

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2015, Legislative Day No. 4

Resolution No. 10-15

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Mr. David Marks, Councilman

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By the County Council, February 17, 2015

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A RESOLUTION of the Baltimore County Council to modify Resolution No. 57-14 for the pending *Towson Mews Planned Unit Development* in accordance with County law.

WHEREAS, on August 4, 2014, the Baltimore County Council adopted Resolution No. 57-14, which approved the review of *Towson Mews Planned Unit Development*; and

WHEREAS, a community input meeting was conducted on November 17, 2014, in accordance with Baltimore County Code (BCC) Section 32-4-217, and The Evergreene Companies, LLC (Developer) attended this meeting to hear the community's concerns; and

WHEREAS, members of the East Towson community raised concerns at the community input meeting, and at a subsequent meeting with the development team, related to the density of the planned unit development (PUD), the amount of open space being provided, and the community benefit stated by Resolution No. 57-14; and

WHEREAS, pursuant to BCC Section 32-4-242(d)(3)(ii)(2), the Council may introduce a resolution to amend or modify a PUD at any time within 90 days after the conclusion of the community input meeting; and

WHEREAS, after discussions with members of the community and Developer, the Council finds that modifying the authorizing Resolution will result in a superior project and is in

the best interests of the East Towson community. This resolution will, therefore, modify Resolution No. 57-14 in accordance with County law; and

WHEREAS, the *Towson Mews Planned Unit Development* will be modified in the following manner:

- (1) The total permitted residential density of the project will be 34 dwelling units.

This modification will result in additional open area being created within the development; and

- (2) In response to the East Towson community's concern about a portion of the community benefit being dedicated to the improvements to Towson Manor Village Park, the Council will modify the community benefit for the project. Instead of the community benefit stated in Resolution No. 57-14, Developer will contribute a total financial contribution of \$25,000, which funds will be used for improvements to a future park, to be named after Adelaide Bentley, and for streetscape improvements within the historic East Towson neighborhood. Additionally, Developer will provide a metal marker (similar in material and style to Maryland's Roadside Historical Markers) for historic East Towson, the posting of which will be done by Baltimore County; and

WHEREAS, the County Council approves the modified community benefit as being an appropriate capital improvement benefit under BCC Section 32-4-242(b)(6)(iii); and

WHEREAS, pursuant to BCC Section 32-4-243(e), Developer may submit a development plan consistent with Resolution No. 57-14 and the modifications contained in this resolution; and

WHEREAS, Developer 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 prior adopted resolution for the proposed *Towson Mews Planned Unit Development*, Resolution No. 57-14, is hereby modified by adoption of this resolution, and Developer may proceed with the submission of a development plan, pursuant to BCC Section 32-4-243(e), so long as the plan is consistent with Resolution No. 57-14 and the modifications contained herein, 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 development plan in accordance with law.