

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2013, Legislative Day No. 8

Resolution No. 30-13

---

Mr. Tom Quirk, Councilman

---

By the County Council, April 15, 2013

---

A Resolution of the Baltimore County Council to approve the review of a proposed general development 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, *Enterprise Housing Corporation in partnership with Pax-Edwards, LLC* has submitted an application for approval of a 6.1 acre  $\pm$  site within the Urban Rural Demarcation Line zoned D.R. 5.5 as generally shown on Tax Map 109 as Parcel 458, and Parcel 414, lots 11, 12 and 13 in the First Councilmanic District to be developed as a general development planned unit development known as Hollins Place; and

WHEREAS, the PUD proposes the development of a residential townhome community; and

WHEREAS, the County Council approves the community benefit proposed by the PUD of providing workforce housing; and

WHEREAS, the County Council approves a modification of the permitted density units for the proposed PUD to permit a total of fifty-four (54) dwelling units on the property; and

WHEREAS, after consideration of the application, the written preliminary evaluation of the proposal by the County agencies, and the feedback from local residents at 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 would achieve for this site; and

WHEREAS, 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; and

WHEREAS, in addition to the statutory community benefit of workforce housing, the developer has committed to other actions and activities that will further enhance the greater Riverview community including but not limited to: (1) providing two covered public bus shelters on Hollins Ferry Road; (2) extending the public walkway on Hollins Ferry Road adjacent to the development site; (3) providing a financial contribution, in an amount up to \$20,000, to the extension of public walkway along the Hollins Ferry Road frontage of the adjacent County-owned site leased to the Volunteer Fire Department; (4) providing a landscape buffer along the Hollins Ferry Road portion of the Hollins Place site; (5) working in partnership with community leaders and established community improvement and service organizations to sponsor or participate in community fairs, community cleanups and beautification efforts, including the annual Heritage Festival; and 6) as part of its program to encourage tenants of Hollins Place to work toward home

ownership, the Hollins Place owners will provide incentives for residents to participate in the larger neighborhood organizations and activities; 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 *Enterprise Housing Corporation in partnership with Pax-Edwards, LLC*, is eligible for County review in accordance with Section 32-4-242 of the County Code; 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.