

BY-REQUEST COMPREHENSIVE REZONING

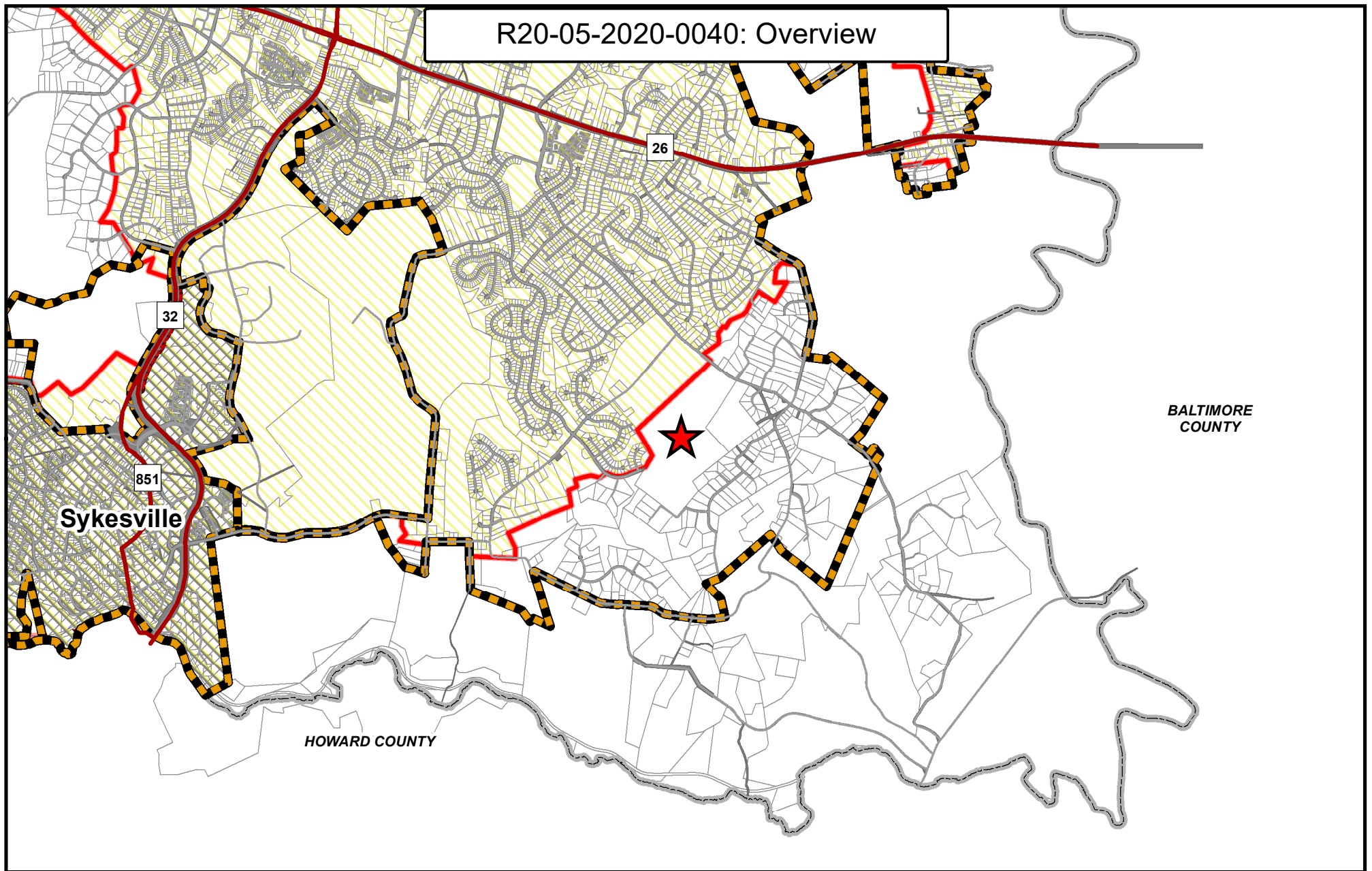
RESIDENTIAL DISTRICTS

R20-05-2020-0040

Revised 12/03/2020



R20-05-2020-0040: Overview



Legend

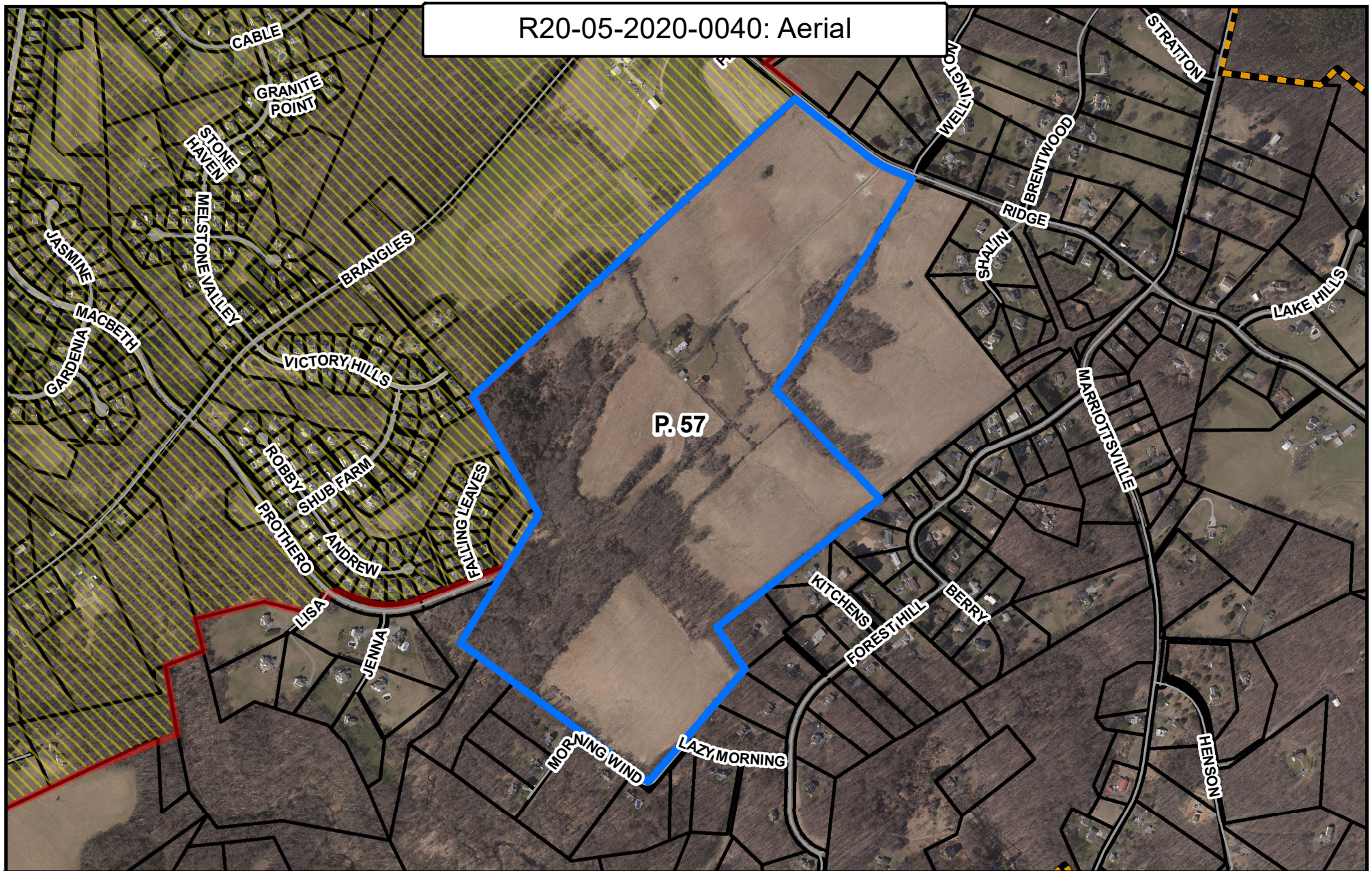
- ★ R20-05-2020-0040
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.425 0.85 1.7 Miles



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R20-05-2020-0040: Aerial



Legend

-  R20-05-2020-0040
-  Property Data
-  Roads
-  Priority Funding Areas
-  Growth Area

0 470 940 1,880 Feet

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Carroll County Department of Planning

Comprehensive Zoning Assessment Report

1. Request

Request #: **R20-05-2020-0040**

Applicant Name: **Zabel Family**

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

Current Zoning: **R-40,000/Cons.**

Requested Zoning: **R-20,000/Cons.**

2. Description of Property

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

Commissioner District: **05**

Account ID: **07-05-028337**

Parcel: **57**

Map: **79**

Total Acreage of Parcel: **117.73 acres**

Area to be Rezoned: **117.73 acres**

Current Use (SDAT): **Residential**

Improved or Unimproved: **Improved**

Current Zoning: **R-40,000 (101ac.)/Conservation (17ac.)**

Requested Zoning: **R-20,000 (107ac.)/Conservation (11ac.)**

3. Land Use and Zoning Considerations

Existing
Land Uses:

Improved with one residential dwelling unit with access from Ridge Road.

Land Use Plan
Designation:¹

Resource Conservation and Residential-Medium as designated in the 2018 Freedom Community Comprehensive Plan (FCCP).

Residential-Medium Density “Areas within the Designated Growth Areas where residential development is the primary land use. Development densities are generally two dwelling units per acre, and single-family detached homes are the use. In cases where clustering is approved, yields shall remain the same. Water and sewer service should be planned to these areas. 55+ Age restricted and retirement communities are permitted providing they do not exceed the height restrictions of the zoning district, and do not exceed a total density of 3.5 units per acre. Planned Unit Developments (PUD) are prohibited.”

¹ 2018 Freedom Community Comprehensive Plan

Existing Zoning and Land Use in Adjacent Area:

	Zoning	Land Use
North	R-40,000	Residential
South	Conservation	Residential
East	R-40,000	Agriculture, Residential
West	R-20,000	Residential

Zoning History Summary

The original zoning on this property was “R-20,000” (and likely a small portion of “C” Conservation towards the southernmost portion of the parcel) in 1965 and remained as such until the Adoption and subsequent implementation of the Freedom Mini Plan in 1977, changing the zoning to “R-40,000” and “C” Conservation.

4. Consistency with Master and Functional Plans:

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

The requested “R-20,000” Residential zoning is consistent with the future land use designation of Residential-Medium Density in the 2018 FCCP. The property is within the Freedom Designated Growth Area (DGA).

B. Applicable Master Plan Goals and Objectives

This request is consistent with **Goal 1** of the 2018 FCCP: “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.”

This request is consistent with **Goal 2** of the 2018 FCCP: “Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.”

This request is consistent with **Goal 3** of the 2018 FCCP: “Approve housing types and densities as permitted under existing land use definitions and zoning. Any increases of residential densities and property types should be limited and should respect the fabric of existing communities.”

Also consistent with the following **Recommendations** from the 2018 FCCP: "...Freedom should remain a place that will accommodate larger homesites...Facilitate residential infill development consistent with the character of adjacent housing in Freedom's existing established neighborhoods, recognizing the value that many citizens place on larger lot development." & "Ensure approved commercial and residential development does not outpace the county's financial ability to provide water and sewer capacity."

C. Water Service Area and Service lines in proximity

Priority Service Area (W-3), lines in proximity.

D. Sewer Service Area Service lines in proximity

Priority Service Area (S-3), lines in proximity.

E. Ag Preservation and Applicable Preservation Area

There is one 23-acre agricultural easement in the area. This property is not located in a preservation area.

5. Environmental Constraints

There is a stream that cuts through the property. Forest cover and steep slopes are minimal and sporadic. See the below map.

6. Historic Resources Identified

There are no historic sites identified on the property, one historic site in proximity. See the below map.

7. Public Safety Assessment

Fire (Sykesville) and EMS (Southern) districts are both adequate.

8. Transportation Assessment

Planned Major Street Prothero Road will provide an interconnected roadway network with existing developments to the west.

MDOT SHA has no comments on the proposed rezoning. MDOT SHA will provide their comments at the time of site plan review.

9. School Assessment

All adequate. Please find the comments from Carroll County Public Schools following the School Assessment.

10. Assessment Summary

This request is consistent with the 2018 FCCP goals and recommendations. The future land use of Residential-Medium Density as expressed in the plan. Its situation within the Freedom DGA, and the designation of priority water and sewer make this site and ideal candidate for R-20,000 zoning. The requested residential zoning is consistent with the surrounding zoning, there are large areas of R-20,000 zoning to the west and north of the request, and the overall fabric of the community. Planned Major Street Prothero Road will provide an interconnected roadway network with existing developments to the west.

Environmental constraints will be addressed at time of site plan review.

11. Recommendations

Department of Planning Recommendation:

Favorable

Planning Commission Recommendation:

Favorable

12. Appendixes: See attachments for individual assessments.

[illegible]

Legend:

- R20-05-2020-0040
- Planned Major Street
- Roads
- Freedom Future Land Use**
 - Resource Conservation
 - Residential-Low
 - Residential-Medium
- Residential-High
- Reservoir
- Transportation
- Property Data
- Growth Area



Zoning History

Request #: **R20-05-2020-0040**

Applicant Name: **Zabel Family**

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

Current Zoning: **R-40,000/Cons.**

Requested Zoning: **R-20,000/Cons.**

Previous Zoning Change Requests: **n/a**

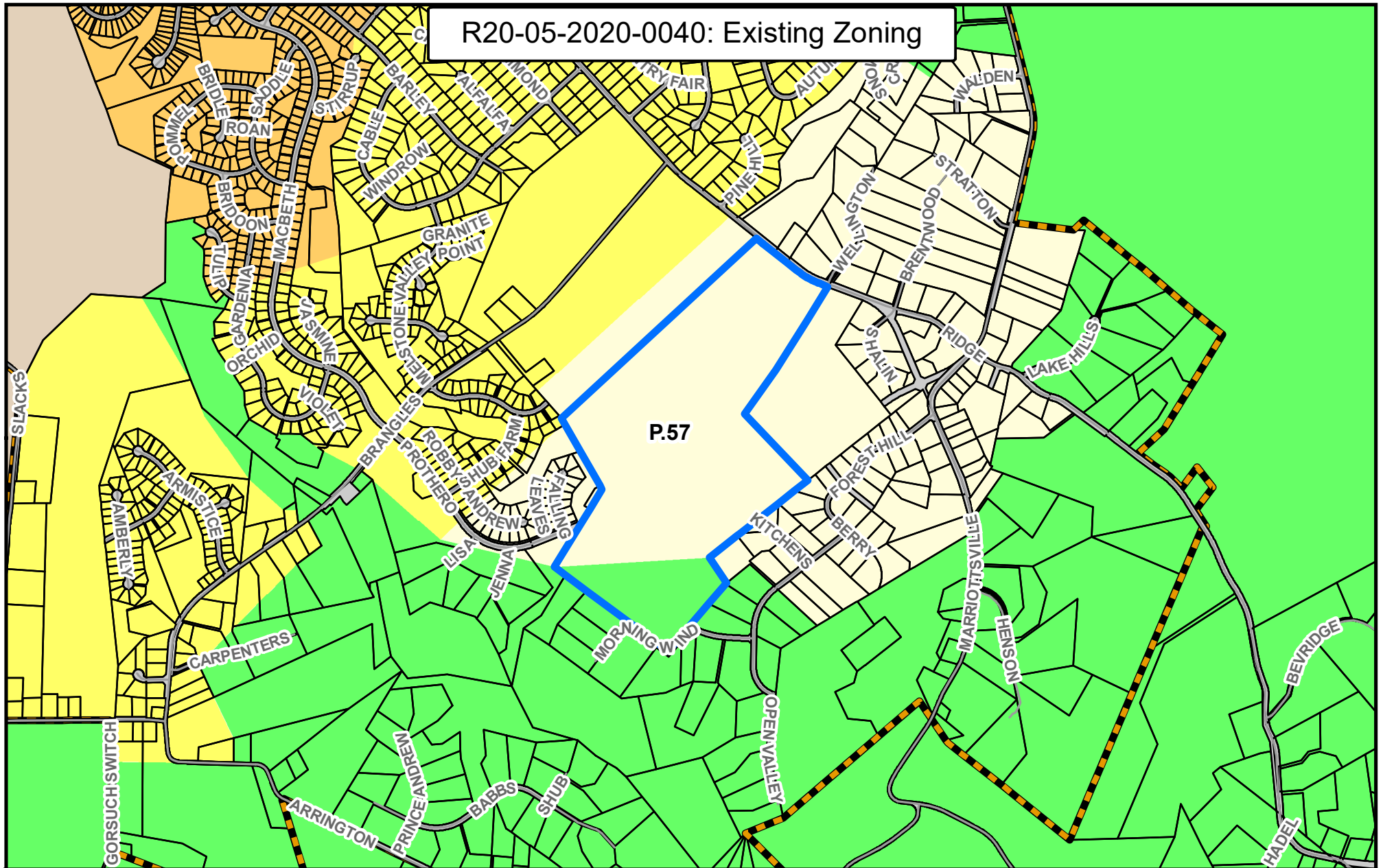
BZA Requests: **n/a**

Zoning Violations: **n/a**


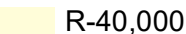



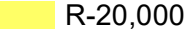
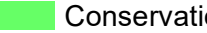
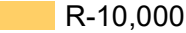
Comments:

The original zoning on this property was "R-20,000" (and likely a small portion of "C" Conservation towards the southernmost portion of the parcel) in 1965 and remained as such until the Adoption and subsequent implementation of the Freedom Mini Plan in 1977, changing the zoning to "R-40,000" and "C" Conservation.

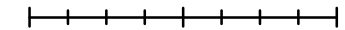
R20-05-2020-0040: Existing Zoning



Legend

- | | | | |
|---|--|--|--|
|  R20-05-2020-0040 | Existing Zoning |  R-40,000 |  Growth Area |
|  Roads |  Agriculture |  R-20,000 |  Property Data |
| |  Conservation |  R-10,000 | |

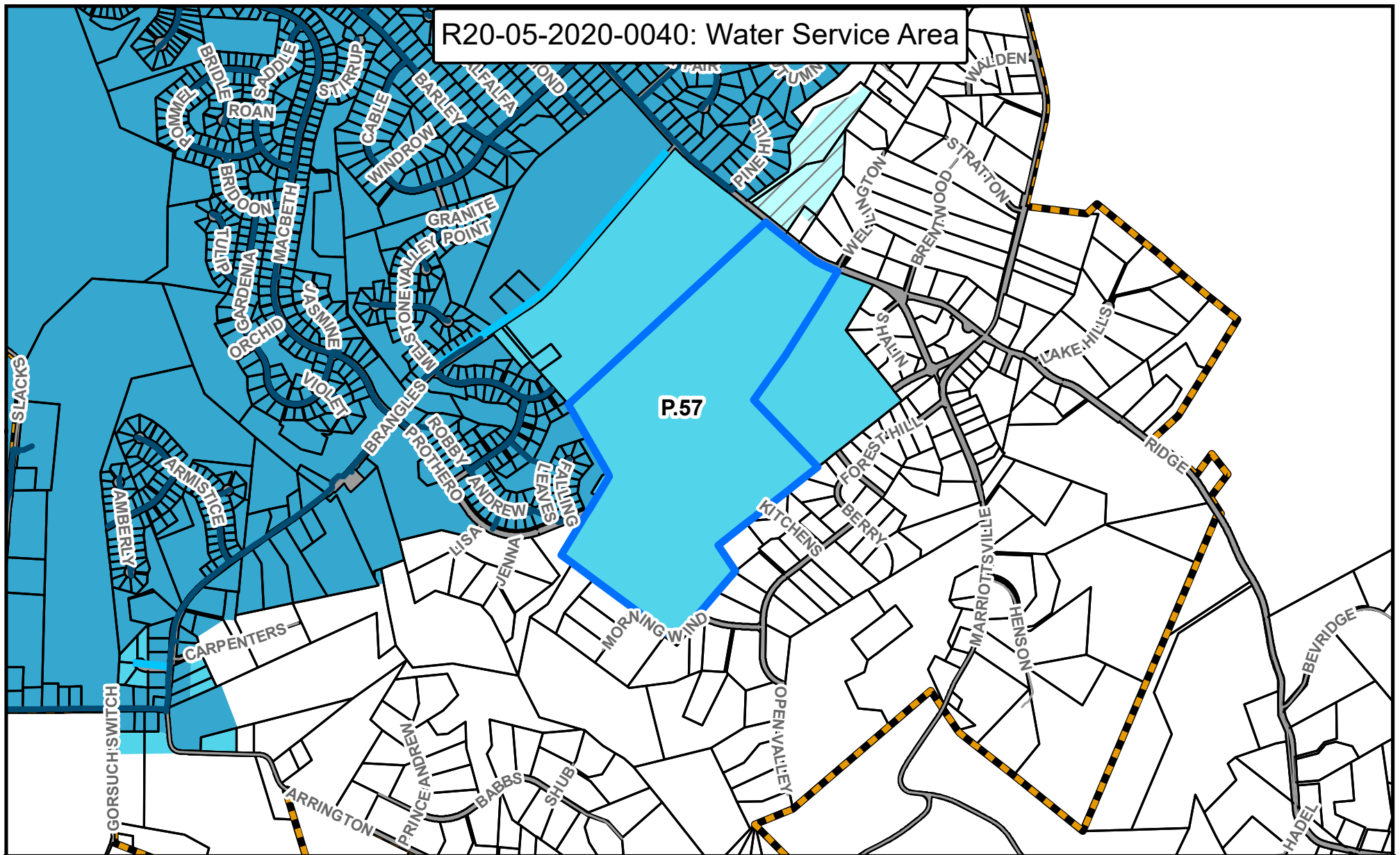
0 500 1,000 2,000 Feet



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R20-05-2020-0040: Water Service Area



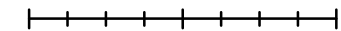
Legend

- R20-05-2020-0040
- Property Data
- Growth Area
- Major Roads
- Roads
- Water Mains
- WaterLines: Non-County Maintained

Water Service Area

- Existing
- Priority
- Long Range Future

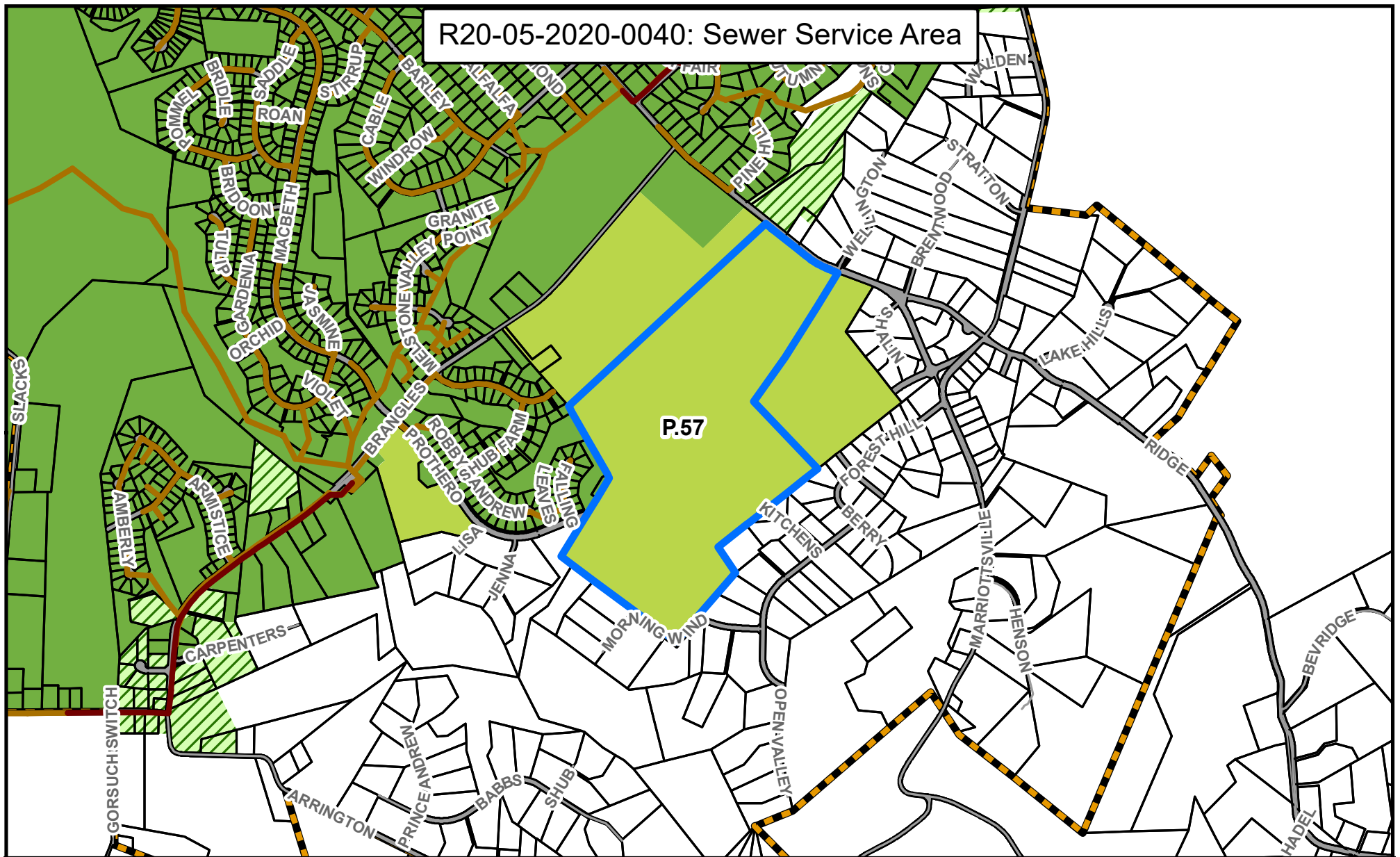
0 500 1,000 2,000 Feet



Created by the Carroll County
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R20-05-2020-0040: Sewer Service Area



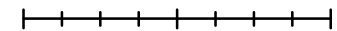
Legend

- R20-05-2020-0040
- Property Data
- Growth Area
- Major Roads
- Roads
- Sewer: Gravity Mains
- Sewer: Pressurized Mains

Sewer Service Area

- Existing
- Priority
- Future
- Long Range

0 500 1,000 2,000 Feet



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Department of Planning 10/20 (kc)



Checklist of Environmental Issues

Request #: **R20-05-2020-0040**

Applicant Name: **Zabel Family**

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

Current Zoning: **R-40,000/Cons.**

Requested Zoning: **R-20,000/Cons.**

Watershed: **111 acres in S Branch Patapsco, 6 acres in Liberty Reservoir**

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 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 type="checkbox"/> 25-50% <input checked="" type="checkbox"/> 51-75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tier II Catchment Area (if yes, Name): _____ |

Comments:

There is a stream that cuts across the property.

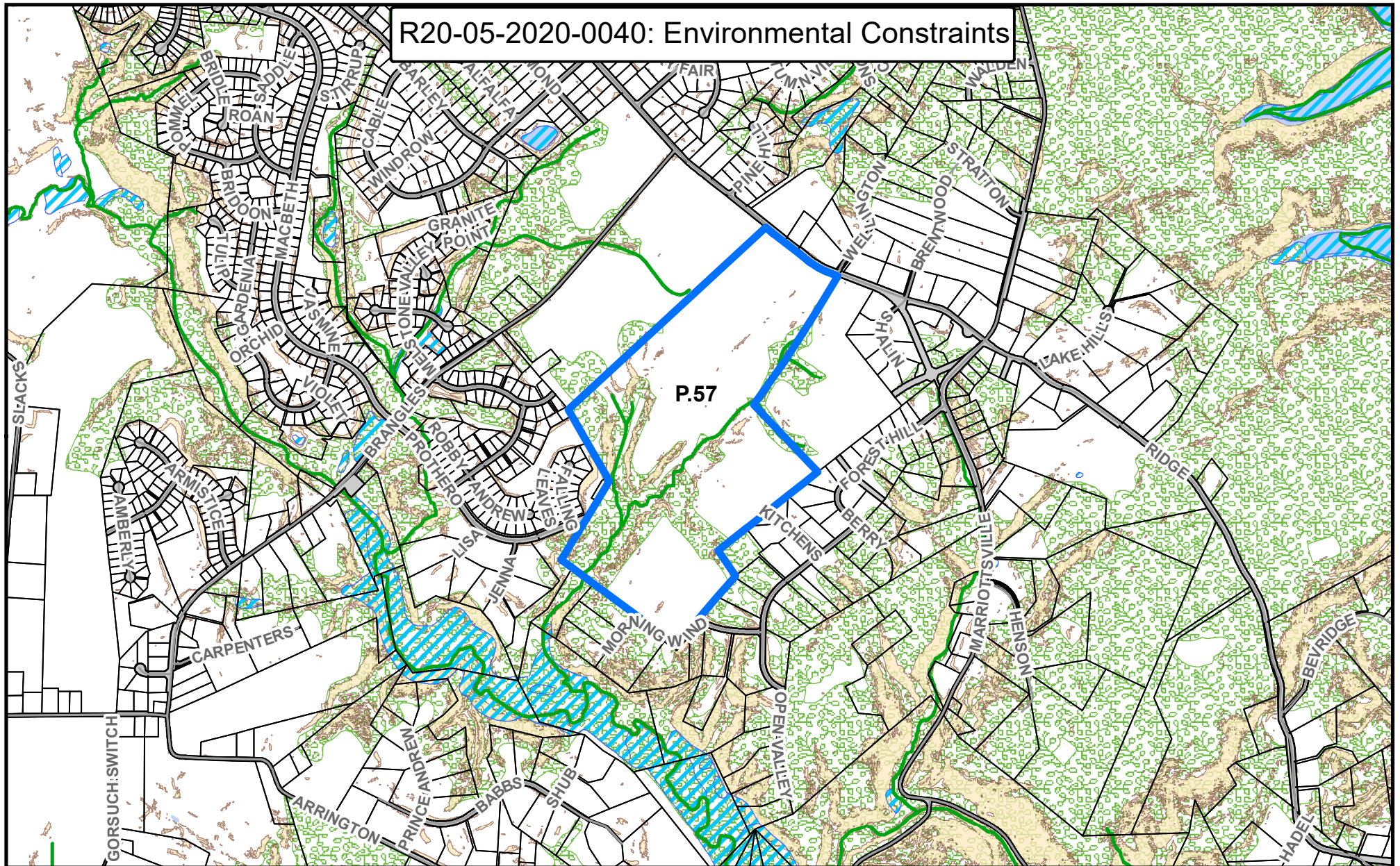
There is a floodplain in the center of the property.

Sporadic slopes throughout property but minimal.






Dominant forest cover in bottom left corner of property adjacent to Falling Leaves.

See attached comments from the Bureau of Resource Management.

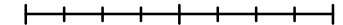
R20-05-2020-0040: Environmental Constraints



Legend

- | | | |
|---|---|--|
|  R20-05-2020-0040 |  Streams |  Wetlands |
|  Roads |  Ponds - Reservoirs | |
|  Property Data |  Steep Slopes Lidar (25% or greater) | |
| |  Forest Cover | |

0 500 1,000 2,000 Feet



Created by the Carroll County
Department of Planning 9/20 (kc)



M E M O R A N D U M
Bureau of Resource Management
Christopher Heyn, Bureau Chief
Department of Land and Resource Management
410-386-2712

DATE: October 29, 2020

MEMO TO: Clare Stewart
Comprehensive Planner

FROM: Christopher Heyn, Bureau Chief
Bureau of Resource Management

RE: Rezoning Parcel 7020 Ridge Road, Marriottsville

The Bureau of Resource Management is responsible for ensuring compliance of environmental codes related to stormwater management, forest conservation, landscaping, floodplain management, water resources management, and grading and sediment control. An informal review has been performed of the property located at 7020 Ridge Road in Marriottsville to determine if there are a significant number of environmental factors that would severely limit or prevent development and thereby influence the rezoning the parcel from R-40,000 to R-20,000.

Codes related to stormwater management, landscaping, and grading and sediment control may limit the scope of development on a site to protect the environment, but they do not directly prevent development actions. If development of a site can meet all applicable regulations, the development actions may proceed.

The remaining codes, forest conservation, floodplain management, and water resources management, relate to the preservation of environmental features and can prohibit development activities.

Forest conservation code defines requirements for the preservation, reforestation, and afforestation of areas to meet state forest conservation law. The subject parcel includes existing forested areas as well as a stream that bisects the property. Preservation and afforestation of the riparian buffer will be a priority for any development activities. There are no existing forest conservation easements on the property. A forest conservation plan will be required for any development activity, independent of the type of development. Therefore, forest conservation code will not be impacted by the change of zoning from R-40,000 to R-20,000.

Flood plain management relates to the management of land within the 100-year floodplain of streams to protect the general welfare of the public. The property is bisected by a stream that has a defined FEMA floodplain. Generally, development is prohibited within the 100-year floodplain. Any proposed roadway crossings of the stream and FEMA floodplain will require review and approval by the County floodplain manager. Changes to the floodplain will require

approval by FEMA. These reviews and approvals are independent of the type of development and therefore will not be affected by the proposed change in zoning.

Water resources management relates to the preservation of the ground and surface water resources of the County. The establishment of easements restricting development activities in the proximity to streams is based on the definition of stream as a water course that contains intermittent or perennial base flow of ground water origin. The stream that bisects the property will require a variable width stream buffer, which will restrict activities within its limits. This requirement is independent of the type of development and therefore will not be affected by the proposed change in zoning.

A portion of the site is located in a surface water protection area. This designation would place restrictions on commercial and industrial development, but would not affect residential development.

In summary, the primary environmental feature on the subject property is a stream with a defined FEMA floodplain. Development restrictions in the proximity of the stream would be required regardless of the type of development proposed. Therefore, a change from R-40,000 to R-20,000 would not be restricted by County environmental codes. Any proposed development will be subject to all applicable local, state, and federal regulations.

Historic Preservation Checklist

Request #: **R20-05-2020-0040**

Applicant Name: **Zabel Family**

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

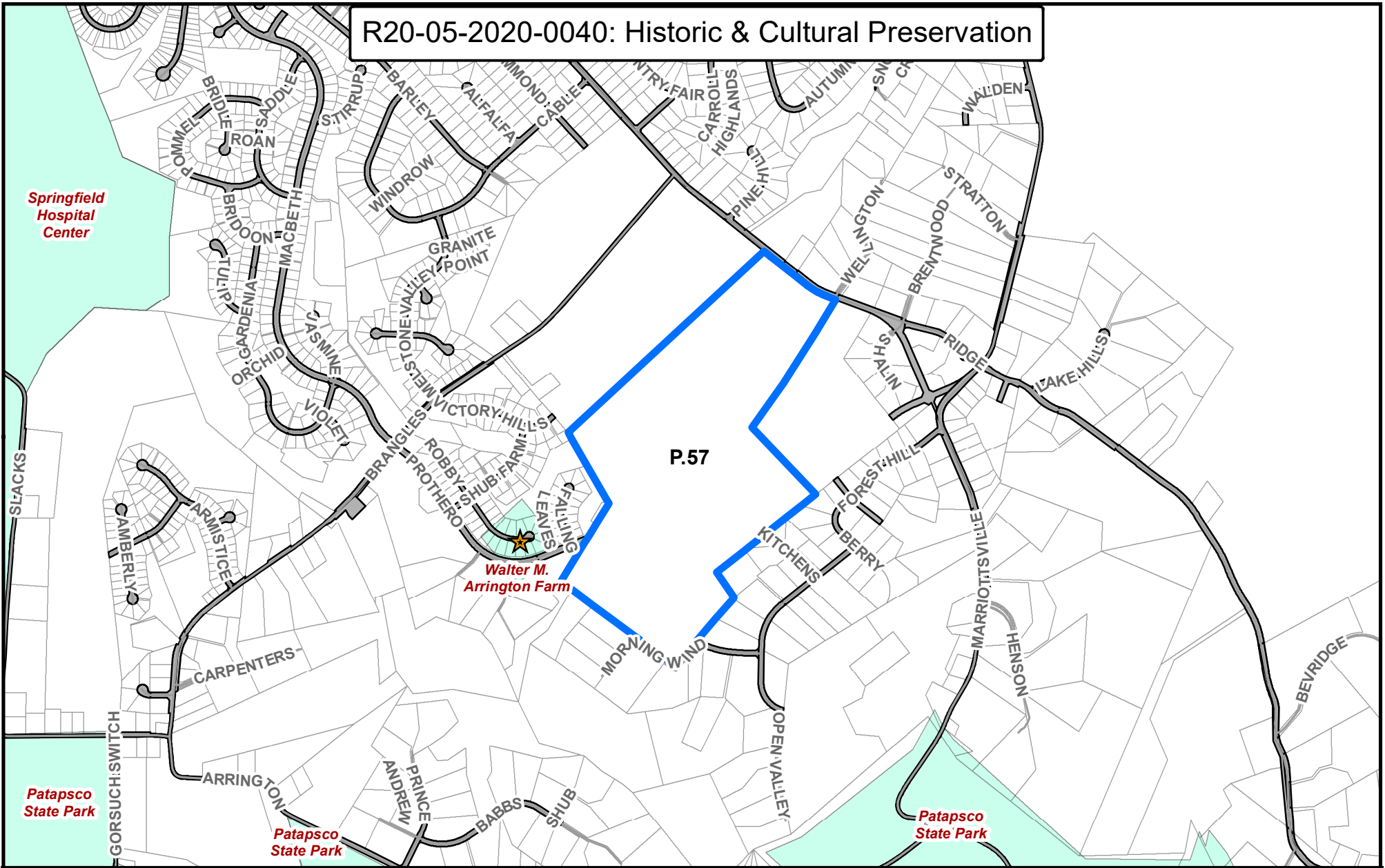
Current Zoning: **R-40,000/Cons.**

Requested Zoning: **R-20,000/Cons.**

Comments:

There is no historic site on this property. Historic Site, Walter M. Arrington Farm in proximity.

R20-05-2020-0040: Historic & Cultural Preservation



Legend

- R20-05-2020-0040
- Historic Site Points
- County Border
- Roads
- Property Data
- Historic District

0 500 1,000 2,000 Feet

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Public Safety Assessment

Request #: **R20-05-2020-0040**

Applicant Name: **Zabel Family**

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

Current Zoning: **R-40,000/Cons.**

Requested Zoning: **R-20,000/Cons.**

Fire District = **Sykesville**

L & F = **4.43% = Adequate**

No Response = **.40%**

Response Time = **6 min 49 sec = Adequate**

EMS District = **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 #: **R20-05-2020-0040**

Applicant Name: **Zabel Family**

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

Current Zoning: **R-40,000/Cons.**

Requested Zoning: **R-20,000/Cons.**

Frontage Road: **Ridge Road**

Most Recent ADT of Frontage Road: **5,695**

LOS at the Nearest Intersection of Frontage Road: **Intersection of MD 26/Ridge Road, LOS B for AM and C for PM Peak.**

Functional Classification of Frontage Road: **Urban Major Collector**

Capital Improvements of Adjacent Road(s): **n/a**

Planned Major Streets on-site or in proximity: **Prothero Road, from Falling Leave Court to Marriottsville Road No.2, and Ridge Road to be relocated through section 2 of Stratton Woods.**

Sidewalk ☐ Yes ☒ No **Sidewalk will be addressed during the development review process.**

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Comments:

The site can be accessed from the west via Prothero Road and from the south via Lazy Morning Way.

MDOT SHA has no comment on the proposed rezoning. MDOT SHA will provide comments at the time of site plan review.

School Assessment

Request #: **R20-05-2020-0040**

Applicant Name: **Zabel Family**

Property Address: **7020 Ridge Road, Marriottsville, MD 21104**

Current Zoning: **R-40,000/Cons.**

Requested Zoning: **R-20,000/Cons.**

School District	Current Utilization Rate	Adequacy
Carrolltowne Elementary	98%	Adequate
Oklahoma Road Middle	87.4%	Adequate
Liberty High	91.7%	Adequate

Adequacy Rates for Projected Enrollment based on the 2020-2021 Enrollment Projections

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

*utilization rates taken from Enrollment Actual of 2019



Carroll County Public Schools

125 N. Court Street | Westminster, MD 21157

410-751-3000
410-751-3034 TTY
410-751-3003 FAX

Steven Lockard, Ph.D.
Superintendent

October 20, 2020

Hannah Weber
Carroll County Department of Planning
225 North Center Street
Westminster, MD 21157

RE: Comprehensive Rezoning, Residential By-Requests

Dear Ms. Weber,

After reviewing the rezoning requests included in your September 29, 2020 memo and the Carroll County Public Schools 2020 to 2029 Enrollment Projections, it is possible that the proposed rezoning's could add to the projected overcrowding in the southeast area of the county.

Please see the attached chart showing the current, projected 5-year, and projected 10-year utilization rates for the schools which would serve the three properties.

R20-05-2020-0040						
School District	2019 Utilization	APFO Status	2024 Utilization	APFO Status	2029 Utilization	APFO Status
Carrolltowne ES	98.0%	Adequate	115.1%	Approaching Inadequate	116.0%	Approaching Inadequate
Oklahoma Road MS	87.4%	Adequate	108.9%	Adequate	120.9%	Inadequate
Liberty HS	91.7%	Adequate	85.1%	Adequate	107.3%	Adequate

R20-05-2020-0041						
School District	2019 Utilization	APFO Status	2024 Utilization	APFO Status	2029 Utilization	APFO Status
Carrolltowne ES	98.0%	Adequate	115.1%	Approaching Inadequate	116.0%	Approaching Inadequate
Oklahoma Road MS	87.4%	Adequate	108.9%	Adequate	120.9%	Inadequate
Liberty HS	91.7%	Adequate	85.1%	Adequate	107.3%	Adequate

R20-05-2020-0042						
School District	2019 Utilization	APFO Status	2024 Utilization	APFO Status	2029 Utilization	APFO Status
Freedom ES	114.7%	Approaching Inadequate	132.9%	Inadequate	132.9%	Inadequate
Oklahoma Road MS	87.4%	Adequate	108.9%	Adequate	120.9%	Inadequate
Liberty HS	91.7%	Adequate	85.1%	Adequate	107.3%	Adequate

Based on the current overcrowding that already exists at Freedom Elementary, the Board of Education has appointed a Freedom Area Redistricting Committee to explore redistricting

options in the Southeast Area to alleviate the existing overcrowding at Freedom Elementary. However, these redistricting options alone may not be enough to alleviate the projected future overcrowding at others elementary and middle schools in the region. This projected future overcrowding could require the County to construct additional school capacity in the southeast region of the county to alleviate the problem.

Please feel free to contact me at 410-386-1817 with any questions regarding my comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Caine', with a stylized flourish at the end.

William Caine
Facilities Planner

cc: Raymond Prokop, Director of Facilities Management