

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
June 20, 2023

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-22-0010, 4400 Goddard Park

LOCATION: 6300 Goddard Park Dr., Eldersburg, MD 21784, C.D. 5

OWNER: HLB Properties LLC, 804 Kingsbridge Terrace, Mt. Airy, MD 21771

DEVELOPER: Same as Owner

ENGINEER: CLSI 439 E. Main St., Westminster, MD 21157

ZONING: C-2, Medium Intensity Commercial

ACREAGE: 4.59 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Sykesville Freedom District Fire Company

MASTER PLAN: Commercial Medium Intensity- 2018 Freedom Community
Comprehensive Plan

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

WATER/SEWER

DISTRICT: 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 subject property is a 4.59 acre parcel on the north side of Liberty Road (MD Route 26) east of Monroe Avenue. The property is zoned C-2, Medium Intensity Commercial. The northern

portion of the property is developed with the Goddard School, a private school and day care, approved and developed in 2007 (see attached plan). Current access to the property is from Habitat Road, a County maintained road, and Goddard Park Drive, a private road. The property and surrounding properties are served by public water and sewer. All properties to the north and east are built with single-family homes, and zoned Residential. The properties to the south and west are zoned Commercial and built with shopping centers. It is in Freedom's Priority Funding Area and Designated Growth Area.

❖ **Site Plan Review:**

The Concept Site Plan for a Medical Building was initially submitted February 28, 2023 and was distributed for review. The plan proposes a two-story medical office building measuring 7,300 square ft per floor. The building is shown to be located on the vacant southern portion of the site. A medical office is a principal permitted use in the C-2 zoning district. The owner/developer intends to subdivide the property. Since two principal permitted uses are allowed on the parcel, subdivision is not a requirement.

The required parking is 5 spaces for every 1,000 sq. ft. of floor area. 73 parking spaces are required. The plan proposes 79 new parking spaces including 8 ADA complaint handicapped spaces. Two entrances for the site are accessed by Goddard Park Drive. A traffic study was not required for the site based on the average daily trips generated by the use.

Eight pole-mounted lights are proposed to illuminate the parking areas and sidewalk area. A dumpster with an enclosure is proposed. No free-standing signage is proposed at this time. The landscape plan proposes the addition of screening along the eastern property line between the site and the residential development. In addition, trees and shrubs will be planted in the parking areas to meet the requirements of the Landscape Manual. The building elevations show a building façade of metal panels and masonry products in neutral colors with windows on both floor of the structure.

Review by the Department of Planning determined the development proposal to be consistent with all applicable plan policies. Planning staff recommends constructing sidewalk along the entire length of the property at Goddard Park Drive for contiguous community pedestrian connection.

Stormwater Management will be addressed with an underground SWM facility. Concept Stormwater Management approval has been granted. The project is exempt from Floodplain Management. The Bureau of Utilities has confirmed the use of water and sewer services for the site. A comprehensive utility plan will be required for final approval. Forest Conservation was previously addressed with the previous development on the site of the school facility. Additional landscaping is required along Goddard Park Drive before approval. The required

screen along the west property line needs to be revised due to the location of an embankment. Water Resource Management has asked for additional notes. State Highway, Grading and the Health Department have provided concept approval of the plan. Site Compliance, Engineering, and Fire Protection have comments to be addressed in the final plan sets.

The plan was subject to citizen involvement at the March 27, 2023, Technical Review Committee. Three citizens attended the meeting and posed questions answered by the developer about the use, overall layout, and landscape plans.

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.