

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 15

Resolution No. 71-09

Mr. Vincent J. Gardina, Councilman

By the County Council, September 21, 2009

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, Applicant Bozzuto Homes, Inc. has submitted an application for approval of a 9.2+ acre site, zoned DR 16 (Density Residential, 16.0 density units per acre), in Towson Manor Village in the Fifth Councilmanic District, to be developed as a general development planned unit development (PUD); and

WHEREAS, the PUD proposes the construction of a new residential community, featuring 120 garage townhomes, and a 92 bed assisted living facility. This PUD proposal is the latest in a series of efforts by the land owner, the Applicant, and the community to accomplish the acquisition and redevelopment of the subject property as described in the Towson Manor Village Enhancement Study. This current PUD application represents a revision to a prior PUD proposal for the property, previously approved for processing by way of Resolution 46-07, and this proposal will require a revision to the Towson Manor Village Enhancement Study. Under the current proposal, each of the 120 townhomes would require the utilization of 1.5 density units because these units each are

proposed to have at least three bedrooms, for a total of 180 density units. The 92 bed assisted living facility requires a total of 23 density units (.25 density units per bed). The total required density for this project, therefore, is 203 density units, which exceeds the number of density units available on the property; and

WHEREAS, the approval of this PUD and the resulting development of the site will improve the housing stock in the area, increase the percentage of home ownership, and help stabilize and strengthen the existing residential neighborhood, while, at the same time, filling a need for additional assisted living facility beds for Baltimore County's growing senior population, thereby providing a significant community benefit; and

WHEREAS, in consideration of the proposal, the County Council approves a modification of density for the proposed PUD to permit a maximum total of 203 density units to be utilized on the property in lieu of the available density units under the property's existing zoning classification (147± density units), subject to the restrictions and conditions outlined below; 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 planned unit development, filed by Bozzuto Homes, Inc., is eligible for County review in accordance with Section 32-4-242 of the County Code, subject to the following restrictions and conditions:

1. Development on the PUD tract may not exceed 120 townhouses and 92 assisted living facility beds, utilizing no more than 203 density units.
2. Townhomes may not exceed a height of three (3) stories, and the assisted living building(s) may not exceed four (4) stories in height.
3. Exterior materials shall consist of masonry/lap siding (e.g. 'Hardiplank' or similar product). Vinyl siding is not permitted on any exterior façades.
4. Vehicular access to the PUD development tract shall include a right turn only ingress and egress from Burke Avenue and Towsontown Boulevard.
5. Amenity Open Space shall be provided in accordance with the Towson Manor Village Enhancement Study, as revised by Resolution 54-09, Figure 3B;

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.