TITLE: Fall 2013 cycle of Water and Sewerage Plan Amendments

PROJECT INFORMATION:
WS 13-16 Town of New Market/Paul & Kelly Hill. Requesting reclassification to W-3/Dev.
WS 13-26 Ballenger Enterprises, LLC. Requesting reclassification of 7.8 acres to W-4/Dev.

STAFF: Tim Goodfellow, Principal Planner

RECOMMENDATION: Refer to staff report for recommendations
Enclosures:
Staff report
Applicant's submissions
Frederick County Community Development Division  
Staff Report  
Frederick County  
Water and Sewerage Plan Amendments  

Fall 2013 Cycle Amendment Requests

WS 13-14  Thurmont Community Ambulance Service, Inc.
WS-13-15  Frall Developers, Inc.
WS-13-16  Town of New Market/Paul & Kelly Hill
WS 13-17  Homewood at Frederick MD, Inc.
WS-13-18  Natelli Holdings III, LLC (Worthington Square)
WS-13-19  Monocacy Land Company, LLC (Boxwood)
WS-13-20  Urbana Investment Properties II, LLC (Urbana Town Center)
WS-13-21  75-80 Properties, LLC
WS-13-22  Payne Investments, LLC
WS-13-23  75-80 Properties, LLC
WS-13-24  75-80 Properties, LLC
WS-13-25  75-80 Properties, LLC
WS-13-26  Ballenger Enterprises, LLC
WS-13-27  Oakdale Properties, LLC
WS-13-28  Urbana Corporate Center, LLC

ISSUE

The Planning Commission is requested to review the amendment requests for a finding of consistency with the County Comprehensive Plan.

BACKGROUND

The purpose of the Planning Commission’s review is to determine whether each amendment request is consistent with the County Comprehensive Plan. The Land Use Article of the Annotated Code of Maryland defines consistency with the comprehensive plan as addressing the location, character, and extent of the request. A finding with regards to consistency may reference the comprehensive plan map and the text document, specifically the goals and policies. For properties located within a municipality the municipal comprehensive plan and municipal land use plan designation is referenced.

A finding of consistency does not reference whether a case meets the specific criteria, described in the Water and Sewerage Plan, for the requested classification. That determination is made by the Board of Commissioners in their review.
If the Planning Commission finds a request to be inconsistent with the comprehensive plan then the request is not forwarded to the Board of Commissioners.

**RECOMMENDATION**

Staff recommendations are noted in the individual case descriptions.

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**IV. COUNTY WATER AND SEWERAGE PLAN CLASSIFICATION SYSTEM**

**A. General**

A classification system has been established for properties that will be served by publicly owned community water and sewer systems. The classification system reflects a progression toward the attainment of public water and sewer service so as to implement the County Water and Sewerage Plan, as well as County or municipal Comprehensive Plans.

The classification system is designed to show need and intent of the County, its municipalities and the private developer for establishing or extending publicly-owned community water and sewer systems.

Classifications which indicate anticipated improvements within the next six (6) years should be part of an action plan to be implemented within the constraints of funding and various required agreements and approvals. The classification system is not intended to prevent development of publicly-owned community water and/or sewerage systems or facilities prior to or later than the time periods indicated; rather it is the best estimate at the time of adoption as to when such development may be expected to occur. Every effort should be made by the County, municipalities, and developers to progress with water and sewer projects to the point that construction may occur in accordance with the Plan. However, after having achieved one level, there is no guarantee that the next level classification will be granted.

**B. Water and Sewerage Plan Classifications:**

Tracts of land where publicly-owned community water and/or sewer facilities are proposed to be extended by developers or where the County or municipalities anticipate that development may occur within 20 years may be assigned a classification with the suffix "Development" or "Dev.". A “Dev.” designation means that the extension or construction of publicly-owned community systems or facilities is dependent upon developer or land owner action and funding.

The year of adoption of a piecemeal Water and Sewerage Plan amendment is noted within the water and sewer classification designations for properties in 4 and 3 categories, (e.g. 90-S-3 means the sewer priority classification of S-3 was approved by the County in 1990).
NPS – No Planned Service:
A classification assigned during the Comprehensive Planning Process to land, which is not planned or projected to be served by publicly-owned community water or sewer systems within the timeframe of the current County Comprehensive Plan.

PS – Planned Service:
A classification assigned during the Comprehensive Planning Process to an area shown on the Comprehensive Plan for growth utilizing publicly-owned community water and/or sewer systems, or within the Community Growth boundary of a community to be served by public water and sewer in the adopted County Comprehensive Plan, within the 11-20 year time period. Properties within this classification have designations other than Agricultural/Rural or Natural Resource on the County Comprehensive Plan.

This classification may be assigned through the piecemeal application process as follows:

(1) To property annexed into a municipal corporation, and/or to property which is designated other than Agricultural/Rural or Natural Resources on the County Comprehensive Plan and which is adjacent to property which has a classification of PS or higher for public water and/or sewer. For purposes of this provision, a parcel which is separated from another parcel by a public or private road shall be deemed to be ‘adjacent’ to such parcel.

(2) A developer funded study must be completed as part of the request for a PS classification, and approved by the DUSWM, to determine if adequate capacity exists in the sub-regional water or wastewater treatment system to serve properties outside the system’s current service area. This study must also analyze water treatment or wastewater treatment system expansion needs and constraints, including costs estimates, and any additional groundwater appropriation and National Pollutant Discharge Elimination System (NPDES) discharge permit revisions from the State of Maryland.

S-5/W-5 – Mid-Range Plan Phase:
A classification assigned through the Comprehensive Planning Process where improvements to, or construction of, publicly-owned community sewerage or water systems are planned within the 7-10 year time period. Properties classified S-5/W-5 are not required to, but may, connect to the community system. Properties requesting this classification shall meet the following criteria:

a. Have a land use plan designation other than Agricultural/Rural or Natural Resource on the County Comprehensive Plan.

b. Have zoning other than Agricultural or Resource Conservation.

c. If located within a municipality where the municipality provides community water and sewer, the property shall be designated in the municipal plan to be provided services in the 7-10 year time frame.

d. Be located within a Planned Service Area as shown on the Frederick County Water and Sewerage Plan map.

e. Demonstrate that there is sufficient capacity planned in the systems serving the property within the 7-10 year period.
This classification may be assigned through the piecemeal application process to property:

1) Annexed into a municipal corporation; or
2) Granted a Planned Unit Development (PUD) or Mixed Use Development (MXD) floating zone classification; or
3) Having an existing PS classification and requesting a connection(s) to a sub-regional water or wastewater treatment system; or
4) Possessing Institutional (Ie) zoning as of April 8, 2010 and immediately adjacent to denied access water or sewer infrastructure lines, provided all criteria in Section II E(7)(F) are satisfied; or
5) Zoned Agricultural, if all the criteria set forth above and in Section II (E)(8) are satisfied; or
6) To provide public water and/or sewer service to Public Service Facilities, if applicable criteria in Section II(E)(8) are satisfied.

**S-4/W-4 – Concept Evaluation Phase:**
A classification assigned through the piecemeal application process to properties having an S-5/W-5 classification, and designated residential, commercial, or industrial, or in general, a category other than Agricultural/Rural or Natural Resource on the most recently adopted County Comprehensive Plan, and where improvements to, or construction of, publicly-owned community sewerage or water systems are planned within the 4-6 year time period. Properties classified S-4/W-4 shall connect to the public system when service lines abut the property. Properties requesting this classification shall meet the following criteria:

a. The criteria required for the S-5/W-5 classification have been met.

b. The application shall include documents that show conceptually how the applicant plans extensions of water and sewer lines to serve the property, including topographic information from appropriate sources and an estimate of construction costs. Water concept submissions shall consider the County's water pressure zones to develop the concept, e.g., water booster pumping stations or pressure reducing valves. Sewerage concepts shall consider gravity service as the preferred method (see II (E) (5)(E)). All concept plans shall distinguish between County planned and developer provided facilities.

c. Adequate capacity shall exist or be programmed within the County or a municipal CIP for the system, which will serve the site. If adequate capacity does not exist, the property owner will either wait for public improvements to be programmed or propose how such service can be provided by the developer/applicant.

d. After an S-4/W-4 classification has been granted, an application may be submitted to the Maryland Department of the Environment for Water and/or Sewerage construction permits, as applicable.
**S-3/W-3 – Preliminary Design Phase:**
A classification assigned through the piecemeal application process to properties where improvements to, or construction of, publicly-owned community sewer or water systems are planned to be completed and operational within 3 years. If applicant has not obtained approved water and sewer improvement plans for onsite work within three years or the Preliminary Plan/Site Plan/Phase II Plan expires, they may lose their “3” classification and revert to the “4” classification at the next amendment cycle. Properties classified S-3/W-3 shall connect to the public system when service lines abut the property. Properties requesting this classification shall meet the following criteria:

a. Criteria required for the S-4/W-4 classification have been complied with.

b. Applicant shall provide a study of the components of the existing water and wastewater system and identify inadequacies that may result from the development of the property. This study may be performed in conjunction with the *Adequate Public Facilities Ordinance* (APFO) studies.

c. A preliminary subdivision plan, site plan, or Phase II Plan (in the case of PUDs and MXDs) has been approved by the Planning Commission.

d. A discharge permit, where appropriate, has been approved by all appropriate State agencies.

e. A hydrogeologic study, where appropriate, supports the establishment of a community water system, which will not be detrimental to adjoining wells or surface waters. The hydrogeologic study is typically required to appropriate both ground (well) or surface waters. A Water Appropriation and Use Permit, where appropriate, has been approved by all appropriate State agencies.

f. If County funded CIP project(s) are needed to provide service, then construction funds for each project must be contained in the first or second year of the County's approved CIP.

g. If service is to be provided by developer initiated and funded projects, the developer must have approved and signed water/sewer improvement plans and an approved cost proposal for all improvements required to bring adequate water and sewer service to the site. This “service to the site” requirement is considered “met” if adequate water and sewer lines abut the site and are located within a public right-of-way or a public water/sewer easement which abut the site.

h. Satisfaction of Items f. and g. will create a rebuttable presumption in favor of the applicant that service will be available within 3 years.
S-2/W-2 – Engineering Phase:
This classification is not mapped. Properties are assigned this category by County staff and shall meet the following criteria:

a. All criteria required for the S-3/W-3 classification have been complied with.

b. Improvement plans for water and sewer lines and preliminary design of treatment plants and other infrastructure, as appropriate, have been approved.

c. Location of facilities, i.e. tanks, pumping stations, treatment plants have been located on the Water and Sewerage Map by prior amendment.

d. Properties classified S-2/W-2 shall connect to the publicly owned system when service lines abut the property.

During the S-2/W-2 phase, final construction design drawings and documents are prepared, rights-of-way are determined and the necessary acquisitions are pursued, various construction related permits are applied for and obtained, a public works agreement, allocation of taps including multi-year tap agreements and improvement guarantees are approved. Final plats may then be recorded, where appropriate. 1

S-1/W-1 – Existing Service:
A classification assigned to properties where publicly-owned community sewer or water systems are existing and are connected to and serving a structure on the property. Properties are assigned this classification by County staff to reflect projects recently completed or structures connected to the public water or sewer system. The County Water and Sewerage Plan map will be revised to reflect this status at regular updates.

Multi-Use Water System:
A classification assigned during the piecemeal application process to a single parcel or lot utilizing a water supply system having the capacity to supply more than 5,000 gallons of water per day and serves a number of individuals.

Multi-Use Sewerage System:
A classification assigned during the piecemeal application process to a single parcel or lot having a maximum discharge or output capacity in excess of 5,000 gallons per day.

1 See Sec. 1-16-106 of the County Code for additional requirements.
STAFF REPORT

Case # WS-13-14

APPLICANT: Thurmont Community Ambulance Service, Inc.

REQUEST: To reclassify 21.5 acres from Planned Service (PS) to W-3/Dev., S-3/Dev.

LOCATION: Northwest corner of Lawyer Lane and Stratford Drive at the terminus of Woodland Avenue, adjacent to the Town of Thurmont. (Tax Map 25, Parcel 484. Property ID#15-358068)

BACKGROUND:

Comprehensive Plan — The property is designated Medium Density Residential within the Thurmont Community Growth Area.

Zoning — Agricultural

Development Status — The Planning Commission granted conditional site plan approval on December 11, 2013 for development of a 28,600 square-foot ambulance facility and community activity building on the subject property. The use was reviewed as a ‘community fire and rescue service,’ which is a principal permitted use in the Agricultural zoning district subject to site development plan approval.

Water & Sewerage Plan Status — Public water and sewer service will be provided by the Town of Thurmont. An 8-inch water line will be extended from the terminus of Woodland Avenue to serve the proposed building. Sewer service will be provided by connecting a new 6-inch service line from the Town’s existing 10-inch sewer line, located approximately 260 feet to the north, to the building.

This amendment request utilizes Section II(E)(8) [Goals and Policies] of Chapter 1 in the Water and Sewerage Plan which affords opportunities for Agriculturally-zoned properties to connect to publicly-owned, community water and sewer service if they are in a growth area, planned for public water and sewer, and have approvals for uses allowed in the Agricultural zoning district.

STAFF RECOMMENDATION:
The subject property is located within a community growth area and within a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for case WS-13-14.
STAFF REPORT

Case # WS-13-15

APPLICANT: Frall Developers, Inc.


LOCATION: South side of Yeagertown Road, 0.75 miles north of Old National Pike.
(Tax Map 79, Parcel 9. Property ID#09-263594)

BACKGROUND:

Comprehensive Plan — The property is designated Low Density Residential within the Linganore Community Growth Area.

Zoning — R-1 Residential

Development Status — On September 13, 2013, the Planning Commission granted Preliminary Subdivision Plan approval for development of 3 single-family residential lots on the subject property.

Water & Sewerage Plan Status — An 8-inch water line will be constructed to the subject property from the existing 10-inch water line that serves the adjacent Supply to Barren residential subdivision. Extension of an 8-inch sewer line along Yeagertown Road will be made to provide public sewer service to the property.

STAFF RECOMMENDATION:
The subject property is located within a community growth area and within a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for case WS-13-15.
STAFF REPORT

Case # WS-13-16

APPLICANT:  Town of New Market/Paul and Kelly Hill

REQUEST:  To reclassify 0.42 acres from W-5/Dev. to W-3/Dev.

LOCATION:  South side of Main Street (MD 144), east of Eighth Alley
(Tax Map 801, Parcels 3795, 3796. Property ID# 09-234691, 09-234683)

BACKGROUND:

Comprehensive Plan — The properties are designated Low Density Residential on the Town of New Market 2005 Comprehensive Plan.

Zoning — R-1 Residential

Development Status — The subject properties are developed with a church and its associated clergy house.

Water & Sewerage Plan Status — The Board of County Commissioners and the Town of New Market executed a Water Service Area Agreement (WSAA) in April 2003. This agreement, and all of its subsequent revisions, identifies the County as the sole provider of water and sewer service to the Town of New Market and contains an allocation schedule for providing water taps to the Town for the Town to allocate to existing County sewer customers.

The property has existing public sewer service and currently uses an individual well. No improvement plans will be needed to connect to the existing 12-inch water line along Main Street. The applicant will be required to connect to the public water system within 120 days of approval of the W-3 designation per Section IX.C of the Frederick County Water and Sewer Rules and Regulations.

At time of connection to the public water supply, the private well must be physically disconnected from the interior plumbing for the potable water supply and, per State regulations under COMAR 26.04.04.11, the well must be subsequently abandoned and sealed by or under the supervision of a master well driller licensed by the State or a representative of the Frederick County Health Department.
STAFF RECOMMENDATION:
Staff recommends the Planning Commission make a finding of consistency with the Town of New Market Comprehensive Plan for Case WS 13-16.
STAFF REPORT
Case # WS-13-17

APPLICANT: Homewood at Frederick, Maryland, Inc.
LOCATION: North side of Willow Road, west of US 15 within the City of Frederick.
(Tax Map 57, Parcel 328. Property ID#28-587899)

BACKGROUND:

Comprehensive Plan — The property is designated Institutional on the City of Frederick’s 2010 Comprehensive Plan.

Zoning — Institutional (City Zoning)

Development Status — The City Planning Commission granted site plan approval to Homewood at Willow Ponds, Phase II, for 108 apartment units and 128 duplex dwelling units in June, 2013.

Water & Sewerage Plan Status — Existing twelve (12) inch water and sewer lines in Willow Road provide service for the overall Homewood at Willow Ponds project in the City of Frederick. An 8-inch water line and 8-inch sewer line that serve Phase I of Homewood at Willow Ponds will be extended northward to provide service for this portion (Phase II) of the project. Adequate Public Facilities Capacity Certification for water and sewer line infrastructure has been approved by the city of Frederick for this project and is included in the applicant’s materials.

STAFF RECOMMENDATION:
The subject properties are designated Institutional, located within a municipality, a community growth area, and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the City Comprehensive Plan for Case WS-13-17.
STAFF REPORT

Case # WS-13-18

APPLICANT: Natelli Holdings III, LLC


LOCATION: The south side of MD 355, Urbana Pike, and Urbana Church Road, west of Sugarloaf Parkway.
(Tax Map 96, Parcels 34, 174, 257, lot 302R. Property ID# 07-195753, 07-199716, 07-237774)

BACKGROUND:

Comprehensive Plan — Village Center and Mixed-Use

Zoning — Village Center and Mixed-Use

Development Status — The project, Worthington Square, received conditional Preliminary Subdivision Plan and Site Development Plan approval from the Planning Commission in August 2013 for development of 61 townhome lots and one (1) commercial lot on 7 acres.

Water & Sewerage Plan Status — Public water and sewer service for the project will be provided through an extension of an existing 8-inch water and 8-inch sewer lines present in Urbana Pike.

STAFF RECOMMENDATION:
The subject property is designated Village Center and Mixed-Use and located within the Urbana Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-18.
STAFF REPORT

Case # WS-13-19

APPLICANT: Monocacy Land Company, LLC


LOCATION: South side of Tabler Road at the terminus of Bealls Farm Road, adjacent to Urbana District Park in the northwest corner of the Villages of Urbana PUD. (Tax Map 96, Parcel 210. Property ID#07-192959)

BACKGROUND:

Comprehensive Plan — The properties are designated Low Density Residential.

Zoning — Planned Unit Development (PUD)

Development Status — The Planning Commission granted conditional Preliminary Subdivision Plan approval on December 11, 2013 to the ‘Boxwood’ section of the Villages of Urbana for development of 92 age-restricted, residential townhome lots.

Water & Sewerage Plan Status — Existing 8-inch water and 8-inch sewer lines are present south of the proposed site within Section M-22A of the Villages of Urbana, now under construction. These lines will be extended northward to serve the subject property. A sewage pump station is proposed on the adjacent parcel (Tax Map 96, Parcel 249, Outlot B) for conveyance to the main collection system within the Villages of Urbana.

STAFF RECOMMENDATION:
The subject properties are designated Low Density Residential and located within the Urbana Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-19.
STAFF REPORT

Case # WS-13-20

APPLICANT: Urbana Investment Properties II, LLC


LOCATION: South west side of MD 355, north of I-270 (Tax Map 96, Parcels 22, 184. Property ID#07-199503, 07-203217)

BACKGROUND:

Comprehensive Plan — The properties are designated Office/Research/Industrial on the County Comprehensive Plan.

Zoning — Mixed Use Development (MXD)

Development Status — The property, known as the Urbana Town Center/Northern MXD, received Preliminary Subdivision Plan and Site Plan approval from the Planning Commission in October 2013 for development of 610 residential units and 2 million square feet of employment and retail uses. The property also contains the site of a new elementary school.

Water & Sewerage Plan Status — An existing 8-inch sewer line will be extended under MD 355 in the vicinity of Lew Wallace Street to serve the project on the south side of MD 355. The existing 16-inch water line that serves the Urbana PUD will be extended from its terminus at Worthington Parkway and Lew Wallace Street into the subject property.

STAFF RECOMMENDATION:
The subject properties are designated Office/Research/Industrial in the Urbana Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-20.
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. 00091
STAFF REPORT

Case # WS-13-21

APPLICANT: 75-80 Properties, LLC

REQUEST: To reclassify 185.1 acres from Planned Service (PS) to W-4/Dev., S-4/Dev. plus the depiction of an elevated water storage tank symbol and a 16-inch water line on the Water Map.

LOCATION: West side of MD 75, north of MD 80, east of Ed McClain Road (Tax Map 88, Parcel 27, 21; Tax Map 97, Parcel 2. Property ID#09-253912, 09-225218, 09-589614)

BACKGROUND:

Comprehensive Plan — The properties are designated Low Density Residential.

Zoning — Agricultural

Development Status — The 2012 amendment to the 2010 County Comprehensive Plan included the application of a Low Density Residential (LDR) land use plan designation to the subject properties. The properties are part of the larger Monrovia Community Growth Area. These parcels are components of a rezoning request (R-12-02) to Planned Unit Development (PUD) as part of the Monrovia Town Center.

Water & Sewerage Plan Status — As part of the 2012 revisions to the County Comprehensive Plan, the accompanying water and sewer classification on the subject properties was changed from No Planned Service (NPS) to Planned Service (PS) to reflect the application of the LDR land use plan designation.

Major infrastructure required to provide public water and sewer service to the Monrovia Town Center includes the following:

- Construction of a new 16-inch water line along MD 75 from Baldwin Road south to Monrovia Town Center
- 1,000,000 gallon water storage tank
- Sewage Pump Station and an accompanying force-main sewer on the east side of MD 75
- Construction and connection of a 15-inch gravity sewer line to the Landsdale sewage collection system for ultimate conveyance to the 24-inch Middle Bush Creek Interceptor
STAFF RECOMMENDATION:
The subject properties are designated Low Density Residential and located within the Monrovia Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-21.
STAFF REPORT

Case # WS-13-22

APPLICANT: Payne Investments, LLC
Development, LLC

REQUEST: To reclassify 82.9 acres from Planned Service (PS) to W-4/Dev., S-4/Dev.

LOCATION: East side of Ed McClain Road, west of MD 75.
(Tax Map 88, Parcel 22. Property ID#09-254145)

BACKGROUND:

Comprehensive Plan — The property is designated Low Density Residential, within the Monrovia Community Growth Area.

Zoning — Agricultural

Development Status — The 2012 amendment to the 2010 County Comprehensive Plan included the application of a Low Density Residential (LDR) land use plan designation to the subject property. The property is part of the larger Monrovia Community Growth Area. This parcel is a component of a rezoning request (R-12-02) to Planned Unit Development (PUD) as part of the Monrovia Town Center.

Water & Sewerage Plan Status — As part of the 2012 revisions to the County Comprehensive Plan, the accompanying water and sewer classification on the subject properties was changed from No Planned Service (NPS) to Planned Service (PS) to reflect the application of the LDR land use plan designation.

Major infrastructure required to provide public water and sewer service to the Monrovia Town Center includes the following:

- Construction of a new 16-inch water line along MD 75 from Baldwin Road south to Monrovia Town Center
- 1,000,000 gallon water storage tank
- Sewage Pump Station and an accompanying force-main sewer on the east side of MD 75
- Construction and connection of a 15-inch gravity sewer line to the Landsdale sewage collection system for ultimate conveyance to the 24-inch Middle Bush Creek Interceptor

STAFF RECOMMENDATION:
The subject properties are designated Low Density Residential and located within the Monrovia Town Center.
Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-22.
APPLICANT: 75-80 Properties, LLC


LOCATION: East side of MD 75, north of MD 80. Property is bisected by power line.
(Tax Map 88, Parcel 28. Property ID#09-261834)

BACKGROUND:

Comprehensive Plan — The property is designated Low Density Residential (96.4 acres) and General Commercial (16.9 acres), within the Monrovia Community Growth Area.

Zoning — Agricultural (96.4 acres) and General Commercial (16.9 acres)

Development Status — The 2012 amendment to the 2010 County Comprehensive Plan included the application of a Low Density Residential (LDR) and General Commercial (GC) land use plan designations to the subject property. The property is part of the larger Monrovia Community Growth Area. The parcel is a component of a rezoning request (R-12-02) to Planned Unit Development (PUD) as part of the Monrovia Town Center.

Water & Sewerage Plan Status — As part of the 2012 revisions to the County Comprehensive Plan, the accompanying water and sewer classification on the subject properties was changed from No Planned Service (NPS) to Planned Service (PS) to reflect the application of the LDR land use plan designation.

Major infrastructure required to provide public water and sewer service to the Monrovia Town Center includes the following:

- Construction of a new 16-inch water line along MD 75 from Baldwin Road south to Monrovia Town Center
- 1,000,000 gallon water storage tank
- Sewage Pump Station and an accompanying force-main sewer on the east side of MD 75
- Construction and connection of a 15-inch gravity sewer line to the Landsdale sewage collection system for ultimate conveyance to the 24-inch Middle Bush Creek Interceptor
STAFF RECOMMENDATION:
The subject property is designated Low Density Residential and General Commercial and located within the Monrovia Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-23.
STAFF REPORT

Case # WS-13-24

APPLICANT: 75-80 Properties, LLC


LOCATION: Northwest intersection of MD 80 and MD 75
(Tax Map 97, Parcel ‘0’. Property ID#09-253890)

BACKGROUND:

Comprehensive Plan — The property is designated both Low Density Residential (23.6 acres) and General Commercial (15.4 acres), within the Monrovia Community Growth Area.

Zoning — Agricultural (23.6 acres) and General Commercial (15.4 acres)

Development Status — The 2012 amendment to the 2010 County Comprehensive Plan included the application of a Low Density Residential (LDR) and General Commercial (GC) land use plan designations to the subject property. The property is part of the larger Monrovia Community Growth Area. The parcel is a component of a rezoning request (R-12-02) to Planned Unit Development (PUD) as part of the Monrovia Town Center.

Water & Sewerage Plan Status — As part of the 2012 revisions to the County Comprehensive Plan, the accompanying water and sewer classification on the LDR-designated portion of the subject property was changed from No Planned Service (NPS) to Planned Service (PS) to reflect the application of the LDR land use plan designation.

Major infrastructure required to provide public water and sewer service to the Monrovia Town Center includes the following:

- Construction of a new 16-inch water line along MD 75 from Baldwin Road south to Monrovia Town Center
- 1,000,000 gallon water storage tank
- Sewage Pump Station and an accompanying force-main sewer on the east side of MD 75
- Construction and connection of a 15-inch gravity sewer line to the Landsdale sewage collection system for ultimate conveyance to the 24-inch Middle Bush Creek Interceptor
STAFF RECOMMENDATION:
The subject property is designated Low Density Residential and General Commercial and located within the Monrovia Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-24.
STAFF REPORT

Case # WS-13-25

APPLICANT: 75-80 Properties, LLC

REQUEST: To reclassify 68.9 acres from Planned Service (PS) to W-4/Dev., S-4/Dev. plus depiction of a sewage pump station symbol on the Sewer Map

LOCATION: Southwest side of Weller Road, bisected by a powerline and east side of Ed McClain Road.
(Tax Map 88, Parcels 127, 53. Property ID#09-253939, 09-253904)

BACKGROUND:

Comprehensive Plan — The property is designated Low Density Residential within the Monrovia Community Growth Area.

Zoning — Agricultural

Development Status — The 2012 amendment to the 2010 County Comprehensive Plan included the application of a Low Density Residential (LDR) land use plan designations to the subject property. The property is part of the larger Monrovia Community Growth Area. The parcels are components of a rezoning request (R-12-02) to Planned Unit Development (PUD) as part of the Monrovia Town Center.

Water & Sewerage Plan Status — As part of the 2012 revisions to the County Comprehensive Plan, the accompanying water and sewer classification on the subject property was changed from No Planned Service (NPS) to Planned Service (PS) to reflect the application of the LDR land use plan designation.

Major infrastructure required to provide public water and sewer service to the Monrovia Town Center includes the following:

- Construction of a new 16-inch water line along MD 75 from Baldwin Road south to Monrovia Town Center
- 1,000,000 gallon water storage tank
- Sewage Pump Station and an accompanying force-main sewer on the east side of MD 75
- Construction and connection of a 15-inch gravity sewer line to the Landsdale sewage collection system for ultimate conveyance to the 24-inch Middle Bush Creek Interceptor
STAFF RECOMMENDATION:
The subject property is designated Low Density Residential and located within the Monrovia Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-25.
STAFF REPORT

Case # WS-13-26

APPLICANT: Ballenger Enterprises, LLC

REQUEST: To reclassify of 7.8 acres from W-5/Dev. to W-4/Dev.

LOCATION: North side of MD 28, Tuscarora Road at the eastern edge of Point of Rocks.
(Tax Map 108, Parcels 54, 1. Property ID#01-012444, 01-012452)

BACKGROUND:

Comprehensive Plan — The properties are designated General Commercial within the Point of Rocks Community Growth Area.

Zoning — General Commercial

Development Status — Parcel no. 54 contains a structure that was formally used as a restaurant. The adjacent parcel (P. 1; 1.0 acres) is currently vacant.

Water & Sewerage Plan Status — A 20-inch water line was installed by the County in 2004 from the New Design Road Water System westward along MD 28 to Point of Rocks as part of a system-wide consolidation program. This water line is present in front of the subject properties and will be accessed for future connections to serve the subject properties. (The parcel containing the structure is currently served by public sewer, although this application does not include a sewer reclassification request.)

STAFF RECOMMENDATION:
The subject property is designated Low Density Residential and located within the Point of Rocks Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-26.
STAFF REPORT

Case # WS-13-27

APPLICANT:  Oakdale Properties, LLC


LOCATION:  North side of Old National Pike, 1,000 feet west of Eaglehead Drive.
(Tax Map 79, Parcels 112, 162 Property ID#09-238697, 09-226354)

BACKGROUND:

Comprehensive Plan — The property is designated Mixed-Use within the Linganore Community Growth Area.

Zoning — Mixed-Use

Development Status — The property received Concept Plan approval from the Planning Commission on July 10, 2013 for development of 314 residential units. A combined Preliminary Subdivision Plan/Site Plan has been submitted is currently under review.

Water & Sewerage Plan Status — An existing 12-inch sewer line bisects the subject property and will be accessed to serve the proposed development. Water will be provided through an extension, to the site, of an existing 12-inch line present at the intersection of Old National Pike and the Oakdale Schools’ Access Lane.

STAFF RECOMMENDATION:
The subject property is designated Mixed-Use and located within the Linganore Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-27.
STAFF REPORT

Case # WS-13-28

APPLICANT: Urbana Corporate Center, LLC


LOCATION: Southwest side of MD 355, 500 feet north of Campus Drive.
(Tax Map 96, Parcels 172 Property ID#07-189044)

BACKGROUND:

Comprehensive Plan — The property is designated Office/Research/Industrial within the Urbana Community Growth Area.

Zoning — Office/Research/Industrial

Development Status — The property is vacant, save for a small building housing an old AT&T switching station. The property is adjacent to, but not part of, the partially-developed Urbana MXD Office/Research Center Preliminary Plan. A proposal to amend the MXD Office/Research Center Preliminary Plan to incorporate this small parcel into the surrounding development has been made, but no formal plans have been submitted for review or approval.

Water & Sewerage Plan Status — Water and sewer infrastructure is 100-200 feet of the subject property. The future use of the subject property within the surrounding MXD project will dictate the necessary infrastructure provision to this site.

STAFF RECOMMENDATION:
The subject property is designated Office/Research/Industrial and located within the Urbana Community Growth Area and a water and sewer service area. Staff recommends the Planning Commission make a finding of consistency with the County Comprehensive Plan for Case WS-13-28.