

CZMP 2012

Justification Summary

Issue No. 3-021--Parkton Area—309.12 acres

Location: Northeast of Middletown Road and I-83, across York Road to Little Falls River and Torrey Brown Rail Trail.

Justification for zoning change:

Environmental:

- **Water resources:** The east side of this area is bounded by the Little Falls River and FEMA floodplains, which are also Maryland DNR designated wetlands. The Little Falls River converges with the Gunpowder Falls shortly downstream from this area; the river ultimately empties into the Loch Raven Reservoir. The Reservoir is impaired for phosphorus, and development within a watershed can increase nutrients in streams. RC7 zoning will help to minimize further degradation of water quality in the Reservoir by reducing future development in this watershed area. In addition to a reduction in nutrients, such as phosphorus, reducing future development will reduce the amount of new impervious surfaces added to the watershed, and reduce pollution and erosion washing into the rivers and streams.
- Forested areas are part of the State's **Green Infrastructure**, and provide **Potential Forest Interior Species** habitat.
- This area is in a **Tier II watershed** and provides quality trout habitat.
- This area is within the **Gunpowder Rural Legacy area**.
- Much of the land in this area is a **Resource Preservation Land Management Area**.

Agricultural:

- Much of this land is in an **Agricultural Priority Preservation Land Management Area**. Agricultural areas will be protected by allowing less development to take farmland out of production and by minimizing uses that interfere with farming.

Recreational:

- The **Torrey Brown (NCR) Rail Trail** runs along the eastern edge of this area. This resource draws thousands of users for hiking, biking and bird watching. Zoning to minimize development will protect this high quality recreational resource.
- The **Little Falls** is a prime trout fishing area. Reducing additional future development will decrease erosion, and impervious surfaces, which are injurious to the trout population.

Scenic/Historic:

- The western border of this area runs along I-83, a designated **scenic highway**.
- The section of Middletown Road between I-83 and York Road is on the **Mason and Dixon Scenic Byway**. This byway is one of 19 designated by the State of Maryland encompassing 2,487 miles of beautiful roads which offer a taste of Maryland's scenic beauty, history and culture. The Mason and Dixon byway symbolizes Maryland's role as a border state during the Civil War, and connects four other scenic byways--- Old Main Streets, Falls Road, Horses and Hounds and Lower Susquehanna.
- This section of **York Road is a Baltimore County Scenic Route**.
- The **Frederick House**, on Middletown Road, is on the landmarks list.
- Resource preservation zoning would maintain the historic settings and scenic vistas in this area.

Consistent zoning:

- Surrounding property to the east is zoned RC 2; some parcels are in conservation easements. The property in the area is zoned RC 4. There are built-out residential developments nearby. Increased residential development threatens the continuing vitality of the area's environmental, agricultural, recreational, historic, and scenic resources.