


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>File / for T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #10-0495/ METROPOLITAN DISTRICT OF BALTIMORE COUNTY- EXTENSION 153		

TO DATE: May 28, 2010

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

At its regular meeting of May 27, 2010 the Planning Commission considered City Council Bill #10-0495, for the purpose of consenting to and approving a petition to extend the Metropolitan District of Baltimore County to a certain tract of land; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommends approval of City Council Bill #10-0495 and adopted the following resolution, nine members being present (nine in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0495 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Division Chief of Land Use and Urban Design at 410-396-4488.

TJS/WYA/ttl

Attachments

cc:

- Ms. Kaliopé Parthemos, Deputy Mayor
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Enforcement, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Marcia Collins, DPW
- Ms. Karen Randle, Council Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 27, 2010

REQUEST: City Council Bill #10-0495 /Metropolitan District of Baltimore County – Extension 153

For the purpose of consenting to and approving a petition to extend the Metropolitan District of Baltimore County to a certain tract of land; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Ervin McDaniel

PETITIONER: Baltimore County Department of Public Works

OWNER: Powers Homes and Cherry Hill, LLC.

SITE / GENERAL AREA

Site Conditions: This area is located in Baltimore County, in the vicinity of West Cherry Hill Court, east of Franklin Boulevard and south of the Northwest Expressway (I-795). This site to be developed comprises 11.211 acres.

General Area: The site is located in the 4C4 District of Baltimore County and is zone OR 1 – Office and Residential

HISTORY

Baltimore City and Baltimore and Carroll Counties signed the first Watershed Protection Agreement in 1979. After intensive inter-jurisdictional efforts for improvement a second agreement was implemented in 1984. On November 16, 1990 the Reservoir Watershed Protection Subcommittee adopted the 1990 Declaration of Reaffirmation of the Reservoir Watershed Management Agreement.

CONFORMITY TO PLANS

- This site is within the Baltimore County Growth Area.
- This water extension conforms to the 1989-2000 Baltimore County Land Use Master Plan.
- This water extension conforms to Baltimore County's 1990 - 2000 Water Supply and Sewerage Plan.

ANALYSIS

This request is by Powers Homes and Cherry Hill, LLC for the future development of the 11.211 acre site.

The Planning Department staff reviews each request to confirm that the extension is in compliance with the Baltimore County Land Use Master Plan and zoning. This site is within Baltimore County's growth area (Priority Funding Area, the Urban Rural Demarcation Line, and the Water and Sewer Master Plan) and is not within the City reservoirs' watersheds. As such, the extension will not negatively impact the watersheds adjacent to the City's reservoirs.

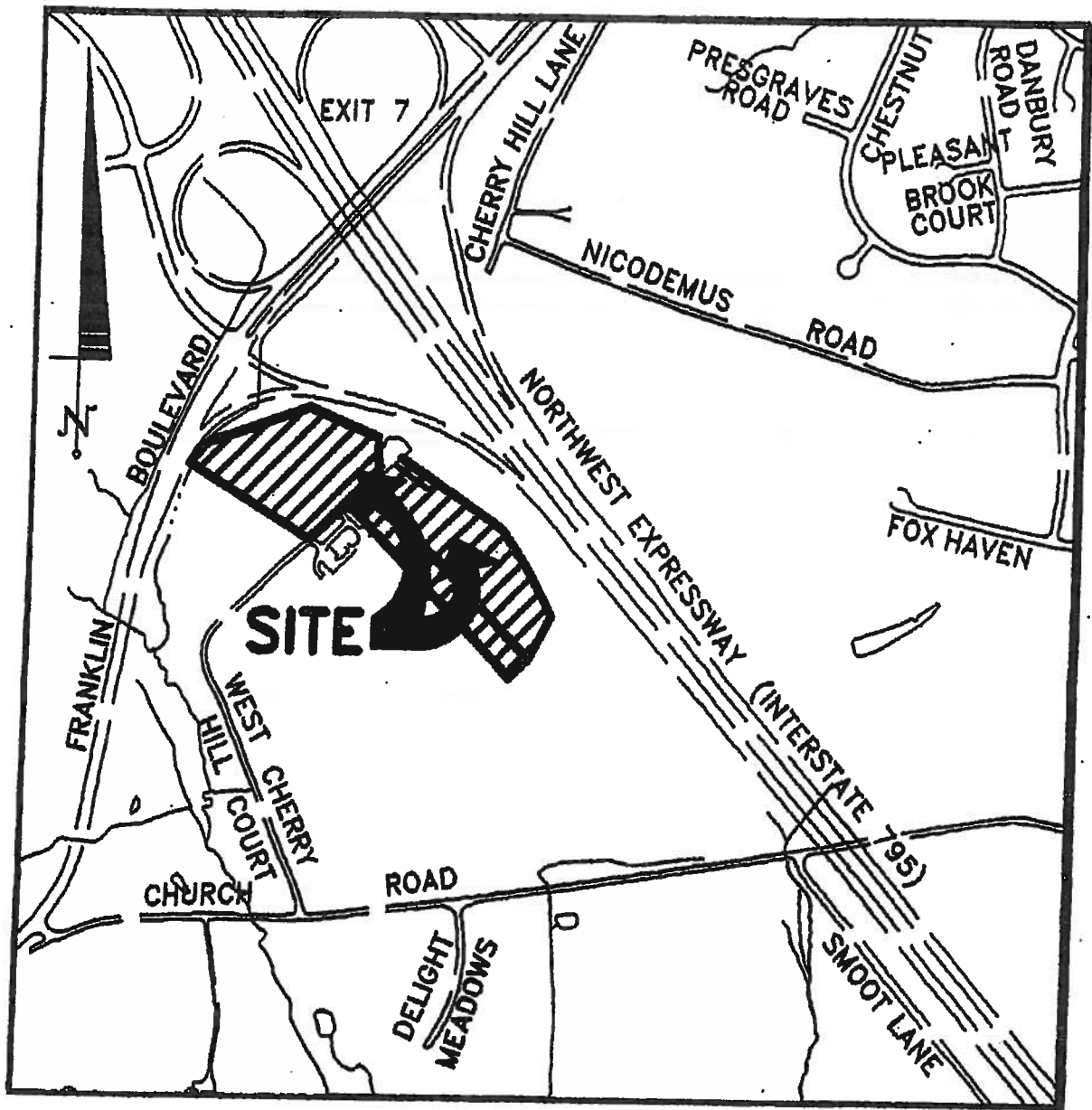
This area is contiguous to, but outside of the jurisdiction of the Metropolitan District. These tracts are intended for urban development pursuant to the Baltimore County Land Use Master Plan, Zoning and the Baltimore County Master Water Supply and Sewerage Plan.

The Metropolitan District Act (1924), jointly supported by Baltimore City and Baltimore County before State Legislature, defined geographic limits within Baltimore county whereby the City would develop a water system and supply water to the County, at cost. The Act further allowed for expansion of the District provided 3/5 of the property owners in an area contiguous to the District request an exception. The Act places no limits on the expansions. The city's responsibility to supply water to District Extensions was upheld in the Maryland Court of Appeals decision in *Dinneen v. Rider*, 152 Md. 343 (1927). The Court states the City is "... directed to make installation of water supply service pipes to be connected to its water mains, whenever and wherever requested..."

Staff has notified the Directors of Department of Public Works for Baltimore City and County, the Director of Planning Baltimore County and the property owners concerning City Council Bill #10-0495 Metropolitan District of Baltimore County – Extension 153.



Thomas J. Stosur
Director



VICINITY MAP