

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
July 19, 2022

Prepared by
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SUBJECT: S-21-0012 – Fairhaven Main Entry and Commons Renovations
LOCATION: 7200 Third Avenue, Sykesville, MD 21784, E.D. 5
OWNER: Fairhaven Inc., 7200 Third Avenue, Sykesville, MD 21784
DEVELOPER: Same as owner
ENGINEER: CLSI, 439 East Main Street, Westminster, MD 21157
ZONING: R-10 – Residential 10,000
ACREAGE: 1.08 acres
WATERSHED: Patapsco - South Branch
FIRE DISTRICT: Sykesville-Freedom
MASTER PLAN: Medium and High Density Residential
PRIORITY
FUNDING AREA: Sykesville
DESIGNATED
GROWTH AREA: Sykesville

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept site plan.

No action is required.

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is the Fairhaven retirement community which is located along Sykesville Road (MD 32) in the southern portion of the County, north of the Town of Sykesville. The Fairhaven community consists of both independent living and assisted living facilities on several adjoining parcels. The subject of the site development plan is the clubhouse/commons building, which is centrally located within the community.

There are no forests or streams on site. The property is within the Sykesville priority funding area and designated growth area, and it presently utilizes public water and sewer.

The subject property is outside of the municipal limits of the Town of Sykesville and is zoned R-10. Adjacent properties to the east, south, and west are within the Town limits, and are improved with residential developments. Beyond the residential development to the east lies the Warfield Cultural Center and Springfield State Hospital. Properties to the north are not within the Town limits, are zoned Conservation, and are used for a mix of residential and community purposes, including the Fairhaven Park and sports fields.

The Fairhaven community has grown over time and various site plans have been processed to construct additions and make changes to the commons building and the residences throughout the site. The most recently approved project related to the site is Fairhaven Entrance & Welcome House Improvements, GRO-21-0004 (attached), which widened and added gates to the site's existing driveway entrance off of Third Avenue.

❖ **Plan Review:**

The developer proposes to modify the existing building's main entrance and the driveway and parking areas in its vicinity. The building currently has an interior courtyard that contains a parking lot. The portion of the building that vehicles can currently drive through to access this courtyard parking lot is proposed to be converted to interior space to function as an entrance lobby. The driveway that presently leads to the courtyard is proposed to be reconfigured into a loop drive, and a covered drop-off area will be constructed in front of the lobby entrance. Additional parking and sidewalk is proposed to the south of the lobby entrance, and the courtyard parking lot will be converted into a pedestrian courtyard with patio areas.

New landscaping is proposed within the courtyard and throughout the parking areas. Screening is proposed along the proposed stormwater management facilities on the south side of the site, and along a new retaining wall on the eastern side of the parking area. The concept plan has been approved by Landscaping review.

Stormwater Management (SWM) concept approval has been granted. SWM requirements have been met by use of 4 micro-bioretenement facilities and a submerged gravel wetland.

Forest Conservation requirements have been met by proposing to add 0.29 acres of forest to the existing forest conservation easement area within the Fairhaven campus.

The Health Department has approved the plan, which utilizes connections to the public water and sewer system. The Bureau of Utilities has approved the concept plan with additional comments to be addressed on the final plan.

The State Highway Administration and Engineering Review have approved the plan without comment, as the site is accessed via an existing entrance to a Town of Sykesville road, Third Avenue.

The Department of Public Safety has approved the plan, having made note that the access drives must remain accessible during construction unless alternative routes are communicated to the Sykesville/Freedom fire department.

Site Compliance has approved the plan, which meets the requirements of the Maryland Accessibility Code and the 2010 ADA Standards of Accessible Design.

This plan is exempt from the requirements of Floodplain review.

Soil Conservation has approved the concept plan. Grading review's requirements will be addressed on the final plan.

As detailed in the April 27, 2022 site development plan memorandum from Clare Stewart of the Department of Planning, the proposed land use is consistent with the Carroll County Master Plan land use designation of Medium Density Residential. Additionally, the plan states that this site plan does not have impact on the Planned Major Street Obrecht Road extension as included in the Master Plan.

The proposed site plan was subject to Citizen's Involvement during the July 26, 2021 Technical Review Committee meeting. There were no citizens who spoke at the meeting and no written comments were forwarded to the Bureau of Development Review.

The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.