

**COUNCIL OF THE CITY OF ABERDEEN
RESOLUTION NO. 18-R-06**

Date Introduced:	December 10, 2018
Sponsored By:	Councilwoman Sandra J. Landbeck and Councilman Steven E. Goodin
Public Hearing:	January 14, 2019
Amendments Adopted:	None
Postponed Definitely:	February 11, 2019
Reconsider Postpone Definitely:	February 25, 2019
Date Adopted:	March 11, 2019
Date Effective:	October 11, 2019

RESOLUTION NO. 18-R-06

**ANNEXATION PLAN
SIEBERT FARM AND ADAMS PROPERTY**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ABERDEEN, MARYLAND, TO APPROVE THE ANNEXATION PLAN FOR THE AREA PROPOSED TO BE ANNEXED AND KNOWN AS THE SIEBERT FARM AND ADAMS PROPERTY (the “Annexation Plan”)

A Resolution of the City of Aberdeen, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Section 4-415 of the Local Government Article of the Annotated Code of Maryland, to adopt an Annexation Plan for the area proposed to be annexed known as the Siebert Farm and Adams Property containing 80 acres of land, more or less, containing Parcel A and Parcel B in its entirety. Parcel A (Siebert Farm) is located on Harford County Tax Map 51 as Parcel 99, 858 Gilbert Road, the property containing 41.390 acres of land, more or less, as described by Deed dated November 6, 2015 from Helen Siebert Germeroth, Personal Representative of the Estate of Frederick William Siebert Jr., unto Helen Siebert Germeroth and recorded among the Land Records of Harford County, Maryland at Liber J.J.R. No. 11568, folio 435. Parcel B (Adams Property) is located on Harford County Tax Map 51 as Parcel 250, 830 Gilbert Road, the property containing 38.93 acres of land, more or less, as described by Substitute Trustee’s Deed dated June 20, 2014 from Bradley J. Swallow, Substitute Trustee, unto Novo Realty, LLC and recorded among the Land Records of Harford County, Maryland at

1 Liber J.J.R. No. 10803, folio 466. The Siebert Farm and the Adams Property are
2 collectively referred to as the “Property”. The Petition for Annexation was accepted by
3 the City Clerk of the City of Aberdeen, on or about September 24, 2018 (the “Petition”)
4 and the exhibit plat entitled “Plat to Accompany Description of Land to be Annexed by
5 the City of Aberdeen” accompanied the Petition dated 07/21/18, prepared by Morris &
6 Ritchie Associates, Inc. is attached hereto and incorporated by reference herein.

7 **WHEREAS**, the Petitioners Helen Siebert Germeroth, Novo Realty, LLC,
8 Bosworth Properties, Inc., Sage Custom Homes, LLC and Sage Gilbert LLC, hereinafter
9 collectively the “Petitioner,” is requesting that the Property be zoned Integrated Business
10 District (IBD) as provided for in the Code of the City of Aberdeen, Chapter 235
11 Development Code; and

12 **WHEREAS**, pursuant to Section 4-415 of the Local Government Article of the
13 Annotated Code of Maryland (as amended from time to time), in addition to, but not as
14 part of the Annexation Resolution, the legislative body of the municipal corporation shall
15 adopt an Annexation Plan for the area proposed to be annexed; and

16 **WHEREAS**, the Annexation Plan shall be open to public review and discussion
17 at the public hearing; and

18 **WHEREAS**, a copy of the Annexation Plan shall be provided to the Harford
19 County Department of Planning and Zoning and to the Maryland Department of
20 Planning, and any regional and State planning agencies having jurisdictions within the
21 county at least 30 days prior to the holding of the public hearing required by Section 4-
22 415 and Section 4-406.

23 **Section 1. NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City
24 Council of the City of Aberdeen that the Siebert Farm and Adams Property Annexation
25 Plan is hereby adopted as follows:

26 (a) Land Use Pattern. The description of land use pattern existing and proposed
27 for the area to be annexed, which includes the Harford County Master Plan
28 already in effect for the area, is as follows:

29 (i) The Property is intended to be developed pursuant to the Integrated
30 Business District (IBD), Section 235-18 K of the Code of the City of

Aberdeen. The purpose of the Integrated Business District (IBD) is to provide residential, recreational, educational, retail, entertainment, and other commercial uses in an aesthetically pleasing and functionally compatible manner, to complement existing residential areas, to blend development with the environmental characteristics of the land, and to facilitate the efficient delivery and use of public services. The object is to use site plan and architectural guidelines to promote land use flexibility and design creativity, to create comfortable and harmonious development that appeals to people living, working, shopping, and socializing within the IBD. The IBD will seek to maintain a common theme and character through the use of specific zoning regulations, design requirements, and architectural review procedures established to encourage flexibility in land planning and generally to align the design, character, and quality of mixed uses. The IBD area west of the I-95 interchange will encourage mixed-use development consistent with the degree and intensity of Ripken Stadium and University Center architectural and design standards known already to attract social interchange through commercial, educational, entertainment, and recreational activity.

(ii) The Property's zoning designation as set forth in the Harford County Development Regulations is Agricultural (AG) and its land use designation in the Harford County Master Land Use Plan is Agricultural (AG).

(iii) Residential, commercial, and institutional uses are the primary land uses permitted under the Integrated Business District.

(b) School, libraries, and recreation. Public schools, libraries, and recreation facilities will be impacted by the proposed development of the Property. The Property is served by the following schools: Bakersfield Elementary School (State Rated Capacity: 500; Enrollment: 407; Utilization Percentage: 81%), Aberdeen Middle School (State Rated Capacity: 1444; Enrollment: 1133;

Utilization Percentage: 78%), and Aberdeen High School (State Rated Capacity: 1679; Enrollment: 1470; Utilization Percentage: 88%). The Property is also served by the Harford County Library Branch in Aberdeen. The development of the Property must comply with the City of Aberdeen's Adequate Public Facilities Ordinance (APFO) and Harford County's APFO.

(c) Fire, Police, and Emergency Medical Services. The Property will be served by the City of Aberdeen Police and Fire Departments, and Emergency Medical Services, as well as Level Volunteer Fire Department.

(d) Water and Sewer Facilities. It is anticipated that the Property will be served with public water and sewer from the City of Aberdeen. The development of the Property must comply with the City of Aberdeen's Adequate Public Facilities Ordinance. The developer and/or owner of the Property will extend the required public utilities at their expense. The owner/developer of the Property will connect to existing public water lines as approved by the City of Aberdeen Director of Public Works. The construction of the new water and sewer lines on the Property shall be approved by the Director of Public Works. The schedule for extending utility services to the Property shall be approved by the City of Aberdeen Director of Public Works.

(e) Roads. The owner/developer of the Property shall, at its own expense, construct all internal roadways on the Property, all on-site appurtenances, parking areas, curbing, sidewalks, lighting, storm drainage systems, stormwater management facilities, etc. to accommodate the proposed development pursuant to the Code of the City of Aberdeen and any other applicable requirements.

(f) Traffic Impact. Public roads will be impacted by the proposed development of the Property. A Traffic Impact Study will be required and submitted to the City of Aberdeen and Harford County Department of Public Works for review and approvals. The development of the Property must comply with the City of Aberdeen's Adequate Public Facilities Ordinance (APFO) and Harford County's APFO.

1 (g) Trash Service. Trash removal will be provided by the City of Aberdeen after
2 the development of the Property. The phasing and timing for trash removal
3 will be provided for in a subsequent Public Works Agreement with the City of
4 Aberdeen.

5 (h) Fiscal Impact. Once incorporated into the City of Aberdeen, the annexed land
6 will be subject to Aberdeen real property taxes. Once developed, property
7 values on the property will increase substantially over the current assessment.
8 The estimates indicate that the single-family development will generate
9 annual tax revenue of \$151,312; the villas will generate annual tax revenue of
10 \$127,439; and the apartments will generate annual tax revenue of \$455,140.
11 The total annual tax revenue is \$733,891. These estimates are based on the
12 City's current tax rate of \$0.68/100. Upon future development of the
13 Property, school impact fees, water and sewer connection fees, and utility fees
14 will be assessed. These fees are estimated to cost \$5,502,700.

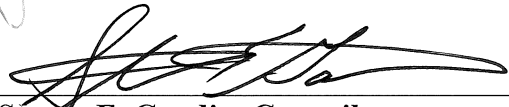
15 **Section 2. BE IT FURTHER RESOLVED**, by the Mayor and City Council of
16 Aberdeen, that this Annexation Plan shall be open to the public for review and discussion
17 at a public hearing, but amendments to the Annexation Plan may not be construed in any
18 way as an amendment to the Annexation Resolution, nor may they serve in any manner to
19 cause a re-initiation of the annexation procedure now in process.

20 **Section 3. AND BE IT FURTHER RESOLVED**, by the Mayor and City
21 Council of Aberdeen, that a copy of the Annexation Plan shall be provided to Harford
22 County, Maryland, the Harford County Department of Planning and Zoning, and the
23 Maryland Department of Planning at least thirty (30) days prior to holding of the public
24 hearing required by Section 4-415 of the Local Government Article of the Maryland
25 Annotated Code.


26 **Section 4. AND BE IT FURTHER RESOLVED**, by the Mayor and City
27 Council of Aberdeen, that this Resolution shall become effective on the effective date of
28 the Charter Amendment Resolution annexing said property into the corporate limits of
29 the City of Aberdeen.

COUNCIL OF THE CITY OF ABERDEEN



Patrick L. McGrady, Mayor

Steven E. Goodin, Councilman

Sandra J. Landbeck, Councilwoman

Timothy W. Lindecamp, Councilman

Melvin T. Taylor, Councilman

ATTEST:

SEAL:



Monica A. Correll, City Clerk

Date: March 11, 2019