


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Thule / for T. JS.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #10-0497/ METROPOLITAN DISTRICT OF BALTIMORE COUNTY- EXTENSION 161		

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 #10-0497, 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 #10-0497 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 #10-0497 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



Thomas J. Stosur
Director

STAFF REPORT

May 27, 2010

REQUEST: City Council Bill # 10-0497 / Metropolitan District of Baltimore County – 3 Extension 161

For the purpose of consenting to and approving a petition to extend the Metropolitan District of 5 Baltimore County to a certain tract of land; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONER: Baltimore County Department of Public Works

OWNER: Randall-Wood Corporation

SITE/GENERAL AREA

Site Conditions: The area for this extension has been improved with a Kingdom Hall religious facility located at 5624 Old Court Road. This parcel has also been improved with a parking lot and landscape area. The site is approximately 2.84 acres in size.

General Area: The subject area is located in northwest Baltimore County. This area is characterized by single family homes. Adjacent and across from the site are New Antioch church facilities. This area is zoned DR 3.5 and it is entirely within the Urban-Rural Demarcation Line (URDL).

HISTORY

Baltimore City, 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 for water and sewer extension to the existing Kingdom Hall Jehovah Witness Church located at 5624 Old Court Road.

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 the extension. 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..."

Baltimore City supplies water for the metropolitan region. Metropolitan Water District extensions are requested by the Department of Public Works by the jurisdiction in which the extension is to be located and then it is submitted to Baltimore City. The City's Department of Public Works reviews each water extension to insure that there is sufficient capacity in the regional system to supply water to additional development that may occur as a result of the water extension.

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.

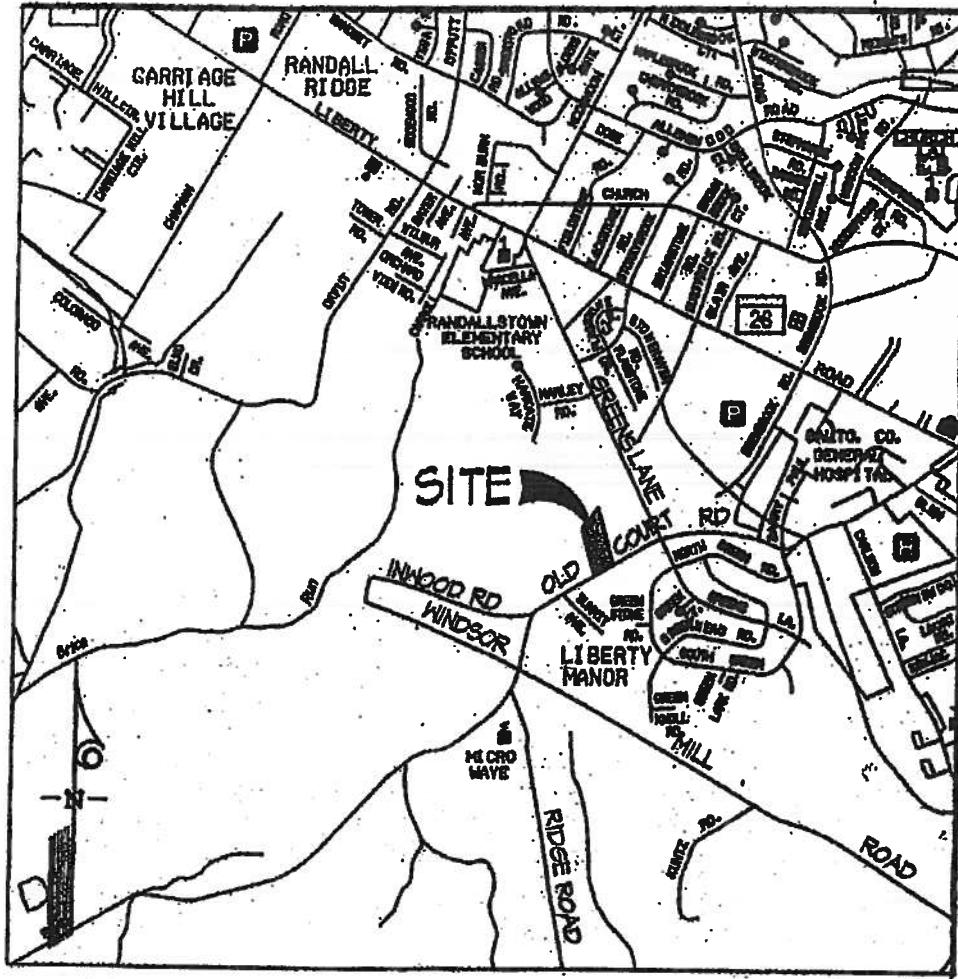
This area is contiguous to, but outside of the jurisdiction of the Metropolitan District. The tract is intended for development pursuant to the Baltimore County Land Use Master Plan, Zoning And the Baltimore County Master Water Supply and Sewage Plan.

The Department of Public Works found that this request is in compliance with their standards.

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 of this action.



**Thomas J. Stosur,
Director**



VICINITY MAP
SCALE: 1" = 2000'