

Presentation Before The City of Aberdeen Planning Commission

Chairman Mark Schlottman,
Commissioner Dominique Edwards
Commissioner Michael Hiob
Commissioner Sam Posten
Commissioner Terri Preston
Commissioner DeAunte Printup
Commissioner Amy Snyder

Phyllis Grover, Director of Planning and Community Development

Review of Preliminary Site Plan for The Preserve at Gilbert Meadows



Presenters



Joseph F. Snee, Jr.

Snee, Lutche, Helmlinger & Spielberger P.A.

112 S. Main St.
Bel Air, MD 21014
(410) 893-7500
jsnee@slhsllaw.com



TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



Presenters



Amy G. DiPietro, P.E., LEED AP

Morris & Ritchie Associates, Inc.

3445 Box Hill Corporate Center Dr., Suite A
Abingdon, MD 21009

(410) 515-9000

ADipietro@mragta.com



TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



Presenters



Mark Keeley, PTP

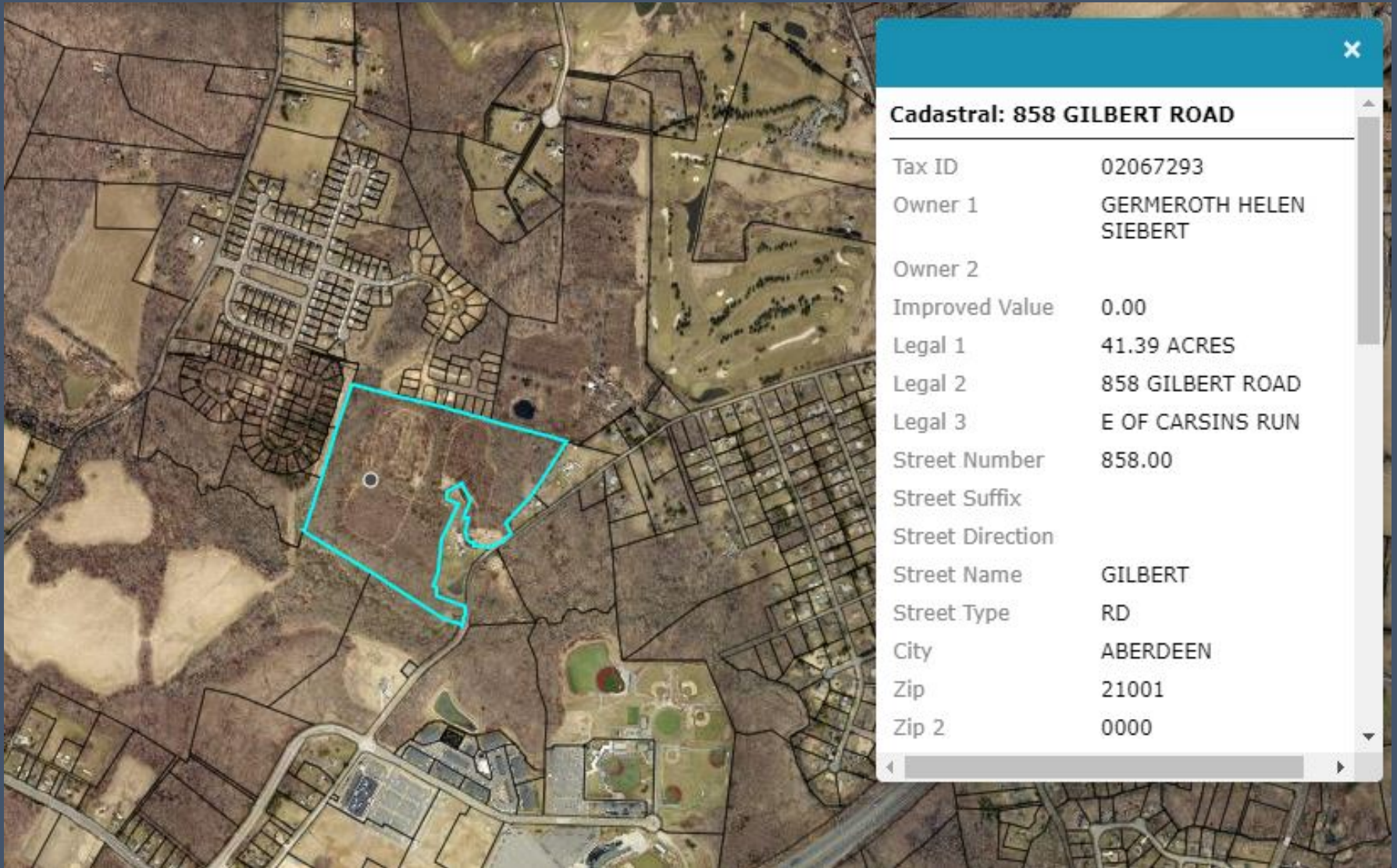
Traffic Concepts, Inc.

7525 Connelley Drive, Suite B
Hanover, Maryland 21076
(410) 450-3190
mkeeley@traffic-concepts.com



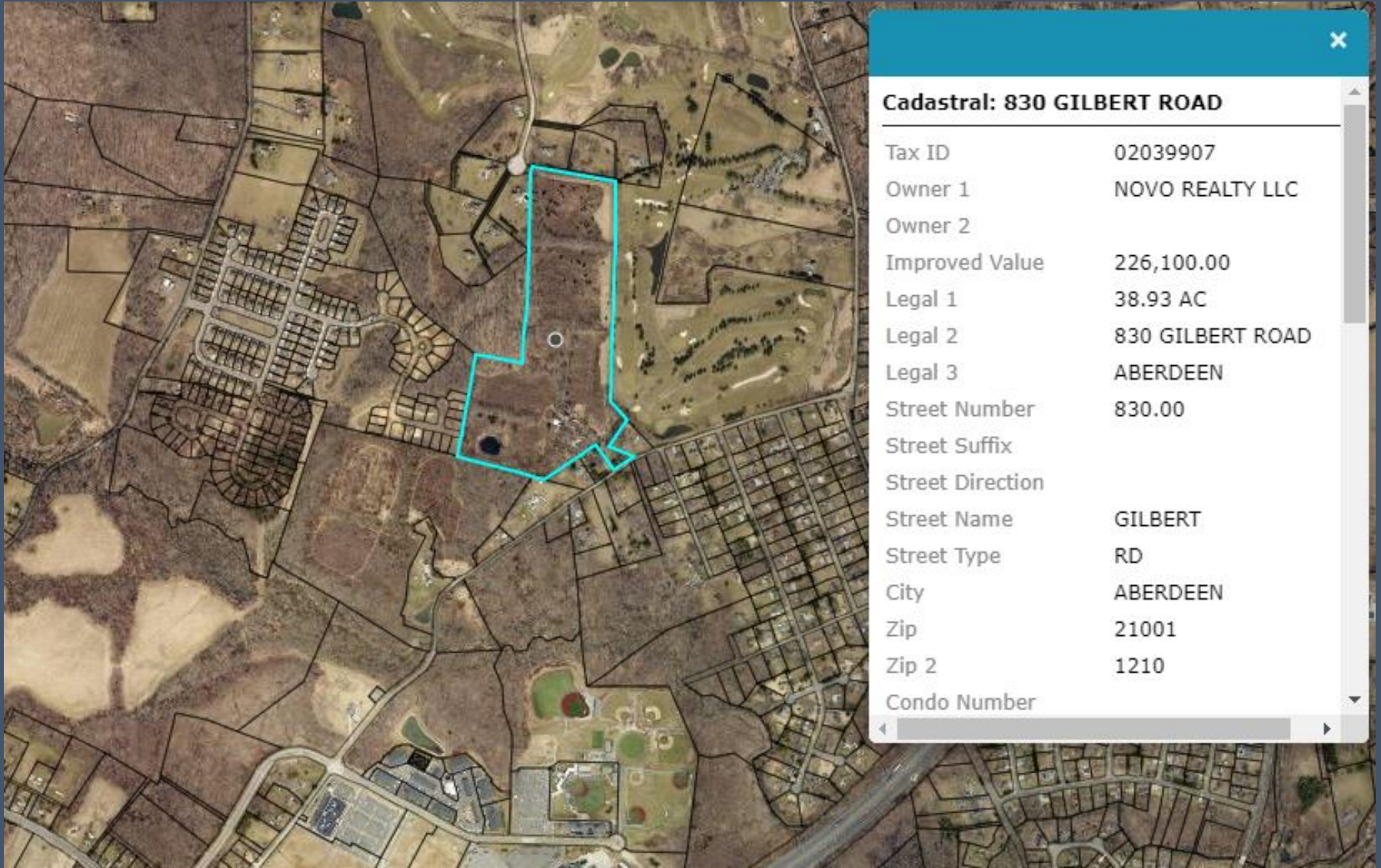
TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony





TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony





TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



Land Use & Zoning



October 30, 2020

1:18,056



TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



§ 4-416. Planning and zoning authority

Effective: October 1, 2013

Currentness

Existing municipal authority

(a)(1) Notwithstanding § 4-104(f) of this title, if an area is annexed to a municipality that has planning and zoning authority at the time of annexation, the municipality shall have exclusive jurisdiction over planning, subdivision control, and zoning in the area annexed.

(2) Paragraph (1) of this subsection does not grant any planning or zoning power or subdivision control to a municipality that is not authorized to exercise planning or zoning power or subdivision control at the time of annexation.

Different land use or density

(b) Without the express approval of the county commissioners or county council of the county in which the municipality is located, for 5 years after an annexation by a municipality, the municipality may not allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the zoning classification of the county applicable at the time of the annexation.

County approval of zoning classification

(c) Notwithstanding § 4-204 of the Land Use Article and if the county expressly approves, the municipality may place the annexed land in a zoning classification that allows a land use or density different from the land use or density specified in the zoning classification of the county or agency with planning and zoning jurisdiction over the land prior to its annexation applicable at the time of the annexation.



Annexation Agreement Sage – City of Aberdeen

Agreement by the City and Petitioners and remain in effect regardless of whether the annexation becomes effective.

3. Permissible Uses of Annexation Property. From and after the effective date of the annexation, the Annexation Property shall be developed and improved only for the principal permitted uses allowed in the IBD Zoning District. The parties acknowledge that without express approval from the Harford County Council, (the “Express Approval”) § 4-416 of the Local Government Article of the Maryland Code precludes, for five years after annexation, development of the Development Parcels for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development in accordance with Harford County’s AG (Agricultural) zoning classification in effect at the time of annexation. It is the mutual expectation of the parties that the County Council will grant such approval, but the failure of the Harford County Council to grant such approval shall not affect the effectiveness or validity of this Agreement. The Petitioners shall be responsible for requesting express approval from the Harford County Council and providing the official response from the County Council to the City. The City shall join in the Express Approval as needed by Petitioners.

4. Development Requirements Binding On Owners and Developers of all Development Parcels.

a. Design, Development, Use and Restrictions. The Design, Development, Use and Restrictions of the Development Parcels shall be governed by §235-18.K., Integrated Business District, of the City Development Code as amended from time to time, and other applicable City, Harford County and State development





CITY OF ABERDEEN

Mr. Patrick S. Vincenti, President
Harford County Council 212 S. Bond Street
2nd Floor
Bel Air, Maryland 21014


27 April 2020

Dear President Vincenti:

In August 2019, the City Council of Aberdeen adopted an Annexation Resolution for the 75 acres Siebert-Adams Properties. The Resolution became effective on 11 October 2019.

Per Sections 4-416(b) and (c) of the Local Government Article of the Annotated Code of Maryland, the "Express Approval" of the Harford County Council is required for the annexed land to be placed in the City's IBD zoning classification and for the annexed land to be developed immediately, in lieu of the five year waiting period following annexation. On 23 April 2020, the Aberdeen City Council instructed me to provide this letter to you affirming the Council's support for the Harford County Council to waive the five year waiting period and allow the owner to move the development plans forward under the City's IBD zoning designation. I anticipate the owner and/or its representatives will be making the waiver request presentation to the Harford County Council in the near future.

Should you have any questions, the POC is the undersigned. An original copy will be mailed via the USPS. Thank you and best wishes.



Randy E. Robertson
City Manager
Aberdeen



TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony





CITY OF ABERDEEN

Mr. Patrick S. Vincenti, President
 Harford County Council 212 S. Bond Street
 2nd Floor
 Bel Air, Maryland 21014

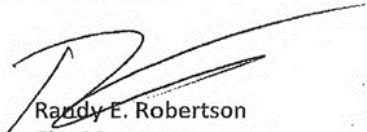
2 October 2020

Dear President Vincenti:

In August 2019, the City Council of Aberdeen adopted an Annexation Resolution for the 75 acres Siebert-Adams Properties. The Resolution became effective on 11 October 2019.

Per Sections 4-416(b) and (c) of the Local Government Article of the Annotated Code of Maryland, the "Express Approval" of the Harford County Council is required for the annexed land to be placed in the City's IBD zoning classification and for the annexed land to be developed immediately, in lieu of the five year waiting period following annexation. In April of this year the City Council asked me to provide you a letter affirming their support for the Harford County Council to waive the five year waiting period. As I understand, between May and September extensive discussions between the developer, Mr. Gil Horwitz, and various stakeholders took place resulting in the proposal that is now attached and will be provided to the Harford County Council next week. The purpose of this letter is to advise of the Aberdeen City Council's support and endorsement of that proposal.

Should you have any questions, the POC is the undersigned. Thank you and best wishes.



Randy E. Robertson
 City Manager
 Aberdeen



TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



RESOLUTION NO. 020 -20

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

Resolution No. 020-20

Legislative Session Day: 20-025

Introduced by Council Member Shrodes

A RESOLUTION by the County Council waiving the 5 year waiting period in Local Government Article, Section 4-416, of the Annotated Code of Maryland, in order to permit property of approximately 80 acres annexed by the City of Aberdeen which is currently zoned Harford County's AG (Agricultural District) zoning classification to be zoned under the City of Aberdeen's Integrated Business District zoning classification.



SIEBERT – ADAMS ANNEXATIONS TIMELINE

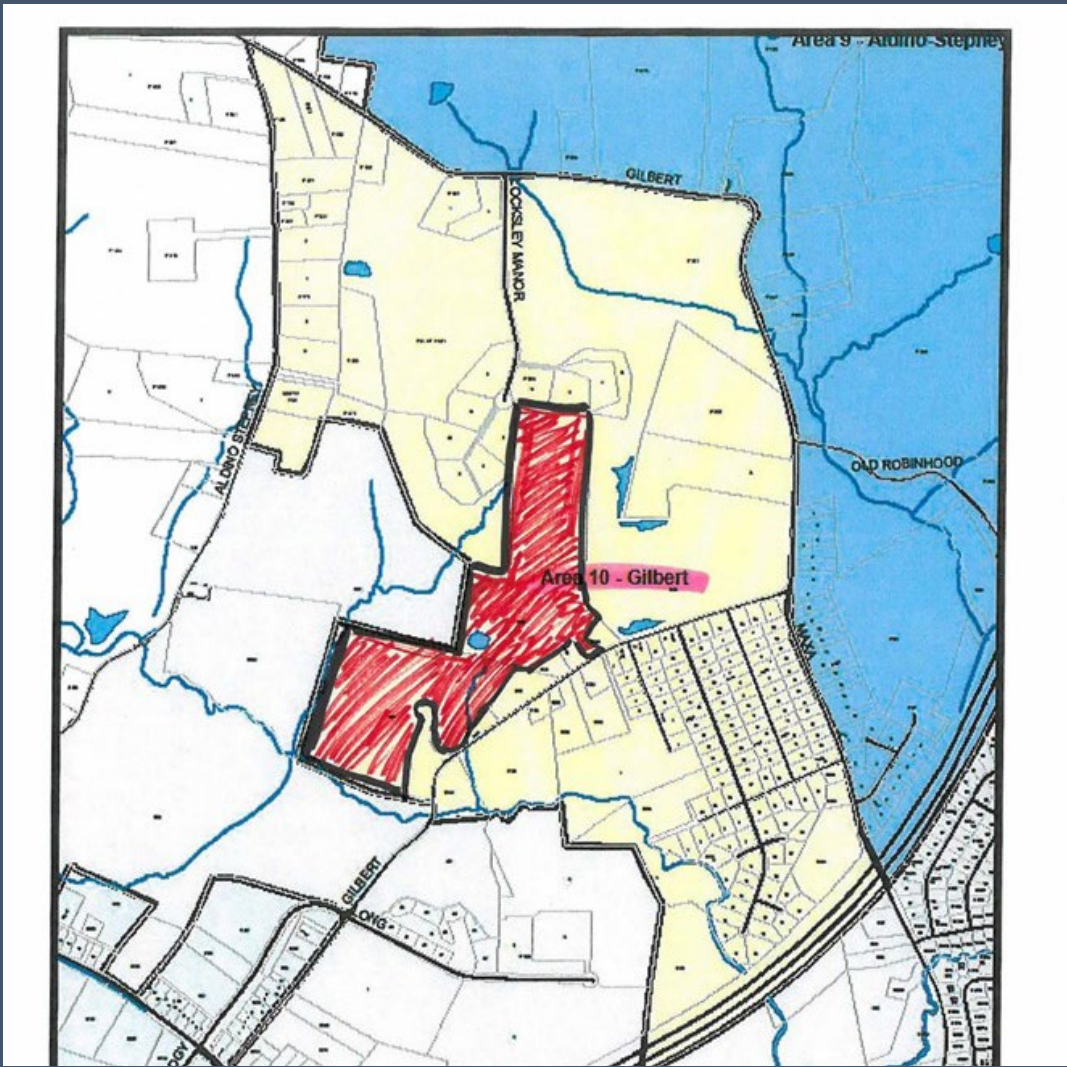
Community Input Meeting	9/20/18
Petition for Annexation - Filed	10/30/18
Planning Commission	11/14/18
Annexation Plan – Adopted	3/11/19
Annexation Resolution – Introduction	5/6/19
Annexation Resolution – Hearing	6/17/19
Annexation Agreement - Adopted	8/26/19
Annexation Resolution - Executed	8/26/19
Annexation Resolution – Effective	10/11/19
Annexation Waiver Request/Hearing	11/03/20
Annexation Waiver – Adopted	11/10/20



TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony





TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



PLANNING AREA 10: GILBERT

Description of Planning Area:

Planning Area 10, Gilbert, contains approximately 565 acres (0.88 square miles) and is located north of the City limits. Beginning at the intersection of Maxa Road and I-95, the eastern boundary is formed by Maxa Road and then Gilbert Road. Gilbert Road defines the northern boundary after it turns at the former Dawn's Jubilee Farm to a point of intersection with Aldino-Stepney Road. The western boundary continues southward along Aldino-Stepney Road to a point of intersection with the City limits. The southwestern boundary follows the City limits to a point of intersection with I-95. The southern boundary runs along I-95, proceeding northeasterly back to the point of beginning.

The Harford County designation for this planning area is Agricultural land use. The Harford County zoning designations are AG Agricultural District and RR Rural Residential District. The Rural Residential District zoning encompasses Adams Heights. The Adams Heights community is serviced by private wells and septic systems. The Wetlands Golf Course and the Locksley Manor residential development are both located in this planning area.

Within the corporate limits, the Village at Carsins Run, a proposed continuing care retirement community, and Eagle's Rest, a residential community, are located adjacent to the Planning Area. The Village at Carsins Run development will include 680 units of independent living cottages, independent living apartments, assisted living apartments, and skilled nursing apartments. Eagle's Rest, a proposed residential community, will include 132 single-family dwellings. The public infrastructure for Eagle's Rest is under construction and homes are also under construction.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Gilbert Planning Area is planned for 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, is important for the build-out of this planning area. Transportation planning should provide for well-organized neighborhood streets along with minor collectors to properly serve Planning Areas 9 and 11. Interconnectivity of Planning Areas 7, 8, and 9 is also recommended for this planning area and future development plans.

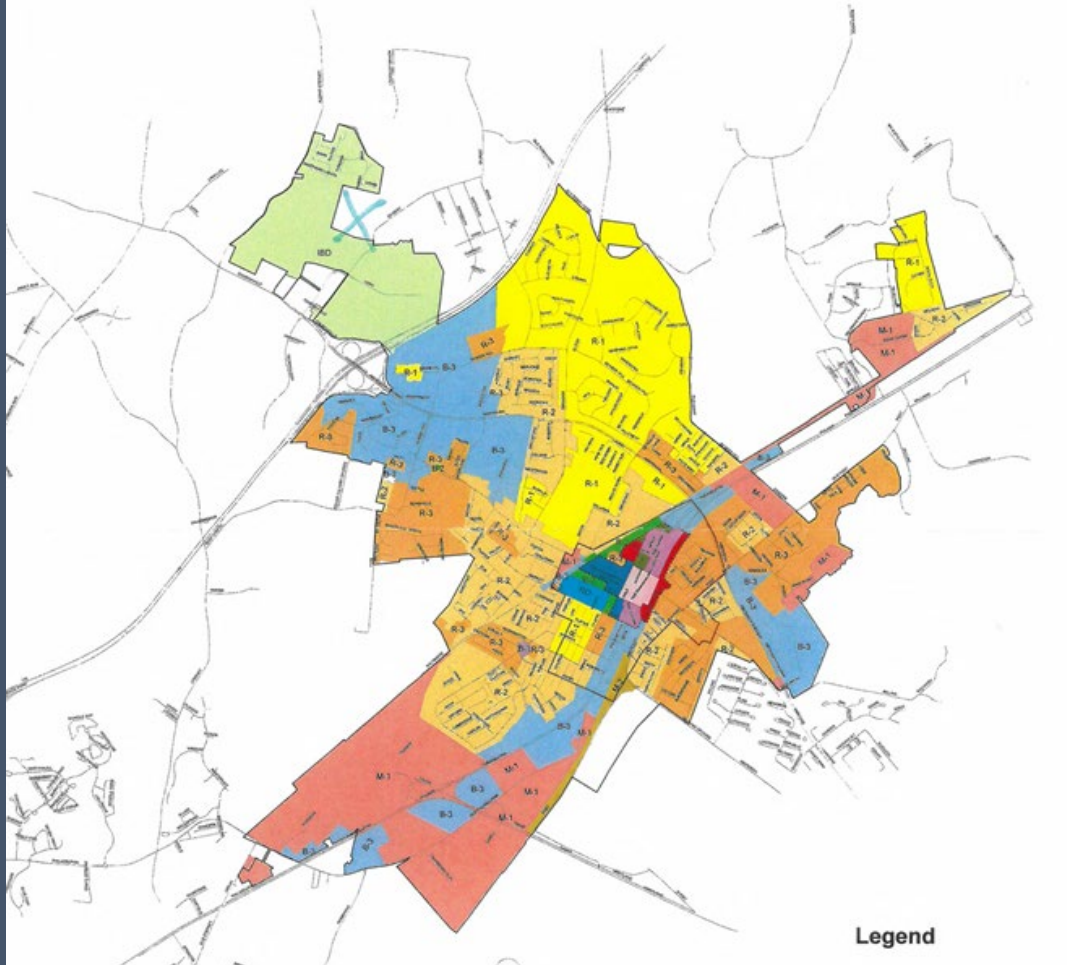


TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



City Of Aberdeen Zoning District Map



TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



City of Aberdeen

Appendix A
Table of Use Regulations
 [Amended 8-27-2018 by Ord. No. 18-O-27; 5-6-2019 by Ord. No. 19-O-06; 7-8-2019 by Ord. No. 19-O-10]

Key to Table:
 P Permitted use
 SE Use subject to special exception from the Board of Appeals
 -- Not permitted
 2nd floor Permitted on second floor and above
 T-5 Only permitted in TOD-C
 SFD Single-family dwelling

Use	Zoning District									
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	IBD	TOD
Residential										
Age-restricted housing	SE	SE	P	P	P	--	--	--	P	P
Apartment accessory to commercial use	--	--	--	P	P	P	--	--	P	P
Apartment accessory to primary residence	SE	P	P	--	--	--	--	--	P	P
Assisted living facility	--	SE	P	P	P	--	--	--	P	P
Continuing care facility	--	--	P	P	P	--	--	--	P	SE
Day care (family)	P	P	P	P	P	--	--	--	P	P
Dwelling, accessory apartment	--	P	P	P	P	--	--	--	P	P
Dwelling, conversion of SFD to 2-family	--	P	P	SE	SE	--	--	--	P	--
Dwelling, detached, single-family	P	P	P	P	P	--	--	--	P	--
Dwelling, duplex	--	P	P	--	--	--	--	--	P	--
Dwelling, garden apartment	--	--	P	P	P	P	--	--	P	P
Dwelling, high-rise apartment	--	--	P	P	P	P	--	--	P	P
Dwelling, mid-rise apartment	--	--	P	P	P	P	--	--	P	P
Dwelling, modular	P	P	P	P	P	--	--	--	P	--
Dwelling, multifamily, conversion of SFD to multifamily	--	--	P	--	--	--	--	--	P	--
Dwelling, temporary emergency	SE	SE	SE	SE	SE	--	--	--	SE	--
Dwelling, townhouse	--	--	P	--	--	--	--	--	P	P
Halfway house	--	--	SE	SE	SE	--	--	--	--	--



TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



Table 6B

Harford County Elementary Schools 2019 Utilization Chart									
Elementary School	State-Rated Capacity	Actual				Projected			
		2019 - 2020		2020 - 2021		2021 - 2022		2022 - 2023	
		ENROLL	% UTIL.	ENROLL	% UTIL.	ENROLL	% UTIL.	ENROLL	% UTIL.
Abingdon	863	725	84%	701	81%	689	80%	676	78%
Bakerfield	500	427	85%	430	86%	433	87%	436	87%
Bel Air	486	531	109%	549	113%	549	113%	551	113%
Church Creek	819	697	85%	691	84%	685	84%	679	83%
Churchville	411	370	90%	368	90%	366	89%	364	89%
Darlington	157	104	66%	103	66%	102	65%	100	64%
Deerfield	788	752	95%	744	94%	735	93%	727	92%
Dublin	294	230	78%	226	77%	222	76%	218	74%
Edgewood	461	406	88%	423	92%	424	92%	417	90%



TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



Table 10B

Harford County Middle Schools 2019 Utilization Chart									
Middle School	State-Rated Capacity	Actual				Projected			
		2019 - 2020		2020 - 2021		2021 - 2022		2022 - 2023	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,624	1,203	74%	1,197	74%	1,230	76%	1,251	77%
Bel Air	1,243	1,435	115%	1,461	118%	1,484	119%	1,457	117%
Edgewood	1,295	1,161	90%	1,191	92%	1,195	92%	1,193	92%
Fallston	1,063	935	88%	927	87%	947	89%	959	90%
Havre de Grace	733	601	82%	625	85%	635	87%	627	86%
Magnolia	1,028	835	81%	847	82%	865	84%	860	84%
North Harford	1,210	929	77%	932	77%	947	78%	934	77%
Patterson Mill	731	764	105%	773	106%	793	108%	798	109%
Southampton	1,444	1,261	87%	1,268	88%	1,272	88%	1,275	88%
Total	10,371	9,124	88%	9,221	89%	9,368	90%	9,354	90%



TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



Table 14B

Harford County High Schools 2019 Utilization Chart

High School	State-Rated Capacity	Actual				Projected			
		2019 - 2020		2020 - 2021		2021 - 2022		2022 - 2023	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,720	1,433	83%	1,494	87%	1,534	89%	1,589	92%
Bel Air	1,768	1,559	88%	1,569	89%	1,574	89%	1,574	89%
Milton Wright	1,613	1,362	84%	1,334	83%	1,363	85%	1,379	85%
Edgewood	1,716	1,458	85%	1,468	86%	1,508	88%	1,533	89%
Fallston	1,573	974	62%	987	63%	988	63%	988	63%
Harford Technical	1,135	999	88%	1,007	89%	999	88%	999	88%



TRAFFIC CONCEPTS, INC.
Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony



Planned Development:

- 93 Attached Villas
- 83 Single Family Homes

Location:

- North of MD 22 (Churchville Rd.),
between Gilbert Rd. and Aldino-Stepney
Rd.



Access

- Two full-movement access points onto Gilbert Rd.
- Road connection to Amber Way (Connection to Eagle's Rest "Phase C")

Key Intersections:

- MD 22 at Technology Drive/Long Drive (Signalized)
- MD 22 at Aldino-Stepney Road (Unsignalized)
- Long Dr. at Gilbert Rd. (Unsignalized)
- Gilbert Rd. at Maxa Rd. (Unsignalized)
- Aldino-Stepney Rd. at Arnet Way (Unsignalized)
- Gilbert Rd. at Proposed Site Accesses (Unsignalized)



Methodology

Total Future Traffic = Existing Traffic + Growth in Existing Traffic + Approved Development Traffic + Site Generated Traffic)

- Existing: Baseline Traffic Condition
Weekday (7:00 AM – 9:00 AM & 4:00 PM – 6:00 PM)
- Background: 2.2 Percent Growth Rate over 5 years
+ Background Development
(Included 5 Nearby Developments)
- Future: New Site Trips



Analysis Tool

- Institute of Transportation Engineers' Trip Generation Manual, 10th Edition
- Critical Lane Volume (CLV) method
- Highway Capacity Manual (HCM)
- 95th Percentile Highway Capacity Manual (HCM) Back-of-Queue methodology



Adams Siebert Residential (New Trips)

	AM IN	AM OUT	PM IN	PM OUT
Single Family Units (LUC 210) - 83 Units	16	48	54	31
<u>Multi Family (Low-Rise) (LUC 220) - 93 Units</u>	<u>10</u>	<u>35</u>	<u>35</u>	<u>20</u>
Total Site Trips	26	83	89	51



New Trip Pattern

- A new public road connects the Adams Siebert residential project to the Eagle's Rest subdivision.
- Diverts a portion of the Eagle's Rest peak hour trips to the signalized MD 22 @ Long Drive intersection.
- Trip diversion includes only the units planned for construction within Eagles Rest "Phase C". The "Phase C" trips are approximately one-third of the total trips generated by the 100 remaining Eagle's Rest units.



The City of Aberdeen's Adequate Public Facilities Ordinance:

- City intersections in a residential development study area and intersections in or abutting a residential district = "C" LOS
- All other intersections = "D" LOS



Conclusions and Recommendations

MD 22 at Aldino Stepney Rd. – Unsignalized Intersection

	Aldino-Stepney Rd. SB Approach AM Delay (LOS)	Aldino Stepney Rd. SB Approach PM Delay (LOS)
Background Traffic Condition	156.5 (F)	292.8 (F)
Future Traffic Condition	135.5 (F)	250.7 (F)



Conclusions and Recommendations

- Improved southbound Aldino-Stepney Road approach delay during both AM and PM peak hours
- The reduction in the southbound delay is due to the planned road connection between Adams Siebert and Eagle's Rest that diverts trips away from the unsignalized MD 22 at Aldino-Stepney Rd intersection to the signalized MD 22 at Long Drive Intersection
- Request Approval from a Traffic Impact Standpoint.



Thank you!

