


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 10-0498		

TO

DATE: June 9, 2010

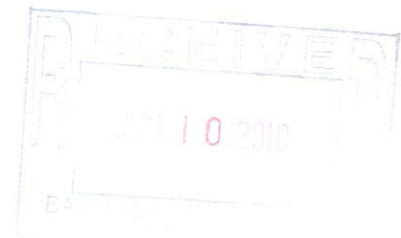
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 10-0498 introduced by the Council President on behalf of the Administration (Department of Public Works).

The purpose of the Bill is to consent to and approve a petition to extend the Metropolitan District of Baltimore County to a certain tract of land, and provide for a special effective date.

The petitioner, Howard Hospitality, Inc., owns two abutting tracts of land on the west side of Painters Mills Road, between Lyons Mill Road and Lakeside Boulevard, and south of the Owings Mills Mall. The northern tract of land is approximately 1.549 acres in size and the southern tract of land is approximately 2.113 acres in size. Howard Hospitality, Inc. proposes to construct a 5-story hotel with 100 guest suites and off-street surface parking. Most of the proposed development will occur on the northern parcel. Baltimore County has approved a Development Plan for the hotel use and existing zoning allows for this type of commercial use. The parcels are surrounded by the Metropolitan District. The requested Metropolitan District Extension 162 can be adequately served with water from the City's Pikesville 4th Zone.

The Baltimore County Council approved Resolution 77-09 on October 19, 2009, having found District Extension 162 to meet the requirements for requesting an extension of water service from Baltimore City. The request conforms to the Baltimore County Water Supply and Sewerage Plan and the Baltimore County Land Use Master Plan. The property is zoned OR-2 and is located within a designated Owings Mills Growth Area. The OR-2 is a zoning designation that equates to Office/Residential, allowing for office, residential, or commercial uses and supporting accessory uses. The District Extension request is located within the County's Urban Rural Demarcation Line (URDL). Established in 1967 the URDL is the portion of the County designated as a priority funding area and is where 90% of the County population resides.



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This Department investigated the petition request, confirmed that all appropriate County procedures were followed, and determined that the requested area can be adequately served with water from the existing water distribution system. Therefore, based on these findings, the Department of Public Works supports passage of City Council Bill 10-0498.

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David E. Scott, P.E.
Director

DES/MMC:pat