



# Department of Planning Staff Report to the Carroll County Planning and Zoning Commission

## Westminster Annexation No. 73 – 404 Malcom Drive

Presented to the Planning Commission on June 1<sup>st</sup>, 2022

### Summary:

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<b>Petitioner/Property Owner:</b>	Main Street 3, LLC.
<b>Total Acreage:</b>	3.81 acres
<b>County Zoning:</b>	“C-2” Commercial Medium
<b>Proposed Municipal Zoning:</b>	“B” Business
<b>Waiver Requested:</b>	No
<b>Existing Use of Land:</b>	Improved – commercial buildings
<b>Land Use Designation:</b>	Commercial
<b>Public Water Service Area:</b>	Existing Water Service Area (W-1)
<b>Public Sewer Service Area:</b>	Existing Sewer Service Area (S-1)

### Petitioner/Property Owner:

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The petitioner of the annexation and the owner of the property is Main Street 3, LLC.

### Annexation Area Description:

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Located in the Seventh Election District, the area to be annexed is 3.81 acres of Parcel 1187 located on Tax Map 46. The property is contiguous to the City of Westminster’s corporate limits and will not create an enclave.

The property to the north of the annexation area, owned by 140 Village Limited Liability Part, was a part of Westminster Annexation #4 – *140 Village* enacted in 1970. The property to the west of the annexation area, owned by Kohler Development, was a part of Westminster Annexation #9 – *Westminster Nurseries* enacted in 1976.

The area to be annexed is located on the corner of 140 Village Road, Malcom Drive, and Village Square. The annexation area is in the southeastern portion of the City of Westminster corporate limits, and is bordered to the:

- north by Tax Map 46, Parcel 939 (incorporated and owned by 140 Village Limited Liability Part).
- east by Tax Map 46, One-Forty Village Road; Tax Map 46, Parcel 75 (incorporated and owned by Kohler Development).
- south by Tax Map 46, Parcel 591 (unincorporated and owned by Main Street Associates).
- west by Tax Map 46, Malcom Drive.

## **Use of Land & Description:**

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The land is improved with commercial buildings. The old army reserve resides on the property but is currently being used for storage. Access to the property is from Malcom Drive.

The City is seeking to develop a medical office building with an underground parking garage on the property (see Exhibit B – Malcom Drive Medical Center Concept Development Plan).

- Annexation area – 3.81 acres unincorporated and petitioned for annexation. Includes 1187 in its entirety. Annexation area also includes One-Forty Village Drive to neighboring property and access to Malcom Drive.

## **Zoning:**

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The annexation area is in the County's "C-2" Commercial Medium Zoning district (see Exhibit F – Zoning). All adjoining properties within the County are zoned "C-2" Commercial Medium or "R-10,000" Residential.

The City has indicated its intent to place the annexation area into the "B" Business Zoning district. Adjoining properties within the City of Westminster are zoned "B" Business.

The County's "C-2" Commercial Zoning district permitted, and conditional uses are comparable to the uses allowed in the City's "B" Business Zoning district. Therefore, this annexation **does not** require a zoning waiver.

## **Comprehensive Plan:**

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The annexation area is located within the City's Municipal Growth Area Boundary. The annexation area has a Land Use Designation of Commercial in the *2007 Westminster Environs Community Comprehensive Plan* (see Exhibit G – Designated Land Use). The proposed annexation is consistent with this Land Use Designation.

The annexation area is located within the County-certified Priority Funding Area.

## **Agency Referrals:**

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The following agencies were notified of the proposed annexation and have been asked to submit comments:

C.C. Dept. of Public Works	C.C. Dept. of Public Safety
C.C. Bureau of Engineering	C.C. Office of the County Attorney
C.C. Bureau of Utilities	C.C. Dept. of Fire & Emergency Services
C.C. Dept. of Land Resource Management	MD Dept. of Transportation - SHA
C.C. Dept. of Economic Development	MD Dept. of Planning

As of May 25<sup>th</sup>, we are waiting for comments from Maryland Department of Planning (MDP).

Miscellaneous comments:

For this annexation and all future annexations, it is recommended that the City of Westminster give public notice by posting the property, prior to the date of the public hearing, and notifying all adjoining property owners.

The following agencies DO NOT have comments:

Maryland Dept. Transportation- SHA	C.C. Bureau of Utilities
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## **Water and Sewer:**

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The *Carroll County Water and Sewer Master Plan* identifies the annexation area as being in the Existing Water Service Area (W-1) and the Existing Sewer Service Area (S-1) (see Exhibit H – Water Service Area and Exhibit I – Sewer Service Area).

## **Other Municipal Services:**

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*Roads:* The annexation area is accessed from Malcom Drive or Maryland 97 (MD97). MD97 is being included in the annexation area. MD97 is a state highway. The proposed concept development plan also has access from 140 Village Road. 140 Village Road is also being included in the annexation area.

*Schools:* Enrollment is not affected by business.

*Parks and Recreation:* Existing parkland exceeds standards.

*Fire/EMS/Police:* Site is already located in the service area.

## **Staff Recommendation:**

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Planning staff is recommending support of this annexation.

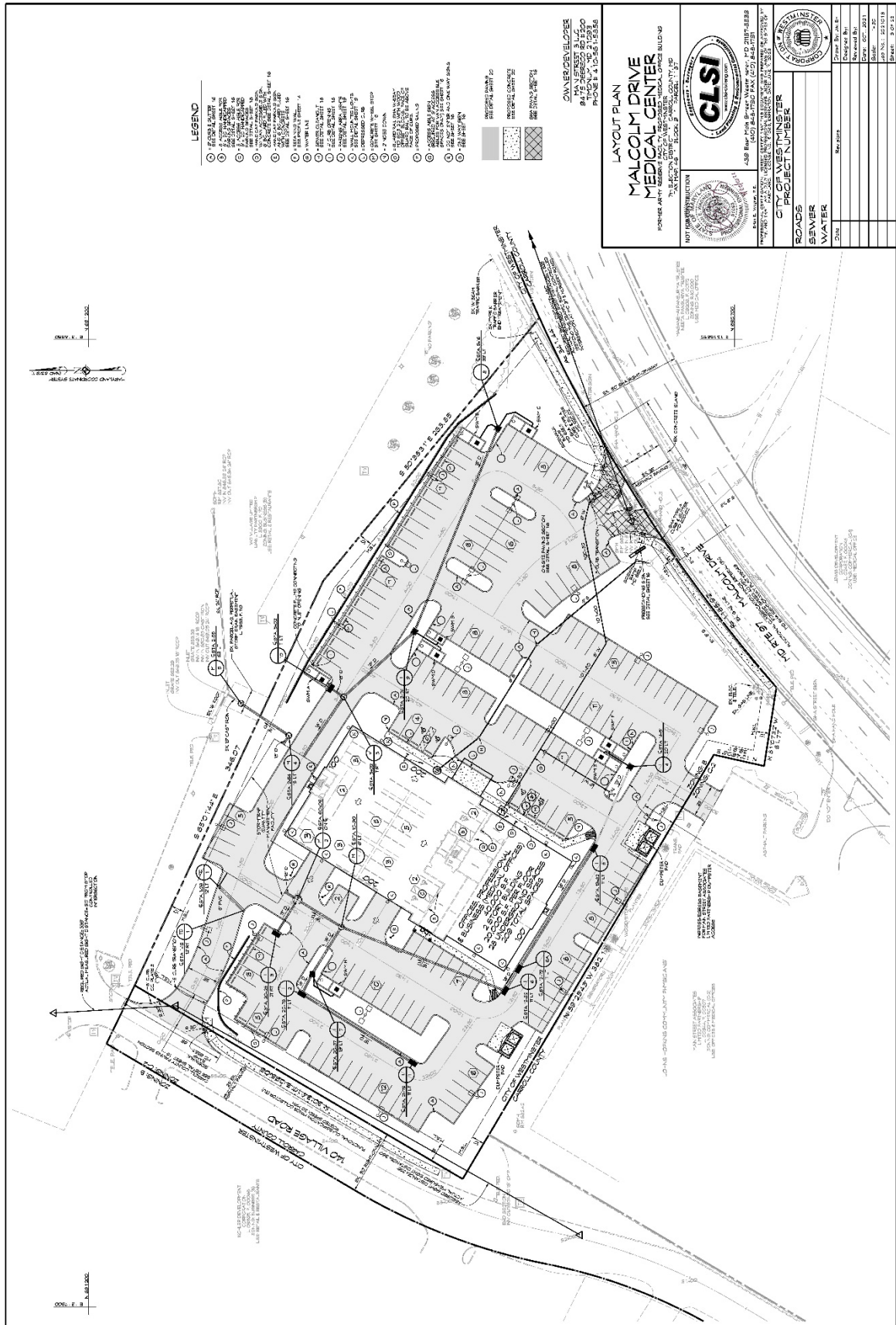
**Staff Recommended Motion:**

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I make a motion that the Carroll County Planning and Zoning Commission forward the comments outlined in this staff report to the Board of County Commissioners with a favorable recommendation.



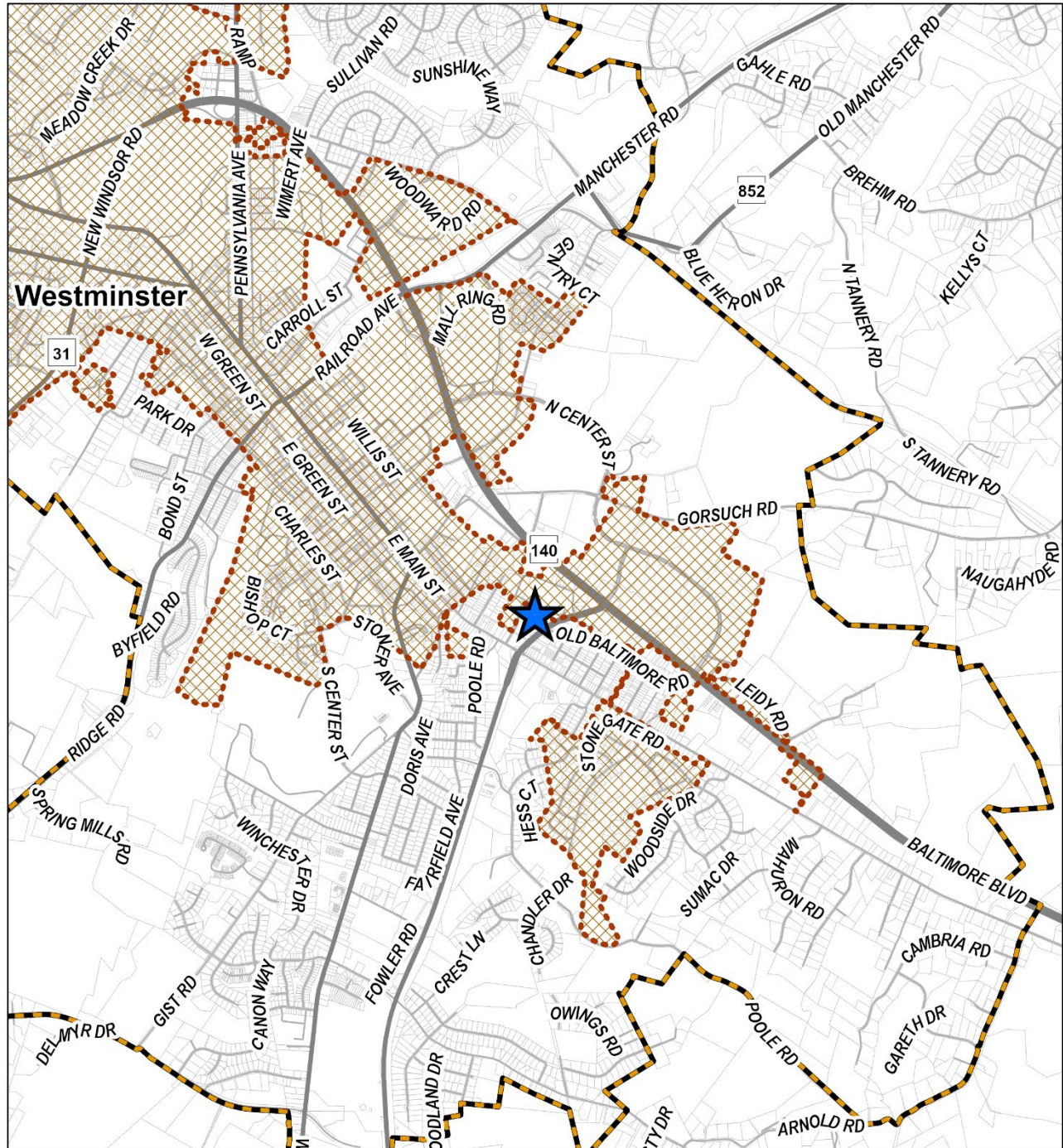
# Exhibit B – Concept Plan of Annexation Area









City of Westminster  
 Planning Department  
 2000 W. 104th Ave., Suite 200  
 Westminster, CO 80050  
 Phone: (303) 426-2000  
 Fax: (303) 426-2001  
 Email: planning@westminsterco.gov

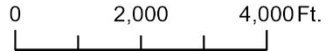
Project No. B-2-C02.1

# Exhibit C – Parcel Layout of Westminster



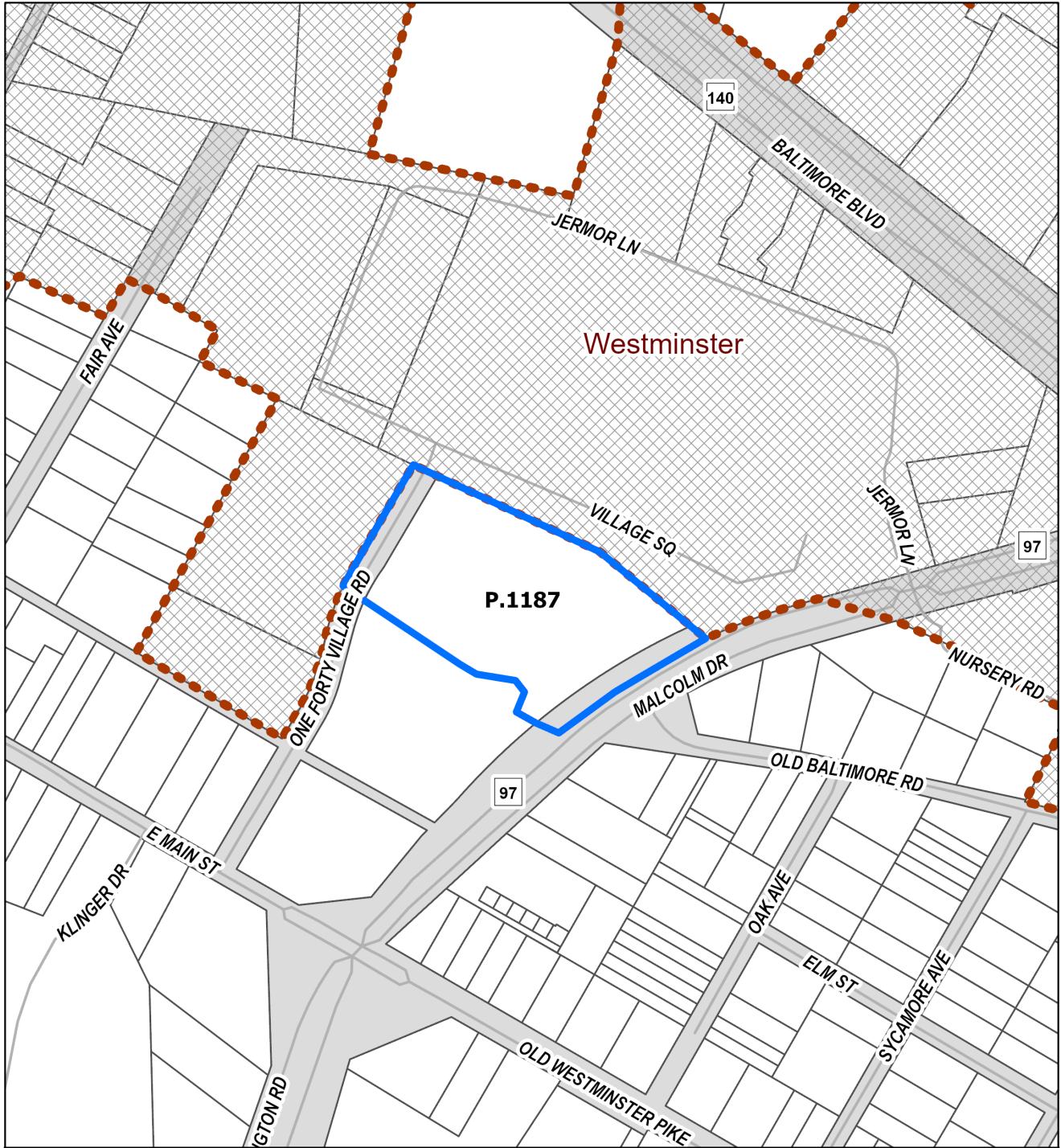
## Legend

-  **Annexation 73**
-  **Corporate Limits**
-  **Growth Area**
-  **Major Roads**
-  **Roads**
-  **Parcels**







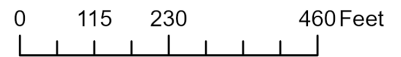
Prepared by Carroll County  
Department of Planning 05/2022 (KC)

# Exhibit D – Parcel Layout of Annexation Area



## Legend

-  Annexation 73
-  Parcels
-  Corporate Limits
-  Roads



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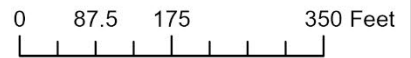


# Exhibit E – Ortho of Annexation Area



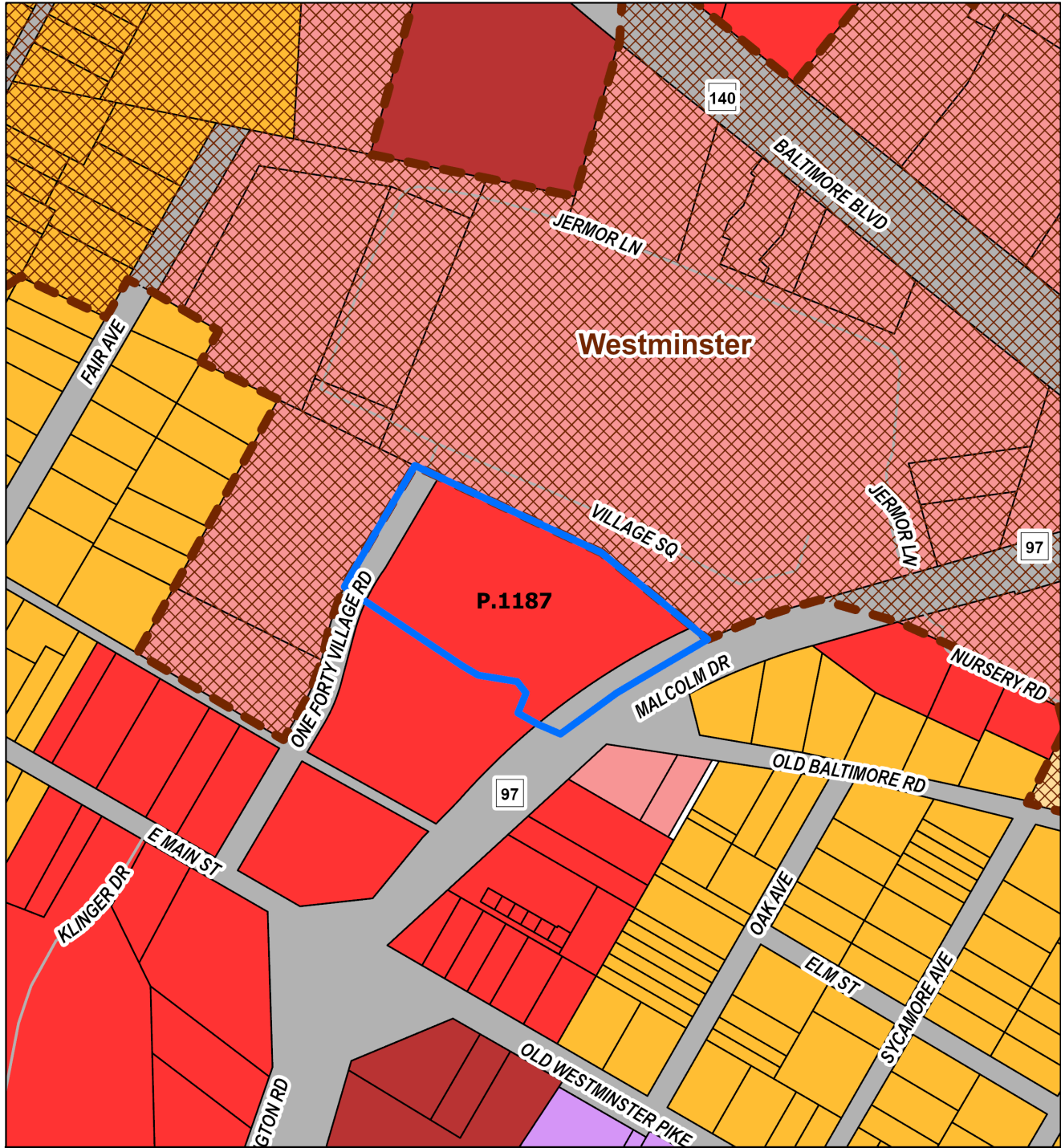
## Legend

-  Annexation 73
-  Corporate Limits
-  Parcels



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# Exhibit F – Zoning of Annexation Area



## Legend

- Annexation 73
- Corporate Limits
- Parcels
- Roads

### Westminster Zoning

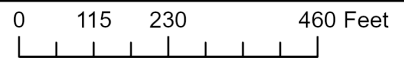
- B
- R-10,000
- R-7,500

### County Zoning

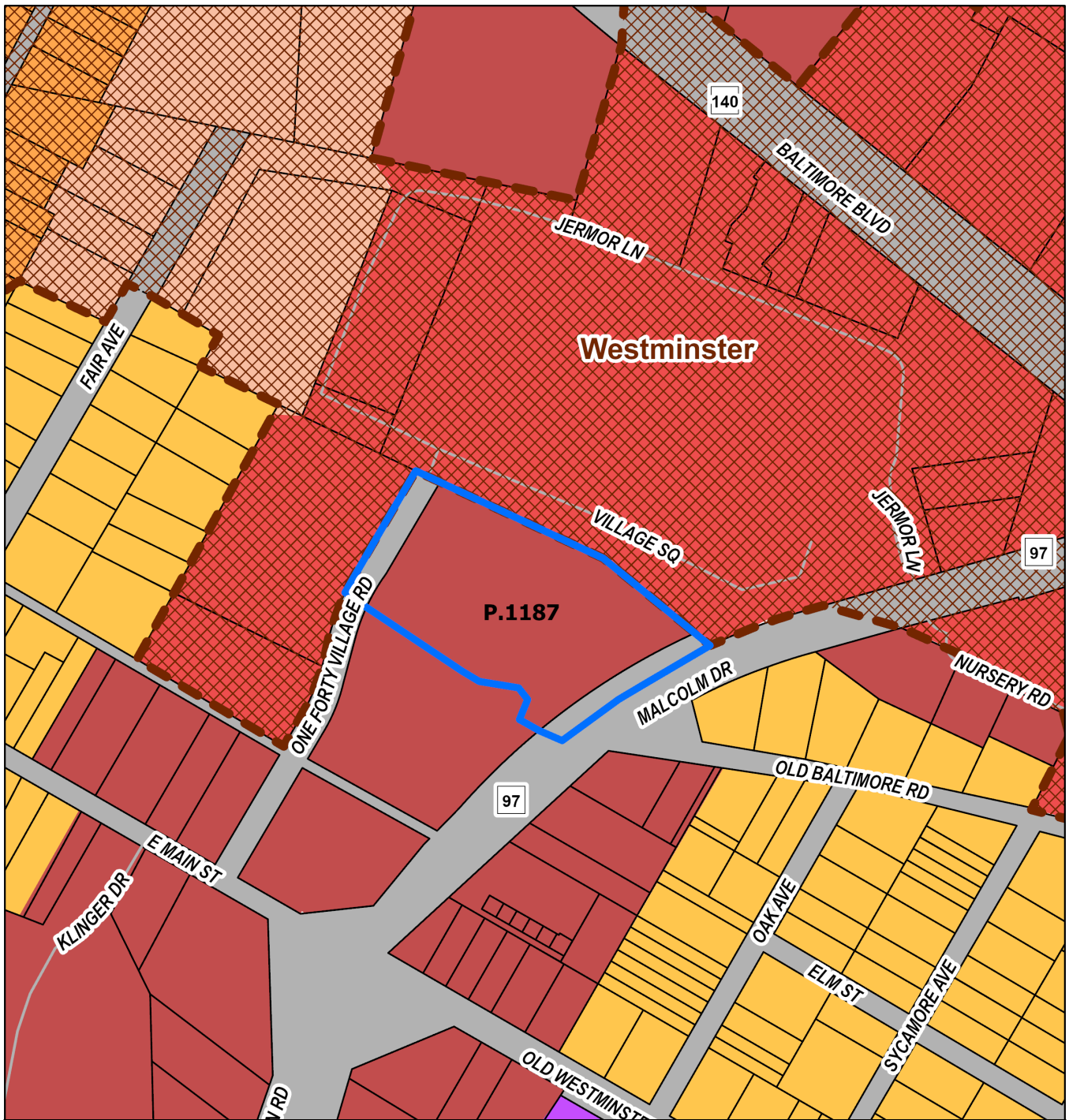
- Agriculture
- Conservation
- Heritage
- R-40,000

- R-20,000
- R-10,000
- R-7,500
- C-1
- C-2

- C-3
- I-1
- I-2
- Employment Campus



# Exhibit G – Designated Land Use of Annexation Area



## Legend

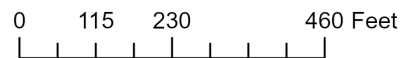
- Annexation 73
- Corporate Limits
- Parcels
- Roads

### Designated Land Use: Westminster

- Commercial
- Housing for Older Persons
- Urban Residential

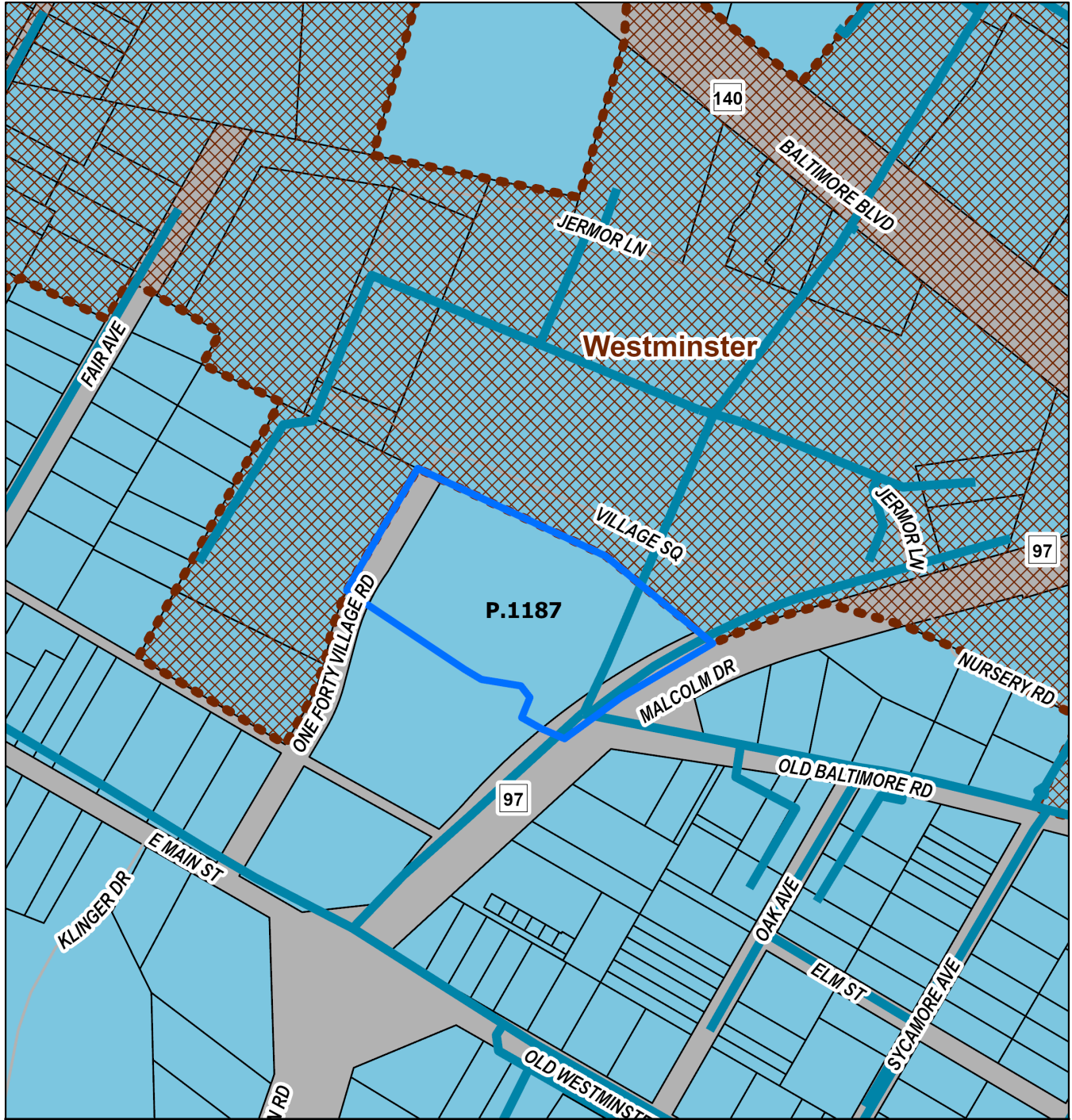
### Designated Land Use: Westminster GAB

- Suburban Residential
- Commercial
- Industrial







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# Exhibit H – Water Service Area

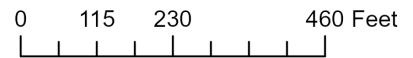


## Legend

-  Annexation 73
-  Corporate Limits
-  Parcels
-  Roads

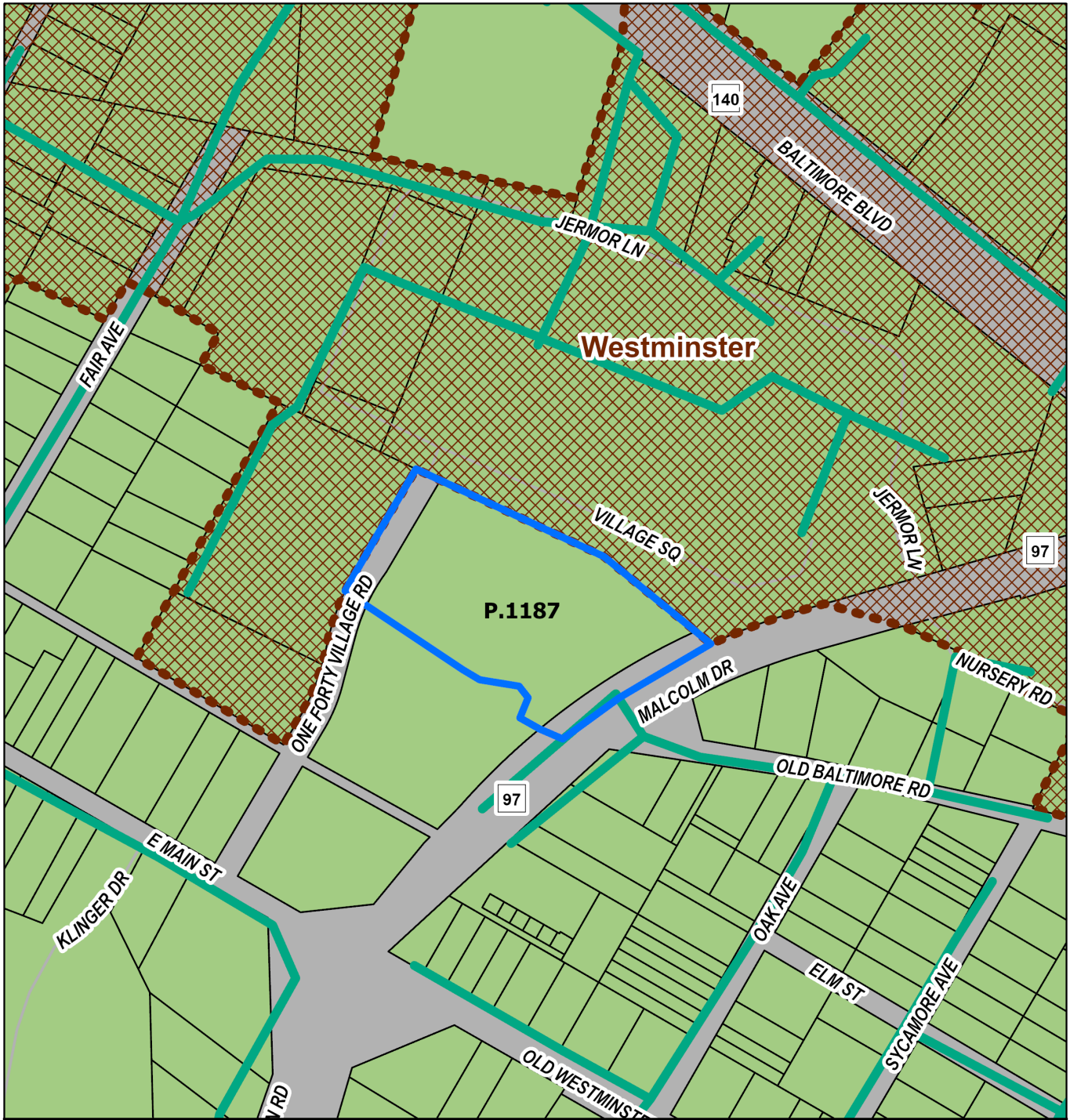
## Water Service Area

-  Existing
-  Water Lines









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Department of Planning 05/2022 (KC)

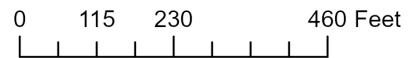
# Exhibit I – Sewer Service Area



## Legend

-  Annexation 73
-  Corporate Limits
-  Parcels
-  Roads

- ### Sewer Service Area
-  Existing
  -  Sewer Lines



Prepared by Carroll County  
Department of Planning 05/2022 (KC)

**Exhibit J – Maryland Department of Planning’s Comments**

**Not Received as of May 25<sup>th</sup>**

