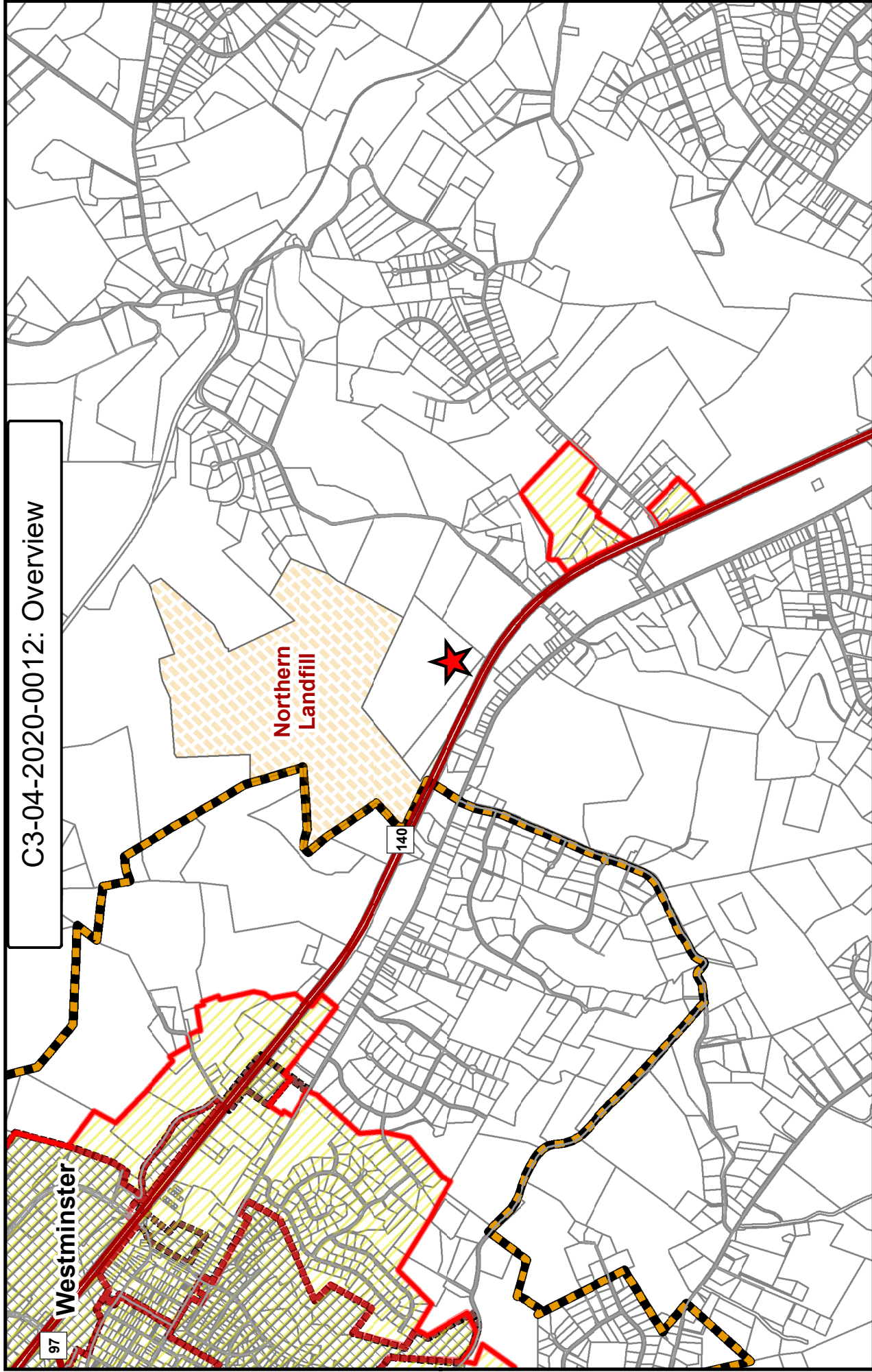


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C3-04-2020-0012





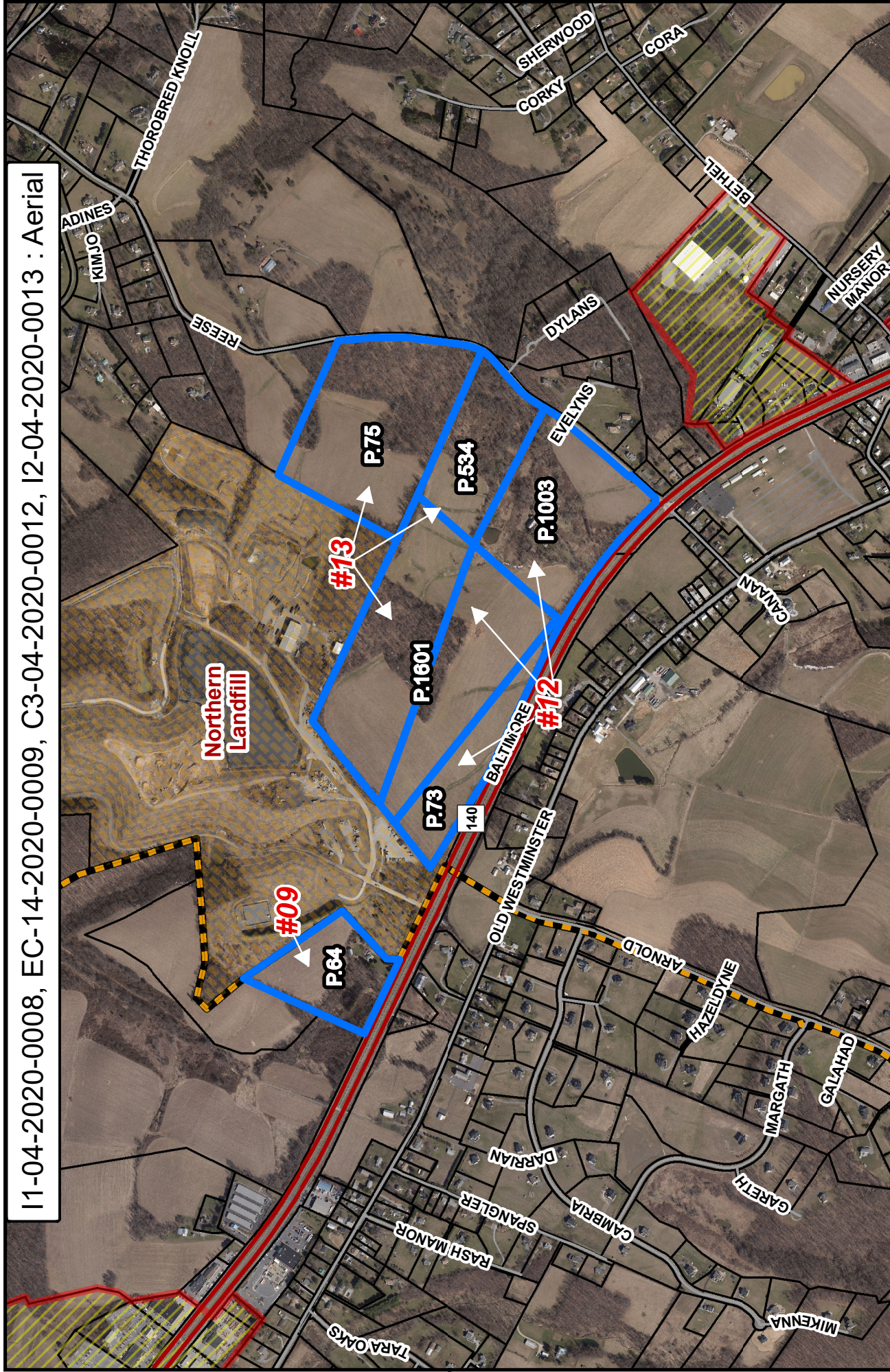
Legend

-  C3-04-2020-0012
-  Major Roads
-  Roads
-  Corporate Limits
-  Growth Area
-  Property Data
-  Priority Funding Areas
-  Northern Landfill



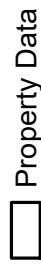
0 0.25 0.5 1 Miles

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



Legend

By Requests: #09,#12,#13



Property Data

Major Roads



Priority Funding Areas

Roads



Growth Area

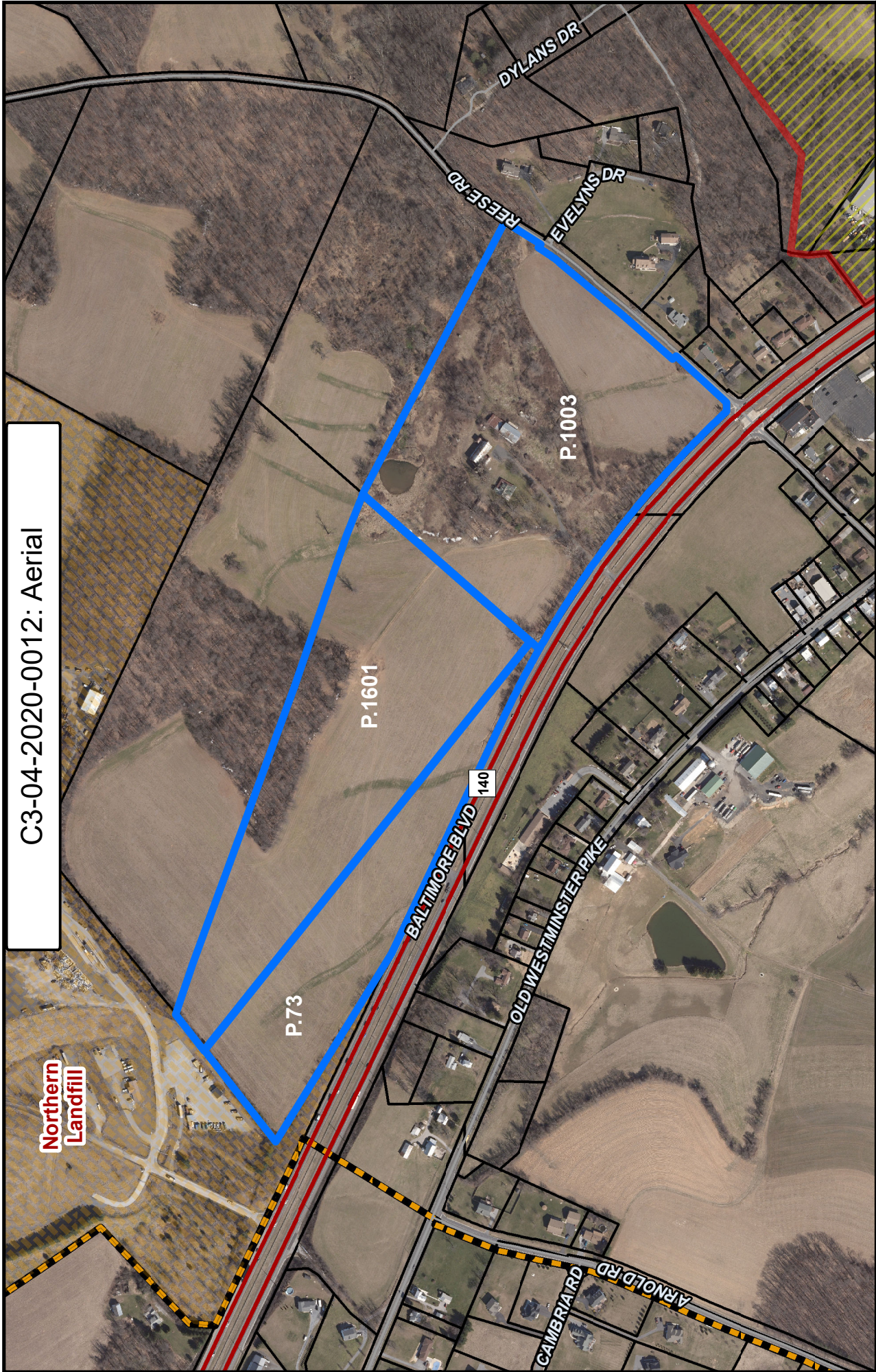
Northern Landfill



0 550 1,100 2,200 Feet

Created by the Carroll County
Department of Planning 10/20 (KC)

C3-04-2020-0012: Aerial



Legend

-  C3-04-2020-0012
-  Property Data
-  Major Roads
-  Priority Funding Areas
-  Roads
-  Growth Area
-  Northern Landfill



Carroll County Department of Planning

Comprehensive Zoning Assessment Report

1. Request

Request #: C3-04-2020-0012Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: "A" AgricultureRequested Zoning: "C-3" Commercial High

2. Description of Property

Property Address: 1640 Baltimore Boulevard, Westminster, MD 21157Commissioner District: 2Account ID: 07-04-075935Parcel: 1003Map: 0053Total Acreage of Parcel: 20.10 acresArea to be Rezoned: 20.10 acresCurrent Use (SDAT): ResidentialImproved or Unimproved: ImprovedCurrent Zoning: "A" AgricultureRequested Zoning: "C-3" Commercial HighProperty Address: Baltimore Blvd, Westminster, MD 21157Commissioner District: 2Account ID: 07-04-024648Parcel: 0073Map: 46Total Acreage of Parcel: 14.686 acresArea to be Rezoned: 14.686 acresCurrent Use (SDAT): AgricultureImproved or Unimproved: UnimprovedCurrent Zoning: "A" AgricultureRequested Zoning: "C-3" Commercial HighProperty Address: Baltimore Blvd, Westminster, MD 21157Commissioner District: 2Account ID: 07-04-075951Parcel: 1601Map: 46Total Acreage of Parcel: 51.4033 acresArea to be Rezoned: 22.58 acresCurrent Use (SDAT): AgricultureImproved or Unimproved: Unimproved

Current Zoning: “A” Agriculture

Requested Zoning: “C-3” Commercial High

3. Land Use and Zoning Considerations

Existing Land Uses:

Agriculture and Residential

Land Use Plan
Designation:¹

Commercial High, 2014 Carroll County Master Plan as amended 2019
(2014 CCMP)

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	Agriculture	2014 CCMP: Industrial Heavy
South	Agriculture	2014 CCMP: Agriculture
East	Agriculture	2014 CCMP: Agriculture
West	Agriculture, R-40,000	2014 CCMP: Industrial Heavy 2009 City of Westminster Comprehensive Plan (2009 CWCP): Low Density Residential

Zoning History Summary

This property has been zoned Agriculture since 1965. There were two requests to rezone to the “I-R” Industrial-Restricted District in 2000 and 2001, which were withdrawn and denied. These requests were made prior to the future land use designation of Commercial High on the property.

¹ 2014 Carroll County Master Plan as amended 2019.

4. Consistency with Master and Functional Plans:

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

The requested “C-3” Commercial High zoning is consistent with the future land use designation of Commercial High in the 2014 CCMP. This property is immediately outside the Westminster municipal growth area. It also abuts the Carroll County Landfill.

B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:

“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...”

Also consistent with the following Implementation Strategies from the 2014 CCMP:

“Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels...”

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

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

5. Environmental Constraints

This property includes streams, wetlands and >25% steep slopes.

6. Historic Resources Identified

Historic Site CARR-1351, Everly Thompson Farm was identified on Parcel 0073. One historic district and twenty-three 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.

8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF easement to the northeast of the property, separated by Reese Road.

9. Assessment Summary

This C-3 District request for this property is consistent with the Future Land Use designation in the 2014 CCMP. The Purpose of the C-3 District (Section 158.078.01 of the County Code) is “to provide locations for high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations. The district is also intended to provide locations for compatible institutional and recreational uses and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors.” This property is located on MD140, one of the most heavily travelled corridors in the County. It is of sufficient size to be developed consistently with the Purpose of the C-3 District, with uses permitted in Section 158.082 of the County Code. Infrastructure, access and environmental constraints would be addressed at the time of site plan review.

10. Recommendations

Department of Planning Recommendation:

Favorable

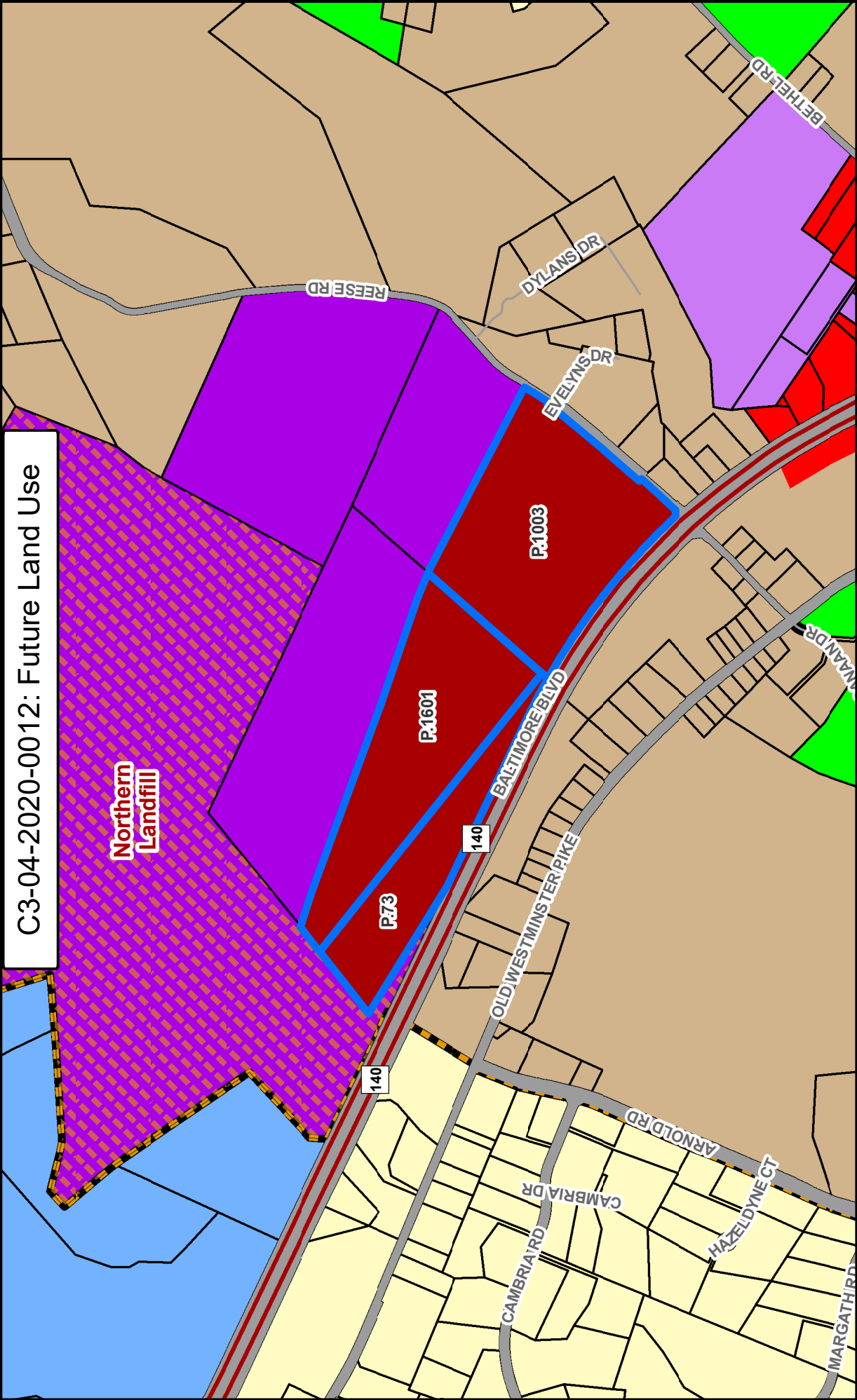
Planning Commission Recommendation:

Favorable














11. Appendixes

See attachments for individual assessments.

C3-04-2020-0012: Future Land Use

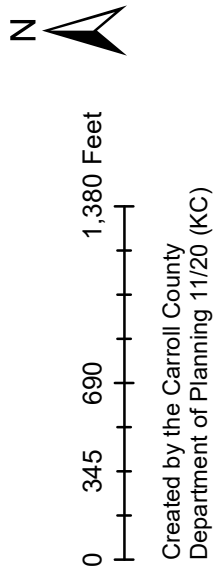
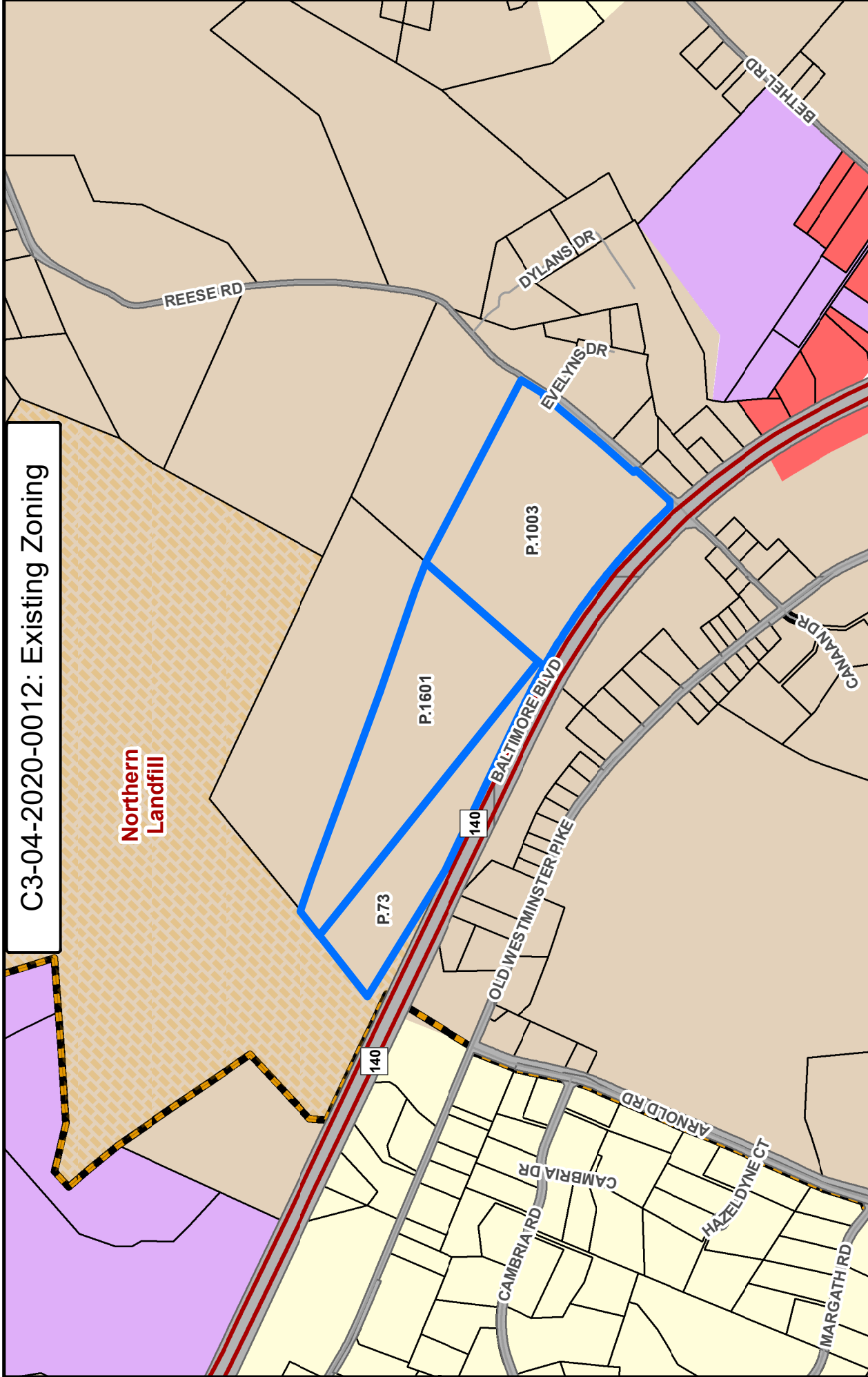


Legend

	C3-04-2020-0012	Westminster GAB Future Land Use	County Future Land Use		Commercial-Medium		Northern Landfill
	Major Roads		Conservation		Industrial-Heavy		
	Roads		Low Density Residential		Industrial-Light		
	Growth Area		Employment Campus		Transportation		
	Property Data						

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

C3-04-2020-0012: Existing Zoning



Legend

- | | | | | | | | |
|--|-----------------|--|---------------|--|-------------|--|-------------------|
| | C3-04-2020-0012 | | Growth Area | | C-2 | | Northern Landfill |
| | Major Roads | | Property Data | | I-1 | | |
| | Roads | | | | Agriculture | | |
| | | | | | R-40,000 | | |

Zoning History

Request #: C3-04-2020-0012

Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: “A” Agriculture

Requested Zoning: “C-3” Commercial High

Previous Zoning Change Requests (if applicable): Rezoning Case #205

BZA Requests (if applicable): BZA Case #4835

Zoning Violations (if applicable):

1. IN-02-0423: sign without a permit (Parcel 0073)
2. ZI-07-0062: on-premises sign being use for off premises advertising (Parcel 0073)

Comments:

1965 Zoning – Agriculture

Rezoning Case #205: Beneficial Re-Use Industries, Inc., submitted 6/26/2000

- Request: “A” Agriculture to “I-R” Restricted Industrial, 136.564 acres
- This case was withdrawn before it went before the PC and BCC.

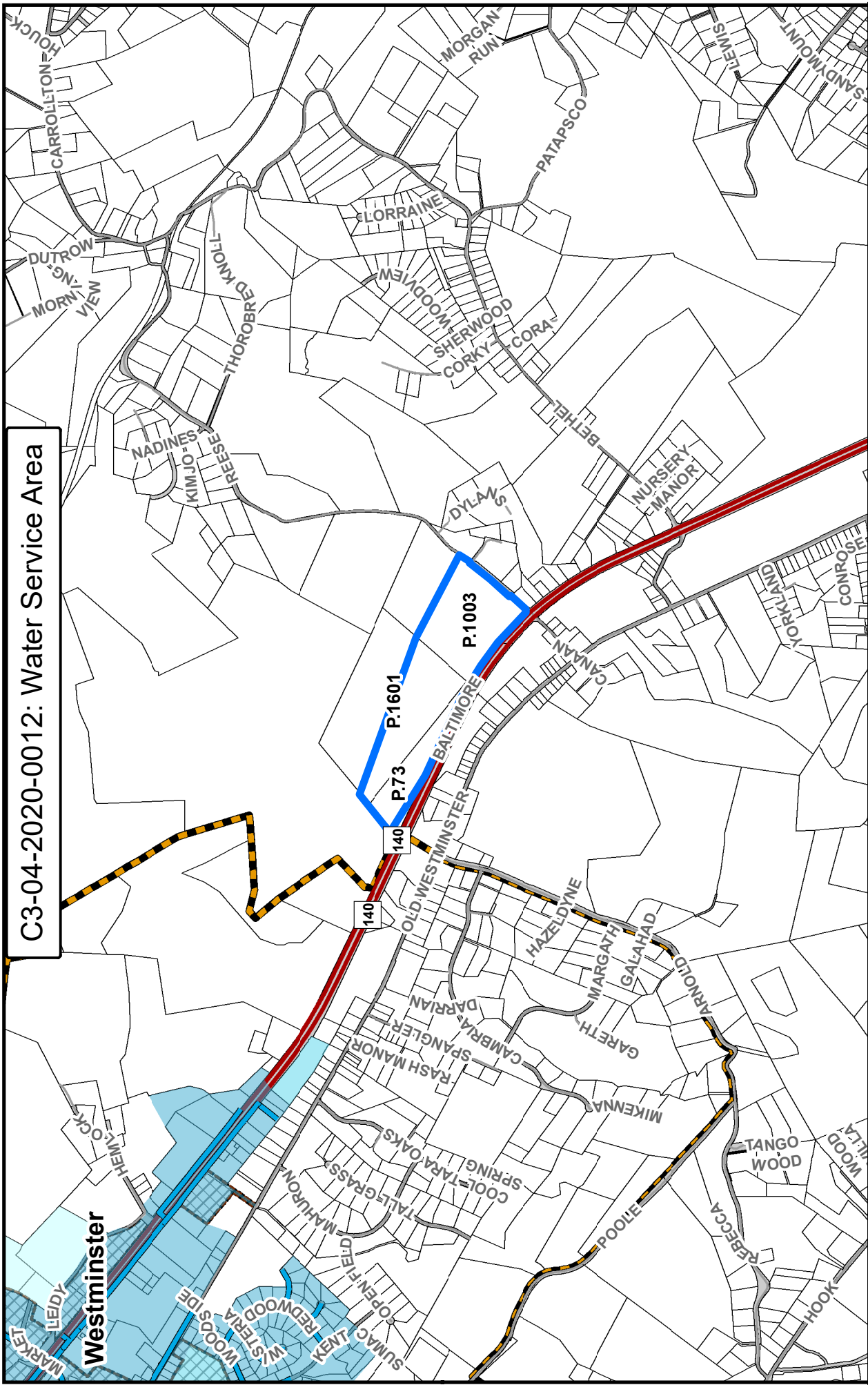
2001 Phase II of the Commercial and Industrial Comprehensive Rezoning

- This site was considered for rezoning from “A” to “I-R” during Phase II of the Commercial and Industrial Comprehensive Rezoning in 2001. Staff Recommendation to PC was unfavorable and PC Recommendation to BCC was unfavorable.
- Constraints to the property include No Planned Water /Sewer Service, if the site were to develop of wells, water quality could be compromised given the site adjoins the landfill. The site lies within the Liberty Reservoir watershed, and contains stream, stream buffer and wetland.

Reese Ridge Major Subdivision





BZA Case #4835:

- An appeal of a letter from the Director of Planning, dated June 17, 2003, regarding the 12-month deferral on all residential development (Ordinance 03-11).
- Decision: the letter was not an approval or decision appealable to the BZA, motion to dismiss.






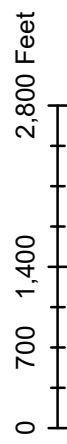
C3-04-2020-0012: Water Service Area

Legend

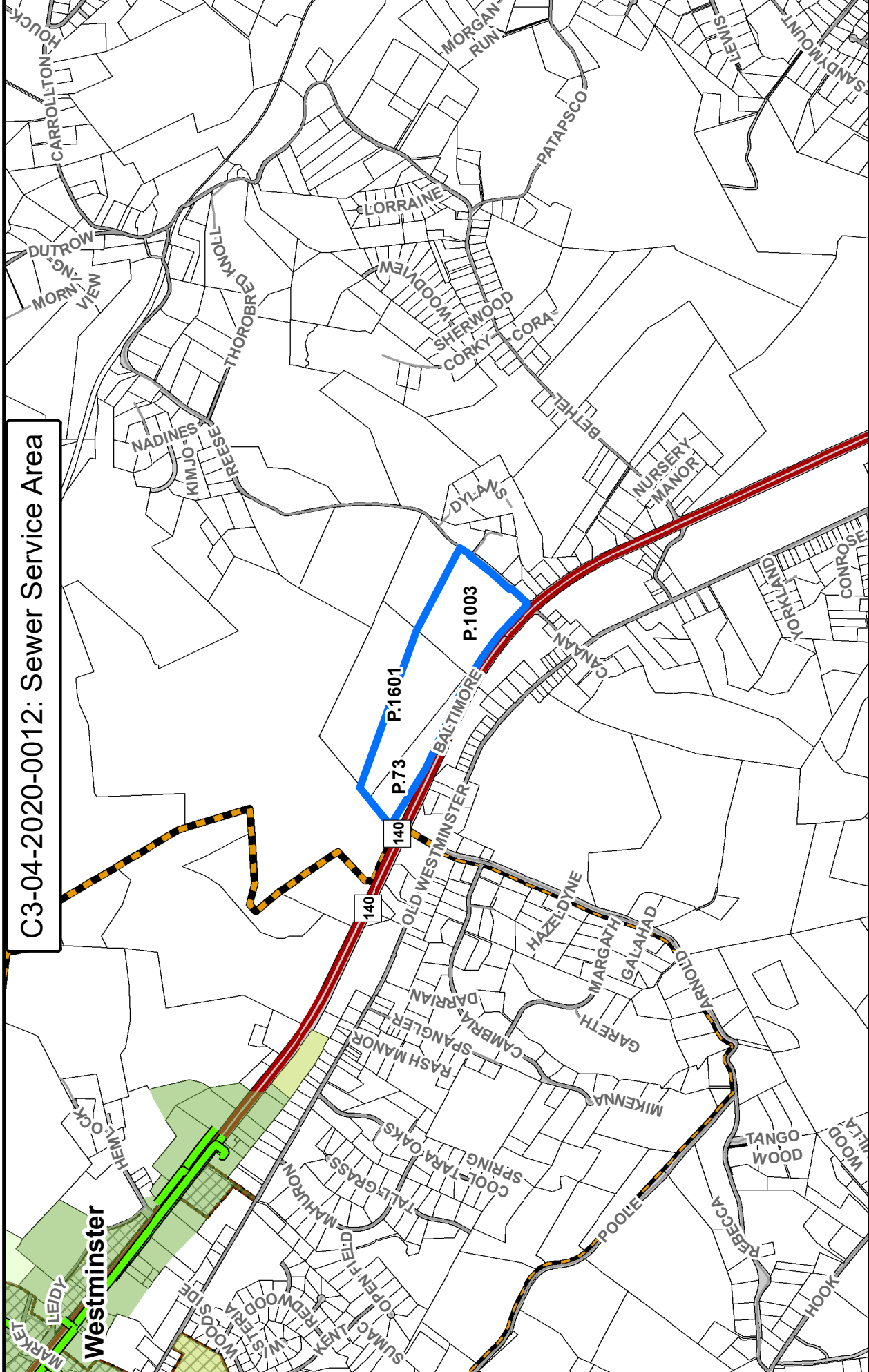
-  C3-04-2020-0012
-  Major Roads
-  Roads
-  Water Lines: Non-County Maintained

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

- Water Service Area**
-  Existing
-  Priority
-  Future



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



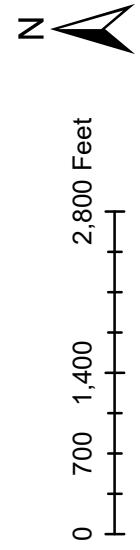
C3-04-2020-0012: Sewer Service Area

Legend

- C3-04-2020-0012
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained

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

- Sewer Service Area**
- Existing
- Priority
- Future



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

Environmental Issues

Request #: C3-04-2020-0012

Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: "A" Agriculture

Requested Zoning: "C-3" Commercial High

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 checked="" type="checkbox"/> 25-50% <input 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:

(Parcel 1003)

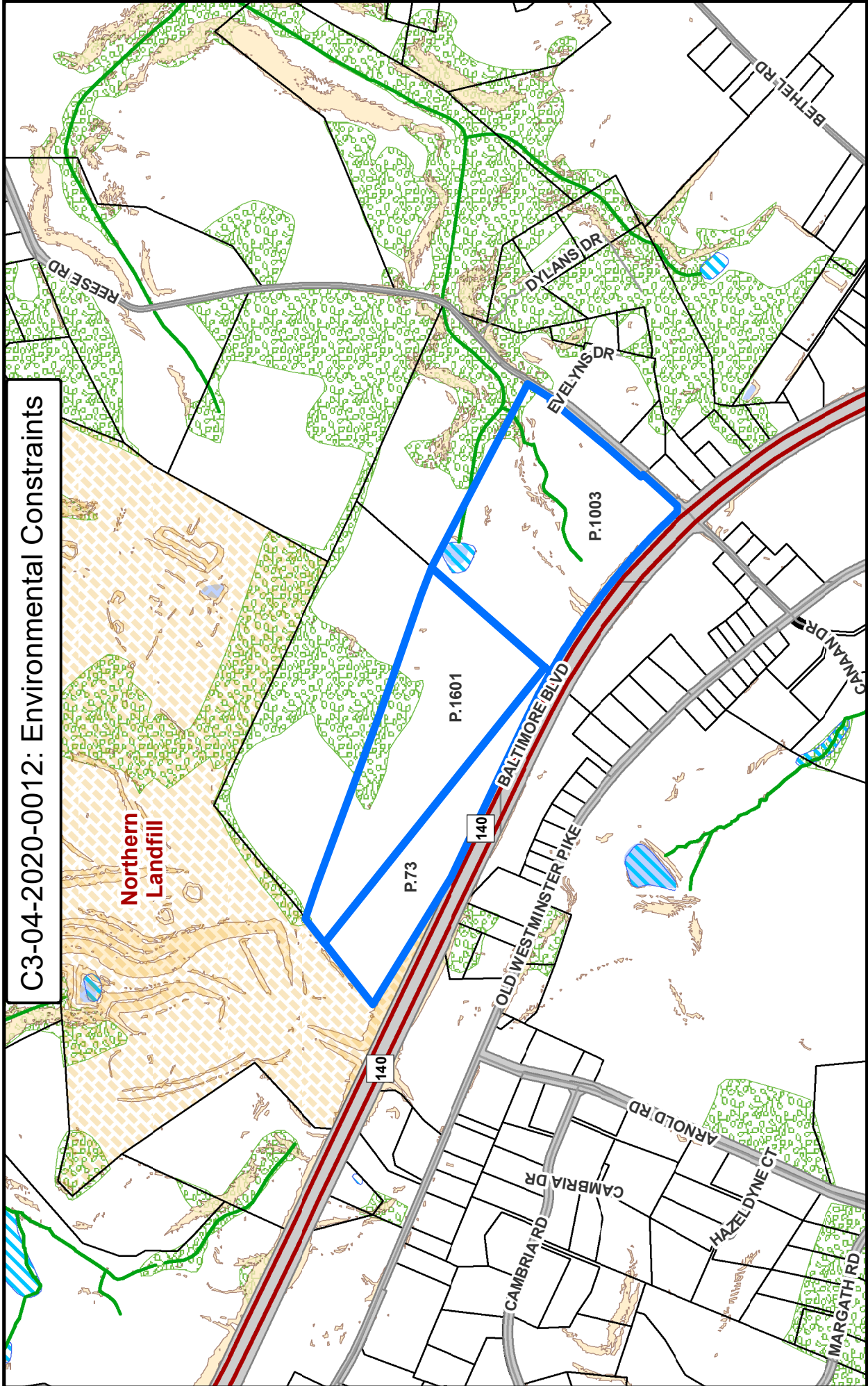
(Parcel 0073)

- Stream – a branch of the Liberty Reservoir enters property from the NE. One branch extends south to the center of the parcel, the other drains to a pond (wetlands) in the northern most corner of the parcel
- Steep Slopes – steep slopes cover the entire property line fronting MD 140
- Forest Cover – 2% of parcel











(P/O Parcel 1601)

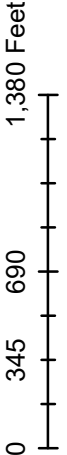
- Forest Cover – 11% (2.58 acres) of parcel

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.



Legend

- | | | |
|---|---|---|
|  C3-04-2020-0012 |  Wetlands |  Property Data |
|  Major Roads |  Ponds - Reservoirs |  Northern Landfill |
|  Roads |  Steep Slopes Lidar (25% or greater) | |
|  Streams |  Forest Cover | |



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

Historic Preservation

Request #: C3-04-2020-0012

Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: “A” Agriculture

Requested Zoning: “C-3” Commercial High

Historic Inventory Number On-Site: CARR-1351

Historic Feature within a ½ mile radius: Several

Comments:

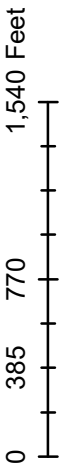
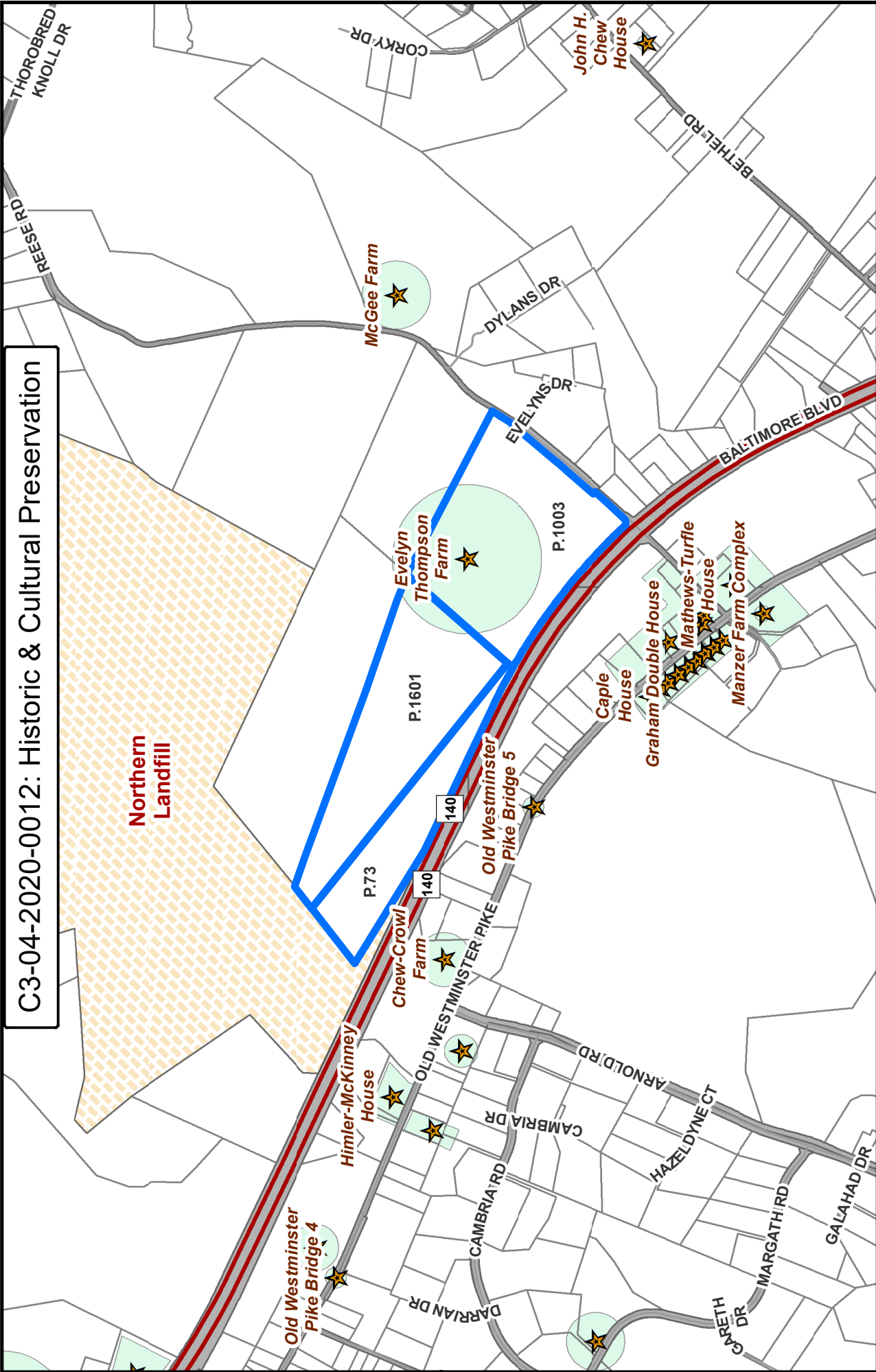
On-Site:

- CARR-1351, Everly Thompson Farm (Parcel 0073)

Within a ½ mile radius there are several historic features:








- | | |
|-------------------------------|-------------------------------------|
| • CARR-788, Himler-McKinney | • CARR-975, Caple House |
| • CARR-880 John H. Chew House | • CARR-976, Green House |
| • CARR-965, Reese Survey | • CARR-977, Mathews-Turfle House |
| • CARR-966, Caple House | • CARR-978, Manzer Farm Complex |
| • CARR-967, Chew-Zebal House | • CARR-1354, Ed Drechsler Farm |
| • CARR-968, Chew Store & Post | • CARR-1355, Chew-Crowl Farm |
| • CARR-969, Graham Double | • CARR-1357, Rinehart-Miller-Bush |
| • CARR-970, Reese Inn | • CARR-1358, Rinehart-Miller-Gecell |
| • CARR-971, Cox House | • CARR-1460, McGee Farm |
| • CARR-972, Williams House | • CARR-1567, Old Westminster Pike |
| • CARR-973, Read-Taylor House | • CARR-1568, Old Westminster Pike |
| • CARR-974, Jake's Place | |

C3-04-2020-0012: Historic & Cultural Preservation



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

Legend

-  C3-04-2020-0012
-  Major Roads
-  Roads
-  Historic Site Points
-  Northern Landfill
-  Property Data
-  Historic District

Fire and EMS Assessment

Request #: C3-04-2020-0012

Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: “A” Agriculture

Requested Zoning: “C-3” Commercial High

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%)

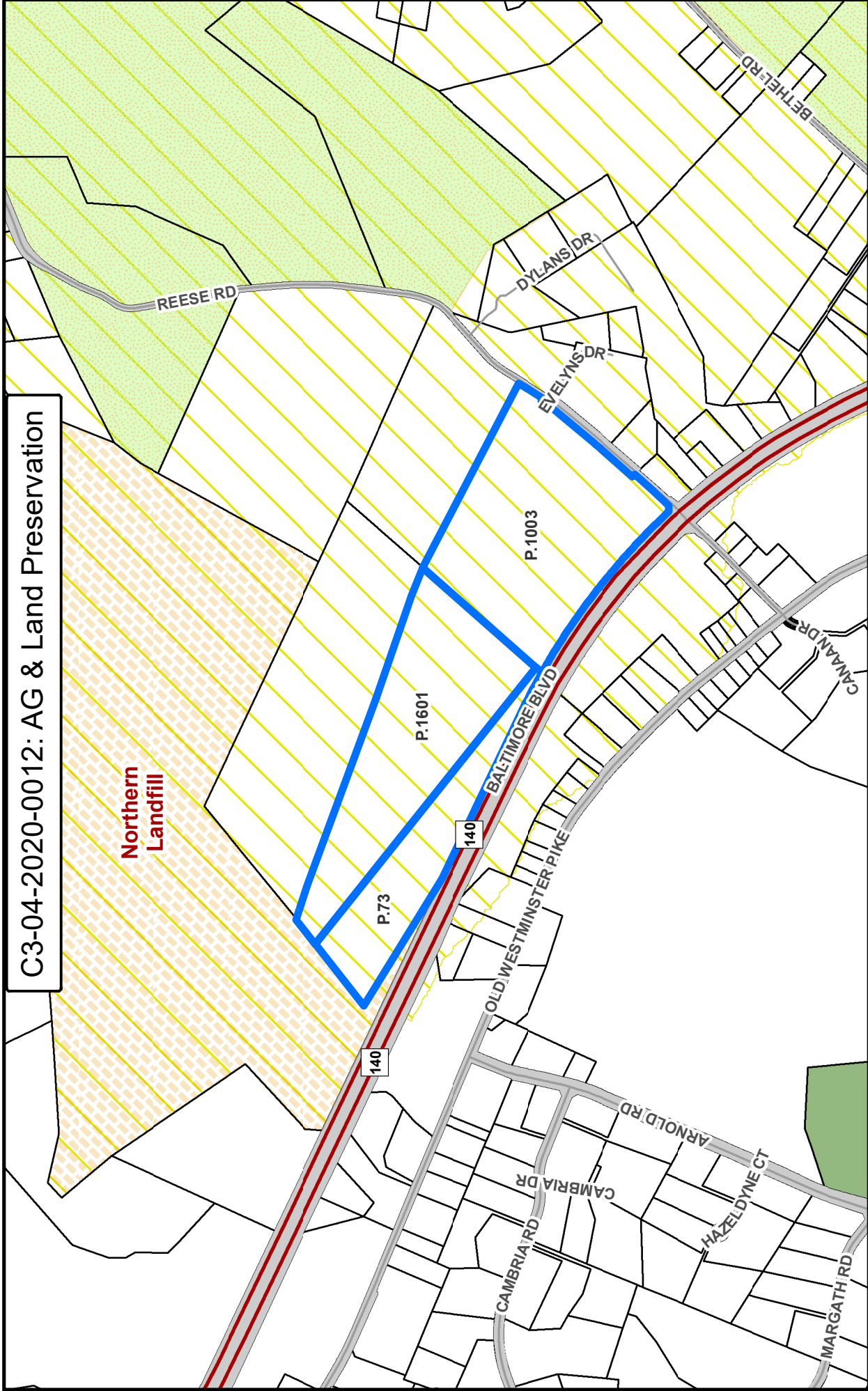
Failed: Adequate (0.12%)

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



C3-04-2020-0012: AG & Land Preservation

Northern
Landfill

Legend

- C3-04-2020-0012
- MALPF Easement
- Major Roads
- Roads
- Carroll County Easement
- Northern Landfill
- Property Data
- Upper Patapsco Rural Legacy Area



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

Transportation

Request #: C3-04-2020-0012

Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: “A” Agriculture

Requested Zoning: “C-3” Commercial High

Frontage Road:

- MD 140
- Reese Road

Most Recent ADT or AADT of Frontage Road:

- MD 140, from Reese Road to MD 97, AADT of 46,070
- Reese Road, west of Carrollton Road, ADT of 531 (2011 data); Reese Road, north of MD 140, ADT of 706 (2011 data)

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)
- Reese Road – Rural Local Roadway (6R)

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

☐☒

Sidewalk

☐☒

Trail

☐☒

TrailBlazer Route or Stop

Comments:

Development of this property for commercial purposes would be subject to access approval by SHA.

School Assessment

Request #: C3-04-2020-0012

Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601))

Current Zoning: “A” Agriculture

Requested Zoning: “C-3” Commercial High

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