

appropriate environmental considerations, conserve the use of land by eliminating leap-frogging and development in agricultural areas, and promote the creation of communities which through a physical design make a positive contribution to the physical environment; and

WHEREAS, The proposed system utilizes the ability of government to obtain funds in a less expensive manner than private developers or individual home owners, and offers the possibility of reducing the cost of housing and promoting economic growth and development; and

WHEREAS, The City of Baltimore exercised a similar method of land development in the nineteenth century utilizing a precise physical plan, acquiring the land for public streets and other public facilities, and imposing the costs of land development upon the benefited property owners, and this system was upheld in numerous decisions of the Court of Appeals as consistent with individual property rights and other constitutional protections; and

WHEREAS, It is the intent of the General Assembly to encourage the study and possible implementation of this system in order to promote sound planning and development, economical provision of major public facilities and services, orderly patterns of new development, conservation of agricultural and other natural resources, less expensive new housing, and attractive and desirable local communities; now, therefore, be it

RESOLVED BY THE GENERAL ASSEMBLY OF MARYLAND, That the counties and municipalities of the State are hereby urged to study and analyze the methods of physical planning and development utilized in the creation of the State's historic towns and cities and to consider whether these methods could be utilized in the present day; and be it further

~~RESOLVED, That the State Departments of Economic and Community Development, Health and Mental Hygiene, Natural Resources, Planning, and Transportation are directed to participate in the study of this proposal and to assist local governments in exploring possible utilization of the system; and be it further~~

RESOLVED, That the School of Architecture of the University of Maryland and the Center for Metropolitan Planning and Research of the Johns Hopkins University are requested to participate in the study of the proposed system of land use planning and development; and be it further

RESOLVED, That this Resolution be referred to the