

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2010, Legislative Day No. 10
Resolution No. 38-10

Mr. T. Bryan McIntire, Councilman

By the County Council, May 27, 2010

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, Consolidated Equities Corporation has submitted an application for approval of a 3.33± acre site (zoned ML– IM), located at 11119 McCormick Road in the Third Councilmanic District, to be developed as a general development planned unit development (PUD); and

WHEREAS, the PUD Applicant proposes the redevelopment of an underutilized industrial property with a modern, environmentally-sensitive, upscale residential apartment complex, featuring 262 units, with associated structured parking interior to the building and amenities for its residents; and

WHEREAS, the PUD site is directly adjacent to the Maryland Transportation Authority's McCormick Road Light Rail station and, as such, this project is designed to be a Transit Oriented Development and also meets the objectives of "Smart Growth". Although the Hunt Valley Business Community has a diverse mix of uses, including office, light industrial, flex space, retail, and other business and service uses, there are no rental housing opportunities in the immediate area. This project would provide the missing component of leasable residential to the area and would complement and support the surrounding employment, industrial, and commercial uses; and

WHEREAS, in addition to the tangible and intangible benefits to the surrounding Hunt Valley area that would result from the project itself, as a community benefit, the Applicant has

made a commitment to donate \$85,000 towards the restoration of the former Sparks School building (MHT No. BA-2229), located on the north side of Sparks Road, which was damaged by fire in 1995. The school use was relocated, and the property is now used as a County park. This donation will qualify as a capital improvement benefit to a nearby County-owned facility for use by community residents; and

WHEREAS, in consideration of the proposal and the benefits that will be realized through development of this project, the County Council approves a modification of density for the proposed PUD to permit a total of 262 apartment units (262 dwelling units) on the property where this type of residential use would not otherwise be permitted due to the property's existing industrial (ML-IM) zoning classification; 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 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 general development planned unit development, filed by Consolidated Equities Corporation, is eligible for County review in accordance with Section 32-4-242 of the County Code; and it is 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.