A RESOLUTION of the Baltimore County Council to approve the review of a proposed Planned Unit Development in accordance with County law.

WHEREAS, County law requires that an application for approval of a site for a Planned Unit Development be submitted to the County Council member in whose District the development is proposed to be located; and

WHEREAS, the site is the location of the Parham and Ritter Properties, a/k/a Patapsco Fields, which is located off of Johnnycake Road; and

WHEREAS, on November 14, 2018, Patapsco Fields Investments, LLC, (hereinafter referred to as “Applicant”) submitted an application for continued review of a 35.6 acre± site within the Urban Rural Demarcation Line zoned D.R.3.5 and O.T. in the First Councilmanic District to be developed as a general development Planned Unit Development (“PUD”) known as Patapsco Fields; and

WHEREAS, the PUD proposes the development of a townhome community that will assist in reducing the jobs to housing imbalance in the area as well as providing a housing choice of a modern amenity filled community for residents in Baltimore County; and
WHEREAS, the County Council finds that the density and uses permitted should be amended and modified to allow 182 single-family attached dwellings in accordance with Section 32-4-242 of the Baltimore County Code; and

WHEREAS, the County Council finds that the proposed PUD will provide community benefits described herein below which the Council approves as acceptable pursuant to Section 32-4-242(b)(6)(iii) of the Baltimore County Code; and

WHEREAS, Applicant conducted a post-submission community meeting on December 11, 2018 in compliance with Section 32-4-242(c) of the Baltimore County Code; and

WHEREAS, Applicant compiled comprehensive minutes of the meeting, together with a record of the names, addresses, and electronic mail addresses, if available, of the attendees and forwarded same to the Council member in whose District the property is located, and to the Department of Permits, Approvals and Inspections; and

WHEREAS, Applicant submitted copies of the application to the Department of Permits, Approvals and Inspections, and the appropriate County reviewing agencies have provided a written preliminary evaluation of the proposed PUD to the Councilmember, all of which has been posted on the County's internet website; and

WHEREAS, Applicant has posted the subject property at least 10 business days prior to the final vote on the Resolution in accordance with Section 32-4-242(d)(1) of the Baltimore County Code; and

WHEREAS, after review of the application and related materials, written preliminary evaluation from County agencies, and input from attendees of the post-submission community meeting, the County Council finds that the proposed PUD will achieve a development of
substantially higher quality than a conventional development and will achieve a compatible and efficient use of land; and

WHEREAS, having considered the Baltimore County Master Plan 2020, the Council finds this proposed development is in conformance with the goals, objectives, and recommendations of the Master Plan. The site’s classification as T-4 (General Urban Zone) and T-2 (Rural Zone) on the Proposed Land Use Map and the goals and objectives of the Master Plan 2020 was superseded by the rezoning of the property in the 2008 and 2012 Comprehensive Zoning Map Processes notwithstanding the fact that the T-2 classification was never formally amended. The Patapsco Fields PUD satisfies the more pressing Master Plan 2020 goal of accommodating population growth in close proximity to employment opportunities in urban areas already served by public infrastructure. In particular, this PUD would create much needed new housing stock in close proximity to an area which suffers from a jobs-to-housing imbalance; namely, the Woodlawn CDP, home of the Social Security Administration and Centers for Medicaid and Medicare Services, as well as a multitude of private operating businesses; now therefore,

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development Planned Unit Development filed by Patapsco Fields Investments, LLC is eligible for County review in accordance with Section 32-4-241, et seq. of the Baltimore County Code; and

BE IT FURTHER RESOLVED, that the County Council finds that the proposed PUD will provide community benefits in accordance with Sections 32-4-242(b)(6)(ii) & (iii) as it will provide a land use benefit and a capital improvement benefit of $111,000 (One Hundred Eleven Thousand dollars) as follows:
1. Funding of $75,000 (Seventy-Five Thousand Dollars) paid directly to the Liberty Community Development Corporation Youth Center at Security Square Mall for improvements for its Youth Center; and

2. Funding of $36,000 (Thirty-Six Thousand Dollars) paid directly to the Chadwick Manor Community Association for a community sign and street trees along Fairmont Road; and

BE IT FURTHER RESOLVED, that Applicant shall contribute $340,000 (Three Hundred Forty Thousand Dollars) to Baltimore County to satisfy Applicant’s open space requirements pursuant to Section 32-6-108 of the Baltimore County Code for improvements to be made by Baltimore County as follows:

1. Parkview Trail Community
   a. Removal of the existing 7,433 square foot tennis court
   b. Installation of 18’ x 26’ stone base and concrete slab
   c. Installation of 18’ x 24’ Poligon Community Shade Structure
   d. Installation of picnic tables and grills
   e. Installation of a 40’ x 40’ tot-lot with weed barrier and mulch
   f. Installation of Play Equipment for the tot-lot
   g. Installation of 390 square feet of stone base and concrete for a sidewalk; and

2. Stonegate at Patapsco Community
   a. Clearing and grading of the property to prepare for use
   b. Installation of Erosion and Sediment Control and Storm Water Management
   c. Installation of 1,100 square feet of Mulched area for exercise equipment
   d. Installation of Outdoor Exercise Equipment
   e. Installation of 100 linear feet of 6’ High Vinyl Fencing
f. Installation of 347 square feet of stone base and concrete for a sidewalk; and

3. The balance of the Open Space Fee, if any, generated by the Patapsco Fields PUD shall by allocated to Baltimore County pursuant to Section 32-6-108 of the Baltimore County Code; and

BE IT FURTHER RESOLVED, that the Master Plan 2020 is hereby modified to designate the portion of the Patapsco Fields property currently classified as T-2 to T-4; and

BE IT FURTHER RESOLVED, that there shall be no direct access or entrance to/from Patapsco Fields onto Security Boulevard and/or Fairbrook Road, nor should the right-of-way for Security Boulevard and/or Fairbrook Road be extended through the site. Applicant shall design the community of Patapsco Fields without the ability to directly access Security Boulevard from the site; and

BE IT FURTHER RESOLVED, that a landscape berm be constructed along the entire frontage of the property along Johnnycake Road, excluding any access points to the community from Johnnycake Road; and

BE IT FURTHER RESOLVED, that a wood chip hike/bike trail be constructed on the existing 40 foot Consolidated Gas and Electric Company right-of-way, which runs through the property; and

BE IT FURTHER RESOLVED, that due to the land use benefit and capital improvement benefit that stems from the PUD, the County Council approves a modification of the density and uses permitted for the proposed PUD to permit no more than 182 single-family attached dwellings; and
BE IT FURTHER RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of Permits, Approvals and Inspections and the Department of Planning for further processing of the PUD plan in accordance with law.