

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2014, Legislative Day No. 13

Resolution No. 67-14

---

Mr. John Olszewski, Sr., Councilman

---

By the County Council, August 4, 2014

---

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, Sollers Investors, LLC (Applicant) has submitted an application for review and approval of a 12.1± acre site located at 7101 Sollers Point Road, in Dundalk, which is the site of the former Seagram's distillery, in the 7<sup>th</sup> Councilmanic District, to be developed as a general development planned unit development (PUD); and

WHEREAS, the property is currently zoned OR-2 (Office Building – Residential), and it is located within the Urban Rural Demarcation Line (URDL). The PUD site is improved with the remains of the Seagram's distillery, which is no longer in operation. Applicant proposes to redevelop the site with a high-quality, attractive residential community of 194 single-family attached townhome units, to be known as *Brewery Station*; and

WHEREAS, the property's zoning classification of OR-2, a residential/ office zone, would not permit the number of units proposed without utilization of the PUD process under Section 430 of the Baltimore County Zoning Regulations and Section 32-4-241, et seq. of the Baltimore County Code. The OR-2 zone permits residential density in accordance with the DR

10.5 zone or 10.5 dwelling units per acre. For this project, a density increase is required and is appropriate to allow the residential density on the property to exceed the maximum permitted density. The County Council, therefore, approves the requested modification to increase the maximum permitted density to 194 dwelling units on the PUD site; and

WHEREAS, having reviewed the *Baltimore County Master Plan 2020* and the *Greater Dundalk-Edgemere Community Conservation Plan*, the Council finds that the proposed development is consistent with the goals and objectives of these plans. The vacant distillery has been a concern for several years. The *Greater Dundalk-Edgemere Community Conservation Plan* expressed concern about the threat it posed to the surrounding residential communities and urged the redevelopment of the site. The Council approves of the proposed addition of brand new housing stock in place of the blighted industrial site and finds the proposal to be consistent with the property's *Master Plan* designations; and

WHEREAS, the County approves, as an appropriate capital improvement benefit under Section 32-4-242(b)(6)(iii), a financial contribution of \$515.00 per unit to be used toward the construction of a full-sized synthetic turf multi-purpose field, lights, and/or related improvements on County-owned property in the same recreation council district, or for other recreational improvements within the recreation council district as deemed appropriate by the County Council; 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, 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 will achieve a compatible and efficient use of land; 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, providing the required public notice; 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 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.