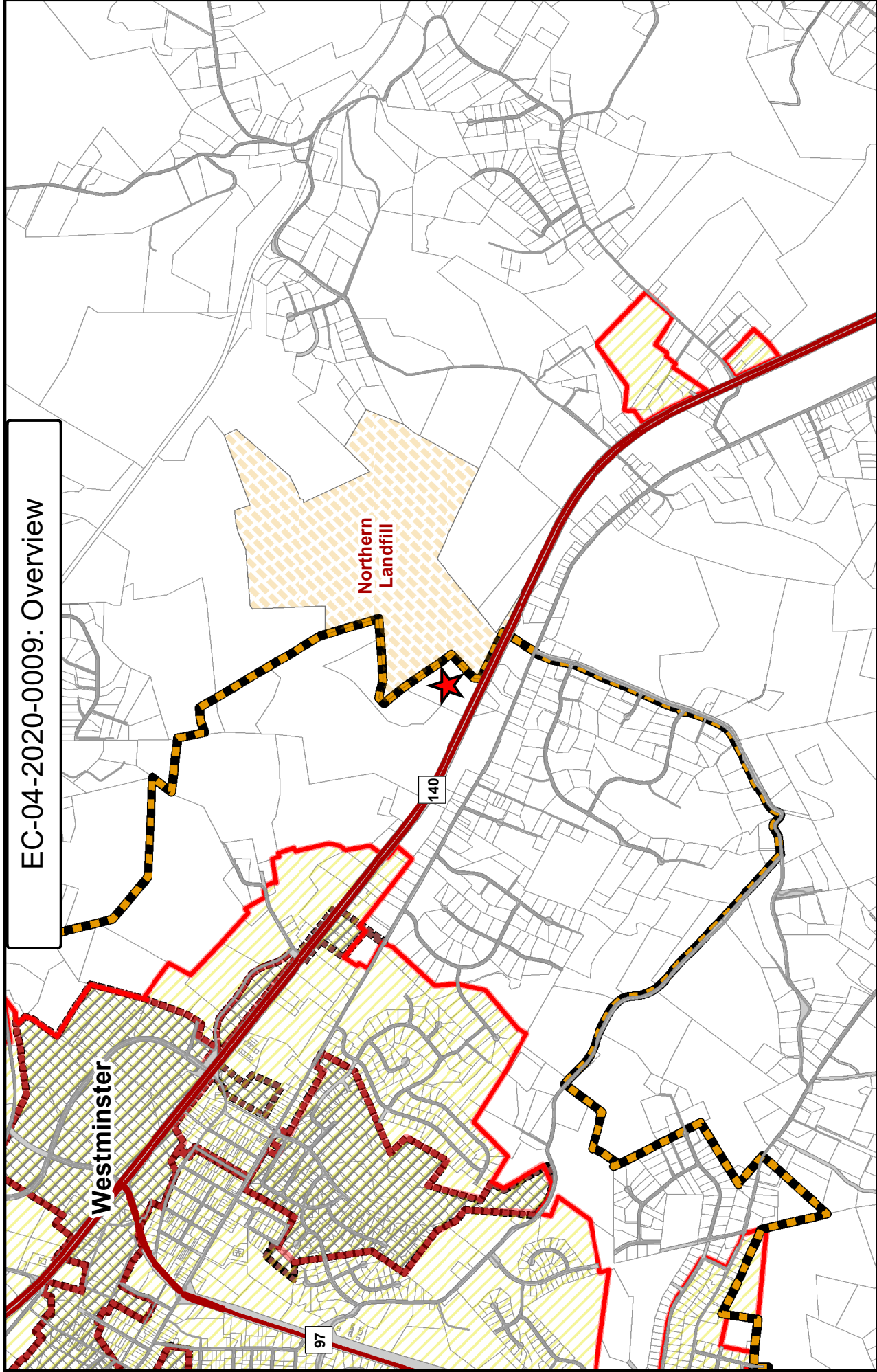
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-04-2020-0009



EC-04-2020-0009: Overview

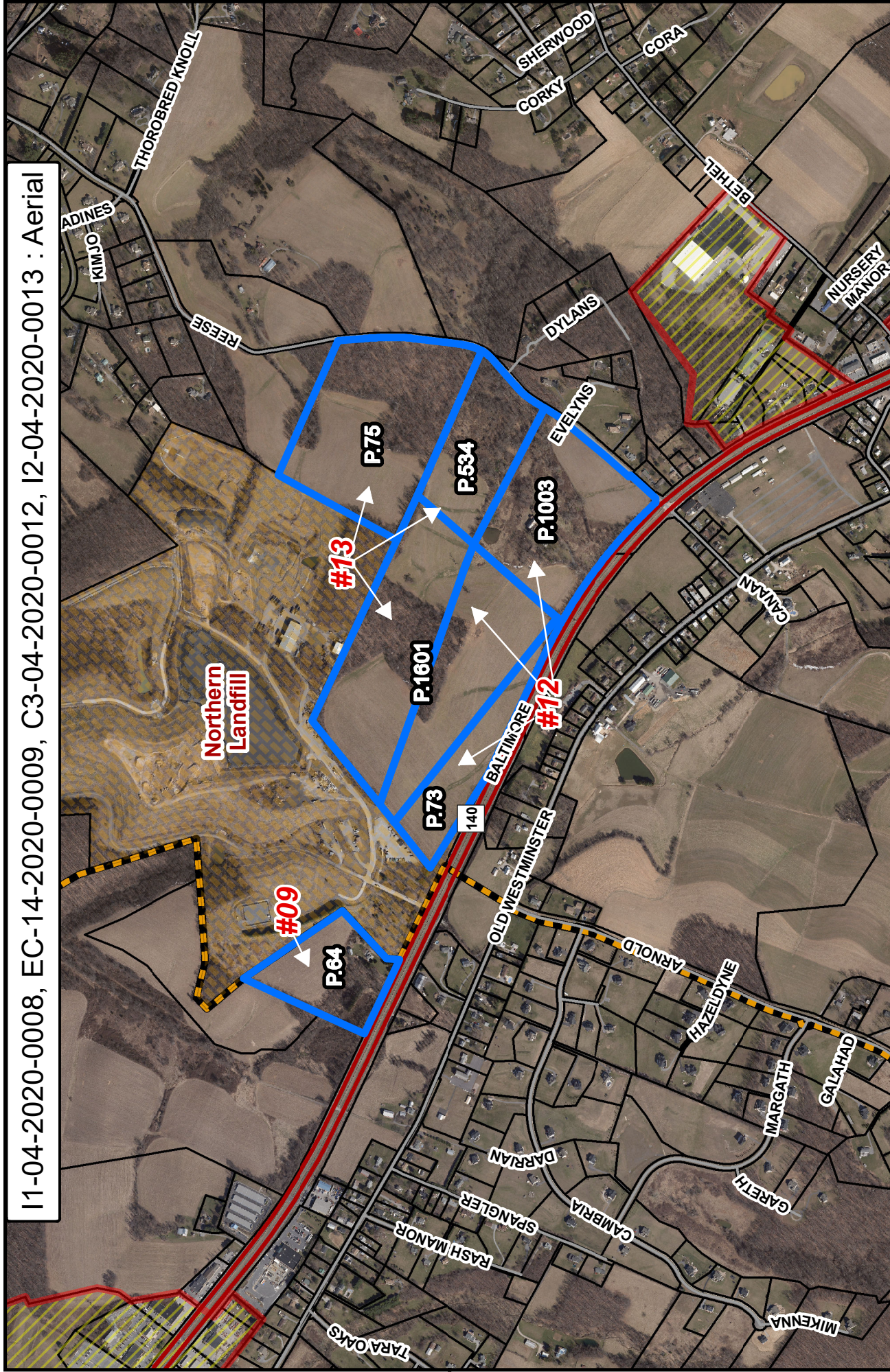


Legend

- ★ EC-04-2020-0009
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Northern Landfill
- Property Data

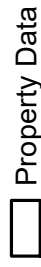


0 0.25 0.5 1 Miles



Legend

By Requests: #09,#12,#13



Major Roads

Roads

Northern Landfill

Priority Funding Areas
Growth Area



0 550 1,100 2,200 Feet

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EC-04-2020-0009: Aerial

Northern
Landfill

P.64

BALTIMORE
140
140

SPANGLER

OLD WESTMINSTER

Legend

EC-04-2020-0009



Growth Area

Major Roads

Roads

Northern Landfill

Property Data



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Carroll County Department of Planning

Comprehensive Zoning Assessment Report

1. Request

Request #: EC-04-2020-0009Applicant Name: K&P Resource Recovery, LLCProperty Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)Current Zoning: "A" AgricultureRequested Zoning: "EC" Employment Campus

2. Description of Property

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157Commissioner District: 2Account ID: 07-04-026829Parcel: 0064Map: 0046Total Acreage of Parcel: 12.08 acresArea to be Rezoned: 12.08 acresCurrent Use (SDAT): ResidentialImproved or Unimproved: ImprovedCurrent Zoning: "A" AgricultureRequested Zoning: "EC" Employment Campus

3. Land Use and Zoning Considerations

Existing Land Uses:

Residential

Land Use Plan
Designation:¹

Employment Campus, 2009 City of Westminster Comprehensive Plan (2009 CWCP)
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“The purpose of the Employment Campus District is to provide an implementation process that will encourage creative, well planned, mixed industrial and commercial development in a campus-like setting, including: consistent and uniform site layouts; architecture designed to attract business and light industry; employers that provide primarily higher paying jobs requiring highly skilled workers; and, businesses that are willing to construct buildings on campuses that are aesthetically pleasing and contribute significantly to the County's tax base.”
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¹

2009 City of Westminster Comprehensive Plan.

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	“A” Agriculture “I-1” Industrial Light	2014 Carroll County Master Plan (2014 CCMP): Industrial Heavy 2009 CWCP: Employment Campus
South	“R-40,000” Residential	2009 CWCP: Low Density Residential
East	“A” Agriculture	2014 CCMP: Industrial Heavy
West	“I-1” Industrial Light	2009 CWCP: Employment Campus

Zoning History Summary

This property has been zoned Agriculture since 1965.

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (MGA, Rural Village Designation, etc.)

The requested “EC” Employment Campus zoning is consistent with the future land use designation of Employment Campus in the 2009 CWCP. This property is inside the Westminster municipal growth area. It also abuts the Carroll County Landfill.

B. Applicable Master Plan Goals and Objectives

This request meets the following goals from the 2009 CWCP:

Goal M5: Coordinate the integrated and sustainable development of the Business and Industrial Districts

Objective 2: Ensure that commercial and industrial activity is consistent with maintaining a high quality built and natural environment

- a. Encourage industrial and commercial development that meets the community's vision for quality of environment and compatibility with Westminster land uses

Goal E2: Support a diversified and stable economic environment that will enhance the standard of living of all citizens, and be compatible with the Municipal Growth Element

Objective 3: Support the retention and expansion of existing businesses, while exploring opportunities for new business development

- a. Create an environment which encourages entrepreneurs to engage in business and industrial activities
- b. Attract businesses that can be competitive in the Westminster area and will strengthen the economy by providing good wages and benefits.

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

W-7 No Planned Water Service. The closest water line, north of MD 140, is approximately 2,700 feet away serving Caliber Collision.

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

S-7 No Planned Sewer Service. The closest sewer line, north of MD 140, is approximately 3,000 feet away serving the State Police Barracks.

5. Environmental Constraints

A stream branch of the Liberty reservoir enters the site from the northwest and navigates southeast for approximately 500 feet. Slopes greater than 25% cover the entire property line fronting MD 140. Some steep slopes and forest cover are located central and west, there are no notable slopes towards the north.

6. Historic Resources Identified

No historic sites were identified on the property. Eleven historic sites were identified within a ½ mile radius.

7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate for Late and Failed and is approaching inadequate for Response Time.

8. Ag Preservation and Applicable Preservation Area

No Ag Preservation. Upper Patapsco Rural Legacy Area abuts the site to the north and east.

9. Assessment Summary

This request is consistent with the 2009 CWCP. The future land use as expressed in the plan, its situation within the Westminster municipal growth area and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. The future land use is consistent with this zoning designation. Sites to the north and west are zoned Light Industrial and have a land use of Employment Campus. Carroll County's Northern Landfill is situated directly to the north and east of the request.

10. Recommendations

Department of Planning Recommendation:

Favorable

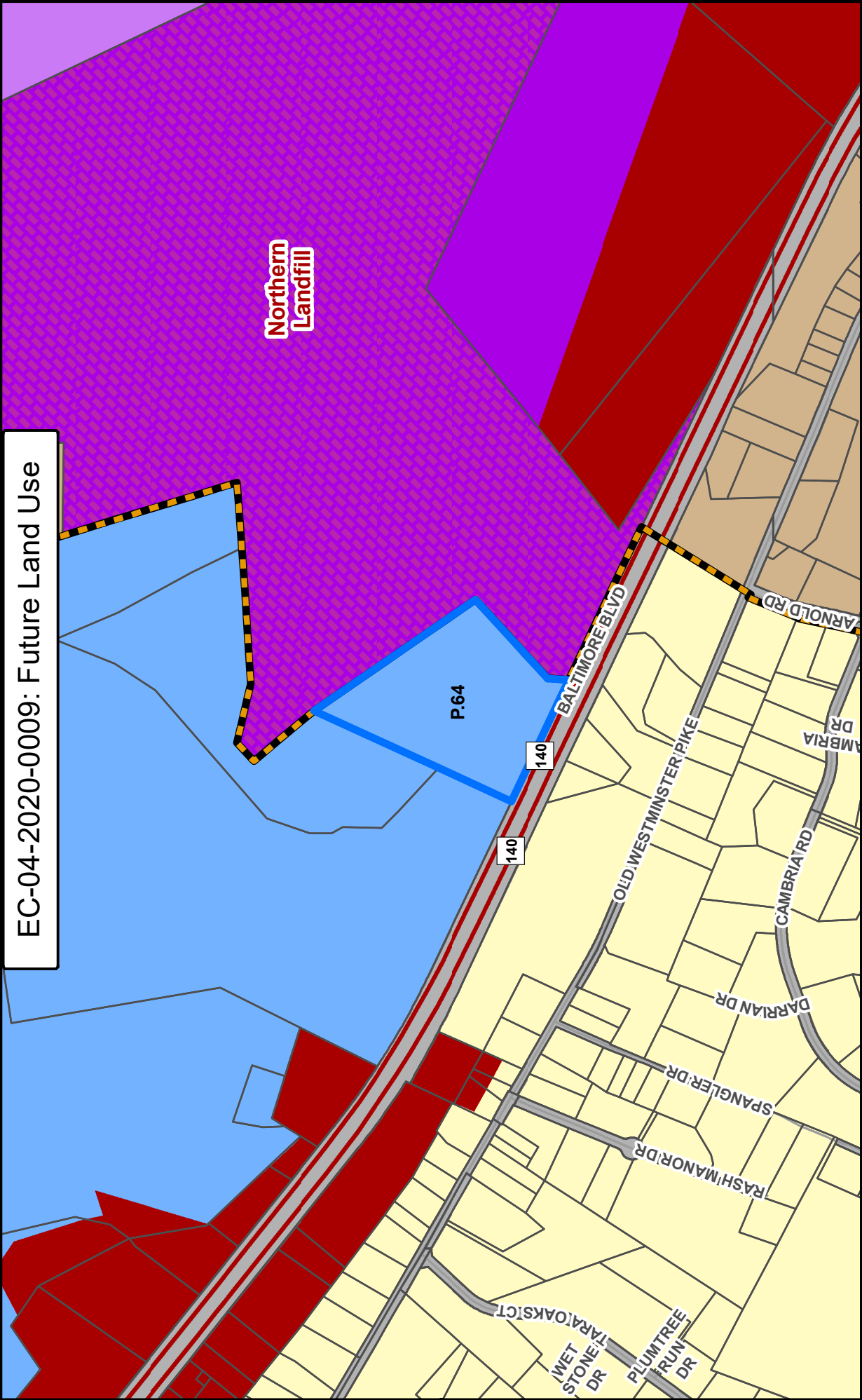
Planning Commission Recommendation:

Favorable




































11. Appendixes

See attachments for individual assessments.

EC-04-2020-0009: Future Land Use



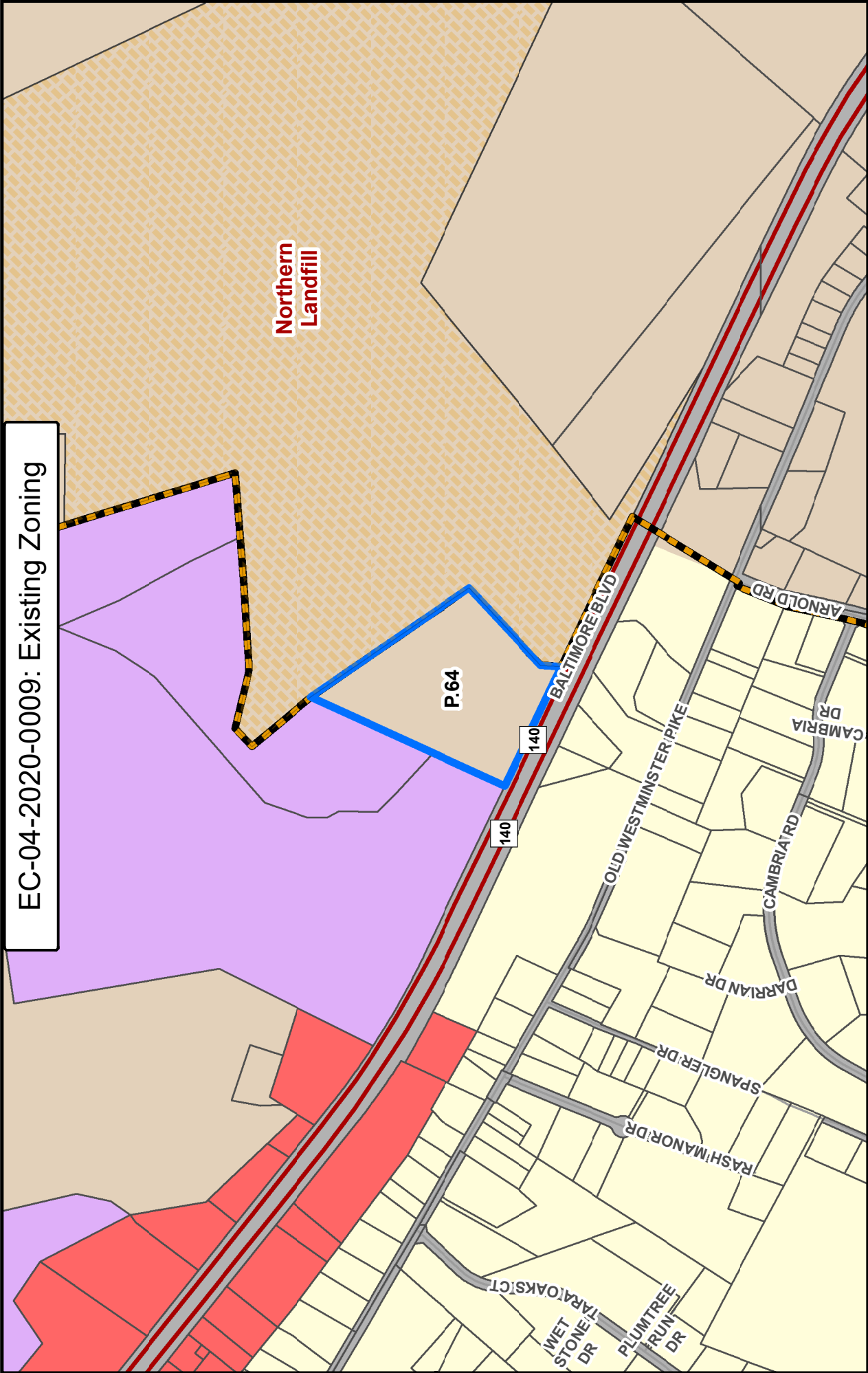
Legend

- | | | | | | | | | | | | |
|---|-------------------|---|----------------------------------|---|-------------------|---|-------------------------|---|-------------------------|---|-------------------------|
|  | EC-04-2020-0009 |  | Westminister GAB Future Land Use |  | Agriculture |  | Commercial-High |  | Industrial-Heavy |  | Industrial-Light |
|  | Major Roads |  | Commercial |  | Employment Campus |  | Low Density Residential |  | Commercial |  | Employment Campus |
|  | Roads |  | Low Density Residential |  | Commercial |  | Industrial-Heavy |  | Industrial-Light |  | Low Density Residential |
|  | Growth Area |  | Agriculture |  | Commercial-High |  | Industrial-Heavy |  | Industrial-Light |  | Low Density Residential |
|  | Northern Landfill |  | Commercial |  | Industrial-Heavy |  | Industrial-Light |  | Low Density Residential |  | Low Density Residential |
|  | PropertyData |  | Low Density Residential |  | Commercial |  | Industrial-Heavy |  | Industrial-Light |  | Low Density Residential |



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EC-04-2020-0009: Existing Zoning



Created by the Carroll County
Department of Planning 11/20 (KC)

Legend

- | | | | | | |
|--|-----------------|--|-------------------|--|----------|
| | EC-04-2020-0009 | | Growth Area | | C-2 |
| | Major Roads | | Property Data | | I-1 |
| | Roads | | Agriculture | | R-40,000 |
| | | | Northern Landfill | | |

Zoning History

Request #: EC-04-2020-0009

Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: “A” Agriculture

Requested Zoning: “EC” Employment Campus

Previous Zoning Change Requests (if applicable): None

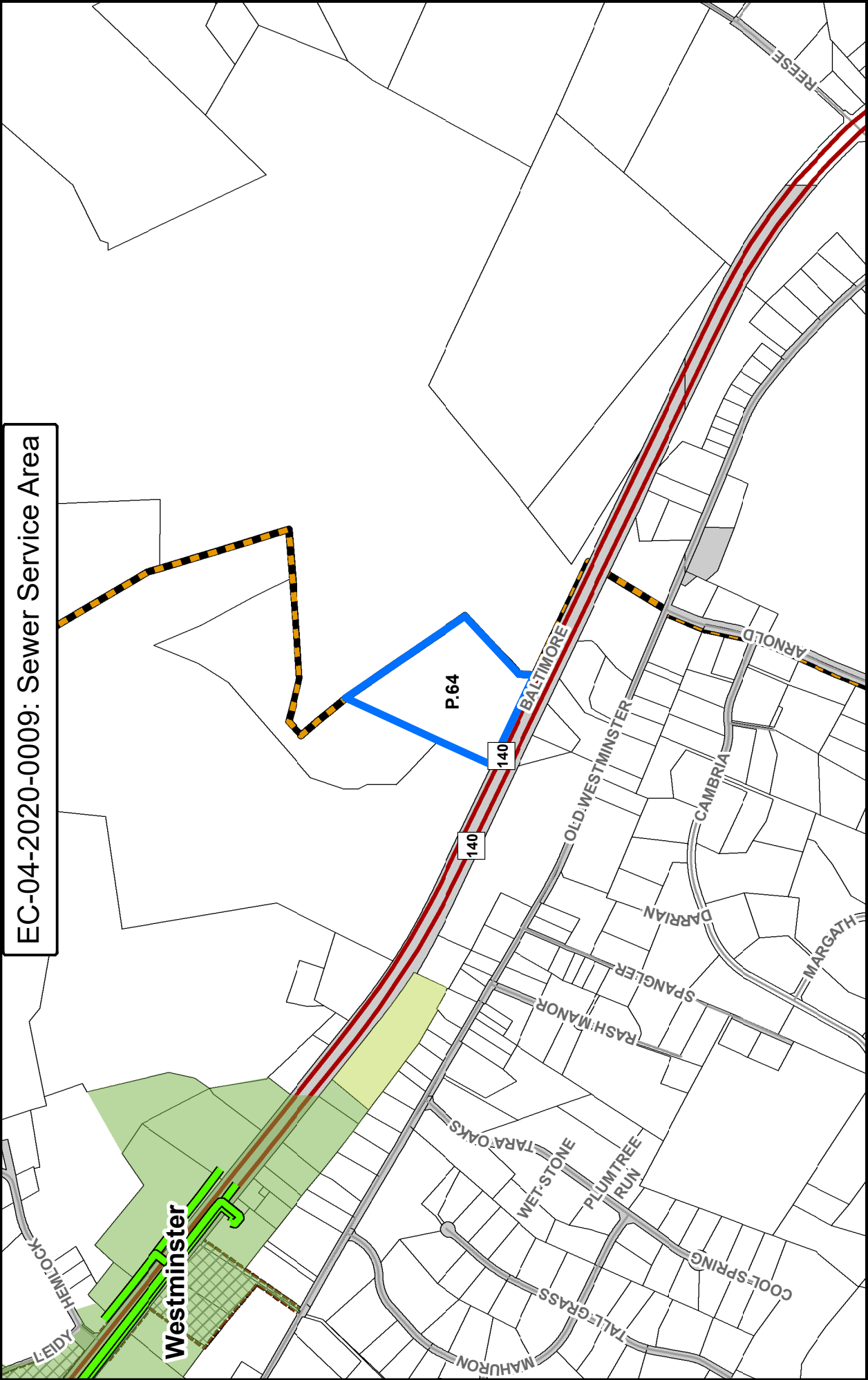
BZA Requests (if applicable): None

Zoning Violations (if applicable): None

Comments:

1965 Zoning – Agriculture

EC-04-2020-0009: Sewer Service Area



Legend

- EC-04-2020-0009
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained

- Growth Area
- County Border
- Corporate Limits
- Property Data

- Sewer Service Area
- Existing
- Priority



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

Environmental Issues

Request #: EC-04-2020-0009

Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: "A" Agriculture

Requested Zoning: "EC" Employment Campus

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Wetlands |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steep Slopes (>25%) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Forest Cover (<25% <input checked="" 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): <u>North Branch Patapsco River 1</u> |

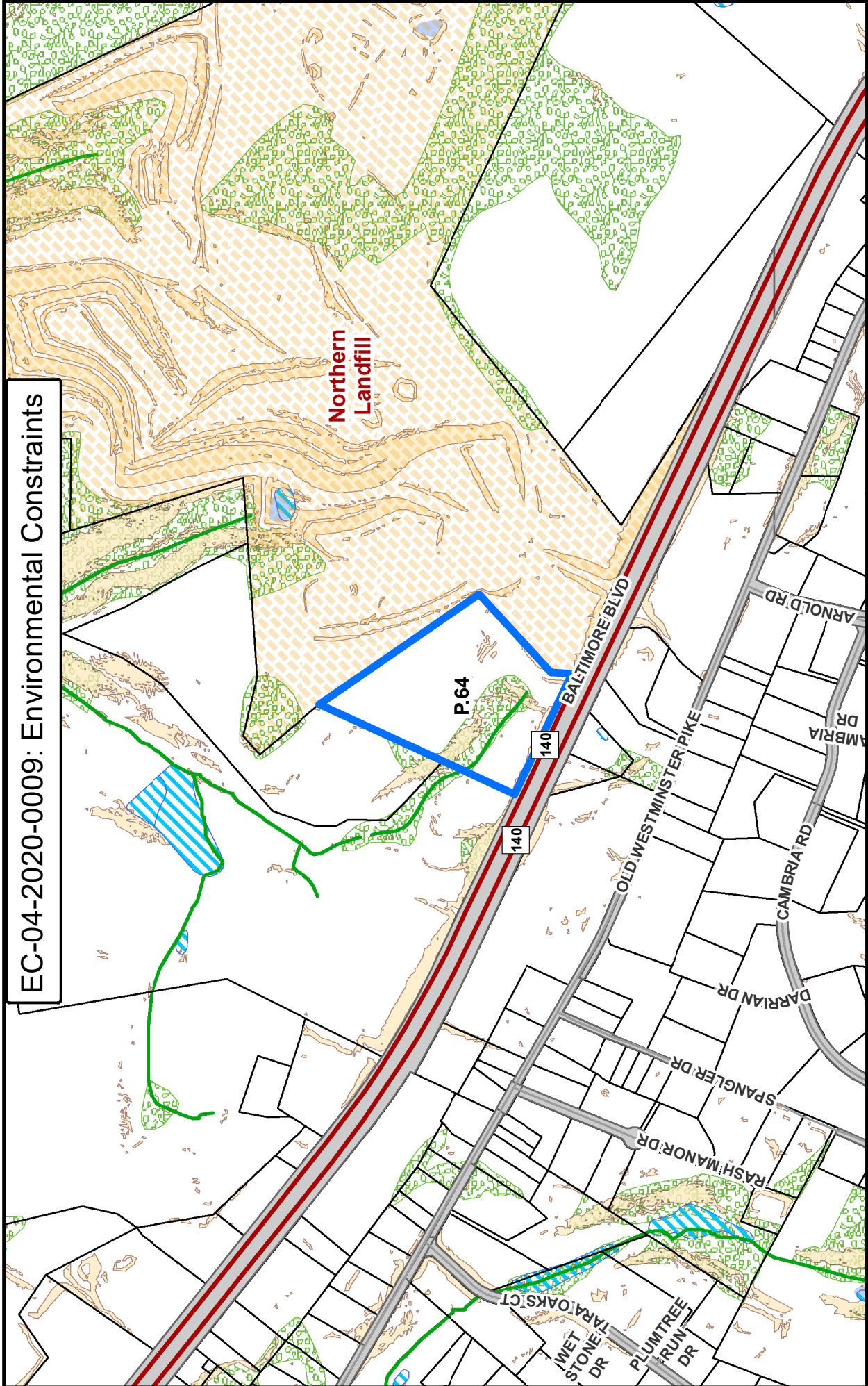
Comments:

Stream – a branch of the Liberty Reservoir

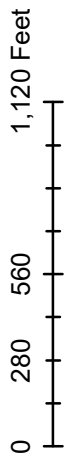
Steep Slopes – cover the entire property line fronting MD 140, few central and west, no notable slopes towards the north.

Forest Cover – 16% of parcel

Notes: See accompanying map with this data. Percentages and numbers are approximate as staff used the latest data from PUB to calculate the area of environmental issues.



EC-04-2020-0009: Environmental Constraints



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Legend

EC-04-2020-0009

Wetlands

Major Roads

Ponds - Reservoirs

Roads

Steep Slopes Lidar (25% or greater)

Streams

Forest Cover

Northern Landfill

Property Data

Historic Preservation

Request #: EC-04-2020-0009

Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: “A” Agriculture

Requested Zoning: “EC” Employment Campus

Historic Inventory Number On-Site: None

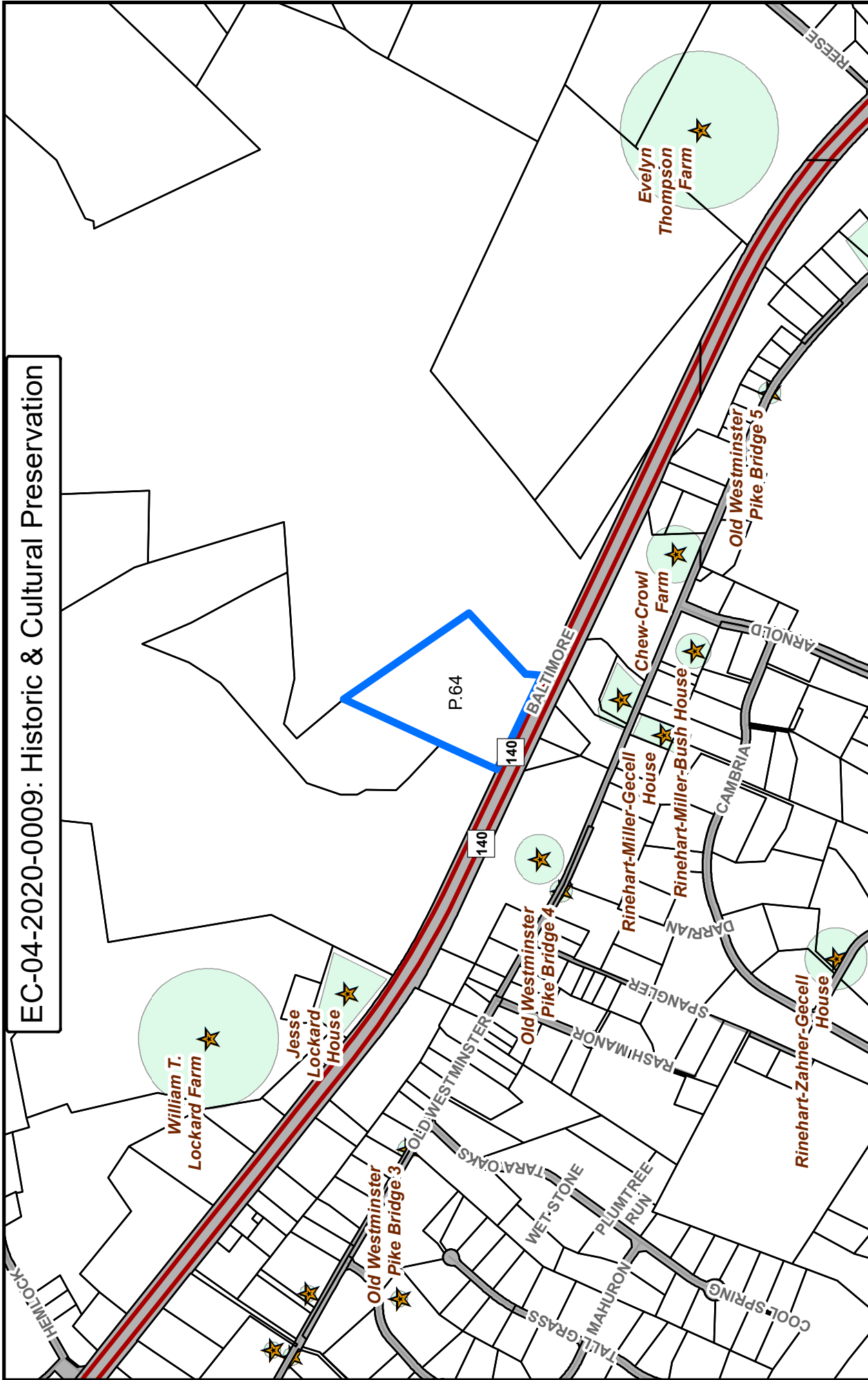
Historic Feature within a ½ mile radius: Several

Comments:

Within a ½ mile radius there are several historic features:

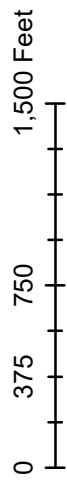
- CARR-788, Himler-McKinney House
- CARR-1354, Ed Drechsler Farm
- CARR-1355, Chew-Crowl Farm
- CARR-1356, Rinehart-Zahner-Gecell House
- CARR-1357, Rinehart-Miller-Bush House
- CARR-1358, Rinehart-Miller-Gecell House
- CARR-1393, Jesse Lockard House
- CARR-1398, William T. Lockard Farm
- CARR-1566, Old Westminster Pike Bridge 3
- CARR-1567, Old Westminster Pike Bridge 4
- CARR-1568, Old Westminster Pike Bridge 5

EC-04-2020-0009: Historic & Cultural Preservation



Legend

- EC-04-2020-0009
- Major Roads
- Roads
- ★ Historic Site Points
- County Border
- Property Data
- Historic District



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Fire and EMS Assessment

Request #: EC-04-2020-0009

Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: “A” Agriculture

Requested Zoning: “EC” Employment Campus

Districts:

Fire: Reese (2/1/18-1/31/20)

EMS: Central/Reese (2/1/18-1/31/20)

Late and Failed: Adequate (14.13%)

Late and Failed: Adequate (0.24%)

Failed: Adequate (1.09%)

Failed: Adequate (0.12%)

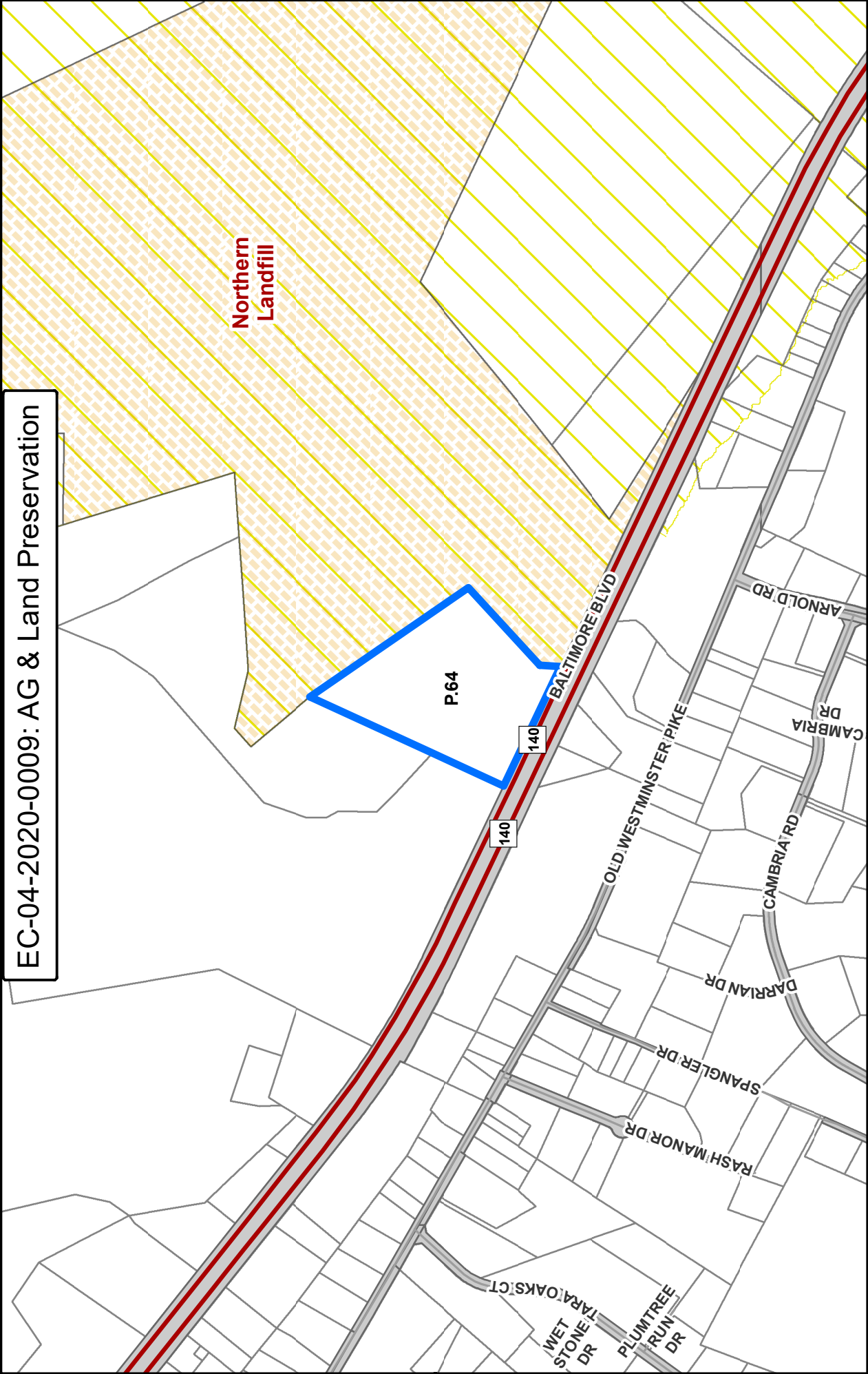
RT: Approaching Inadequate (9 min. 05 sec.)


RT: Adequate (7 min. 21 sec.)

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

EC-04-2020-0009: AG & Land Preservation






0


280


560


1,120 Feet


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 EC-04-2020-0009

 Upper Patapsco Rural Legacy Area

 Major Roads

 Northern Landfill

 Roads

 Property Data

Legend

Transportation

Request #: EC-04-2020-0009

Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: "A" Agriculture

Requested Zoning: "EC" Employment Campus

Frontage Road:

- MD 140

Most Recent ADT or AADT of Frontage Road:

- MD 140, from Reese Road to MD 97, AADT of 46,070

LOS at the Nearest Intersection or Frontage Road:

- 8:00 AM to 9:00 AM
 - MD 140 West – Uncongested (LOS A, B, C)
 - MD 140 East – Uncongested (LOS A, B, C)
- 5:00 PM to 6:00 PM
 - MD 140 West – Uncongested (LOS A, B, C)
 - MD 140 East – Uncongested (LOS A, B, C)

Functional Classification of Frontage Road:

- MD 140 – Urban Principal Arterial Other (2U)

Planned Capital Improvements of Adjacent Road(s):

- MD 140 Divide Highway Reconstruct (includes access controls), from west of MD 91 to Market Street
 - Sources: HNI, 2014 Carroll County Master Plan

Planned Major Streets on-site or in proximity: None

Yes No

- | | | |
|--------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sidewalk |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Trail |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | TrailBlazer Route or Stop |

Comments:

Development of this property would be subject to access approval by SHA.
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School Assessment

Request #: EC-04-2020-0009

Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: “A” Agriculture

Requested Zoning: “EC” Employment Campus

Districts:

Elementary: Cranberry Station Current Utilization Rate: 89% Adequacy: Adequate

Middle: Westminster East Current Utilization Rate: 83% Adequacy: Adequate

High: Winters Mill Current Utilization Rate: 84% Adequacy: Adequate

Adequacy Rates for Projected Enrollment based on the 2019-2028 EFMP:

School	Inadequate	Approaching Inadequate	Adequate
Elementary	$\geq 120\%$ SRC	110-119% SRC	$<110\%$ SRC
Middle	$\geq 120\%$ FC	110-119% FC	$<110\%$ FCC
High	$\geq 120\%$ SRC	110-119% SRC	$<110\%$ SRC

Notes: Not applicable to Industrial