

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
November 15, 2022

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-21-0022, Len Stoler, 2nd Amended

LOCATION: 1001 Baltimore Boulevard, Westminster, MD 21157; E.D. 7

OWNER: Stoler Nissan Realty Corp, 11275 Reisterstown Road, Owings Mills, MD 21117

DEVELOPER: Len Stoler Chrysler Dodge Jeep, 1001 Baltimore Boulevard, Westminster, MD 21157

ENGINEER: KCI Technologies, Inc., 936 Ridgebrook Road, Sparks, MD 21152

ZONING: B-G, Business General (Submitted August 7, 2019)

ACREAGE: 6.24 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Westminster

MASTER PLAN: Commercial – 2007 Westminster Environs Community Comprehensive Plan

PRIORITY

FUNDING AREA: Westminster

DESIGNATED

GROWTH AREA: Westminster

❖ **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 requested.**

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property of 1001 Baltimore Boulevard is a 6.24-acre property which currently consists of a car dealership. The property lies in the (former) B-G, Business General, zoning district with established access onto Baltimore Boulevard.

The adjoining properties to the north, across Baltimore Boulevard, are currently zoned Commercial-Medium (C-2) or are within the City of Westminster's municipal limits and host a bank or future car dealership. Properties to the south are currently zoned R-20,000 and host private residential dwellings. West of the subject property is zoned Light-Industrial (I-1) and host a rental business. The adjoining properties to the east are zoned Commercial-Heavy (C-3) or R-40,000 and host medical offices or private residential dwellings. All adjoining properties are located within the Westminster Priority Funding Area and Westminster Growth Area.

The existing 15,392 square-foot dealership building is located near the eastern property line and is utilized as a showroom as well as a service area. To the west of the building lies the parking area which consist of 193 parking spaces. The rear of the property is encompassed by an existing stormwater management facility and a wooded area. A free-standing sign fronts Baltimore Boulevard to promote the business. There are no streams or FEMA 100 Year Floodplain designations on site; however, there is a stream which runs just south of the rear property line.

❖ **History:**

The original site development plan was approved in 1986 and was required as part of the conditional-use approval by the Board of Zoning Appeals within case number 2443. This proposed the removal of the existing mobile home park and instead construct the car dealership that currently resides on the property.

The first-amended site plan for the property (file number S-90-028) was approved in 1990. This plan proposed the construction of a 11,625 square-foot building on the west side of the property to expand the type of vehicle to be sold. However, the new building was never constructed.

A grading-only plan (file number GRO-21-0020) was processed in 2021 and approved in 2022. This plan proposed the expansion of the existing stormwater management facility on the rear of the property to also aide in the stormwater management of the proposed dealership across Baltimore Boulevard.

❖ **Site Plan Review:**

The owner/developer is proposing to construct a 10,575 square-foot addition to the existing building and additional parking areas. Also proposed is detached automated carwash that will reside between the existing building and stormwater management facility. The addition is proposed on the west side of the existing building and will add nine additional lifts in the service area, add a new service entrance, and expand the showroom. The proposed automated car wash is not to be used by the public and is stated as being for dealership customers only.

The concept site plan was initially submitted August 7, 2019 and was subject to citizen involvement at the September 23, 2019 Technical Review Committee meeting. There were no citizens in attendance. After the meeting, an email from the eastern neighboring property was received in which concerns of the offloading of their inventory were raised (email attached).

Chapter 155.078 (C)(9) of the Carroll County Public Local Law and Ordinance states:

§ 155.078 DESIGN STANDARDS.

(C) The following standards shall apply to required parking facilities:

(9) **Off street loading.** In all districts, uses that involve deliveries, shipments, or removal of goods, materials, supplies, or waste by truck shall provide adequate off street loading and unloading facilities. For every building having a floor area of 10,000 square feet or more to be used for manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, or other similar use, there shall be provided and maintained at least one off street loading space, plus one additional loading space for each 20,000 square feet or major fraction thereof of floor area so used in excess of the first 10,000 square feet. Each loading space shall not be less than 12 feet in width, 45 feet in length, and 14 feet in clear height. Such space may occupy all or any part of any required yard except a front yard. No such space shall be located closer than 30 feet to any lot located in any R District, unless the loading space is within a completely enclosed building;

One off-street loading space has been shown on the plan on the east side of the building, which meets this code requirement.

Chapter 155.077 of the Carroll County Public Local Law and Ordinance states:

§ 155.077 MINIMUM NUMBER OF SPACES.

The minimum number of parking spaces required for uses not specifically listed below shall be the same as that required for the most similar specified use as determined by the Director. For the following uses for buildings hereafter erected, or increased in size by 20% of the size existing on August 17, 1965, or uses thereafter established, changed, or enlarged, off street parking facilities shall be provided as hereafter set forth. The minimum number of parking spaces required may be reduced by the Director if the use is located within 500 feet of any public parking lot or a parking lot on private property where sufficient spaces are permanently available during times of operation and a parking easement is granted. Square footage in the following text refers to gross square feet

<i>Use</i>	<i>Number of Spaces Required</i>
Vehicle sales lot	2 for every 1,000 square feet of floor area, excluding service bays, plus 2 for each service bay. Customer parking shall be identified on the site.

The project is proposing 286 total parking spaces, with 115 being code required. This is broken down into four categories: customer parking, employee parking, service parking, and display parking. Of the 286 parking spaces on-site, 171 are to be utilized for display purposes only.

This plan is exempt from the Code requirements of Floodplain Management. Forest Conservation and Soil Conservation have granted approval of the concept plan. Landscape requirements will be addressed as part of the final site plan review. Approval was granted by the Bureau of Utilities and the Carroll County Health Department. The Bureau of Engineering Review and State Highway Administration have granted approval of the plan with existing access to Baltimore Boulevard. Site Compliance has stated that the site plan complies with the requirements of Maryland Accessibility Code.

The Bureau of Resource Management has granted concept Stormwater Management approval. The site will utilize the existing stormwater management facility on-site, as well as a new micro bioretention facility.

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.