

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

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-22-0040, Wendy's Eldersburg

LOCATION: Corner of Liberty Road (MD Route 26), West Hemlock Drive, and Dickenson Road; C.D. 5

OWNER: 1702 Liberty Road LLC and M & I Properties LLC, 9405 Parsley Drive, Ellicott City, MD 21042
(LLC Members: Scott O. Miller, William J. Iampieri)

DEVELOPER: Wend Baltimore North LLC, 6200 Oak Tree Boulevard, Suite 250, Independence, OH 44131
(LLC Members: Mark Figurelli)

ENGINEER: Leon A. Podolak and Associates, LLC, 147 East Main Street, Westminster, MD 21157

ZONING: C-2 – Commercial Medium Intensity

ACREAGE: 0.562 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Sykesville

MASTER PLAN: Commercial Medium –2018 Freedom Community Comprehensive Plan

PRIORITY FUNDING AREA: Freedom

DESIGNATED GROWTH AREA: Freedom

SEWER/ WATER 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 made up of two parcels: a 0.046-acres parcel and a 0.516-acres parcel, together totaling 0.562 acres. One structure, residential in nature, occupies the site along with a paved parking area with access from West Hemlock Drive. A few trees and a sign are located on the property. There are no streams or floodplains designations on site. The property is served by public water and sewer.

Frontage exists on Liberty Road (MD Route 26), West Hemlock Drive, and Dickenson Road, a service road paralleling MD Route 26, with existing sidewalk along Dickenson Road. To the east, the property adjoins Carroll Station Planned Business Center which was approved by the Planning and Zoning Commission in the years 2000 (S-99-006) and 2008 (S-08-013, attached). Carroll Station Planned Business Center is under the same ownership as the subject property. The site and adjoining Planned Business Center lie in the C-2 zoning district. It is in Freedom's Priority Funding Area and Designated Growth Area

❖ **History:**

A site development plan for a retail building (Carroll Station III, file number S-15-0014) was previously approved by the Planning and Zoning Commission on April 19, 2022. The project is still valid with three extensions having been granted since the approval date. However, with the approval of this proposed development, the previously approved plan will become void.

❖ **Plan Review:**

The concept site plan was subject to citizen involvement at the October 24, 2022 meeting of the Technical Review Committee. During the meeting, one citizen raised concerns of the lighting proposed and its' affect on the neighboring residential dwellings as well as ADA compliance of the proposed improvements. Since this meeting, the sidewalk and pedestrian flow of the site has been updated to comply with ADA standards. Site Compliance has granted concept review of the plan.

The developer proposes to remove all existing structures and tress and construct a single-story restaurant building of 2,530 square feet. With a flat roof, the building maximum height will measure 21'0". Building materials are noted as brick, corrugated metal paneling, EIFS, metal, and vinyl. Color renderings of the building elevations are shown on sheet 13. Restaurant establishments are principal permitted uses in the C-2 zoning district.

Per the trips generated, a traffic impact study (TIS) was required. The TIS was reviewed by both County staff and State Highway Administration. With the level of service of the affected roadways/intersections above the minimum requirement, no road improvements were recommended. Engineering Review and State Highway Administration concur with the findings of the TIS and have granted approval of the concept plan.

Parking requirements are 1 space for every 3 patrons based on total seating capacity as well as five queueing spaces leading up to the drive-thru order board. With a seating capacity of 40 patrons, the required parking totals 14 spaces and 17 spaces are provided. Two parking areas, one at the front of the building along Liberty Road and the second to the east of the building on the neighboring property, are accessed from new shared two-way drive aisles between Carroll Station Planned Business Center and the subject property. The existing entrances to the Business Center are from Dickenson Road and Liberty Road. No access is proposed directly to the site from Dickenson Road, West Hemlock Drive, or Liberty Road. Cross easements will be established. New sidewalk at Liberty Road and West Hemlock Drive will

connect to existing sidewalk at Dickenson Road.

Modifications to Carroll Station Planned Business Center at the existing one-way drive, dumpster, and landscaping will be addressed with a dumpster relocation and new landscaping to comply with the Landscape Manual.

The land use designation in the 2018 Freedom Community Comprehensive Plan is Commercial Medium. Review by the Department of Planning determined the development proposal to be consistent with all applicable plan policies. Planning staff recommends connecting the existing sidewalk from the north side of the property into the site.

A photometric plan is provided on sheet 11 depicting four pole-mounted parking lot lights mounted at 15 feet above grade. Wall-mounted lights are provided on the building.

Property lines at Liberty Road and West Hemlock Drive are landscaped to meet the requirements of the Landscape Manual. Landscaping is also provided at the new dumpster, the relocated dumpster, and the parking areas.

A monument sign is to be located at the corner of Liberty Road and West Hemlock Drive. Standing roughly 7.5 feet high and 6.5 feet wide, it is proposed as a double sided, interiorly lit board. A detail for this proposed sign can be found on sheet 15.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater management (SWM) will be addressed with bio-retention facilities, a swale, and a commercial drywell. Stormwater overflow will convey to an existing inlet on the north side of Dickenson Road. Stormwater facilities are proposed within the Dickenson Road right-of-way and the pursuit has been determined acceptable by the Department of Public Works and the Bureau of Resource Management. An easement will be established and its recordation by deed will be a condition of final approval.

The plan is exempt from the Floodplain ordinance. Forest Conservation, Water Resources, Grading, Fire Protection & Emergency Services, Utilities, and Zoning Administration have approved the concept plan. Public water and sewer will serve the site. A public fire hydrant is located 25 feet from the property at the east side of West Hemlock Drive.

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.