

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2014, Legislative Day No. 11

Resolution No. 50-14

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Mr. Todd Huff, Councilman

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By the County Council, June 2, 2014

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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, 21-25 Main LLC (Applicant) has submitted an application for review and approval of a 7.8± acre site located at 25 Main Street in historic Reisterstown in the 3<sup>rd</sup> Councilmanic District, to be developed as a general development planned unit development (PUD). The property is zoned BL-CCC and DR 3.5 and is located within the Urban Rural Demarcation Line (URDL).

WHEREAS, the property is currently improved with an office building and commercial center on the front portion of the property and, on the rear portion of the property, smaller structures that have been used over the years for storage, warehousing, and light manufacturing. Applicant has been made aware that the zoning on the rear portion of the property does not permit these types of uses. Applicant is requesting to process a Planned Unit Development to allow continued use of the property for commercial, office, and light manufacturing uses and to correct any outstanding compliance issues regarding use of the site; and

WHEREAS, in conjunction with the proposed PUD, Applicant proposes to upgrade the site by adding building square footage, increasing landscaping and plantings throughout the site, improving the walkability of the site through the addition of sidewalks and crosswalks, and generally improving the appearance of the property; and

WHEREAS, the Council finds that the proposed development is consistent with goals and objectives of the *Master Plan 2020*, considering the property's designation as T-5 – Urban Center/T-3 – Sub-Urban, Community Conservation Area/Community Enhancement Area, and its location within or immediately adjacent to the Reisterstown Commercial Revitalization District. These designations encourage new investment in older areas to help revitalize communities and to create compact, walkable developments that complement adjacent land uses and take advantage of existing public facilities; and

WHEREAS, Applicant proposes a financial contribution of \$10,000 as a capital improvement benefit under Section 32-4-242(b)(6)(iii) of the Baltimore County Code. This contribution will be used for capital improvements in support of “Reisterstown Main Street” effort. One of the main goals of this public/private initiative is to secure designation as one of Maryland’s Main Streets. Main Street Maryland is a comprehensive downtown revitalization program created by the Maryland Department of Housing and Community Development to help strengthen the economic potential of Maryland’s traditional main streets and neighborhoods. This competitive program focuses on design, local organization, promotion, economic development, and sustainability. The program works to improve the economy, appearance, and image of selected communities; and

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

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

WHEREAS, Applicant has 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 Council Member, which have 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 a compatible and efficient use of land and will enhance the Reisterstown Main Street community;

WHEREAS, the County Council finds that the proposed site for the PUD is eligible for County review in accordance with Section 32-4-241, et seq. of the County Code and has given public notice of this Resolution as required by law; and 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 Applicant, is eligible for County review in accordance with Section 32-4-241, et seq. of the County Code; and be it further

RESOLVED, that the County Council finds, as set forth herein, that the proposed PUD will provide an acceptable community benefit pursuant to Section 32-4-242(b)(6)(iii) 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 for processing the PUD plan in accordance with law.