

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2015, Legislative Day No. 12

Resolution No. 56-15

Mr. Julian E. Jones, Jr., Councilman

By the County Council, July 6, 2015

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, the site is located in the Owings Mills area of the County, northeast of Red Run Boulevard, southwest of I-795 and northwest of Owings Mills Boulevard; and

WHEREAS, *Owings Mills Investment Properties II, LLC* has submitted an application for continued review of a site which is approximately 2.825 ± acres within the Urban Rural Demarcation Line zoned ML-IM and with a street address of 10700 Red Run Boulevard in the Fourth Councilmanic District to be developed as a general development planned unit development known as Red Run Station; and

WHEREAS, the PUD proposes the development of a residential apartment community with 72 units; and

WHEREAS, the County Council finds that, if needed, the uses permitted should be amended or modified to allow apartments and corresponding signage in accordance with Section 32-4-242 of the County Code so the type of housing product and corresponding signage for such a product can be built; and

WHEREAS, the community benefit provided by the Applicant will consist of a capital improvement benefit of \$20,000 in compliance with Section 32-4-242(b)(6)(iii) of the Baltimore County Code for on-site amenities such as a gazebo, picnic area and dog park and off-site improvements to the Red Run Stream Valley Trail which will include bike stations at the head of the trail across the street from the site and at the head of the trail farthest away from the site as well as a crosswalk from the site to the trail; and

WHEREAS, Applicant conducted a post-submission community meeting on May 13, 2015 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 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, all of which has 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 County Code;

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; 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 *Owings Mills Investment Properties II, LLC* is eligible for County review in accordance with Section 32-4-241, et seq. of the County Code; and be it further

RESOLVED, that, based upon the community benefit that stems from the PUD, the County Council approves a modification of the uses permitted for the proposed PUD to allow apartments and corresponding signage as needed; 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.