

DATE: May 24, 2022
TO: Aberdeen City Council
FROM: Lauren Good, AICP—Wallace Montgomery Project Manager
SUBJECT: May 31, 2022, City Council Update & Discussion

This memo provides an update on various work and topics related to the Aberdeen Comprehensive Plan.

STAKEHOLDER INTERVIEWS

From March 23-April 14, 2022, Wallace Montgomery facilitated a number of stakeholder interviews to gain additional insight into past accomplishments, current status, and future needs. Highlights from each of the following interviews are provided in the accompanying presentation.

ABERDEEN DEPARTMENT OF PUBLIC WORKS | MARCH 31, 2022

- Kyle Torster, Director of Public Works
- Rolla Chng, City Engineer
- Curtis Ball, Superintendent for Water & Wastewater Plant Operations
- Fred Monath, Maintenance Shop Superintendent
- Phyllis Grover, Director of Planning & Community Development

ABERDEEN DOWNTOWN & ECONOMIC DEVELOPMENT | APRIL 13, 2022

- Vickie Horne, Main Street Coordinator & Chamber of Commerce Executive Director
- Phyllis Grover, Director of Planning & Community Development

HARFORD COUNTY PLANNING & ZONING | MARCH 24, 2022

- Jenny Jarkowski, Director of Planning & Zoning
- Phyllis Grover, Director of Planning & Community Development
- Stefani Spector, Senior Planner

HARFORD COUNTY ECONOMIC & COMMUNITY DEVELOPMENT | MARCH 23, 2022

- Len Parrish, Director of Community & Economic Development

MARYLAND DEPARTMENT OF TRANSPORTATION | MARCH 29, 2022

- Wendy Wolcott, District 4 Engineer
- Sutapa Samanta, Acting Deputy District Engineer
- Erin Kuhn, Assistant District Engineer for Traffic
- Kimon Johnson, Chief Traffic Operations Engineer (former Team Leader for Harford County)
- Phyllis Grover, Director of Planning & Community Development

MARYLAND DEPARTMENT OF PLANNING | MARCH 23, 2022

- David Dahlstrom: Regional Planner—Upper Shore

ABERDEEN POLICE DEPARTMENT | MARCH 30, 2022

- Kirk Bane, Deputy Chief

ABERDEEN VOLUNTEER FIRE DEPARTMENT

- Josh Montague, Fire Chief
- Russ Piper, Board President

ABERDEEN BRANCH LIBRARY | APRIL 11, 2022

- Jennifer Jones, Aberdeen Branch Manager
- Mary Hastler, CEO/Director of Harford County Public Libraries
- Beth LaPenotiere, Senior Director for Public Services



- Phyllis Grover, Director of Planning & Community Development
- Stefani Spector, Senior Planner

REVISED VISION STATEMENT

After the three Visioning Workshops held earlier this year, we developed a draft Vision Statement for the Plan. We subsequently discussed the draft Statement with both the Planning Commission and City Council, holding a follow-up workshop with the Planning Commission to refine the Statement.

INITIAL DRAFT VISION STATEMENT

The City of Aberdeen: An active engaged community with diverse neighborhoods, affordable housing, attractive jobs, and a small-town feel with a vibrant business community and main street area. Aberdeen is a hub of economic opportunity where its citizens can safely live and work. With a focus on a sustainable future, Aberdeen supports the preservation of our natural resources, history, and culture, while serving as a destination for others to visit, learn, and play.

WORKSHOP DRAFT VISION STATEMENT

The City of Aberdeen: An All-America City that is an actively engaged community with diverse neighborhoods, affordable housing, attractive jobs, and a small-town feel with a vibrant business community and main street area. Aberdeen is a hub of economic opportunity where its citizens can safely live and work. With a focus on a sustainable future, Aberdeen supports the preservation of our natural resources, history, and culture, while serving as a destination for others to visit, learn, play, and stay.

REVISED VISION STATEMENT

The City of Aberdeen is a destination to work, live, learn, and play with an actively engaged community, diverse neighborhoods, thriving businesses, economic opportunities, transportation options, and a sustainable future.

FUTURE PLANNING AREAS

A principal discussion within the Comprehensive Plan relates to the City's growth and future land use. In addition to identifying and discussing future land use and growth within current City boundaries, the Plan establishes Planning Areas. For each Planning Area, the Plan identifies the City's preferred plan for population and physical growth, as well as the public facilities needed to accommodate future residents and businesses. The 2011 Comprehensive Plan identifies 16 Planning Areas, which are identified in the graphic on the next page. The accompanying presentation and map handouts also contain information on each Planning Area's size, the County's future land use proposal (per their most recent comprehensive plan update), current County zoning, the City's growth priority, and the City's future land use as identified in the 2011 Comprehensive Plan.

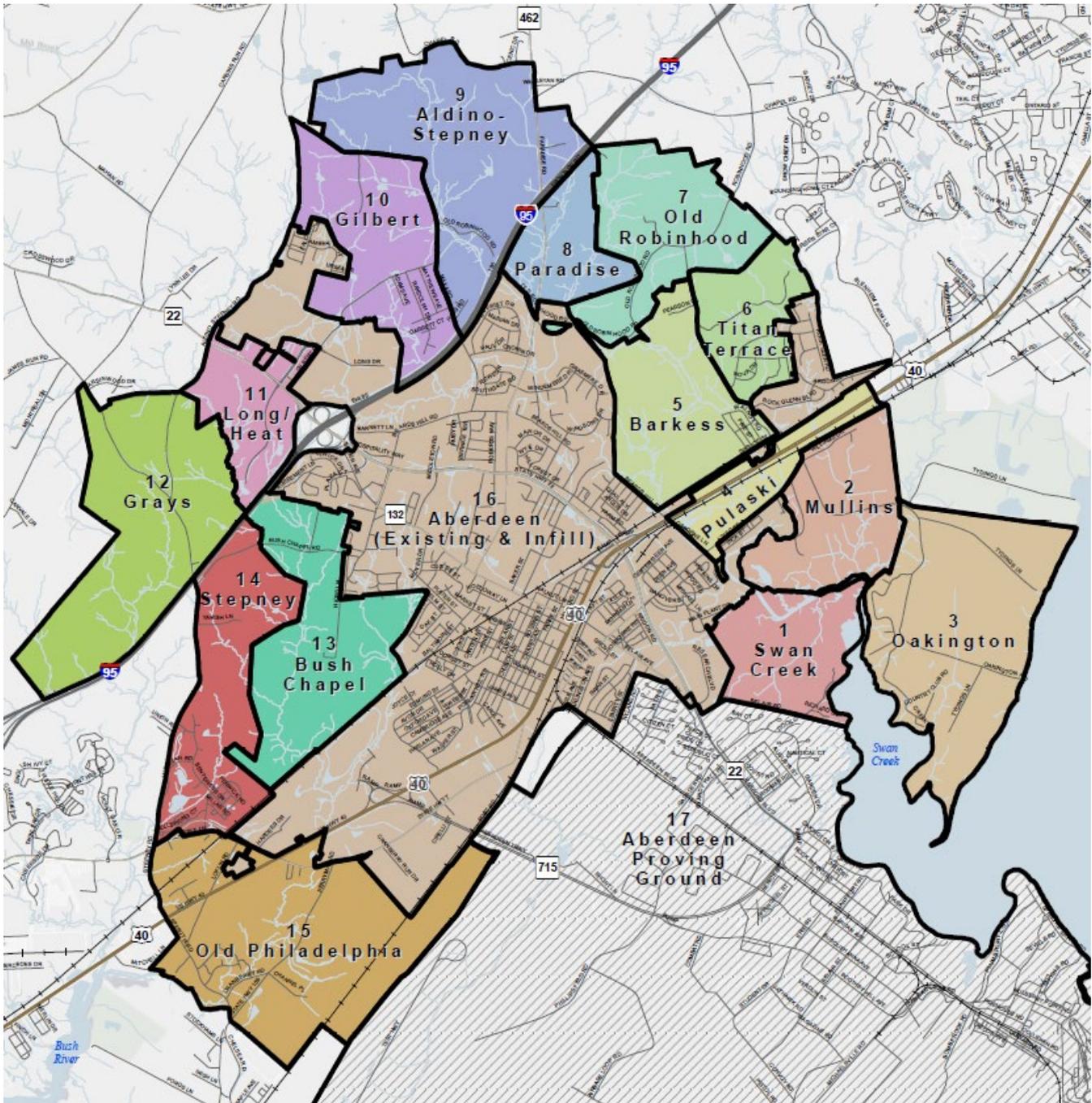
On May 19, we held a work session with the Planning Commission to talk about these Planning Areas and the City's growth more generally. Our update to the City Council on May 31 will focus mainly on this discussion. General areas of discussion with the Planning Commission included the following; however, most of the conversation focused on confirmation of (or changes to) future land uses identified in the 2011 Comprehensive Plan:

- Planning Area boundaries
- Desired future land uses within each Planning Area
- Transportation needs within the Planning Areas (e.g., connectivity, bike/ped, transit)
- Recreation needs within the Planning Areas (e.g., parks, trails)



City Council input requested:

Particular items related to the Planning Areas are identified in the following pages. Additional input on these Planning Areas would be welcomed, should the City Council wish to provide.





PLANNING AREA 1: SWAN CREEK

The Swan Creek Planning Area is approximately 365 acres in size. The County Future Land Use designation is Low Intensity Land Use (per their most recent Comprehensive Plan) and County Zoning is Urban Residential (R1). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low Density Residential and Commercial future land uses. The vast majority of the Planning Area is constrained by MET easements, purchase of development rights, forest conservation easements, wetlands, and floodplain. Much of the Planning Area is also within the Critical Area (Resource Conservation Area). According to a GIS data layer of building footprints provided by the City, the Planning Area contains 24 residential units. Approximately 10 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis). The current roadway network within the Planning Area is limited to Bel Air Road and Richard's Lane on the southern end. Any future development will require extension/construction of roads and require consideration of the close proximity of Aberdeen Proving Ground's MD 22 Gate entrance and adjacent commercial uses. The 2011 Comprehensive Plan envisioned new collector roadways to accommodate development from Michael Lane to Richard's Lane and connections from this to Aberdeen Thruway (MD 22).

Future development of the Swan Creek Planning Area will likely be highly challenging due to numerous environmental constraints and limitations regarding transportation. Water and sewer accessibility is available close to the Planning Area. There is an agreement between the City and the Father Martin Ashley Treatment Center to provide water and sewer service but the connection lines are private. There is no further intent to make any future expansion of water and sewer connections to this area from the Department of Public Works (DPW) perspective. It was noted that there are nearby office buildings under development and the potential for a transportation hub. It was also noted that all of the Corporate Office Park has not been built out—3 buildings have been constructed and the rest is undeveloped. *The Planning Commission's recommendation is to leave the Swan Creek Planning Area as a Future Growth Priority with Low Density Residential and Commercial future land uses.*

PLANNING AREA 2: MULLINS

The Mullins Planning Area is approximately 443 acres in size. The County Future Land Use designation is Low Intensity and Park Land Uses (per their most recent Comprehensive Plan) and County Zoning is Urban Residential (R2 and R3), General Industrial (GI), and Agriculture (AG). The City's 2011 Comprehensive Plan identified this Planning Area as a Rural Buffer Area with Low Density Residential future land use. The vast majority of the Planning Area is constrained by parks and forest conservation easements, wetlands, and floodplain. Much of the Planning Area is also within the Critical Area (Resource Conservation Area). According to a GIS data layer of building footprints provided by the City, the Planning Area contains 54 residential units. Approximately 20 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis). The current roadway network within the Planning Area is composed mainly of Oakington Road, Mullins Road, and Williams Drive. These roadways extend throughout the undeveloped acreage.

The Planning Commission noted that this Planning Area is the site of an old landfill that has been closed for years. They noted that they did not believe the City should ever take responsibility for the landfill property in the future, particularly since it was established as a landfill prior to many of the regulations such a facility would have to abide by today. *The Planning Commission's recommendation is to remove the Mullins Planning Area from the Comprehensive Plan.*

City Council input requested:

Should the Mullins Planning Area be removed from the Comprehensive Plan?



PLANNING AREA 3: OAKINGTON

The Oakington Planning Area is approximately 884 acres in size. The County Future Land Use designation is Low Intensity and Park Land Uses (per their most recent Comprehensive Plan) and County Zoning is Urban Residential (R1) and Agriculture (AG). The City's 2011 Comprehensive Plan identified this Planning Area as a Rural Buffer Area with Low Density Residential future land uses. The majority of the Planning Area is constrained by parks and forest conservation easements, and some wetlands. The Planning Area is also within the Critical Area (Resource Conservation and Limited Development Areas). According to a GIS data layer of building footprints provided by the City, the Planning Area contains 92 residential units. Approximately 120 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis).

The Planning Commission discussed how the Father Martin Ashley treatment center has been using private well and septic but have been exceeding MDE thresholds. They approached the City for 10,000 gpd (estimated to be 30-40,000 gpd at full build-out). The Ashley Treatment Center constructed a private sewer force main and water line down Tydings Lane, through the Swan Creek Planning Area, to connect to the City's system next to the wastewater treatment plant. There has been no interest beyond Father Martin Ashley in obtaining services or incorporating as part of the City. There are no known problems with the wells or septic systems of the residential area along Country Club Road. *The Planning Commission's recommendation is to remove the Oakington Planning Area from the Comprehensive Plan. Mr. Torster indicated this would not be an issue for DPW.*

City Council input requested:

Should the Oakington Planning Area be removed from the Comprehensive Plan?

PLANNING AREA 4: PULASKI

The Pulaski Planning Area is approximately 218 acres in size. The County Future Land Use designation is High and Low Intensity Land Uses (per their most recent Comprehensive Plan) and County Zoning is Commercial Industrial (CI), General Industrial (GI), and Urban Residential (R2). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Commercial future land uses. There are some environmental constraints within the Planning Area including wetlands and floodplain. There are also areas within the Critical Area (Limited Development and Intensely Developed Areas) near Osborne Lane/Post Road. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 89 residential units and 21 mobile home units. US 40 and the Amtrak right-of-way bisect the Planning Area. Approximately 26 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis).

The Planning Commission discussed how Route 40 has numerous opportunities for redevelopment and that there has in fact been new development along the corridor, closer to Havre de Grace. It was also mentioned that some properties within the area are currently for sale. Infrastructure within the Planning Area is already in place and the Adequate Public Facilities Ordinance (APFO) review would identify any other potential improvements needed as development occurs. This heavily traveled corridor would be a benefit for commercial uses. It was also mentioned that if annexations did occur, additional access from Route 40 to access the larger area may be warranted (in addition to the existing Post Road access). *The Planning Commission's recommendation is to retain the Pulaski Planning Area as a Future Growth Priority with Commercial future land uses.*



PLANNING AREA 5: BARKESS

The Barkess Planning Area is approximately 498 acres in size. The County Future Land Use designation is Low Intensity and Industrial/Employment Land Uses (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG), Urban Residential (R1, R2 & R4), Commercial Industrial (CI), and General Industrial (GI). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low to Medium Density Residential future land uses. The Planning Area is bisected by Carsins Creek; adjacent lands are constrained by wetlands and floodplain. The southwest corner is also constrained by an MET easement. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 95 residential units and 167 mobile home units. Approximately 260 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis). The current roadway network within the Planning Area is limited to Old Robinhood Road (access only), Pearson Lane, and the network within the mobile home park. New collector roadways will be needed to accommodate future development, with potential connections to surrounding areas via Grasmere Drive, Union Street, Sherwood Lane, Titan Terrace, Pearson Lane, and Old Robinhood Road. Potential reconstruction of Old Robinhood Road to address flooding may also be needed.

The Planning Commission discussed how Old Robinhood Road, one of the few existing connections to the Planning Area, was not easily traversable due to the tendencies of Carsins Creek to flood. The creek dissects the Planning Area diagonally and serves as a major environmental constraint. Between this and the railway along the Planning Area's southern edge, the potential connection options to the City are limited. Options for connection mainly include connecting to the existing Windemere community and possible extensions of Titan Terrace or Sherwood Lane. The existing mobile home park (Swan Harbour, Dell Mobile Home Park) is on its own water and sewer systems. MDE posed questions as to whether the City could service the community (160 sites); the development is approximately 500 feet from the existing force main. The City is not advocating connection as no formal requests were made either on behalf of the Park or by MDE. Questions such as who pays for the extension and connection fees would be discussed at the time of the request. *The Planning Commission's recommendation is to retain the Barkess Planning Area as a Future Growth Priority with Low and Medium Density Residential future land uses. They noted that this Planning Area's growth should not have as high a priority as some others. It was also suggested that the City may want to consider changing the Planning Area boundary to follow Carsins Creek and to include the portion in the east with the Titan Terrace Planning Area.*

City Council input requested:

Should the Barkess Planning Area boundary be revised to follow Carsins Creek to the east and have the remaining land in the Planning Area be combined with another Planning Area?

PLANNING AREA 6: TITAN TERRACE

The Titan Terrace Planning Area is approximately 293 acres in size. The County Future Land Use designation is Low Intensity Land Use (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG) and Urban Residential (R1). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low Density Residential future land uses. The Planning Area is already mostly developed and has smaller pockets of environmental constraints including wetlands and floodplain. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 261 residential units. Approximately 40 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis).

There is currently a single property (approx. 3/4 acre) going through the City's annexation process. The road network of this Planning Area is already built out and likely to remain as is. There is a potential for the Titan Terrace neighborhood to want to annex into the City for the provision of sewer service as the existing



septic systems are older and may fail percolation tests. Other than some sporadic redevelopment, there is one undeveloped parcel at the north end of the Planning Area. *The Planning Commission's recommendation is to retain the Titan Terrace Planning Area as a Future Growth Priority with Low Density Residential future land uses. There was also the suggestion of revising the boundary to encompass the developed properties and combine the large undeveloped parcel to the north with another Planning Area.*

City Council input requested:

Should the Titan Terrace Planning Area boundary be revised to encompass the developed properties and combine the large undeveloped parcel to the north with another Planning Area?

PLANNING AREA 7: OLD ROBINHOOD

The Old Robinhood Planning Area is approximately 515 acres in size. The County Future Land Use designation is Low Intensity Land Use (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG) and Urban Residential (R1). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low Density Residential future land uses. The Planning Area has areas of environmental constraints including creeks and wetlands. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 162 residential units. Approximately 350 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis). The current roadway network within the Planning Area consists primarily of Robinhood and Old Robinhood Roads. The 2011 Comprehensive Plan envisioned new collector roadways to accommodate development from Frontage Road to Robinhood Road, Paradise Road to Chapel Road, and Old Robinhood Road to Robinhood Road/Sherwood Lane. New transportation infrastructure will need to be coordinated with Harford County and the State Highway Administration.

Due to time constraints, the Old Robinhood Planning Area was not discussed during the May 19 meeting.

City Council input requested:

Are there any comments or requested changes to the Old Robinhood Planning Area?

PLANNING AREA 8: PARADISE

The Paradise Planning Area is approximately 263 acres in size. The County Future Land Use designation is Low Intensity Land Use (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low to Medium Density Residential future land uses. The Planning Area is constrained by smaller areas of wetlands and two areas of floodplain bisecting the Planning Area in the north-south. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 62 residential units. Approximately 150 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis). The 2011 Comprehensive Plan envisioned new collector roadways to accommodate development from Paradise Road to Chapel Road and Frontage Road to Chapel Road. Development that may occur closer to I-95 should incorporate appropriate buffering.

The Planning Commission noted that this Planning Area's character is typical of R-1 zoning and "exclusive" homes. It is seen as more of a prestigious neighborhood rather than as a location for potential commercial development. The consensus was that there is a desire for it to retain this character and alternative uses (such as a data center, warehouse, other business or industrial uses, etc.) were not appropriate. *The Planning Commission's recommendation is to retain the Paradise Planning Area as a Future Growth Priority with Low Density Residential (R-1) future land uses.*



PLANNING AREA 9: ALDINO-STEPNEY

The Aldino-Stepney Planning Area is approximately 850 acres in size. The County Future Land Use designation is Agriculture Land Use (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG), Rural Residential (RR), and Neighborhood Business (B1). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low to Medium Density Residential future land uses. The Planning Area has some environmental constraints including wetlands and floodplain, as well as a large area of MALPF easements. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 183 residential units. There are over 1,000 units that have been approved but not yet constructed. Over 500 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis); this includes areas of approved but not built development. This Planning Area is included in the small area plans being developed.

This Planning Area has seen mostly residential growth in the past, although IBD Zoning has the intent for mixed commercial/residential uses. Infrastructure is the primary issue for this Planning Area, although there are areas of environmental constraints. There was a desire for this Planning Area and the adjacent Gilbert Planning Area to have a cohesive vision for future growth. Discussion noted that areas around the golf course and stadium would possibly make sense for additional commercial growth but that further out, growth would likely continue to be residential. The Planning Commission would like for the area to have the potential for commercial development, but controlled and similar to that found in the villages in Columbia. Approved development within this area will see the addition of an additional 1,000 housing units over the next few years. Future connections will need to consider some type of roadway widening and adding commercial development will likely mean adjacent roadways will boast lower speed limits. *The Planning Commission's recommendation is to retain Aldino-Stepney as a Future Growth Priority with Low to Medium Density Residential and Limited Mixed Use/Commercial future land uses.*

City Council input requested:

Should the Aldino-Stepney Planning Area add limited commercial or mixed commercial/residential uses as a future land use?

PLANNING AREA 10: GILBERT

The Gilbert Planning Area is approximately 565 acres in size. The County Future Land Use designation is Agriculture and Mixed Office Land Use (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG) and Rural Residential (RR). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low to Medium Density Residential future land uses. The Planning Area has some environmental constraints including wetlands and floodplain, closely following its existing boundary with the City. It is also home to the Wetlands Golf Course. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 285 residential units. Approximately 80 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis). The 2011 Comprehensive Plan envisioned new collector roadways to accommodate development from Gilbert Road/Adams Road to Paradise Road/Lee Road and from Carsins Run Road to Gilbert Road/Adams Road. This Planning Area is included in the small area plans being developed.

Due to time constraints, the discussion related to the Gilbert Planning Area was very limited. It was again identified that there should be a cohesive vision for future growth with the adjacent Aldino-Stepney Planning Area. It was noted that the residential development to the south had some well/septic challenges and would likely need connection to the Eagles Rest substation as boring under I-95 would likely not occur. *The Planning Commission recommendation is to retain Gilbert as a Future Growth Priority with Low to Medium Density Residential future land uses.*



PLANNING AREA 11: LONG/HEAT

The Long/HEAT Planning Area is approximately 295 acres in size. The County Future Land Use designation is Mixed Office and University Center Land Uses (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG), Light Industrial (LI), and Neighborhood Business (B1). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Commercial future land uses (e.g., research and development, office, mixed uses permitted in the Integrated Business District). There are limited pockets of wetlands in the Planning Area, as well as streams and other water bodies. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 86 residential units, primarily to the north/east of MD 22. Approximately 140 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis).

Due to time constraints, the Long/HEAT Planning Area was not discussed during the May 19 meeting.

City Council input requested:

Are there any comments or requested changes to the Long/HEAT Planning Area?

PLANNING AREA 12: GRAYS

The Grays Planning Area is approximately 838 acres in size. The County Future Land Use designation is Agriculture and University Center Land Use (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG). The City's 2011 Comprehensive Plan identified this Planning Area as a Rural Buffer with Low Density Residential future land uses. Approximately half of the Planning Area is constrained by forest conservation easements, wetlands, and floodplain. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 92 residential units. Approximately 90 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis), while an additional 300 acres may be "underdeveloped." The 2011 Comprehensive Plan envisioned new collector roadways to accommodate development from Stepney Road to Technology Drive.

Due to time constraints, the Grays Planning Area was not discussed during the May 19 meeting.

City Council input requested:

Are there any comments or requested changes to the Grays Planning Area?

PLANNING AREA 13: BUSH CHAPEL

The Bush Chapel Planning Area is approximately 649 acres in size. The County Future Land Use designation is Medium and High Intensity Land Use (per their most recent Comprehensive Plan) and County Zoning is Urban Residential (R1 & R2), General Industrial (GI), and General Business (B3). The City's 2011 Comprehensive Plan identified this Planning Area as a Future Growth Priority with Low to Medium Density Residential and Office, Research, and Educational future land uses. The Planning Area is constrained by Cranberry Run and its associated wetlands and floodplain. According to a GIS data layer of building footprints provided by the City, the Planning Area contains 100 residential units. Over 200 acres are undeveloped and without identified environmental constraints (subject to change with additional analysis). The 2011 Comprehensive Plan envisioned extending MD 715 to Yarish Lane and new collector roadways to accommodate development from Hiob Lane to Hickory Drive, and from Hiob Lane to the MD 715 extension. This Planning Area is included in the small area plans being developed.

The Planning Commission discussed how office/research/educational uses are not really taking place in this Planning Area and that it is mostly residential except for industrial uses to the south. The Route 40 interceptor is nearing capacity—this will be a consideration for what improvements within the area would look like. While some of the road network in this Planning Area already exists, it is likely that the roads



would need widening in order to serve additional development. There have been some inquiries about potential development in the area; these have been related to residential development. There is little visibility to this Planning Area so retail and other similar commercial uses are not considered appropriate. *The Planning Commission recommendation is to retain Bush Chapel as a Future Growth Priority with Low to Medium Density Residential future land uses (except for existing areas of M-1 to the south).*

City Council input requested:

Should the Bush Chapel Planning Area future land use change to only Low to Medium Density Residential?

PLANNING AREA 14: STEPNEY

The Stepney Planning Area is approximately 553 acres in size. The County Future Land Use designation is Medium Intensity Land Use (per their most recent Comprehensive Plan) and County Zoning is Agriculture (AG) and Urban Residential (R1, R2 & R3). The City's 2011 Comprehensive Plan noted that this Planning Area was not being considered for development.

This Planning Area is already under development at Beech Creek with extension of County utilities. *The Planning Commission recommendation is to remove the Stepney Planning Area from the Comprehensive Plan.*

City Council input requested:

Should the Stepney Planning Area be removed from the Comprehensive Plan?

PLANNING AREA 15: OLD PHILADELPHIA

The Old Philadelphia Planning Area is approximately 1,054 acres in size. The County Future Land Use designation is Low, Medium, and High Intensity and Industrial/Employment Land Use (per their most recent Comprehensive Plan) and County Zoning is Urban Residential (R1, R2, R3 & R4), Neighborhood Business (B1), General Industrial (GI), Light Industrial (LI), and Commercial Industrial (CI). The City's 2011 Comprehensive Plan noted that this Planning Area was not being considered for development. A 2019 discussion with the Planning Commission indicated that some areas were already under development and those that were not were near County utilities.

This Planning Area predominantly abuts existing warehouse/CSX cold storage and Amazon distribution center development. The road network from Route 40 does not support this type of traffic. There was a question of whether this Planning Area should be considered as a Growth Area. The City is annexing land adjacent to the Cranberry Run Business Park for future industrial development, which is within this Planning Area. The 2011 Comprehensive Plan notes that the Planning Area is not considered for development.

City Council input requested:

Should the Old Philadelphia Planning Area be considered as a Growth Area?



PLAN DEVELOPMENT UPDATE

Concurrently with the various outreach activities that have occurred, we have been collecting data, background information, devising content framework, and drafting chapter narratives and maps. A status of this project component is provided below.

- Introduction: outline complete, initial narrative in progress
- Community Profile: outline complete, initial narrative complete, WM internal QA/QC and draft revisions complete
- Community Facilities & Services: outline complete, initial narrative complete, WM internal QA/QC in progress, draft revisions underway
- Land Use: outline complete, initial narrative in progress
- Municipal Growth (including Small Area Studies of Aldino-Stepney, Gilbert & Bush Chapel Planning Areas): outline complete, initial narrative and mapping in progress
- Housing: outline complete, initial narrative in progress
- Transportation: outline complete, initial narrative and mapping complete, WM internal QA/QC in progress
- Environmental Resources & Sensitive Areas: Outline complete, initial narrative and mapping complete, WM internal QA/QC complete, draft revisions underway
- Water Resources: outline complete; initial analysis, narrative, and mapping in progress
- Implementation: outline complete, development to be completed upon completion of other chapters
- Acronyms & Definitions Appendix: development ongoing

We will be circulating chapter drafts with City staff beginning the week of May 23 and, after addressing their input and comments, will begin circulating with the Planning Commission and City Council for review.