

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2010, Legislative Day No. 2  
Resolution No. 4-10

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Mr. Kenneth N. Oliver, Councilman

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By the County Council, January 19, 2010

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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, Ballard Family, LLC has submitted an application for review and approval of a general development Planned Unit Development (PUD) to be known as The Ballard Family Property for a 105-acre site in the Fourth Councilmanic District located south of Owings Mills Boulevard on Lyons Mill Road; and

WHEREAS, the property is zoned DR 3.5 (99.89 acres), D.R. 5.5 (0.057 acres) and D.R. 16 (5.11 acres), and the PUD proposes a predominantly residential, mixed-use development including, but not limited to, high-quality office and retail products, and the preservation and reuse of a historic structure for adaptive reuse; and

WHEREAS, the County Council approves a modification of density for the proposed PUD to permit 521 dwelling units on this property in lieu of the maximum permitted density (431 dwelling units) under the property's zoning classification. The PUD Concept Plan reflects a mixture of unit types; and

WHEREAS, the property is located inside the Urban Rural Demarcation Line (“URDL”);  
and

WHEREAS, the County Council approves the community benefit proposed by the PUD,  
which is comprised of an approximately 14-acre site for utilization as an elementary school site to  
be dedicated to Baltimore County; and

WHEREAS, the County Council finds that the proposed PUD will achieve a development  
of substantially higher quality that a conventional development will achieve; and

WHEREAS, the County Council finds that the proposed site for the PUD is eligible for  
County review in accordance with Section 32-4-242 of the Baltimore County Code and has given  
public notice of this Resolution as required by law; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY,  
MARYLAND, that the proposed site for the PUD filed by the Ballard Family is eligible for County  
review in accordance with Section 32-4-242 of the Baltimore County Code; and be it further

RESOLVED, that the County Council finds that the proposed PUD will provide a  
community benefit, in that Ballard Family, LLC will dedicate an approximately 14-acre side for  
utilization by Baltimore County as an elementary school site; and be it further

RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of  
Permits and Development Management and the Office of Planning for processing of the PUD plan  
in accordance with law.