



West Aberdeen Future Growth Areas

Points of Contact

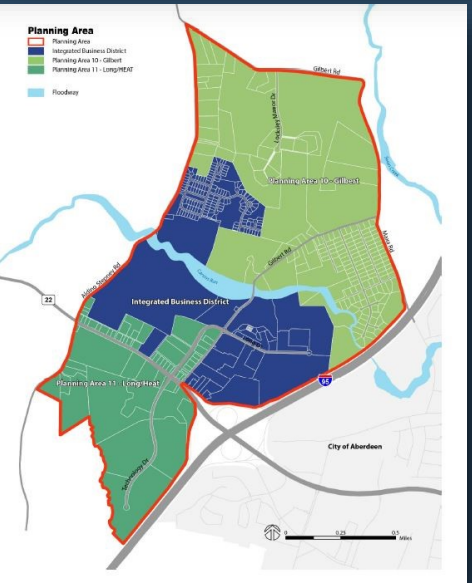
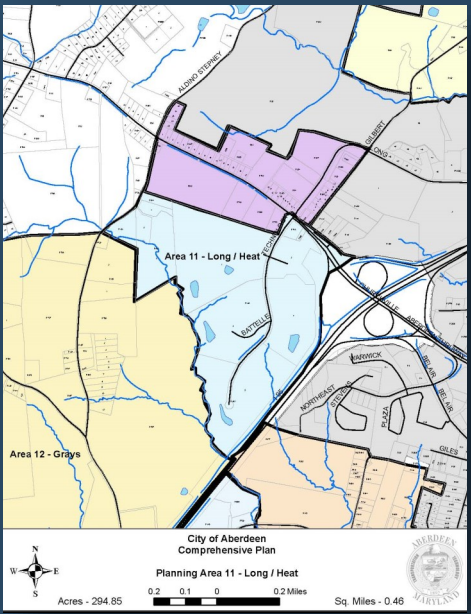
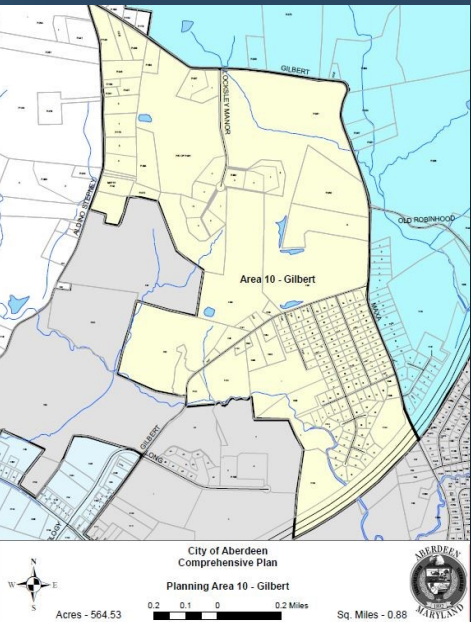
Kyle Torster, P.E.
Director of Public Works
Ktorster@aberdeennmd.gov
(410) 272-1600 X217

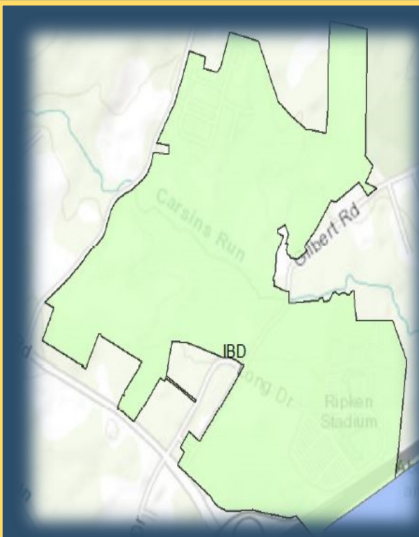
Phyllis Grover
Director of Planning and
Community Development
Phyllis@aberdeennmd.gov
(410) 272-1600 X216

Rolla Chng, P.E.
City Engineer
Rchng@aberdeennmd.gov
(410) 272-1600 X222

Stefani Spector
Economic Development and
Planning Assistant
Sspector@aberdeennmd.gov
(410) 272-1600 X220

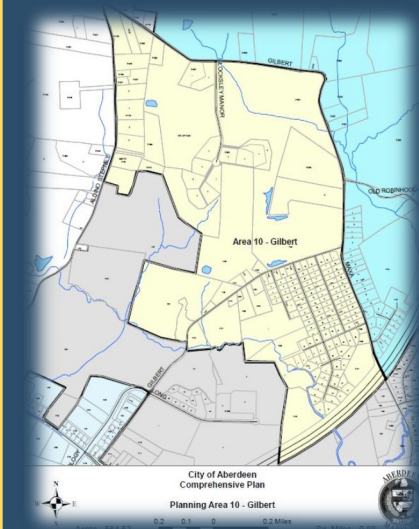
CITY OF ABERDEEN, MARYLAND
60 North Parke Street
Aberdeen, MD 21001
(410) 272-1600
WWW.AberdeenMD.gov





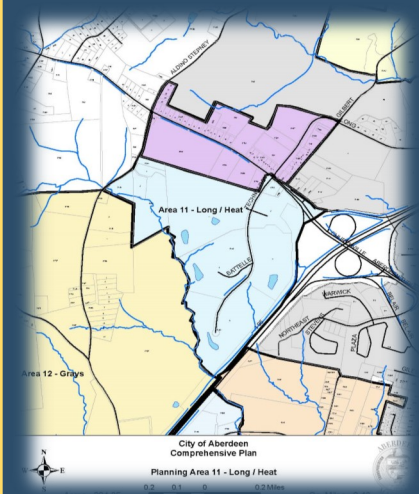
Integrated Business District

The Integrated Business District (IBD) was created to provide commercial, residential, recreational, and entertainment uses on the west side of Aberdeen that are sensitive to the environmental characteristics of the land and promotes the efficient use of services. The goal of the IBD is to promote creativity of design and flexibility among uses that are appealing and maintain a common character throughout the district.



Planning Area 10: Gilbert

Planning Area 10, Gilbert, contains approximately 565 acres and is located northwest of the city limits. The Harford County zoning designations of the Gilbert Planning Area are Agricultural and Rural Residential. The Gilbert Planning Area is recommended for future growth of the city with low- and medium- density residential and neighborhood commercial uses. These uses encourage single-family detached and attached residential neighborhoods to be compatible with the Adams Heights community, Locksley Manor Community, and the Wetlands Golf Course. Public Infrastructure, to include transportation planning and future road improvements, are important for the build-out of this planning area.



Planning Area 11: Long/HEAT

Planning Area 11, Long/HEAT, is approximately 295 acres and is located in the northwest quadrant of the I-95 and MD-22 interchange. The Harford County zoning designation of the Long/HEAT Planning Area is Agricultural and Light Industrial with land use of mixed office and the HEAT Center. The Long/HEAT Planning Area is a priority for future growth of the City with an emphasis on mixed-use, research & development, and office space. New Commercial developments will become part of the City's I-95 Overlay District.

Planning Area	Name	Acres	Proposed Land Use
10	Gilbert	565	Low to Medium Density Residential (3.5 dwelling units/ acre)
11	Long/HEAT	295	Commercial

Water and Sewer Capacity

Growth Areas	Area (Acres)	Scenario 1 Ultimate Build Out ⁽²⁾ (EDU) ⁽¹⁾	Scenario 2 City's Planned Growth ⁽³⁾ (EDU)	Served By
Planning Area 10– Gilbert	564.53	2,467	2,104	Mapped No Planned Service
Planning Area 11– Long/HEAT	294.85	339	400	City Water and Sewer

- (1) Equivalent Dwelling Unit (EDU) is a measure where one unit is equivalent to water demand or wastewater effluent from one home, or 250 gallons per day.
- (2) Ultimate build out of growth areas, not including the existing development with higher density to support smart growth principles.
- (3) Proposed EDU's with restricted densities, not including the existing development in the growth areas. existing development services will be determined on a case by case basis and will be incorporated into the existing infill EDUs If necessary

The City of Aberdeen has commissioned professional studies to determine the water and sewer capacity of the City. The studies reflect the city's ability to incrementally grow and develop areas within the city and priority growth areas located outside the city limits. Builders and/or developers are encouraged to reach out to the Department of Public Works to ensure there is sufficient water/sewer capacity. As development continues, the city will need to reassess capacity on an individual basis.

Adequate Public Facilities

The Adequate Public Facilities Ordinance was adopted by the Mayor and City Council on March 28, 2016 by Ordinance No. 16-O-01, amended by Ordinance No. 20-O-11. Chapter 302 Growth Management, Article II discusses adequacy standards for residential development. Chapter 302 Growth Management, Article III discusses adequacy standards for non-residential development.

Annexation

Development in the Gilbert and Long/HEAT Planning Areas will require Annexation action. Chapter 235, Article II, §235-15 of the code discusses Annexation policy and procedures.

Transportation

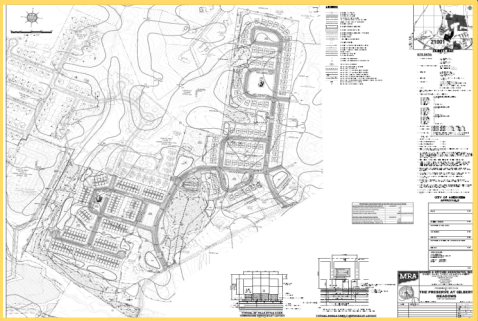
The Aberdeen 2011 Comprehensive Plan, Chapter 4 Transportation Element, addresses transportation and infrastructure needs.

Aberdeen West Side Grid-Based Study

The City of Aberdeen commissioned a grid-based study for three properties in Aberdeen's western planning area. The grid-based design utilizes small compact blocks connected internally within the development, and externally to the larger community. Grid-based design encourages walkable and connected communities and are environmentally, financially, and socially sustainable. Grid-based design is encouraged in Aberdeen's western planning areas.



I-95 Area Future Development



The Preserve at Gilbert Meadows

The project is located in Planning Area 10, Gilbert and consists of 93 villas and 83 single-family homes.