

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
August 16, 2022

Prepared by
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SUBJECT: S-19-0030, Heird Property Assisted Living
LOCATION: East side of Houcksville Road, south of Saint Paul Road, E.D. 8
OWNER: Steven Buchman Heird, 2728 Chestnut Run Road, York, PA 17402
DEVELOPER: same as owner
SURVEYOR: CLSI, 439 East Main Street, Westminster, MD 21157
ZONING: Agriculture
ACREAGE: 18.2764 acres
WATERSHED: Liberty Reservoir
NO. OF UNITS: 80 beds
FIRE DISTRICT: Hampstead
MASTER PLAN: Agriculture
PRIORITY FUNDING AREA: Outside
DESIGNATED GROWTH AREA: Outside

❖ 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.**

❖ Existing Conditions:

On November 19, 2019, the Planning and Zoning Commission approved a final plan of subdivision for Heird Ridge & Amended Plat of Lot 1, Buchman Ridge which has since been recorded in Plat Book 56, Page 98 (plat attached). The subject property is the 18.2764-acre Remaining Portion as noted on that plat.

The Remaining Portion has frontage to a public road at Saint Paul Road with a 60-foot-wide strip of land which connects the bulk of the property to the road. There is a stream which bisects this strip. An access easement is depicted on the Heird Ridge plat allows for the Remaining Portion to use the shared drive, Buchman Drive.

Buchman Drive provides access from Houcksville Road for six residential lots and the Remaining Portion. All users of the driveway are included in the Declaration of Maintenance Obligations, which was recorded simultaneously with the subdivision plat.

The subject property is vacant. Adjoining properties comprise of single-family homes and farm buildings. This property and all adjoining properties are zoned Agricultural and are served by private wells and septic systems. I

mmediately to the south is a property under a Carroll County Land Trust preservation easement. Immediately to the north is a property in a Maryland Agricultural Land Preservation Foundation easement.

❖ **Plan Review:**

On August 26, 2019, an initial site development plan package was submitted to Development Review and distributed to review agencies. The developer proposes an 80-bed assisted living community on the Remaining Portion of Heird Ridge. The facility is comprised of five 8,970-square-foot buildings with 16 beds each. The buildings are sited around a landscaped ellipse with an adjacent drive aisle and parking stalls. In the ellipse, walkways lead to a gazebo and benches.

Assisted living facilities are a conditional use in the Agricultural Zoning District, thus the uses requires Board of Zoning Appeals (BZA) approval. Prior to BZA review, On February 18, 2020, the Planning Commission reviewed the site development plan (minutes attached), and made determinations regarding density, exterior design, and site layout per Section 158.070(E)(1)(r) of the Code. The Commission voted to approve the plan density, exterior design and site layout as presented.

📖 **§ 158.070 “A” AGRICULTURAL DISTRICT.**

(E) Conditional uses requiring BZA authorization.

(1) Conditional uses requiring BZA authorization shall be as follows:

(r) Nursing homes, continuing care retirement communities and assisted-living facilities, subject to prior concept site development plan and traffic study review and determination of density, exterior design, and site layout by the Planning Commission;

The use was approved by the BZA in case #6229 for an 80 bed assisted living facility on December 8, 2020 (decision attached).

The plan indicates 80 beds and 20 employees on maximum shift (4 per building). Based on parking requirements of 1 per every 4 beds plus 1 for every 2 employees on maximum shift, the total numbers of parking spaces required for this development is 30 stalls. 63 parking spaces are shown on the site plan. Walkways connect the parking area with each individual building’s front porch and main entrance. One dumpster is located in the ellipse between building Unit #1 and building Unit #2. Screening is proposed as required by the Landscaping Ordinance.

Water and sewer will be provided via private wells and septic systems. The buildings will be equipped with an automatic sprinkler system to comply with Fire Protection.

The building elevations are included on sheets 8 and 9 of the plan set. The buildings are white with black roofs and have the appearance of a Cape Cod style home with covered porches and gabled roofs. Residential-style lamp posts proposed in the parking lot are 12 feet high. One 4'-7" wide by 4' tall wooden entrance sign is proposed where Buchman Drive meets Houcksville Road, and a 3'-7" wide by 6' tall wooden directional sign is proposed where Buchman Drive meets the internal drive aisle. Lights are not proposed for either sign.

On September 10, 2019, the Design and Architectural Review Committee (DARC), an advisory group, met to review the project. There were no comments to be considered.

The plan was subject to Citizen's Involvement on September 23, 2019 during the Technical Review Committee (TRC) meeting. Two citizens were in attendance and voiced concerns about traffic and potential impacts to their residential wells. The Health Department was in attendance and responded that the proposed development will need to provide an adequate number of wells to support the assisted living facility.

This project is not within the jurisdiction of public utilities and the plans show individual septic systems with reserve areas for each of the five buildings, and two wells. The Health Department has not yet issued approval; their latest comment letter states that "an individual well for each building will need to be shown on the plan". It also states that if "the average annual water usage is to exceed 5,000 gallons per day", the applicant would need to process a Groundwater Appropriation Permit and work with the Office of Comprehensive Planning to add the project to the County Water and Sewer Master Plan prior to permit issuance. These comments will need to be addressed on the final plan.

Zoning has approved the plan, however, the note regarding the BZA approval of the conditional use as an assisted living facility references the wrong case number. This will be corrected on the final plans.

Fire Protection has approved the plan, which shows that the existing portions of Buchman Drive will be widened from 12' to 18' in order to accommodate emergency vehicles. The new portions of Buchman Drive are proposed to be 20' in width.

The State Highway Administration approved the plan with no comment, as access is to a County road. Engineering review has required that sight distance figures and other details be shown on the plan, and suggested that the curves where Buchman Drive meets the internal access drive be made more gradual/wider.

Site Compliance has comments that will need to be addressed on the final plan regarding accessible routes being provided for accessible parking without passing through traffic travel lanes, and that all sidewalks, entrances, and the gazebo are demonstrated to be accessible.

Planning has recommended that a 5-foot-wide sidewalk be provided "around the perimeter of the parking area, connecting the five buildings and providing safe movement for residents, staff, and visitors to the facility"

Soil conservation has approved the plan with no comment, and Grading has comments about inlets that will be addressed via the final site plan.

The plan has received concept Stormwater Management approval. Requirements are addressed by means of 7 micro-bio retention ponds throughout the site and one area of grading that will serve as a quantity management area to absorb water into the grass.

Water Resource Management has approved the plan with no comments, and Floodplain is

exempt.

Forest Conservation will be addressed with both on-site and off-site means. The plan shows a 0.99 acre proposed forest conservation easement on the northern side of the site, where the parcel narrows and connects to Saint Paul Road. A stream bisects this strip of land, and the 0.99 acre forest conservation area is divided into two portions that border both the north and south sides of the stream. An additional 1.57 acres of trees will be provided in an off-site forest bank.

Landscaping is approved. The plan shows a variety of landscape plantings throughout the site, including trees and shrubs around the bulk of the perimeter, trees and planting beds around the drive aisle and parking areas, and shrubs around the dumpster enclosure.