



Carroll County Planning Commission Report and Recommendation to the Board of County Commissioners

Comprehensive Rezoning Review – 1011 Baltimore Boulevard (Freiji Property) – 2007 Westminster Environs Community Comprehensive Plan

August 21, 2014

Background of Review:

When the *2007 Westminster Environs Community Comprehensive Plan* was adopted, there was no accompanying comprehensive rezoning. Consequently, the actual zoning of numerous parcels contained within the planning area do not match the Plan's designated land use.

On April 2, 2014, the Carroll County Department of Land Use, Planning, and Development received correspondence from Mr. J. Brooks Leahy, on behalf of his client Dr. Khalil Freiji, requesting that the County consider undertaking a comprehensive rezoning for a portion of the planning area covered under the *2007 Westminster Environs Community Comprehensive Plan*. Specifically, it was requested that one property owned by Mr. Freiji, located at 1011 Baltimore Boulevard (Tax Map 46, Block 16, Parcel 306), be included in a comprehensive rezoning action.

During their meeting on May 7, 2014, the Carroll County Planning and Zoning Commission instructed staff to move forward with a review and staff report in response to the request. A staff report was then presented to the Planning Commission on July 15, 2014.

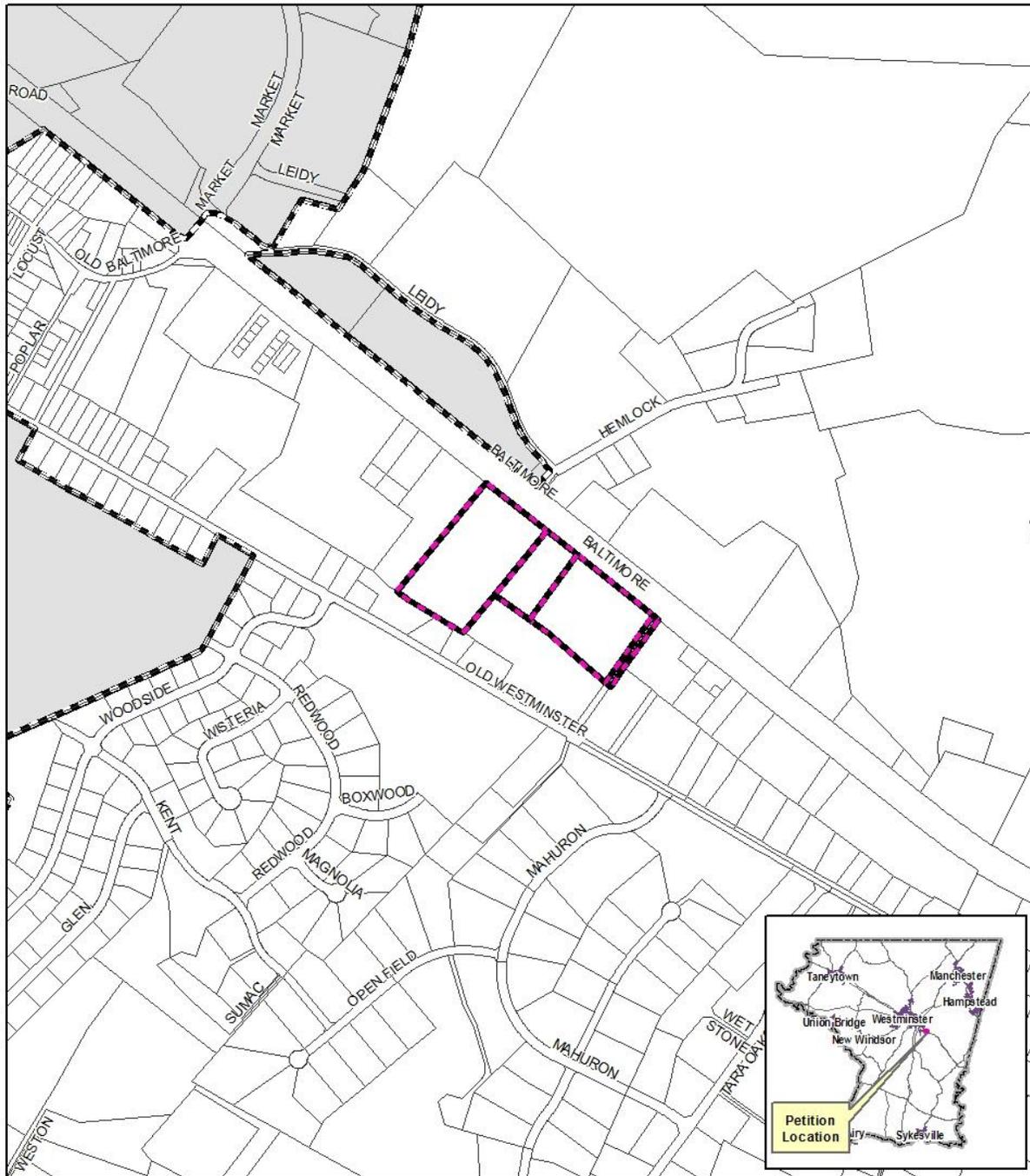
Vicinity:

1011 Baltimore Boulevard, the Freiji property, is covered under the *2007 Westminster Environs Community Comprehensive Plan*. The area surrounding the property is primarily bounded by Baltimore Boulevard (MD 140) to the north, Poplar Avenue and Old Baltimore Road to the west, Old Westminster Pike to the south, and the Westminster Growth Area Boundary to the east. The Westminster corporate boundary is located just northwest of the Freiji property (see Map A on Page 2).

There are a variety of land uses within the immediate vicinity such as: single-family residential, commercial, light fabrication and manufacturing, and vacant land. Using the *2007 Westminster Environs Community Comprehensive Plan* as a guide, the Planning Commission identified the Freiji property, Stoler Nissan Realty Corporation property (Tax Map 46, Block 16, Parcel 693), and two K&G LLC properties (Tax Map 46, Block 16, Parcel 307, Tax Map 46, Block 22, Parcels 1183) as the only four properties in this area fronting MD 140 on the south side that have a land use designation that differs from the current zoning. All four properties are currently zoned Restricted Industrial (I-R), but have a land use designation of Commercial in the Plan.

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Map A – Vicinity Map



<p>1011 Baltimore Boulevard Vicinity Map</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Properties Corporate Limits 	<div style="text-align: center;">  <p>0 250 500 1,000 Feet</p> </div> <p align="center"><small>Prepared by the Carroll Co. Dept. of Land Use, Planning, & Development, 4/14 (rs)</small></p>
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Findings:

1. Public Facilities

TRANSPORTATION – MD 140 runs along the northern edge of the Freiji property. This is the only state maintained roadway within close proximity to the four properties. This segment of MD 140 is classified by the state as an Urban Principal Arterial. Average Daily Traffic (ADT) counts taken in 2012 were 41,090 vehicles per day at the Market Street intersection.

Improvements to this segment of MD 140 are listed in the state’s Highway Needs Inventory (west of MD 91 to Market Street). However, it is expected that any planned additional travel lanes will more than likely occur west of the Freiji property. Any planned safety improvements to this segment in the immediate vicinity may be quite limited and the current four lane configuration is likely to remain.

WATER AND SEWER SERVICE - The study area is located in the Existing / Final Planning Service Areas (W-1, S-1) for both water and sewer as shown in the *2007 Carroll County Water and Sewer Master Plan*. Both the Freiji property and Stoler property currently have City of Westminster public water and sewer service. When the K&G properties develop, since the properties are within close proximity to the City boundary, they will more than likely be required to annex in order to receive City services.

2. Current Zoning

The area surrounding the Freiji property within the County contains Restricted Industrial, General Business, R-20,000 and R-40,000 zoning. Nearby properties within the City are zoned Business. The Freiji, Stoler, and K&G parcels outlined on Map B (page 6), have a different land use designation in the Plan than what they are currently zoned. The purpose of the Restricted Industrial District, the current zoning of the subject parcels, is to provide locations for light manufacturing mainly composed of processing or assembly of previously processed materials. The purpose of the General Business District, the requested zoning for the Freiji property, is to provide logical locations of all businesses of a more general nature including retail, wholesale, and some light processing operations.

The K&G properties are essentially vacant and total 5.26 acres in size (4.98 and 0.28 acres). The Freiji property is just over two acres in size (2.26 acres) and is currently occupied by a healthcare facility. The Stoler property is just over six acres (6.24 acres) and houses a Chrysler-Jeep dealership.

There are no existing FEMA (Federal Emergency Management Agency) floodplains or forest conservation easements on the Freiji property. However, there is a stream that has an unmapped County floodplain along the southern edge of the Stoler property and the eastern most K&G property.

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3. Relationship of Current Zoning to Comprehensive Plan

The Planning Commission evaluated the current zoning and its relationship to the comprehensive Plan's expression of:

- policies;
- timing and implementation of the plan;
- timing of development;
- timing of rezoning;
- development patterns;
- land uses; and,
- densities or intensities.

The Plan designates the Freiji, Stoler, and both K&G properties, currently zoned Restricted Industrial, as Commercial (see Map C on page 7). These properties lie within an area that is dominated by commercial, industrial, residential, and vacant uses. The land use designation in the Plan for all adjacent properties just south of MD 140 located in the County matches their current zoning.

With respect to timing of development and development patterns, little new development has occurred in the immediate area along the south side of MD 140 (Tractor Supply Company, 2007). However, a great deal of activity along the south side of MD 140 has been that of new tenants occupying existing buildings or additions and modifications to existing buildings. The Freiji property itself has converted from a restaurant catering business to a medical clinic (Urgent Care).

The *2007 Westminster Environs Community Comprehensive Plan* contains economic development goals on page 133 to "Provide sites for commercial development that will meet the diverse business needs of the resident population" and "Promote commercial development that is clustered in appropriate locations" as well as a recommendation on page 55 to "Identify sites for infill development and pursue incentives for redevelopment of these properties". The rezoning of the Freiji, Stoler, and K&G properties supports these concepts.

Planning Commission Recommendation:

At their meeting in July 15, 2014, the Planning and Zoning Commission voted unanimously to forward a favorable recommendation to the Board of County Commissioners. The Planning Commission finds that a rezoning of the Freiji property, Stoler property, larger K&G property and a portion of the smaller K&G property would serve to implement the recommendations contained in the *2007 Westminster Environs Community Comprehensive Plan*, particularly with respect to the Plan's expression of development patterns, land uses, and densities and intensities.

In consideration of the Plan and the character of the surrounding area, the Planning Commission recommends the following (see Map D on Page 8):

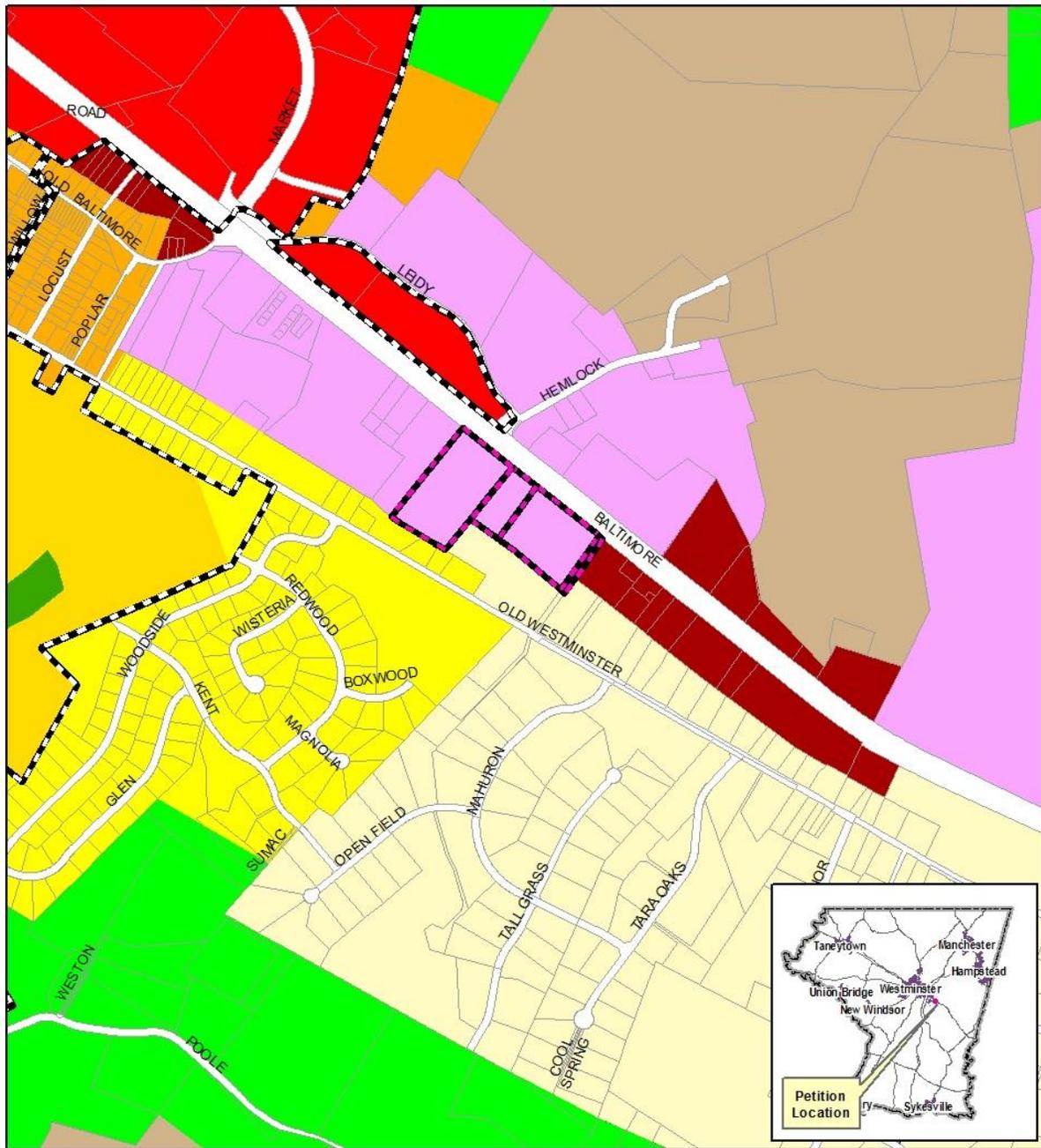
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- that the Freiji property (Tax Map 46, Block 16, Parcel 306), roughly 2.26 acres in size, be rezoned from Restricted Industrial (IR) to General Business (BG);
- that the Stoler property (Tax Map 46, Block 16, Parcel 693), roughly 6.24 acres in size, be rezoned from Restricted Industrial (IR) to General Business (BG);
- that one K&G property (Tax Map 46, Block 16, Parcel 307), roughly 4.98 acres in size, be rezoned from Restricted Industrial (IR) to General Business (BG);
- and that a portion of one K&G property (Tax Map 46, Block 22, Parcels 1183), roughly 0.16 acre of the 0.28 acre property, be rezoned from Restricted Industrial (IR) to General Business (BG).

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Map B - Current Zoning



1011 Baltimore Boulevard Current County & City Zoning

Legend

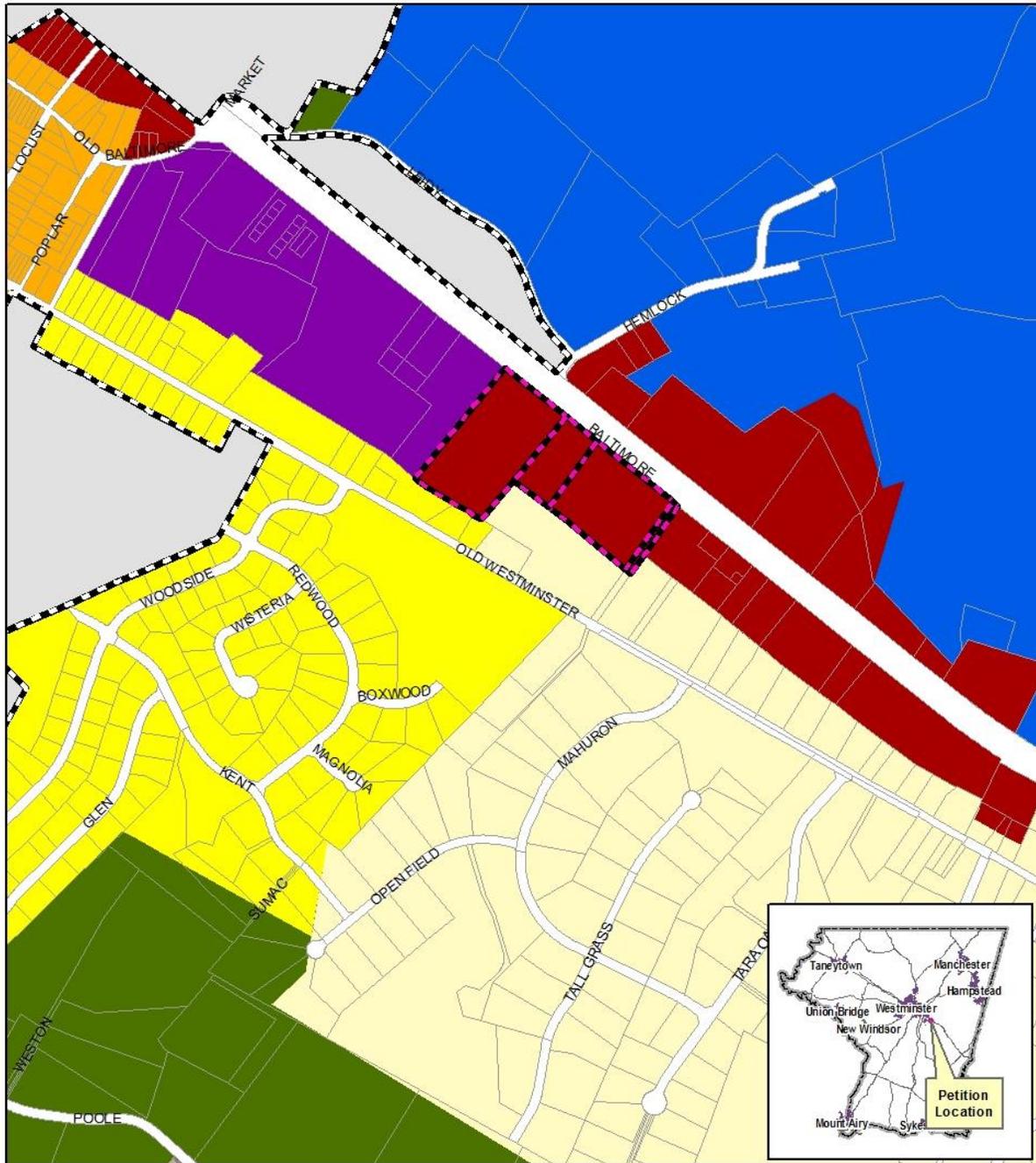
<ul style="list-style-type: none"> Subject Properties Corporate Limits Westminster Zoning C - Conservation R-20,000 - Residential - 20,000 R-10,000 - Residential - 10,000 R-7,500 - Residential - 7,500 PD-4 - Planned Development - 4 PD-9 - Planned Development - 9 B - Business C-B - Central Business 	<ul style="list-style-type: none"> C-C - Central Commercial D-B - Downtown Business N-C - Neighborhood Commercial PRSC - Planned Regional Shopping Center IG - General Industrial IR - Restricted Industrial PI - Planned Industrial MUI - Mixed Use Int'l R-7500 R-10000 	<ul style="list-style-type: none"> R-20000 R-40000 B-NR B0 IR IG Conservation AG MHP Heritage HCO
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0 250 500 1,000 Feet

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Map C - Designated Land Use Map (2007 Westminster Environs Community Comprehensive Plan)



1011 Baltimore Boulevard Designated Land Use

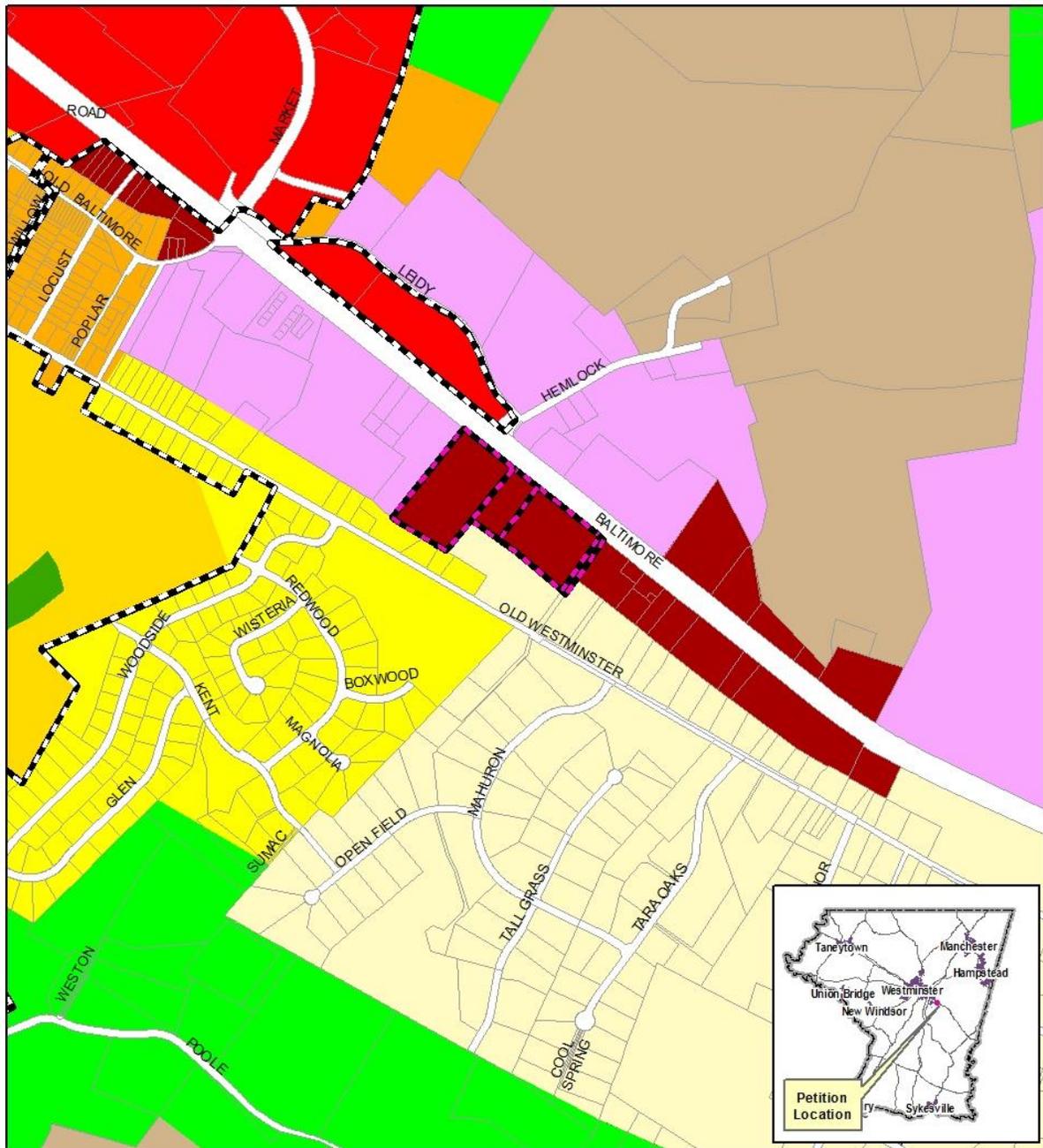
Subject Properties	Commercial	Medium Density Residential
Corporate Limits	Conservation	Mixed Use Infill
DLU	Employment Campus	Suburban Residential
AgRPA	Industrial	Urban Residential
Agricultural	Low Density Residential	WRPA

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Map D – Proposed Zoning



1011 Baltimore Boulevard Proposed County & City Zoning

Legend

- Subject Properties
- Corporate Limits
- Westminster Zoning
 - C - Conservation
 - R-2000 - Residential - 20,000
 - R-10000 - Residential - 10,000
 - R-1,200 - Residential - 1,200
 - PD-4 - Planned Development - 4
 - PD-2 - Planned Development - 2
 - S - Business
 - C-2 - Central Business
- CC - Central Commerce
- CB - Downtown Business
- NC - Neighborhood Commercial
- PRSC - Planned Regional Shopping Center
- IG - General Industrial
- RI - Restricted Industrial
- PI - Planned Industrial
- IUI - Mixed Use Int'l
- R-1000
- R-10000

- R-2000
- R-4000
- S-1R
- IG
- RI
- IG
- Conservation
- IG
- IUI-1
- IUI-2
- IUI-3

0 250 500 1,000 Feet

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