



To: City of Westminster Board of Zoning Appeals

From: Andrew R. Gray, Comprehensive Planner

cc: Barbara B. Matthews, City Administrator
Mark A. Depo, Director of Community Planning and Development
Andrea Gerhard, Comprehensive Planner

Date: December 31, 2019

Re: BZA Case No. 20-01

Title of BZA Case #20-01

An application by Jack Whisted, Two Farms, Inc and property owner Corporate Center Leasing, LLC, requesting approval of the following variances from Article XII P-I Planned Industrial Zone, Section 164-69 Dimensional Requirements, of the City Code:

1. Variance from the required minimum landscaping of two-and-one-half-inch caliper trees at a minimum of 30 feet on center. The applicant proposes to provide alternative landscaping along Littlestown Pike.
2. Variance from the required minimum landscaping of a similarly landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way. The applicant proposes to provide a 0-foot earth mound along Littlestown Pike and provide alternative landscaping.

The applicant is also requesting approval of the following variance from Article XII: P-I: Planned Industrial Zone, Section 164-70 Off-street parking, of the City Code:

3. Variance from the required off-street parking requirements of when the lot on which parking spaces are located abuts the rear or side lot line of or is across the street from any land in a residential zone other than publicly owned land, a wall, fence or evergreen planting shall be maintained so as to screen substantially the parking lot from view from the nearest property in the residential zone... The applicant proposes a landscaping buffer in lieu thereof along Littlestown Pike.

These variances are for property located at 7 Corporate Center Court, in Westminster, Maryland.

I. History and Facts

On December 2, 2019, an application was electronically submitted to the Board of Zoning Appeals (BZA). On December 3, 2019, an application was hand delivered to the BZA for the following variances:

1. Variance from the required minimum landscaping of two-and-one-half-inch caliper trees at a minimum of 30 feet on center. The applicant proposes to provide alternative landscaping along Littlestown Pike.
2. Variance from the required minimum landscaping of a similarly landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way. The applicant proposes to provide a 0-foot earth mound along Littlestown Pike and provide alternative landscaping.
3. Variance from the required off-street parking requirements of when the lot on which parking spaces are located abuts the rear or side lot line of or is across the street from any land in a residential zone other than publicly owned land, a wall, fence or evergreen planting shall be maintained so as to screen substantially the parking lot from view from the nearest property in the residential zone... The applicant proposes a landscaping buffer in lieu thereof along Littlestown Pike.

These variances are for the property located at 7 Corporate Center Court in Westminster Maryland, with property Tax Account No. 07-157274. The property is zoned P-I: Planned Industrial. The Maryland State Department of Assessments and Taxation online records indicate the property is owned by Corporate Center Leasing LLC. Please note that § 164-69 B. (3) of the City Code references § 164-57, the Landscaping requirements contained in the I-R Restricted Industrial Zone.

According to § 164-66 G., *...motor inns, motels, restaurants and service stations* are a permitted use in the Planned Industrial Zone. Additionally, *convenience stores with or without gasoline pumps* is listed as one of *the retail and commercial uses allowed...* under § 164-75 D. (5) (a).

II. Required Notice

On December 13, 2019, a copy of the agenda was posted on the City's website. On December 15, 2019, a Notice of Hearing appeared in the *Carroll County Times*. On December 18, 2019, a Notice of Hearing was sent via certified mail to the property owner and adjoining property owners. On December 19, 2019, the property was posted with a Zoning Notice sign. On December 22, 2019, a second Notice of Hearing appeared in the *Carroll County Times*. These notices were provided to meet the notification requirements set forth in §164-166 of the City Code and the Maryland Open Meeting Act.

As of the date of this staff report, the City has not received a written request for inspection of the property, pursuant to § 164-166 E.

III.BZA Powers and Duties

Pursuant to § 164-161 A. (3), the BZA is empowered “To authorize upon appeal in specific cases such variances from the terms of this chapter as are necessary to avoid arbitrariness and so that the spirit of this chapter shall be observed and substantial justice done.” Pursuant to § 164-161 A. (3) (a) “Such variances shall be authorized by the Board only upon a finding by the Board that:”

- (1) There are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended use of the property that do not apply generally to other properties or classes of uses in the same zone;

The applicant will need to provide evidence and testimony regarding exceptional or extraordinary circumstances or conditions applying to this property that do not apply generally to other properties or classes of uses in the same zone.

The three requested variances are seeking relief from two sections of the City Code that require a buffer from uses located in the Planned Industrial zone. The Board should determine if a hardship exists and, if so, whether that hardship warrants the granting of such variances for this permitted use. The Board may wish to consider if the Code-required buffer would pose a visibility related hardship for the proposed convenience store and service station use.

Please note that there is a lease line south of the proposed convenience store and service station use. According to the cover page of the site plan for 7 Corporate Center Court, Royal Farms #323, the total parcel area is 3.898 acres and the proposed lease area is 2.729 acres (attached). Testimony should include why a variance to the required landscaping buffer is required while there is 1.169 acres of unleased space on the property.

The Board should also determine if the existing Verizon easement, which consists of several utility boxes, yellow poles, and what appears to include a primitive driveway, would be sufficient to include as part of the required minimum landscape buffer area. This easement area is currently included as part of the 30-foot-wide minimum landscape edge, however, no landscaping is proposed for this area. There are shrubs located outside this 30-foot-wide minimum landscape edge. Please see the attached landscape plan for more information.

- (2) Such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zone and in the same vicinity; and

For the purpose of the variance review, the vicinity is proposed as the immediately surrounding properties. These properties are zoned as follows:

- North: P-I: Planned Industrial
- South: P-I: Planned Industrial
- East: P-I: Planned Industrial
- West: R-10,000 Residence District Zoned by Carroll County Government

The proposed variance is for property located in the P-I: Planned Industrial Zone

The property is located on the corner of Maryland State Route 97 (Littlestown Pike) and Corporate Center Court. Maryland State Route 97 North, according to the City of Westminster Comprehensive Plan is classified by the State Highway Administration as a principal arterial, the highest classification of State Highway that is discussed in the City of Westminster 2009 Comprehensive Plan (Page #233-235 attached).

The applicant will need to provide evidence and testimony regarding how granting the requested variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zone and in the same vicinity.

The Board should consider how the removal of the buffer requirements along Maryland State Route 97 (Littlestown Pike) would affect the property rights of the adjacent neighbors in the adjacent Residential Zone.

- (3) The authorizing of such variance will not be of substantial detriment to adjacent properties and will not materially impair the purpose of this chapter or the public interest

The applicant will need to provide evidence and testimony regarding how the requested variance will not be of substantial detriment to adjacent properties and will not materially impair the purpose of this chapter or the public interest.

The requirements of § 164-57 Landscaping provide screening from properties located in the Planned Industrial zone, in relation to adjacent residential districts and right-of-ways. The applicant's request is to locate a convenience store and a service station use on property in the Planned Industrial Zone adjacent to the Maryland State Route 97 (Littlestown Pike) right-of-way and directly across this right-of-way from six adjacent, residentially zoned properties.

Regarding elevation, the existing road surface of Maryland State Route 97 (Littlestown Pike) to the location adjacent to the dumpster area is 764 to 763, respectively. The difference in elevation from the road surface of Maryland State Route 97 to the parking space located just north of the freestanding sign is 768 to 764 respectively. The difference in elevation from the road surface at the intersection of Maryland State Route 97 and Corporate Center Court to the parking space adjacent to this corner is 768 to 765, respectively. Three feet in elevation deference is not provided in all locations along Maryland State Route 97 (Littlestown Pike). Please see the grading plan attached for more information.

It should be noted that there is a location on the east side of this property, along Corporate Center Court, that does not have two-and-one-half-inch caliper trees at a minimum of 30 feet on center. This location is near the parking lot peninsula between the nine proposed parking spaces. Also, to the north of the property, there are not two-and-one-half-inch caliper trees at a minimum of 30 feet on center located along Corporate Center Court near the intersection of Maryland Route 97 (Littlestown Pike). The applicant should also confirm the required minimum three-foot earth mound located along Corporate Center Court, which should be located between the proposed parking area and public right-of-way.

Please note that the proposed variances are only for the buffer adjacent to Maryland State Route 97 (Littlestown Pike). The Board should consider if the removal of the buffer requirements along Littlestown Pike will be of substantial detriment to adjacent properties in the Residential Zone.

Pursuant to §164-161 A. (3) (b) of the City Code, this subsection shall not be construed to permit the Board, under the guise of a variance, to change the use of land.

IV. Criteria for determination

Pursuant to § 164-169, the following general criteria are included for use by the Board.

§ 164-169 Criteria for determination.

In the exercise of its responsibilities under this chapter, the Board shall study the specific property involved, as well as the neighborhood, shall consider all testimony and data submitted and shall hear any person desiring to speak for or against the appeal or petition.

A. In making its determination, the Board may consider whether the appeal or petition would adversely affect the public health, safety, security, morals or general welfare, would result in dangerous traffic conditions or would jeopardize the lives or property of people living in the neighborhood.

B. In deciding such matters, the Board may consider the following factors, together with other relevant factors:

(1) The number of people residing or working in the immediate area concerned.

(2) The orderly growth of a community.

(3) Traffic conditions and facilities.

(4) The effect of such use upon the peaceful enjoyment of people in their homes.

(5) The conservation of property values.

(6) The effect of odors, dust, gas, smoke, fumes, vibrations, glare and noise upon the use of surrounding property values.

(7) The most appropriate use of land and structure.

(8) Prior decisions of the courts regarding such matters.

(9) The purpose of the regulations as set forth in this chapter.

(10) The type and kind of structures in the vicinity where public gatherings may be held, such as schools, churches and the like.

(11) Facilities for sewers, water, schools, transportation and other services and the ability of the City to supply such services.

(12) Limitations of fire-fighting equipment and the means of access for fire, police and health services.

(13) The preservation of cultural and historical landmarks.

(14) Traffic conditions, including facilities for pedestrians, such as sidewalks, safety zones, parking facilities available and the safe access of cars to highways or roads.

(15) The contribution, if any, that such proposed use, building or addition would make toward the deterioration of areas and neighborhoods.

V. Recommendation

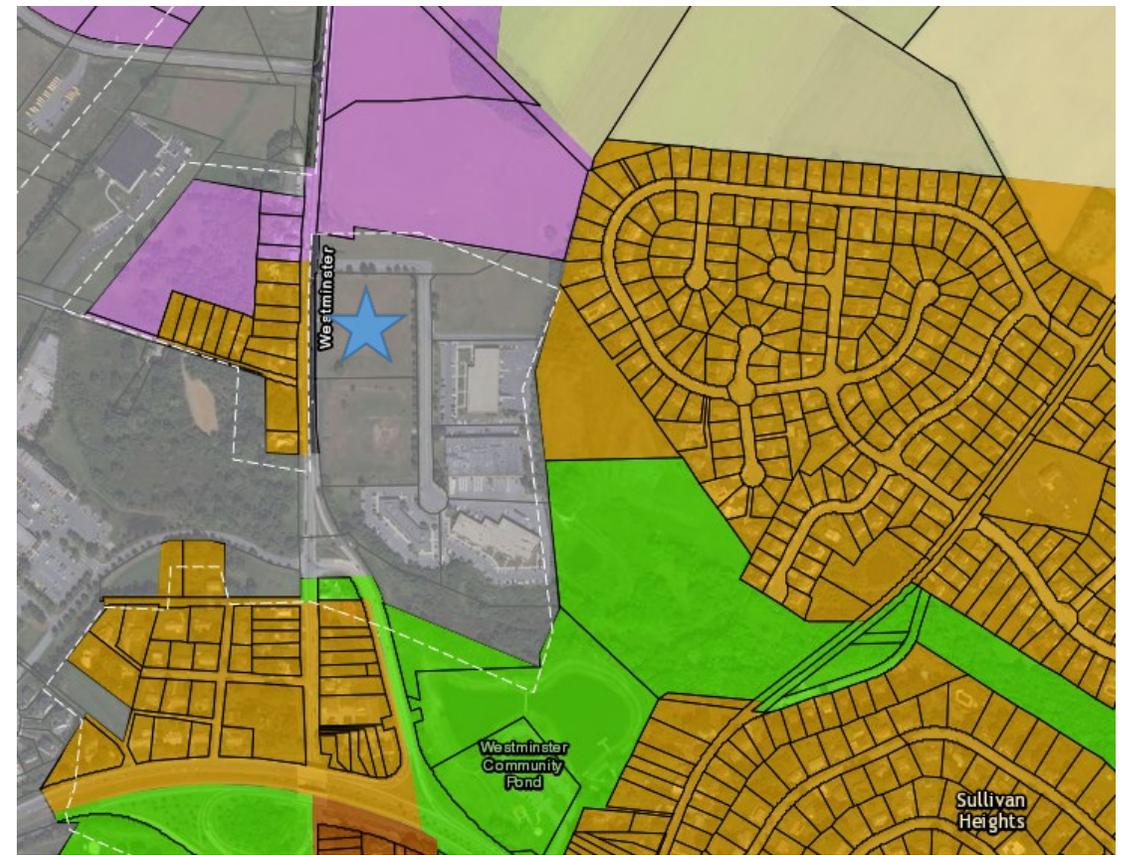
City staff recommends that the Board of Zoning Appeals carefully consider the proposed variance from the requirements of § 164-69 Dimensional Requirements and § 164-70 Off-street parking of the City Code based on the evidence and testimony provided during the hearing, and determine if granting such a reduction to the required buffer would be based on a hardship for the property owner and would not impact the property rights or be of substantial detriment to the adjacent neighbors in the Residential Zone.

Attachments

- Map related to §164-161.A.(3) (a) [2]
- Pages #233-235 of the 2009 Comprehensive Plan
- Proposed Cover Sheet
- Proposed Landscape Plan
- Proposed Grading Plan

City of Westminster Zoning

Carroll County Zoning

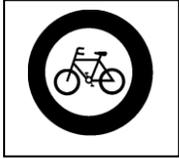


Legend

-  Site
-  C: Conservation
-  R - 10,000: Residential
-  P-I: Planned Industrial
-  I-R: Restricted Industrial

Legend

-  Site
-  Conservation
-  I-1: Light Industrial District
-  R - 7,500
-  R - 40,000
-  R - 10,000



Part 1: Transportation Infrastructure

Transportation is increasingly the most complex issue faced by State and local governments. The movement of people, goods and services is crucial to the economic and social vitality of any community. The transportation network in and around Westminster provides access for people and products to small local markets, as well as large metropolitan areas. The Westminster transportation system affords its residents the opportunity to work in the larger employment centers, while residing in a community that has an established high quality of life. As Westminster and Carroll County continue to grow, the pressures on the transportation network will continue to increase, and these increasing pressures will need to be addressed by the State, County and local governments.

Chapter 12

Part 1: Transportation Infrastructure

Part 2: Traffic Volumes & Capacity

Part 3: Pedestrian & Bicycle Accessibility

Part 4: Transit Alternatives

Part 5: Commuting Patterns

Part 6: Corridor Studies

Part 7: Proposed Major Streets

Part 8: Transportation Planning

Goals and Objectives

Section 1: Summary of the Existing Transportation Network

The Westminster area features a variety of modes of transportation. These include the road network, which encompasses State highway facilities, collector roads, and the local street system; pedestrian and bicycle facilities; railroads; the Carroll County Regional Airport; and transit and ridesharing opportunities. All of these facilities are described in detail below. In addition, information is provided regarding the traffic volumes and capacity of area roadways, as well as the level of service and functional classification.

Section 2: Functional Classification

Functional classification is the assignment of streets and roadways into classes or systems, according to the type of service they are intended to provide based on its daily traffic volumes as well as its purpose, characteristics and location (Map 9.1). Individual streets do not function independently. Rather, travel involves movement through a network of roadway systems. The functional classification defines the role that any particular street should fulfill in order to facilitate logical and efficient travel patterns. Basically, local roadway classifications represent an emphasis on access to property, arterials represent a high level of mobility, and collectors represent a compromise between property access and mobility. (Source: Carroll County Functional Classification Criteria and Assignment, October 1995 (Revised in accordance with current SHA classification system, June 2004).

Roadway segments are designated as rural or urban based on context and roadway characteristics. The roadway segments of the Westminster area are then further classified into one of the following categories:

Principal Arterial

Links large population or employment centers; can range from expressways to two-lane roadways; inter-county or interstate oriented and indicative of long travel lengths; high in traffic volume and speeds; access should be limited to intersections with public streets and controlled by establishing distances between points of access, provision of service or parallel roads, connections between adjacent developments, prevention of private/individual driveway connections, as well as the reduction in the number of existing access points.

Minor Arterial

Provide a lower level of mobility while placing more of an emphasis on land access than the other arterial classifications; typically provide a link to the collector roadway system and connect small population centers to the overall arterial system; access should be controlled by establishing distances between points of access, connections between adjacent developments; and prevention of private/individual driveway connections.

Collector

Provide for both land access and movement within residential, commercial, industrial or agricultural areas; links from the land uses to the arterials; provide service to areas not on an arterial route and to other important traffic generators; access should be controlled by establishing distances between points of access, connections between adjacent developments; and prevention of private/individual driveway connections.

Local System

Provide for direct access to individual land uses; discourage through traffic and are typically low in traffic volumes and speed.

Section 3: State Highway Facilities

The City of Westminster and the surrounding area are served by seven Maryland State Highways: MD 140 (Baltimore Boulevard and a segment of MD 97), MD 97 North (Littlestown Pike), MD 97 South (Washington Road), MD 27 (Westminster/Manchester Road, Railroad Avenue/Liberty Street and Ridge Road), MD 32 (Sykesville Road), MD 31 (New Windsor Road), Route 832 (Old Taneytown Road), Route 852 North (Old Manchester Road), and Route 852 south (Old New Windsor Road). Each of these facilities is briefly described below, beginning with the principal arterials and working down to the state highways, which are classified as local roads (Map 12.2).

Maryland MD 140

Maryland MD 140 is classified as a principal arterial under the State Highway Administration (SHA) system of functional classification. Eastbound MD 140 provides access from Westminster to Interstate 795, which joins the Baltimore Beltway (I-695); to the west, MD 140 intersects with U.S. Route 15 in Emmitsburg. This route serves commercial and commuter traffic between Carroll County, Pennsylvania, and the Baltimore area via I-795 and I-695. East of the Westminster corporate limits, MD 140 is a four lane, divided highway, with twelve-foot wide travel lanes and ten to twelve foot shoulders. The posted speed limit is 55 miles per hour to the east of the City.

Within the Westminster area, the speed limit decreases to 45 miles per hour, while the roadway width increases to provide for right and left turn lanes at intersections. West of MD 31, the width of MD 140 decreases to between forty-four and forty-eight feet, providing two twelve foot travel lanes with ten to twelve foot paved shoulders. The speed limit increases to 55 miles per hour in this area. Signalized intersections include Market Street, Malcolm Drive/MD 97, Gorsuch Road, Ralph Street, Center Street, Englar Road, Sullivan Road, MD 31 (partial), and WMC Drive. Interchanges with on- and off-ramps exist where MD Routes 27 and 97 North travel under MD 140.

Maryland MD 97 North

Maryland MD 97 North also classified by SHA as a principal arterial from MD 140 to Old Meadow Branch Road, connects MD 140 to Pennsylvania MD 97, serving Littlestown and Gettysburg and providing a connection to U.S. Route 15. The width of MD 97 North is forty feet, which offers two twelve foot travel lanes with ten foot left turn and acceleration/deceleration lanes at major intersections. There are no shoulders along most of the road, except in the section just north of the MD 140 interchange, where eight foot wide shoulders are available along the west side of the road.

Signalized intersections include Commerce Center Drive and Airport Drive/Magna Way. The City's most significant industrial parks, as well as the Carroll County Airport, are located on MD 97 North. Considerable commuter and commercial traffic use this route to reach both local and regional employment and market centers. Recently, SHA is constructed a new bridge at the intersection with MD 97(N) and MD 140. This replacement bridge did not add capacity. However, it functions more efficiently as the ramps were slightly realigned for smoother transition of merging traffic.

Maryland MD 97 South

Maryland MD 97 South, between MD 140 and MD 32, is classified as a principal arterial. This road continues south through Carroll County and into Howard and Montgomery Counties, intersecting with the Washington, D.C. beltway (I-495) and continuing into Washington, D.C. In Westminster, at its intersection with MD 140, the width of MD 97 South is approximately fifty feet. Northbound traffic is provided with two left turn lanes, a shared left and through lane, and one twelve foot, free flow right turn lane separated by an island. A four foot raised median separates north and south bound traffic,

State of Maryland, Department of Transportation, Division of Statewide Planning and Design, 2400 Patuxent Parkway, P.O. Box 38, Annapolis, MD 21404
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AR	8	Acer rubrum / Red Maple	B & B	2.5' Cal
BN	2	Betula nigra 'Cully' / River Birch (Select)	B & B	2' Cal
GT	13	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	2.5' Cal
QR	9	Quercus rubra / Northern Red Oak	B & B	2.5' Cal
TC	6	Tilia cordata / Littleleaf Linden	B & B	2.5' Cal

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HT
CA	9	Clethra alnifolia 'Hummingbird' / Summersweet	5 gal	24'-36"
CS	6	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	24'-36"
HD	26	Hypericum densiflorum 'Creele's Gold' / Bushy St. John's Wort	5 gal	24'-36"
IG	17	Ilex glabra 'Shamrock' / Inkberry	5 gal	24'-36"
MM	26	Myrica pensylvanica 'Morton' / Silver Spine Bayberry	5 gal	24'-36"
RR	26	Rosa x 'Radtke' / Double Knock Out Rose	5 gal	24'-36"
VM	12	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	5 gal	24'-36"

BIORETENTION PLANTINGS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
HM		Hibiscus moscheutos / Marsh Hibiscus	1 gal	24' o.c.
NO		Nasturtium officinale / Water Cress	4' pot	18" o.c.
SC		Saururus cernuus / Lizard's Tail	4' pot	18" o.c.
SA		Scirpus americanus / Common Three-Square	4' pot	18" o.c.

TURF GRASS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
		-sf Rebel IV / Turf-type Tall Fescue	seed	

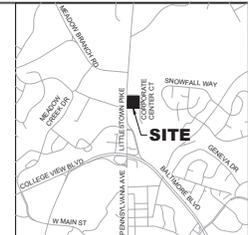
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AR	8	Acer rubrum / Red Maple	B & B	2.5' Cal
BN	2	Betula nigra 'Cully' / River Birch (Select)	B & B	2' Cal
GT	13	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	2.5' Cal
QR	9	Quercus rubra / Northern Red Oak	B & B	2.5' Cal
TC	6	Tilia cordata / Littleleaf Linden	B & B	2.5' Cal

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HT
CA	9	Clethra alnifolia 'Hummingbird' / Summersweet	5 gal	24'-36"
CS	6	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	24'-36"
HD	26	Hypericum densiflorum 'Creele's Gold' / Bushy St. John's Wort	5 gal	24'-36"
IG	17	Ilex glabra 'Shamrock' / Inkberry	5 gal	24'-36"
MM	26	Myrica pensylvanica 'Morton' / Silver Spine Bayberry	5 gal	24'-36"
RR	26	Rosa x 'Radtke' / Double Knock Out Rose	5 gal	24'-36"
VM	12	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	5 gal	24'-36"

BIORETENTION PLANTINGS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
HM		Hibiscus moscheutos / Marsh Hibiscus	1 gal	24' o.c.
NO		Nasturtium officinale / Water Cress	4' pot	18" o.c.
SC		Saururus cernuus / Lizard's Tail	4' pot	18" o.c.
SA		Scirpus americanus / Common Three-Square	4' pot	18" o.c.

TURF GRASS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
		-sf Rebel IV / Turf-type Tall Fescue	seed	



CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AR	1	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2' Cal	
GS	1	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2' Cal	
PC	1	Pistacia chinensis	Chinese Pistache	B & B	2' Cal	
TC	1	Tilia cordata	Littleleaf Linden	B & B	2' Cal	
ZS	1	Zelkova serrata	Sawleaf Zelkova	B & B	2' Cal	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
CJ	1	Cryptomeria japonica	Japanese Cedar	B & B	6' HT MIN.	
IN	1	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B	6' HT MIN.	
MG	1	Magnolia grandiflora 'Brackens'	Bracken's Southern Magnolia	B & B	6' HT MIN.	
PT	1	Pinus taeda	Loblolly Pine	B & B	6' HT MIN.	

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AA	1	Ameiandier arborea	Downy Serviceberry	B & B	6' HT MIN.	
CC	1	Cercis canadensis	Eastern Redbud	B & B	6' HT MIN.	
LM	1	Lagerstroemia x 'Muskegee'	Muskegee Crape Myrtle	B & B	6' HT MIN.	White; (3) 1" Canes Min.
LN	1	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	B & B	6' HT MIN.	Red / Pink; (3) 1" Canes Min.
LT	1	Lagerstroemia x 'Tuskegee'	Tuskegee Crape Myrtle	B & B	6' HT MIN.	
MS	1	Magnolia stellata	Star Magnolia	B & B	6' HT MIN.	
PO	1	Prunus x okame	Okame Cherry	B & B	6' HT MIN.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
ABG	1	Abelia x grandiflora	Glossy Abelia	Cont.	24" HT MIN.	
BLJ	1	Berberis julianae	Wintergreen Barberry	Cont.	24" HT MIN.	
BTC	1	Berberis thunbergii 'Crimson Pymy'	Crimson Pymy Barberry	Cont.	24" HT MIN.	
EMM	1	Euonymus alatus 'Marhattan'	Marhattan Euonymus	Cont.	24" HT MIN.	
ICB	1	Ilex cornuta 'Burfordii'	Burford Chinese Holly	Cont.	24" HT MIN.	
ICC	1	Ilex crenata 'Compacta'	Dwarf Japanese Holly	Cont.	24" HT MIN.	
NH	1	Hebe virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	Cont.	24" HT MIN.	
OAS	1	Osmanthus americanus	Deerwood	Cont.	24" HT MIN.	
RIB	1	Rhaphiolepis indica 'Ballerna'	Ballerna Indian Hawthorn	Cont.	24" HT MIN.	
RKR	1	Rosa x 'Knockout' TM	Knockout Rose	Cont.	24" HT MIN.	
SJN	1	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	Cont.	24" HT MIN.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
EFT	255	Elymus forsteri	Wintercreeper	1 gal	18" o.c.	
LMC	255	Liriodendron muscari	Lily Turf	1 gal	18" o.c.	
TCA	572	Trachelospermum asiaticum	Asian Jasmine	4' pot	12" o.c.	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
ECP	572	Echinacea x 'Firebird'	Firebird Coneflower	4' pot	12" o.c.	
HSD	255	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	18" o.c.	
RFG	572	Rudbeckia fulgida 'Goldsturm'	Coneflower	4' pot	12" o.c.	
SSM	255	Salvia x sylvestris 'May Night'	Sage	4' pot	18" o.c.	

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AR	1	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2' Cal	
GS	1	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2' Cal	
PC	1	Pistacia chinensis	Chinese Pistache	B & B	2' Cal	
TC	1	Tilia cordata	Littleleaf Linden	B & B	2' Cal	
ZS	1	Zelkova serrata	Sawleaf Zelkova	B & B	2' Cal	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
CJ	1	Cryptomeria japonica	Japanese Cedar	B & B	6' HT MIN.	
IN	1	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B	6' HT MIN.	
MG	1	Magnolia grandiflora 'Brackens'	Bracken's Southern Magnolia	B & B	6' HT MIN.	
PT	1	Pinus taeda	Loblolly Pine	B & B	6' HT MIN.	

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AA	1	Ameiandier arborea	Downy Serviceberry	B & B	6' HT MIN.	
LM	1	Lagerstroemia x 'Muskegee'	Muskegee Crape Myrtle	B & B	6' HT MIN.	White; (3) 1" Canes Min.
LN	1	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	B & B	6' HT MIN.	Red / Pink; (3) 1" Canes Min.
LT	1	Lagerstroemia x 'Tuskegee'	Tuskegee Crape Myrtle	B & B	6' HT MIN.	
MS	1	Magnolia stellata	Star Magnolia	B & B	6' HT MIN.	
PO	1	Prunus x okame	Okame Cherry	B & B	6' HT MIN.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
ABG	1	Abelia x grandiflora	Glossy Abelia	Cont.	24" HT MIN.	
BLJ	1	Berberis julianae	Wintergreen Barberry	Cont.	24" HT MIN.	
BTC	1	Berberis thunbergii 'Crimson Pymy'	Crimson Pymy Barberry	Cont.	24" HT MIN.	
EMM	1	Euonymus alatus 'Marhattan'	Marhattan Euonymus	Cont.	24" HT MIN.	
ICB	1	Ilex cornuta 'Burfordii'	Burford Chinese Holly	Cont.	24" HT MIN.	
ICC	1	Ilex crenata 'Compacta'	Dwarf Japanese Holly	Cont.	24" HT MIN.	
NH	1	Hebe virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	Cont.	24" HT MIN.	
OAS	1	Osmanthus americanus	Deerwood	Cont.	24" HT MIN.	
RIB	1	Rhaphiolepis indica 'Ballerna'	Ballerna Indian Hawthorn	Cont.	24" HT MIN.	
RKR	1	Rosa x 'Knockout' TM	Knockout Rose	Cont.	24" HT MIN.	
SJN	1	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	Cont.	24" HT MIN.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
EFT	255	Elymus forsteri	Wintercreeper	1 gal	18" o.c.	
LMC	255	Liriodendron muscari	Lily Turf	1 gal	18" o.c.	
TCA	572	Trachelospermum asiaticum	Asian Jasmine	4' pot	12" o.c.	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
ECP	572	Echinacea x 'Firebird'	Firebird Coneflower	4' pot	12" o.c.	
HSD	255	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	18" o.c.	
RFG	572	Rudbeckia fulgida 'Goldsturm'	Coneflower	4' pot	12" o.c.	
SSM	255	Salvia x sylvestris 'May Night'	Sage	4' pot	18" o.c.	

LANDSCAPE CALCULATIONS

1. REQUIREMENT V.C.1.c
 Landscape islands equal to 7% minimum of the total parking lot area (based on 39,968 SF).
 Required: 7% x 39,213 SF = 2,745 SF
 Provided: 3,545 SF / 39,213 = 9%

1 Major Deciduous tree per 10 parking spaces (71 Spaces).
 Required: 71 Spaces / 10 = 7 Major Trees
 Provided: 7 Major Trees:
 (2)Acer rubrum
 (1)Betula nigra
 (4)Gleditsia triacanthos inermis

'Sunburst'

(119) 24 PU Shrubs
 75% of Planting Units must be trees.
 Required: 75% x 122 PU = 91 PU – Major Trees
 Provided: 33 PU / 57 PU = 58% of Required Total
 33 PU / 122 PU = 27% of Required Total*

2. REQUIREMENT V.C.1.d
 One Planting Unit required for every 10 LF along all abutting streets
 Required: 1216.35 LF / 10 LF = 122 PU
 Provided: 57 PU* – See below

(6)Acer rubrum / Red Maple
 (1)Betula nigra 'Cully' / River Birch
 (9)Gleditsia triacanthos inermis
 (9)Quercus rubra / Northern Red Oak

Birch 'Sunburst'
 Red Oak

Red Oak

Linden

'Creele's Gold'

Muffin'

(17)Ilex glabra 'Shamrock'
 (23)Myrica pensylvanica 'Morton'
 (28)Rosa x 'Radtke'
 (12)Viburnum dentatum 'Blue Muffin'

3. REQUIREMENT V.C.1.e
 All loading, service, outside storage, and dumpster areas shall be screened with Type A screening – 1 Planting Unit per 15 LF, min. 5' high visual screen
 Required: 43 LF / 15 LF = 3 PU
 Provided: 3 PU

*The proposed site conditions do not allow for the ability to provide Major Trees PU's in the amount required; a variance will be requested for this requirement.

(6) Myrica pensylvanica 'Morton'



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STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF STATEWIDE PLANNING AND DESIGN

LANDSCAPE NOTES

ROYAL FARMS #323
 PREPARED FOR
7 CORPORATE CENTER CT
 WESTMINSTER, MARYLAND

SHEET NUMBER
8 OF 8

DATE: _____
 REVISIONS: _____
 NO. _____