

**CONCEPT SITE PLAN REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**September 20, 2022**

**Prepared by**  
**David Becraft, Bureau of Development Review**

**SUBJECT:** S-21-0027, 1332 Londontown

**LOCATION:** 1332 Londontown Boulevard, Eldersburg, MD 21784; E.D. 5

**OWNER:** K&S Londontown DE LLC, 6615 Reisterstown Road, Suite 203C,  
Baltimore, MD 21215  
(LLC members: Adam Khosh)

**DEVELOPER:** Same as owner

**ENGINEER:** CLSI, 439 East Main Street, Westminster, MD 21157

**ZONING:** I-1, Light Industrial

**ACREAGE:** 35.73 acres (Parcel 'A' – 29.44 acres) (Parcel 'B' 6.29 acres)

**WATERSHED:** Liberty Reservoir

**FIRE DISTRICT:** Sykesville Freedom District

**MASTER PLAN:** Light Industrial – Freedom Comprehensive Plan, 2018

**PRIORITY**

**FUNDING AREA:** Freedom

**DESIGNATED**

**GROWTH AREA:** Freedom

**❖ 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 property for the 1332 Londontown development consists of a total of 35.73 acres and is comprised of two properties; Parcel 'A' and Parcel 'B' recorded by plat in 1975 in Londontown Manufacturing Company within Plat Book 14, Page 71 (plat attached). Both properties lie in the I-1, Light Industrial, Zoning District with two established access points onto Londontown Boulevard, a County road.

Parcel 'A' currently host a 284,000 square-foot two-story building that is comprised of multiple businesses/tenants and Parcel 'B' host an 81,000 square-foot warehouse. A gangway connects

the two buildings across lot lines. There are a total of 456 parking spaces that exist between the two properties. A stormwater and fire protection pond exist on the southeast portion of Parcel 'A'. Two free-standing signs about Londontown Boulevard, one at each entrance. The westernmost sign stands roughly 23 feet tall, and the easternmost sign stands 12 feet tall.

Adjoining properties, excluding the Merritt property to the north and Beaty property to the east, are located in the Londontown Manufacturing Company subdivision. All adjoining are in the 2018 Freedom Comprehensive Plan area, zoned I-1, C-3 (Commercial High Intensity), or R-20,000, and host planned commercial centers, warehouses, or are undeveloped. To the west of the subject property lies Eldersburg Market Place, a planned commercial center. To the east is the Beaty property, which is presently undeveloped. The northern adjoiner is the Merritt property warehouse. Properties to the south, across Londontown Boulevard, hosts a stormwater management facility or are undeveloped.

The subject properties are fairly flat with a climb in slope at the northwest corner of Parcel 'A'. There is a stream which borders the north and east property lines with a wooded riparian zone, but there are no FEMA 100-year floodplain designations on site. The subject property and all adjoining properties are served by public water and sewer.

#### ❖ **Site Plan History:**

On December 19, 2006, Londontown Distribution Center (S-06-031) was presented to the Planning and Zoning Commission and was granted final approval. This project proposed a parking area extension on the north and west side of the existing building, with a building expansion to the north for trailer storage. Although the project received final approval of the proposal, the project was not pursued.

On December 20, 2007, Londontown Distribution Center SWM Pond Riser Modification (S-07-036) was submitted to the County for review. This project proposed to modify the stormwater management pond riser associated with the existing pond on site. This project was subsequently rescinded and was not pursued.

On March 18, 2008, Londontown Distribution Center – 2<sup>nd</sup> Amended (S-08-001) was presented to the Planning and Zoning Commission and was granted final approval. This project proposed the relocation of the westernmost entrance to the site and the reconfiguration of the parking area between the existing building and Londontown Boulevard. The paved tractor trailer storage lot and truck circulation road that were shown and approved within the first site plan (S-06-031) were also still planned. Although the project received final approval of the proposal, the project was not pursued.

#### ❖ **Site Plan Review:**

With this proposed site plan, the developer proposes to construct paved parking areas to the north and west sides of the existing building on Parcel 'A', similar to those previously proposed. Also proposed at the junction of the proposed parking areas is a paved and fenced storage yard for contractors building supplies. The proposed paving and parking areas are to be tied to the existing pavement currently on site. No work is proposed to the existing buildings, with the exception of doors and stairways being added or removed to the multi-use building on Parcel 'A'.

This site plan accounts for all uses on the property and confirms parking adequacy. Also, with this site plan, the owner/developer will classify both Parcel ‘A’ and Parcel ‘B’ as an industrial park. Per Chapter 158, an industrial park is defined as the following:

**INDUSTRIAL PARK.** A self-contained development area of primarily industrial uses that is cohesive, with a common development scheme, and approved as a single development plan, which may be comprised of multiple lots under certain circumstances.

Per Chapter 158.082(A), an industrial park is only permitted within the I-1 Zoning District:

**§ 158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS: REGULATION OF PRINCIPAL USES.**

<b>LAND USE CATEGORY DESCRIPTION</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>EC</b>	<b>ADDITIONAL REGULATIONS</b>
Industrial Park	X	X	X	P	X	X	<a href="#">158.002</a> , <a href="#">158.156</a>

Based on the above definition and review of the current uses and zoning on site, the Zoning Administrator agreed with the request and found it appropriate to consider the site an industrial park.

As a portion of the existing parking lot is within the Londontown Boulevard right-of-way, the encroaching paving will be shifted back to be approximately 15 feet from the public street right-of-way as part of this plan.

There is no parking requirement specific to an industrial park, so a combination of uses and calculations were utilized in determining the code-required number of parking spaces for the two properties. The following calculations were used:

**§ 155.077 MINIMUM NUMBER OF SPACES.**

<b>Use</b>	<b>Number of Spaces Required</b>
Planned commercial center	5.5 for every 1,000 square feet of floor area.
Flex space (industrial/office)	2.5 for every 1,000 square feet of floor area.
Wholesale establishment or warehouse	1 for every 1.5 employees on the maximum shift or 1 for every 1,500 square feet of floor area, whichever is greater.

The potential uses of the property were split into one of the three categories above: commercial, industrial, or warehouse. The commercial/industrial uses comprise 180,891 square feet of the buildings. Per Chapter 158.156 (A)(2), commercial uses can comprise no more than 20% of the land area of the entire industrial park. Of the 180,891 square feet, 20% was utilized for the commercial parking calculation while the remaining 80% was utilized for the industrial parking calculation. What remained was 184,170 square feet of warehouse which utilized the warehouse calculation.

After performing the above calculations, it was deemed that 684 parking spaces are required for the industrial park. Of the 456 existing parking spaces, 131 spaces are to be removed to allow for the connection of the new paving or to remove the parking area from the Londontown Boulevard right-of-way. The remaining 325 existing parking spaces combined with the proposed 359 parking spaces will result in 684 spaces, which will put the site in compliance with the parking regulations. As parking spaces are for the benefit of both parcels, parking easements and access easements are shown on the site plan and are to be recorded.

The property is crossed by a planned major street, Georgetown Boulevard Extended. As the design for this roadway is outstanding, an approximate area of dedication is depicted on the east side of the properties. Along with the road extension, a roundabout is proposed at the intersection of Londontown Boulevard and Georgetown Boulevard. As the easternmost entrance to the site may be impacted by this, a relocation of the entrance is shown on the plan and is to be constructed at a later date.

A site lighting plan for the new parking area is provided on sheet 6 with details on the same page. Pole-mounted lights stand at 12'-0" above grade and building-mounted lights are to be mounted 12'-0" above grade.

This plan is exempt from the code requirements of Floodplain Management. Water Resource Management has granted conditional approval with comments to be addressed during the final plan review. The requirements of the Forest Conservation Ordinance were adequate for concept approval but will require additional information during the final plan review. Approval was granted by the Carroll County Health Department. The Bureau of Utilities has granted concept approval of the plan, with a new water line and utility easement being required for the benefit of Parcel 'B'. Site Compliance has stated that the site plan complies with the requirements of Maryland Accessibility Code. The Office of Public Safety has granted approval of the plans. Engineering Review has granted approval with a Traffic Impact Study not being required. To achieve sight distance requirements, the westernmost sign is to be relocated.

Concept Stormwater Management approval has been granted. Stormwater Management requirements for the new paving are being addressed with a submerged gravel wetland.

In their review, the Department of Planning determined that the proposed plan is consistent with the 2018 Freedom Community Comprehensive Plan land use designation of Light Industrial and with the Water and Sewer Master Plan. As Londontown Boulevard is identified as a future sidewalk connection within the Bicycle-Pedestrian Master Plan, a 5' sidewalk is proposed along Londontown Boulevard. Planning staff also included a recommendation to construct internal sidewalk and crosswalks (see attached drawing).

The 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.