

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2016, Legislative Day No. 8

Resolution No. 51-16

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Mr. Julian Jones, Councilman

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By the County Council, April 18, 2016

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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, Applicant Owings Woods LLC has submitted an application for review and approval of a 46.3± acre property, located at 11331 Red Run Boulevard in the 4<sup>th</sup> Councilmanic District, to be developed as a general development planned unit development (PUD); and

WHEREAS, the property is currently zoned predominantly ML-IM (Manufacturing, Light - Industrial, Major), with portions of the property being zoned O-3 (Office Park), DR-1 (Density Residential), and RC-5 (Rural-Residential), and it is located within the Urban Rural Demarcation Line (URDL). On the property, Applicant proposes to develop a residential community, to be known as *Red Run Reserve*, featuring 86 single-family detached homes on modestly-sized lots.

WHEREAS, the property's predominant zoning classification of ML-IM would not permit the proposed 86 residential units without utilization of the PUD process under Section 430.3 of the Baltimore County Zoning Regulations and Section 32-4-241, et seq. of the Baltimore County Code; 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 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 for circulation, 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 evaluations 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, the Council finds the proposed use of the property as described in the application to be appropriate and hereby modifies the uses permitted to allow the entire 46.3± acre property to be used for purposes of developing a residential community with 86 single-family homes; and

WHEREAS, having reviewed the *Baltimore County Master Plan 2020*, the Council finds that this proposal is consistent with the property's designation of the property as "T4 - General Urban" and will advance the goals of the *Master Plan 2020* and, specifically, the Owings Mill Growth Area, where more than 56,000 full or part-time workers are employed, by directing "high quality, high density and intensive growth to areas where infrastructure was planned, staged and available." With the Red Run Employment Corridor Sub-Area, this PUD proposal offers desirable housing options within close proximity to places of employment, which can reduce vehicle miles traveled, help support retail and commercial uses in the area, and further the goals of sustainable development, particularly if the businesses are within walking distance, such as those located along Red Run Boulevard and Dolfield Boulevard; and

WHEREAS, the Council approves, as an appropriate community benefit under Section 32-4-242(b)(6)(iii), a contribution of \$1,000 per dwelling unit for capital improvements at a nearby county-owned or state-owned facility, property owned by NeighborSpace of Baltimore County, Inc. for use by community residents, or to a volunteer fire company that serves the PUD; 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.