Carney-Cub Hill-Parkville Area Community Plan

CARNEY
CUB HILL
PARKVILLE

Adopted by the Baltimore County Council
May 3, 2010

Carney-Cub Hill-Parkville Area Community Plan

May 2010

Adopted May 3, 2010 by the
Baltimore County Council

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2010, Legislative Day No. 8

Resolution No. 22-10

Councilmembers Bartenfelder, Gardina & McIntire

By the County Council, April 19, 2010

A RESOLUTION of the Baltimore County Council to adopt the Carney-Cub Hill-Parkville Area Community Plan as part of the Baltimore County Master Plan 2010.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2010 on February 22, 2000; and

WHEREAS, the County Council asked the Planning board to prepare a Carney-Cub Hill-Parkville Area Community Plan (Resolutions 91-05 and 127-05); and

WHEREAS, the Carney-Cub Hill-Parkville Area Community Plan was prepared in close cooperation with an advisory committee representing various components of the community in the plan area; and

WHEREAS, the Plan was the subject of a public hearing by the Planning Board and was adopted by the Board on January 21, 2010; and

WHEREAS, the County Council held a public hearing on the recommended Carney-Cub Hill-Parkville Area Community Plan on March 15, 2010;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Carney-Cub Hill-Parkville Area Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2010 to be a guide for the development of the Carney-Cub Hill-Parkville Community area, as amended by the County Council, copy of which amendments are attached hereto and made a part hereof, and subject to such further modifications as deemed advisable by the County Council.

READ AND PASSED this ***3RD*** day of ***MAY,*** 2010.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

ITEM: ***RESOLUTION 22-10***

AMENDMENTS TO THE CARNEY - CUB HILL -PARKVILLE AREA COMMUNITY PLAN
Councilmembers Bartenfelder, Gardina & McIntire

1. On page 35, after the word "measures" in the second sentence of paragraph A., insert ", subject to the discretion of the County Council in the exercise of its law-making power"

2. On page 37, strike paragraph "D" in its entirety and substitute the following:

"D. Amendments to the 2008 Zoning Map

The amendments to the 2004 Baltimore County Zoning Map recommended in Section C above may not necessarily include all of the zoning reclassifications that are necessary. It is recommended that additional zoning map revisions be considered as part of the upcoming 2012 Comprehensive Zoning Map Process (CZMP).

Amendments to the 2008 Zoning Map recommended by the Carney-Cub Hill-Parkville Plan Citizen Advisory Committee are presented in Appendix L. The specific proposals contained in Appendix L are solely those of the Citizen Advisory Committee.

Prior to the 2012 CZMP, the Office of Planning should (1) determine which zoning map amendments recommended in Appendix L are appropriate and (2) determine any additional zoning reclassifications that may be appropriate for Planning Board consideration. In accordance with the 2012 CZMP, the Office of Planning should file for consideration by the Planning Board a zoning reclassification application for each of the potential zoning map amendments identified by the Office of Planning."

3. On page 53, strike paragraph "B.3." in its entirety and substitute the following:

"3. In accordance with the 2012 Comprehensive Zoning Map Process, request the enactment of zoning classifications as appropriate to bring the official zoning map into general conformance with the future land use plan, subject to the discretion of the County Council.

Time Frame: Short-term

Primary Responsibility: County Council, Planning Board, Office of Planning"

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Introduction

This report constitutes a community plan for the Carney-Cub Hill-Parkville area. The plan was prepared in response to County Council Resolution Nos. 91-05 and 127-05 (see Appendices A and B). The plan was prepared with the assistance of the Carney-Cub Hill-Parkville Plan Citizen Advisory Committee.

The Carney-Cub Hill-Parkville community is located in northeast Baltimore County (see Map 1). The planning area is bounded generally by Perring Parkway, Satyr Hill Road, and Cromwell Bridge Road on the west; the Gunpowder Falls on the north; Magledt Road, Simms Avenue, Walther Boulevard, and the Baltimore Beltway on the east; and the city of Baltimore on the south (see Map 2).

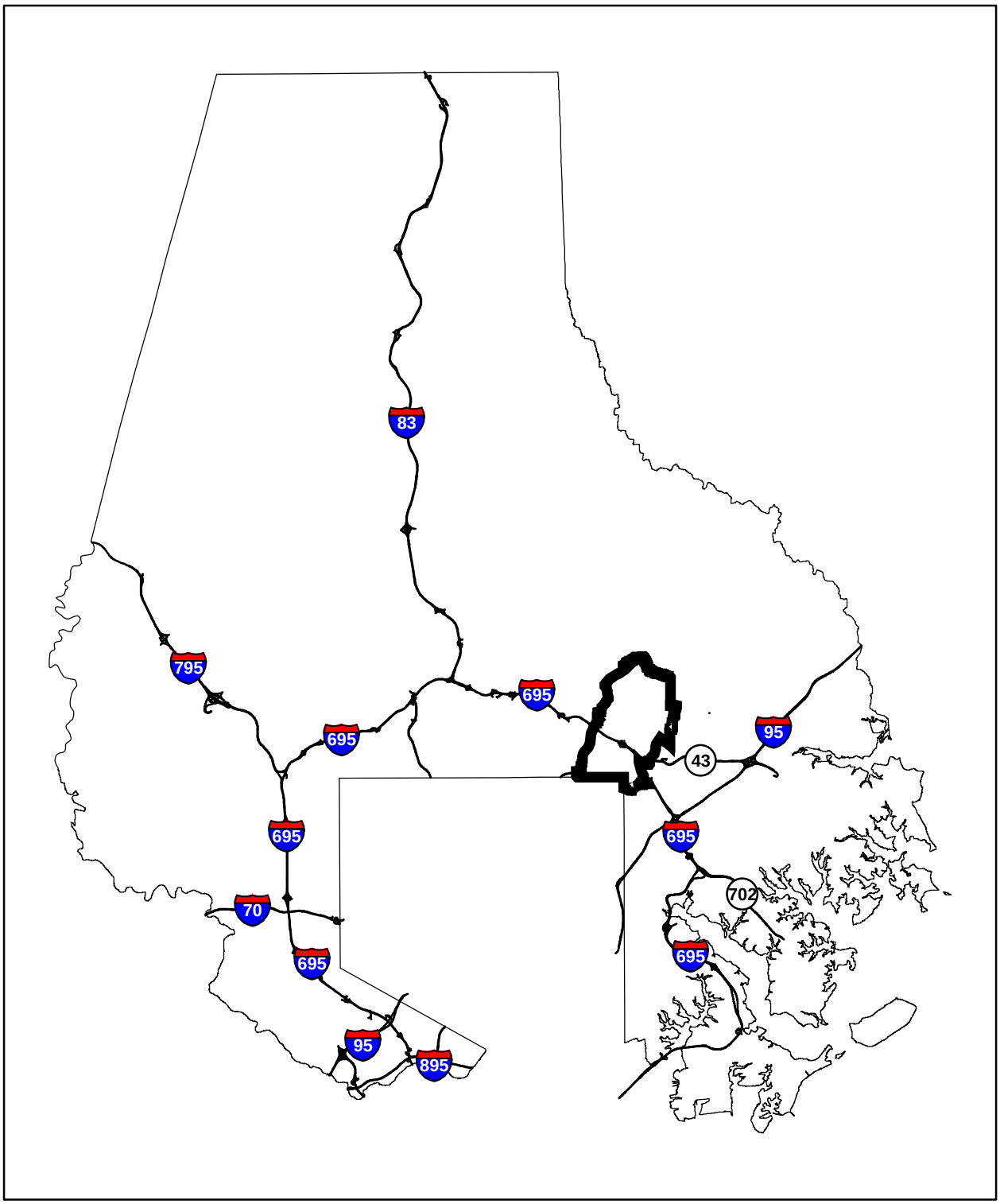
The planning area covers portions of three Baltimore County Council Districts (Third, Fifth, and Sixth), and includes a total of 5,702 acres or approximately nine square miles. The current population is estimated to be about 36,000 residents.

The vast majority of the planning area is located inside the County designated Urban Rural Demarcation Line (URDL). The URDL separates the urban and rural portions of the county. The URDL provides limits beyond which urban zoning for unwanted development should not be extended. The URDL is shown on Map 2.

Virtually the entire planning area is located inside the County and State designated Priority Funding Area (PFA). PFAs are existing communities and other areas where local governments want new growth to occur. The State generally does not fund growth-related projects not located in a PFA.

This report is organized into four main parts. The first part provides a foundation for the plan. The plan foundation includes a vision statement that was developed for the Carney-Cub Hill-Parkville community. The second part provides a broad overview of current conditions. This information was gathered to help identify assets, needs, and opportunities in the planning area. The third part provides recommendations that would help achieve the long-term vision for the community. The fourth part addresses implementation of the recommendations.

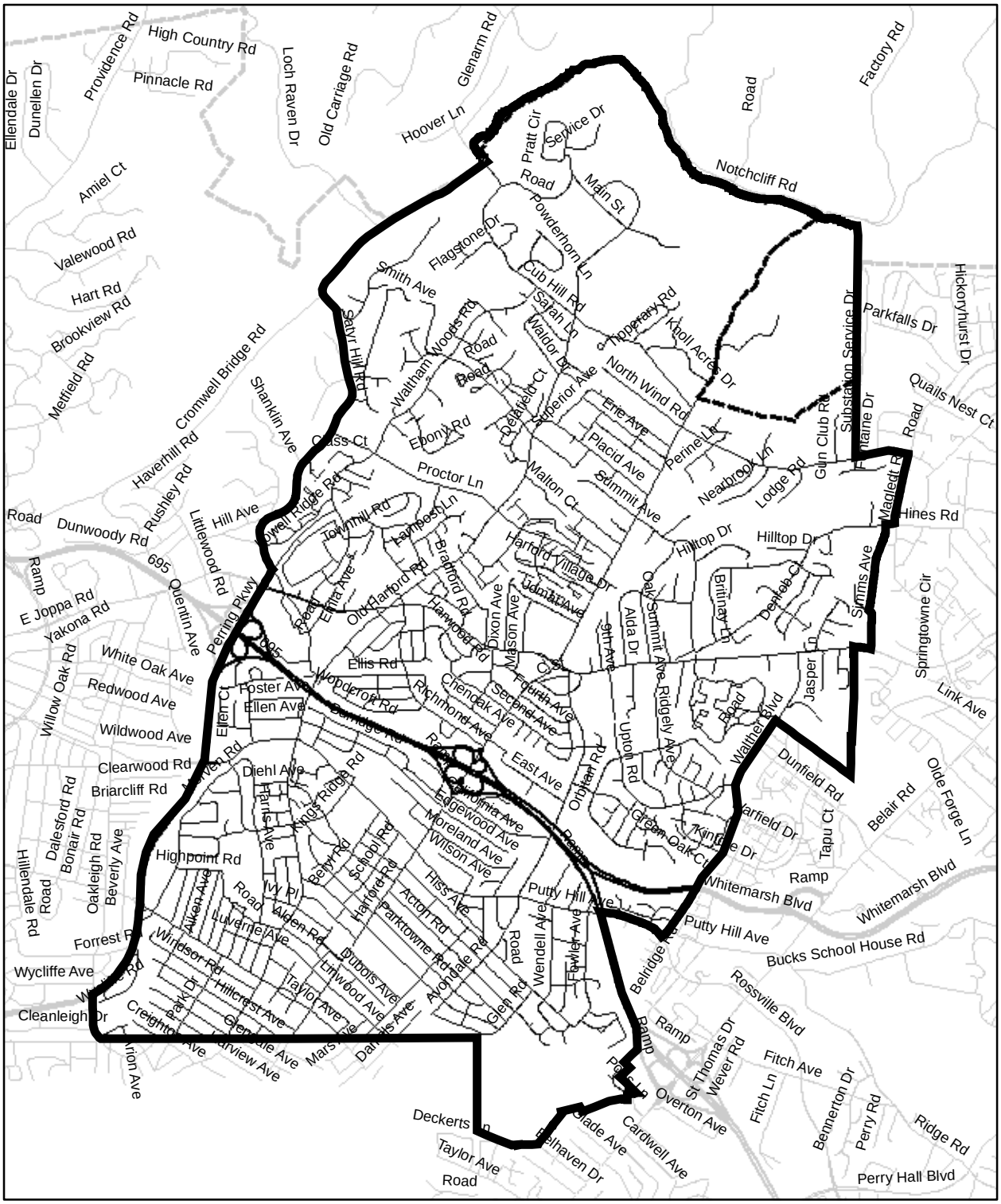
The recommendations presented herein are intended to supplement and amend the Baltimore County Master Plan. These recommendations are more detailed and more responsive to local needs and desires than the recommendations that would normally be included in a county-wide plan.



Map 1
Planning Area Location

Plan Area Boundary
Baltimore County Boundary

Miles
4 2 0 4



Map 2
Planning Area Boundary

Plan Area Boundary
URDL

Feet
3,200 1,600 0 3,200

Part 1 - Plan Foundation

The goals stated in Baltimore County Master Plan 2010, State legislation, the vision stated in the East Joppa Road Corridor Community Plan, and the vision statement for the Carney-Cub Hill-Parkville community provide a foundation and framework for the recommendations contained in this plan.

A. Baltimore County's Goals

The Master Plan 2010 goals of Baltimore County are listed below. In particular, the goals shown in **bold type** were primary considerations in the formation of the recommendations presented in Parts 3 and 4 of this community plan.

1. Continue to protect citizens from crime in their homes and communities.

2. Continue to make the quality of public education a top priority.

3. Develop and retain a skilled work force.

4. Ensure an adequate supply of jobs providing family-supporting wages by addressing the critical needs of employers.

5. Preserve the county's significant investment in its established communities by reinvesting resources to maintain all aspects of community life. **Conserve and enhance the character of the county's established residential neighborhoods** and improve the housing stock.

6. Maintain the URDL and enact stronger measures for preserving rural land uses, retaining the agriculture industry, and protecting the county's natural resources.

7. **Ensure that new development and redevelopment is of high quality and compatible with its surroundings.**

8. Continue to recognize citizens in need of assistance and improve their ability to access county services and gain self-sufficiency.

9. Ensure that all residents have access to opportunities that increase their employability in jobs that provide family supporting wages and provide accessible transportation opportunities to employment centers.

10. Continue to **safeguard environmental resources**, particularly in watershed areas.

11. **Provide quality parks and recreation opportunities for all citizens.**

12. **Promote the identification, protection, and restoration of historic resources.**

13. **Encourage community stewardship and personal responsibility as key components of a smoothly functioning community.**

14. Continue public-private partnerships to meet County goals.

B. Maryland Planning Visions Act of 2009

The 2009 Planning Visions Act articulates the State's growth, resource protection, and planning policy through twelve visions. The visions address quality of life and sustainability, public participation, growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection, resource conservation, stewardship, and implementation approaches.

The twelve visions are as follows:

1. Quality of Life and Sustainability: A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;

2. Public Participation: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;

3. Growth Areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;

4. Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;

5. Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;

6. Transportation: A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;

7. Housing: A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;

8. Economic Development: Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;

9. Environmental Protection: Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;

10. Resource Conservation: Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;

11. Stewardship: Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and

12. Implementation: Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

C. Maryland Smart Growth Act of 1997

The 1997 Smart Growth and Neighborhood Conservation Act directs State funding for growth-related infrastructure to Priority Funding Areas (PFAs), providing a geographic focus for State investment in growth. PFAs are existing communities and places where local governments want State funding for future growth. Growth-related projects covered by the legislation include most State programs that encourage or support growth and development such as highways, sewer and water construction, economic development assistance, and State leases or construction of new office facilities.

The Act authorized counties to designate PFAs that meet guidelines for intended use, sewer and water availability, and residential density. Pursuant to the Act, Baltimore County has identified its PFAs. The vast majority of the Carney-Cub Hill-Parkville planning area is located in a designated PFA.

D. Vision Statement for the East Joppa Road Corridor

The Baltimore County Council adopted the East Joppa Road Corridor Community Plan on May 3, 2004. The corridor study area extends along Joppa Road from Perring Parkway to Belair Road. The vast majority of the corridor study area lies within the Carney-Cub Hill- Parkville planning area. Through the process of developing the corridor plan, the following vision statement was adopted.

> *The East Joppa Road Corridor should reflect the well-managed residential communities and preserve the close-knit, family-oriented environment of the area. The predominant housing type for new construction should consist of single family detached homes. Efforts will be made to enhance the appeal and value of residential properties along the corridor and within the study area. Enhancement projects will instill a sense of pride and strengthen community cohesiveness. Recreation and open space requirements for the area residents should be met by preserving remaining green spaces and parks. Safe pedestrian and vehicle access will be provided along the Joppa Road corridor and surrounding communities.*
>
> *Commercial development should consist of businesses that serve the daily shopping and service needs of nearby residents. It should be concentrated within existing commercial zones identified in this plan. Priority should be given to revitalize these areas by creating a sense of place, making them more attractive and inviting.*

Infill and redevelopment should compliment surrounding land use patterns. Design quality should be compatible with adjacent properties in terms of scale, materials and style. New development should be visually appealing and should preserve the residential character of the area.

Citizens should be notified and encouraged to participate in all future land use decisions, capital projects and government processes in which this vision will be implemented.

E. Vision Statement for the Carney-Cub Hill-Parkville Community

A long-term vision for the Carney-Cub Hill-Parkville community has been developed. The following vision statement represents the preferred future for the community.

The Carney-Cub Hill-Parkville area will be a diverse community that offers a good environment to raise children and promote family values. Our community's historic resources will be preserved to maintain our cultural ties with our local heritage.

The community will have well-maintained housing of diverse types, densities, sizes, and prices, that will meet the needs of households of varying sizes, ages, and incomes. There will continue to be a high proportion of homeownership.

Our community will be served by properly located and attractive businesses and institutions that serve the needs of the residents of, and visitors to, the Carney-Cub Hill-Parkville area. The Parkville Commercial Revitalization District will be safe and attractive with thriving, quality businesses that provide goods and services to community residents and visitors.

Public infrastructure, facilities and services, such as, roads, schools, parks, storm drainage, and traffic calming will be adequate to meet the needs of the community.

New development and road improvements will be planned and designed to be compatible with the existing character of our neighborhoods and guided in a way that is beneficial to the community and respectful of our environment and natural resources.

Ample open space will be located throughout the community. The community's environmentally sensitive areas, such as, streams and their buffers will be restored and protected.

Part 2 - Background Information

Background information was gathered on a variety of topics as they relate to the Carney-Cub Hill-Parkville community. The background information provides an overview of existing conditions, issues, and opportunities in the community.

A. Existing Land Use

The planning area contains a diverse mix of land uses. Table 1 shows the approximate acreage of each land use category and their percentage of the total area. The following categories describe the existing use of land.

- Single Family Detached Residential: Land that is developed with single-family detached housing or single-family semi-detached housing.
- Single Family Attached Residential: Land that is developed with townhouses or multiplex housing.
- Multifamily Residential: Housing where there are three or more units within one building, including condos and rental apartments. This category also includes senior living facilities such as nursing homes, assisted living facilities, and life care facilities.
- Commercial: Land that is used for commercial purposes. This category includes office uses.
- Public Use/Institutional: Land uses that generally serve the public, are open to the public, or that have public service characteristics. This land may be privately or publicly owned and includes uses such as schools, churches, libraries, senior centers, police stations, fire stations, post offices, fraternal organizations, and park and ride lots. This category includes accessory recreation areas for schools and other institutional uses, but it does not include other recreation land and parkland.
- Recreation & Parks: Land that is used for recreational purposes. This land may be privately or publicly owned. This category includes uses such as county parks, state parks, swim clubs, athletic clubs, and gun clubs. This category does not include recreation facilities that are accessory to institutional or residential uses.
- Open Space: This category includes uses such as county local open space, homeowner association or condo association open space, stream system and storm drainage open space. It also includes cemeteries without a place of worship.
- Utilities: Land used for electric, gas, sewer, water, or communication utilities.
- Roads: This category includes land lying within road rights-of-way. This land may or may not be improved for use as a road.
- Vacant: Land that is unimproved or not developed. Land that is classified as vacant may or may not have the potential to be developed. This category includes land currently used for agriculture. It also includes undeveloped land with an approved development plan.

The planning area is predominantly a residential community. Nearly 50 percent of the land in the planning area is developed as residential. Generally, the housing stock in the area is well maintained.

Single-family detached housing is by far the most prevalent use, making up about 42 percent of the total area. The majority of single-family detached homes were built between 1950 and 1980. This

land use category includes a small number of single-family semi-detached homes. Approximately 140 semi-detached homes are located in the southeast part of the planning area.

Overall, the single family housing density is rather high in the southern half of the planning area, with older detached homes and semidetached homes on small lots. It is less intense in the northern part of the planning area where many of the detached homes are located on larger lots. Numerous single-family detached dwellings in the area are located on oversized lots. In many cases, these oversized lots have the potential for further subdivision.

Single-family attached homes and multifamily dwellings occupy nearly 3 percent and 5 percent of the total land area, respectively. These housing types are located throughout the planning area. The largest of the multifamily developments is Oak Crest Village, which is located on Walther Boulevard south of Joppa Road. This development is a life care facility containing 771 elderly apartment units and related support facilities.

Inside the Beltway, the residential subdivisions generally follow a traditional development pattern with interconnected streets in a grid pattern. Outside the Beltway, the street pattern is predominantly curvilinear, and many of the residential subdivisions contain areas reserved as open space.

Commercial uses occupy about 4 percent of the planning area. Most of the commercial development is located along Harford Road and Joppa Road. Commercial is the predominant use along Harford Road from the city line to just north of Joppa Road. There is a major commercial node along Joppa Road, east of Perring Parkway. This commercial node contains 3 large shopping centers: North Plaza, Perring Plaza, and Satyr Hill Shopping Center.

Public Use/Institutuonal uses occupy nearly 9 percent of the overall land area. The largest single institutional use in terms of land area is the Chares H. Hickey, Jr. School, a state juvenile detention facility. This use occupies 219 acres of land adjacent to the Gunpowder Falls State Park near the northern border of the planning area.

The planning area is served by a new fire station and a new police station. These stations are located next to each other at the southwest corner of Putty Hill Avenue and Old Harford Road.

There are several public schools located in the area. These include 4 elementary schools, 2 middle schools, and 1 high school. There are at least two dozen churches. Many of the churches are located along Harford Road. There are 3 significant government-owned, institutional uses located along Harford Road (i.e., the Parkville-Carney Public Library, the Parkville Recreation-Senior Center, and the Parkville Post Office).

Recreation and parks uses comprise about 11 percent of the planning area. A portion of the Gunpowder Falls State Park accounts for much of the parkland. There are several county-owned parks, including two major parks (Double Rock and Belmont).

There are several privately owned uses that offer recreational services. There are three swim clubs (Hillcrest, Woodcroft, and Pine Ridge). Other privately owned recreation uses include the Carney Gun Club, the Baltimore County Game and Fish Protective Association, and the Perring Athletic Club.

About 6 percent of the planning area is included in the open space category. Generally the open space land cannot be developed.

Approximately 5.5 percent or 314 acres of the planning area is classified as vacant land. About 36 acres of the land included in this category is presently undeveloped but included in an approved development plan. Much of the remaining vacant land is not suitable for development because of environmental or access constraints. The most significant tract of vacant land that has potential for future development is a 65-acre farm located on the east side of Old Harford Road just north of Cub Hill Road.

Road rights-of-way and utilities account for about 14 percent and 2 percent of the overall land area, respectively. The planning area does not contain any industrial development.

B. Existing Zoning

The planning area is zoned with a mix of 21 zoning categories. Table 2 shows the approximate acreage of the various zoning categories and their percentage of the total planning area.

Residential zoning categories account for about 81 percent of the total land within the planning area. All six of the density residential zoning categories are represented. DR5.5 is the most prevalent density residential category, and it is also the single largest zoning category found in the area. DR5.5 zoning accounts for more than half the total land area.

Commercial zoning categories comprise nearly 5 percent of the planning area. Most of the commercial zoning is located along Harford Road and Joppa Road.

Conservation zoned land comprises 13 percent of the planning area. Most of the conservation zoning encompasses land located within the Gunpowder Falls State Park and the Hickey School property.

Office zoning and industrial zoning categories account for only 0.6 percent and 0.1 percent of all land, respectively.

C. Residential Development Pipeline Projects

Major residential development projects that are listed by the Office of Planning and that are being actively pursed by the developer, either with or without final approval, include:

<u>Bell Atlantic MD, Inc</u>: 2.6-acre site located on the north side of Joppa Road and the south side of Wilson Avenue; 10 single family dwellings are approved; 6 of the 10 approved dwellings have been built as of October 2008; the gross residential density = 3.8 units per acre.

<u>Bender-Vogel LLC</u>: 5.8 acre site located on the east side of Harford Road opposite Placid Avenue; 16 single family dwellings are approved; the gross residential density = 2.76 units per acre.

Egerton Property: 12.3-acre site located on the north side of North Wind Road opposite Nearbrook Lane; 19 single family dwellings are approved; 16 of the approved dwellings have been built as of October 2008; the gross residential density = 1.5 units per acre.

Stablegate (F.K.A. Gahs Property): 8.9 acre site located south of Joppa Road, east of Jasper Lane; 32 single family dwellings are approved; the gross residential density = 3.6 units per acre.

Old Harford Ridge: 4.4-acre site located on the east side of Old Harford Road south of Proctor Lane; 11 single family dwellings are approved; the gross residential density = 2.5 units per acre.

Doncaster Village Section Eight: 2.56-acre site located on the west side of Old Harford Road, south of Summit Avenue and north of Malton Court; 6 single family dwellings are approved; the gross residential density = 2.3 units per acre.

D. Demographics

The following statistical data provides insight into the demographic characteristics of the planning area. For comparison purposes, data for the County is also provided. Most of the information comes from the United States Census.

- Between 1990 and 2000, the number of residents grew from 34,310 to 35,153, a 2.5 percent increase. This growth rate was significantly lower than the County's overall growth rate of 9 percent. The lower growth rate reflects that the planning area is approaching build-out.

- The number of households grew by 760 between 1990 and 2000. The growth rate of households was 5.6 percent, which is faster than the population growth rate, in part due to a significant increase in non-family households.

- In 2000, roughly 68 percent of the total households were families. For the County as a whole, the percentage of family households was similar.

- The average number of persons per household was 2.43 in 2000. The average household size for the County was 2.46 persons.

- The median household income ($49,392) was 97.5 percent of the County's median household income.

- The majority of the housing stock (74.5 percent) was built between 1950 and 1980. The peak in housing growth occurred in the 1950s, mirroring the housing boom in the post-war era nationwide.

- According to Census 2000, 665 new housing units were built between March 1990 and March 2000. Baltimore County building permit records indicate that 901 units were actually constructed during the same time period. Housing construction in the 1990s included 771 elderly apartment units in the Oak Crest Village development. The remaining 130 units were single-family detached or attached.

- Between Census 2000 and December 2006, a total of 211 housing units have been built. All of the new units were single-family detached.

- Approximately 97 percent of all the housing units were occupied in 2000. This was a slightly higher occupancy rate than the County's average of 95 percent.

- In 2000, approximately 73.2 percent of the occupied housing units were owner-occupied. This ownership rate was slightly lower than the 75.5 percent rate for the County as a whole.

- The median home value was $125,516 in 2000. This number is lower than the County's median home value of $127,300. In 2004, the median home value was relatively lower than most areas throughout the County, according to the Maryland Department of Planning.

- Based on forecasts provided by the Baltimore Metropolitan Council, the population in 2005 was estimated to be 35,660, and the population is predicted to increase to 36,883 by the year 2020.

E. Public Recreation and Parks

The planning area generally coincides with the service boundaries of the Parkville Recreation and Parks Council. The Recreation Council is a volunteer based organization that is affiliated with the Baltimore County Department of Recreation and Parks. The Council's charge is to assist the County in providing recreation and park services to the citizens of the greater Parkville area.

The county-owned parks and recreation facilities located in the Parkville Recreation Council area include 7 school-recreation centers (SRCs), 2 community parks, 11 neighborhood parks, and a community center. Appendix C details the features of each facility. The SRCs and the community parks are the primary locations that offer athletic fields for baseball, soccer, lacrosse, football, and other active recreation offerings. The joint use agreement between the Board of Education and the Department of Recreation and Parks not only allows coordination for field use but also allows for after school classroom, gymnasium and cafeteria use. The Parkville Center provides additional facility space for club and hobby groups.

The regional Gunpowder Falls State Park is Maryland's largest state park (nearly 18,000 acres in Baltimore and Harford Counties). A large portion of this state park is located along the planning area's northern boundary. Also of note, the County Council recently designated 24 acres of land in the Doncaster Village area as a bird sanctuary.

Although the Parkville Recreation Council area has a large amount of parkland, the area falls below the state-defined goal for localities of providing 30 acres of parkland per 1,000 residents. The Parkville Recreation Council's current ratio is 19.7 acres per 1,000 residents. This is slightly higher than the countywide figure of 19 acres per 1,000 residents. The Parkville figure is based on an estimated 2005 population of 44,903, which would create a parkland need of 1347.09 acres. After adding a "local parkland acreage" of 359.07 acres, a share of "countywide parkland acreage" of 473.20 acres, and a share of "regional parkland acreage" of 51.14 acres, the cumulative creditable parkland acreage is 883.41 acres. This creates a parkland acreage deficit of 463.68 acres. It should be noted that the county cannot credit any state or federal parkland toward the parkland goal of 30

acres per 1,000 residents. Consequently, the Gunpowder Falls State Park is not counted towards the goal.

The County Council adopted the 2005 Baltimore County Land Preservation, Parks and Recreation Plan on July 3, 2006. The plan's specific recommendations regarding recreation facilities in the planning area are as follows:

- Acquire and develop two neighborhood parks in Parkville
- Parking lot and access road renovations and expansion: Putty Hill Park and Double Rock Park
- Concessions, storage, and restroom building improvements: Double Rock Park, Villa Cresta ESRC, Pine Grove MSRC
- Picnic pavilion improvements: Belmont Park
- Path and sidewalk improvements: Belmont Park and Double Rock Park

The Department of Recreation and Parks' community supervisor for the Parkville Recreation Council was consulted in May 2006 regarding the need for recreation facilities in the area. The following is a summary of his input:

- The largest existing need is for additional stand-alone athletic fields for "field sports" such as soccer, lacrosse and football. "Stand-alone" means athletic fields that are not overlaid with ball diamonds, and which may be dedicated to field sports for the entire outdoor sports season.
- At this time, the only type of ball diamond that is needed is one additional 90-foot diamond. The 90-foot diamond at Parkville Middle School is too close to the road, which can lead to problems with batted balls in the road.
- The Parkville Recreation Council area is one of the largest councils in the county in terms of population served, and it is very active in terms of recreational programming. Within the boundaries of the Council only one ball diamond and one athletic field are lighted. Additional lighted fields and diamonds would allow for extended hours of play, especially in the fall season when daylight becomes short.
- The track at Parkville High School is extremely popular with walkers and joggers of all ages. The nature trails at Double Rock Park are not as well known to the general public, but are likewise popular, particularly with dog owners. Expansion of the short paved path at Belmont Park, and possible enhancements to the nature trails at that park, would provide additional diverse recreational opportunities. Additional multiuse trails, preferably with a surface type that accommodates a wide range of uses, should be established to meet growing demand for unorganized, personal forms of recreation. The possibility of expanding existing trail networks to connect public lands including the Gunpowder Falls State Park, the Hickey School property, and Cromwell Valley Park, should be explored.

- Indoor recreation activities, ranging from sports to fitness to dance, remain very popular with new program ideas and requests regularly arising. One or two gymnasiums, as well as numerous activity rooms, would allow these programs to be better accommodated and provide space for additional programs.

- If at all possible, any recreational facilities currently situated at the Hickey School should be retained if and when those areas would become available for parks and recreation use.

- Any new park sites that are created should be equipped with recreational facilities that would provide for a wider range of use (e.g., playground equipment, picnic tables and paved paths). In the case of playground equipment, it may not be necessary to provide these amenities if there is an existing playground in close proximity to a new site.

- The Department of Recreation and Parks is currently searching the northeast corridor of the county for skatepark and dog park sites. One or more suitable sites in Parkville would be welcome.

- Nearly all of the facilities identified above would need to be provided at new sites not currently used for public recreation. There is little room for expansion of recreational facilities at existing parks and school-recreation centers in the area.

F. Public Schools

The Baltimore County Public Schools (BCPS) system is operated by the Baltimore County Board of Education. Fourteen public schools serve the residents of the planning area. These schools are located within and outside the planning area.

The majority of the planning area is served by six elementary schools: Carney, Harford Hills, Oakleigh, Pine Grove, Seven Oaks, and Villa Cresta. Perry Hall ES serves a very small portion of the planning area's eastern periphery along the south side of Joppa Road in the vicinity of Jasper Lane. Four elementary schools are located within the planning area. These schools are: Carney, Harford Hills, Pine Grove, and Villa Cresta. Oakleigh ES borders the planning area on the west side of Perring Parkway. Seven Oaks ES is located on Seven Oaks Court, a short distance east of the planning area. Perry Hall ES is located well beyond the planning area at the southeast corner of Belair Road and Joppa Road.

Two middle schools serve the majority of the planning area: Parkville MS and Pine Grove MS. Both of these schools are located within the planning area. Loch Raven Academy MS and the Perry Hall MS serve small portions of the planning area. Both of these schools are located outside the planning area.

Two high schools serve the majority of the planning area: Loch Raven HS and Parkville HS. Perry Hall HS serves a small portion of the planning area. Only Parkville HS is located within the planning area.

The BCPS system is divided into five administrative areas. Four of the planning area's schools are located in the Central Administrative Area. These schools are Oakleigh ES, Villa Cresta ES, Loch

Raven Academy MS, and Loch Raven HS. The ten other schools serving the planning area are located in the Northeast Administrative Area.

Three of the planning area's schools presently have enrollments that exceed capacity: Perry Hall ES, Loch Raven HS, and Perry Hall HS (see Table 3). Enrollment projections indicate that four schools are projected to operate over capacity in the year 2018: Harford Hills ES, Oakleigh ES, Loch Raven HS, and Perry Hall HS (see Table 4).

There are three different standards for defining overcrowding in a school:

- According to BCPS Board of Education Policy (#1280), a school is considered overcrowded if the FTE enrollment is more than 90% of its state-rated capacity (SRC).
- Maryland State Department of Education considers an FTE enrollment at 95% of its SRC to be overcrowded if adjacent schools cannot provide relief.
- Baltimore County Government considers an FTE enrollment of 15% over SRC (or 115%) to be overcrowded.

According to the Educational Facilities Master Plan for BCPS, even at the lowest level (90% for BCPS), some undesirable conditions may exist including "floating" teachers. This is reflective of ever increasing program demands for classroom space. Service providers, such as occupational therapists, physical therapists, social workers, small-group teachers, resource teachers, teacher mentors, curriculum specialists all have space needs, which are not reflected in the SRC.

According to the BCPS standard for overcrowding, nine of the schools serving the planning area are presently overcrowded: These schools are: Carney ES, Harford Hills ES, Oakleigh ES, Perry Hall ES, Seven Oaks ES, Villa Cresta ES, Parkville MS, Perry Hall MS, Loch Raven HS, and Perry Hall HS. It is projected that ten schools will be overcrowded in the year 2018: Carney ES, Harford Hills ES, Oakleigh ES, Perry Hall ES, Seven Oaks ES, Villa Cresta ES, Parkville MS, Perry Hall MS, Loch Raven HS, and Perry Hall HS.

According to the Baltimore County Government standard for overcrowding, none of the schools serving the planning area are presently overcrowded and none are projected to be overcrowded in the year 2018.

No sites are presently reserved for the construction of new schools in the planning area. BCPS is currently pursuing the acquisition of a high school site located between the Central and Northeast Administrative Areas to address future development and growth issues.

G. Charles H. Hickey, Jr. School

The Charles H. Hickey, Jr. School, a juvenile detention center, is operated by the Maryland Department of Juvenile Services. The 219-acre facility is located at 2400 Cub Hill Road. It is bordered on the south by the Cub Hill community and on the north by the Gunpowder Falls State Park. The facility housed more the 250 youths at its peak. The existing infrastructure includes inmate housing, classrooms, recreation facilities, and maintenance buildings. There are approximately 54 buildings on site.

Former Governor Robert Ehrlich, Jr. announced in June 2005 that the Hickey School would be eventually closed. In 2006, the Maryland Department of Planning developed two possible land use alternatives for the site.

Land use alternative one suggested the transfer of the entire 219-acre site to the Maryland Department of Natural Resources to become part of the Gunpowder Falls State Park. The Department of Natural Resources would enter into a lease with the Department of Juvenile Services regarding building space and acreage to support the inmate population until all programs are closed and all youths are relocated. A public planning process would be conducted to guide future management and use of the entire site.

Land use alternative two suggested the transfer of the outer perimeter of the property, approximately 151 acres, to the Department of Natural Resources for management as part of the Gunpowder Falls State Park. Additionally, it suggested to maintain the inner campus consisting of approximately 69 acres and supporting infrastructure under the control of the Department of Juvenile Services until such time as an alternative site is located, all programs are closed, the youths relocated, and public planning processes have been conducted for the reuse of the property.

Due to the costs and the difficulty of relocating such a facility, the current State administration has stated its intent to continue to operate a juvenile detention center on the grounds of the Hickey School site. In January 2008, Governor Martin O'Malley announced plans to build a modern $37 million, 48-bed detention center by 2012. The new facility will be built inside the fence of the higher-security area of the school. The disposition of the balance of the current Hickey property has not been determined.

H. Road Functional Classification

Functional classification is the assignment of roads into classes according to the types of service the roads are intended to provide. Traditionally, functional classification is a transportation planning tool that defines a hierarchy of roads based on their use relating to mobility and access. This classification can be used for setting capital improvement and maintenance priorities, as well as road design standards. Functional classification can also be used in community plans and in zoning or development regulations to assist in guiding and regulating development.

Baltimore County's Functional Classification Map has not been updated since 1976. In the interim, Baltimore County has been using the Federal Highway Functional Classification (FHFC) Map, which was last adopted in 2007. The purpose and objective of the FHFC Map is to administer the Federal Aid Highway Program. Baltimore County uses funding from this program to maintain its transportation network.

The Carney-Cub Hill-Parkville planning area is included on the FHFC Map for the Baltimore Urbanized Area. Roads on the FHFC Map are classified as principal arterials, minor arterials, collectors, and local roads. Generally, *local* road classifications represent an emphasis on access to property, *arterials* represent a high level of mobility, and *collectors* represent a compromise between property access and mobility. The following is a brief definition of the functional classifications:

Principal arterials link large population or employment centers. They accommodate long travel lengths. These roadways can be stratified into the following subclasses: (1) interstate, (2) other freeways and expressways, and (3) other principal arterials.

Minor arterials provide a lower level of mobility while placing more of an emphasis on land access than principal arterials. These roadways typically provide a link to the collector roadway system, but ideally they do not penetrate identifiable residential neighborhoods.

Collectors provide for both land access and traffic circulation within residential, commercial, and industrial areas. Collector roads may provide service to important traffic generators such as schools and parks.

Local roads serve to provide direct access to individual land uses. They are typically low in traffic volumes and speed.

The following is a list of the arterials and collectors in the planning area identified on the 2007 FHFC Map:

Interstate Principal Arterials:
I-695

Freeway-Expressway Principal Arterials:
Perring Parkway (from Oakleigh Road to Joppa Road)
White Marsh Boulevard

Other Principal Arterials:
Harford Road (from the city line to Joppa Road)
Joppa Road

Minor Arterials:
Perring Parkway (from Joppa Road to Waltham Woods Road)
Waltham Woods Road (from Perring Parkway to Cub Hill Road)
Old Harford Road (south of Joppa Road)
Harford Road (north of Joppa Road)
Walther Boulevard
Putty Hill Avenue
Taylor Avenue
Cromwell Bridge Road
Cub Hill Road
Magledt Road (from Joppa Road to future Walther Boulevard)

Collectors:
Oakleigh Road
Waltham Woods Road (from Joppa Road to Perring Parkway)
Satyr Hill Road (from Joppa Road to Old Harford Road)
Satyr Hill Road (from Proctor Lane to Cromwell Bridge Road)
Old Harford Road (from Joppa Road to Cub Hill Road)
Proctor Lane (from Satyr Hill Road to Kirwin Road)
Kirwin Road

Alverta Avenue (from Kirwin Road to Harford Road)
North Wind Road (east of Harford Road)
Avondale Road (from Woodside Avenue to Joppa Road)
Woodside Avenue (from Harford Road to Avondale Road)
Emerald Road
Glendale Avenue
Magledt Road (from future Walther Boulevard to Northwind Road)

I. Level-of-Service at Signalized Intersections

Every year the Baltimore County Traffic Engineering Division inspects approximately 200 of the 600 intersections in the county controlled by traffic signals. These inspections reveal how well traffic flows during the morning and evening rush hours. Intersections receive letter grades from "A" to "F" that indicate the level-of-service, or the degree of congestion. An "A" is the best level of operation, while an "F" is the worst.

LOS "D" is considered a poor level of operation. LOS "E" or "F" is indicative of operations with unacceptable delays and queuing. Generally, at an "F" level intersection motorists must wait through at least two red light cycles to clear the intersection during the peak hour of travel.

As part of Baltimore County's Growth Management legislation, development is limited or prohibited in areas where there are "E" or "F" level intersections until the level-of-service improves.

Table 5 provides the current level-of-service ratings for the 23 signalized intersections located within the Carney-Cub Hill-Parkville planning area. There are five intersections operating below LOS "C." The intersection of Harford Road/Putty Hill Avenue is LOS "F." The intersections of Harford Road/Taylor Avenue, Harford Road/Joppa Road, Joppa Road/Perring Parkway, and Perring Parkway/Putty Hill Avenue operate at LOS "D." Virtually the entire planning area lies within the traffic zone of a "D" or "F" level-intersection (see Map 3). The planning area's traffic congestion is among the worst in the County.

J. Baltimore County Master Plan Road Improvement Projects

Baltimore County Master Plan 2010 (adopted February 2000) identifies needed road improvement projects. The projects are divided into "projects in capital programs" and "projects not in capital programs" categories. The road improvement projects listed as "projects in capital programs" were funded in Baltimore County's Capital Improvements Program (CIP) or the Maryland Department of Transportation's Consolidated Transportation Program (CTP) at the time the Master Plan was adopted. The road improvement projects listed as "projects not in capital programs" were not funded in either the CIP or the CTP at the time of Master Plan adoption.

The Master Plan identifies seven road improvement projects that are located in whole or part within the planning area. The following projects are identified as "projects in capital programs":

- Widen the Baltimore Beltway from, the Harrisburg Expressway to I-95
- Upgrade Ridgely Avenue from Joppa Road to Orbitan Road
- Construct Walther Boulevard from Proctor Lane to Joppa Road
- Construct Proctor Lane from Skylark Court to Harford Road

- Widen Old Harford Road from Matthews Drive to Cub Hill Road

The following projects are identified as "projects not in capital programs":

- Widen/Construct Northwind Road from Harford Road to Walther Boulevard
- Construct Perring Road from Waltham Woods Road to Summit Road

The only Master Plan road project that has been implemented since the adoption of the Master Plan in 2000 is the widening of Old Harford Road from Matthews Drive to Placid Avenue. The Master Plan road projects that are currently "in capital programs" are the upgrading of Ridgely Avenue from Joppa Road to Orbitan Road, the widening of Old Harford Road from Placid Avenue to Cub Hill Road, and the widening of the Baltimore Beltway from the Harrisburg Expressway to I-95.

K. Traffic Calming

Residents concerned about traffic speed and safety on their residential streets can request traffic calming measures through Baltimore County's Neighborhood Traffic Management Program (NTMP). The Department of Public Works (DPW) will review applications, and analyze the speeds and vehicle volumes in those neighborhoods. Where needed, traffic calming measures based on each site's characteristics and identified problems will be recommended. Traffic calming options could include traffic circles, speed humps, pedestrian refuge islands, and narrowing driving lanes with curb extensions to discourage speeders while allowing for safer pedestrian crossings.

The NTMP represents the commitment by Baltimore County to promote and maintain the safety and livability of the County's residential neighborhoods. The overall goals of the program are as follows:

- Improve neighborhood livability by reducing the speeds and impact of vehicular traffic on residential streets, while providing for the safe, efficient and economical movement of persons and goods through the County.

- Promote safe and pleasant conditions for residents, pedestrians, bicyclists and motorists on neighborhood streets, while preserving access for emergency vehicles, buses and other users.

- Encourage and promote citizen involvement in all phases of the NTMP.

- Make efficient use of County resources by ranking requested streets according to their NTMP point assignment scores and other factors.

- Make periodic evaluations of the policy to ensure the stated goals are being met.

In 2007, the criteria for the NTMP was revised in order to make it easier for streets to be eligible for traffic calming devices. The original policy required streets to have 150 or more vehicles during the highest traffic hour and an average speed of 7 mph above the posted speed limit in order to qualify for the program. The revised policy allows for streets that have peak hour traffic volumes between 100 and 150 vehicles to qualify if they have an average speed of 10 mph above the posted limit.

The revised policy also allows streets to qualify if they have peak hour volumes of 250 or more vehicles and an average speed of 3 mph above the posted limit.

The DPW has completed several traffic calming projects within the planning area. Speed humps and other types of traffic calming devices have been installed on Placid Avenue, Simms Avenue, Waltham Woods Road, and Kings Ridge Road. Other streets in the area such as Hiss Avenue, Summit Avenue, and California Avenue have qualified for the program and are awaiting community support.

L. Public Water and Sewer Service

The Baltimore County Water Supply and Sewerage Plan designates areas of existing and future water and sewer service. Throughout the county the "planned service areas" for public water and sewer generally lie inside the Urban Rural Demarcation Line (URDL) and the "no planned service areas" lie outside the URDL.

Virtually the entire Carney-Cub Hill-Parkville planning area is located inside the URDL and inside the planned service areas. New development within the planned service areas generally is required to connect to the public water and sewer systems.

The planning area has a well-established water transmission main network along with ample storage and pumping capacity. All old pipelines have been cleaned and cement lined. There are no known constraints that would prevent the provision of public water service to future development in the planning area.

The planning area is served by Baltimore City's Back River Wastewater Treatment Plant located in southeastern Baltimore County. Within the planning area, the service area of this plant includes portions of four drainage areas or sewersheds: Herring Run, Gunpowder, Whitemarsh, and Stemmers Run. The planning area produces flow to the Stemmers Run Pumping Station and Force Main and the Whitemarsh Pumping Station and Force Main. There are three active overflow sites located south of Putty Hill Avenue in the planning area: Aiken Avenue, Dubois Avenue, and Bagley Avenue. Development that is tributary to these overflows is restricted until the overflow sites are eliminated. However, the affected areas are for the most part built-out, and no major development is expected in the future.

M. Historic Resources

There are several structures and sites in the planning area that are important historic resources. A listing and brief description of historic resources that have been inventoried can be found in Appendix D.

In conjunction with a County Executive sponsored pilot project, Preservation Services staff of the Baltimore County Office of Planning have been working with the Parkville History Committee to identify, document and possibly nominate structures and potential historic districts to the Baltimore County Landmarks List and the National Register of Historic Places. Planning staff have gathered information and shared it with the community to assist them with further study and any possible nominations they may undertake.

N. Commercial Revitalization Districts

Baltimore County has 14 officially designated commercial revitalization districts (CRDs): Arbutus, Woodlawn, Baltimore National Pike, Catonsville-Paradise, Pikesville, Liberty Road, Reisterstown, Loch Raven, Towson, Overlea-Fullerton, Parkville, Dundalk, Essex, and Lansdowne. The designated CRDs require County Council approval.

The CRDs are geographically defined areas that are targeted with specific county-sponsored programs to enhance their development potential. The major program components include: Architect on Call, Building Investment Loans, the Baltimore County Small Business Loan Partnership, the Baltimore County Business Growth Loan, Commercial Revitalization Property Tax Credit, Commercial Revitalization Action Grants, Marketing, Data and Research. A formal business and professional association represents each CRD's commercial interests.

The county's CRDs have been grouped into five general categories based on the districts' physical structure and the type of markets they serve. In ascending order of size, the categories are: Village Centers, Neighborhood Centers, Commercial Corridors, Community Centers, and Regional Commercial Centers.

The Parkville CRD is located entirely within the planning area. The Loch Raven CRD was expanded on May 15, 2006 and now extends into the planning area.

The Parkville CRD is an older, traditional commercial area. It generally includes the frontage properties along Harford Road from the city line to Putty Hill Avenue (see Map 4). The Parkville CRD is classified as a Neighborhood Center. It is moderate in size and serves several functions. The Parkville-Carney Business and Professional Association represents the Parkville CRD.

The Loch Raven CRD is a newer, vehicular-oriented commercial area. The Loch Raven CRD extends into the planning area along Joppa Road from Perring Parkway eastward to just east of Old Harford Road (see Map 5). Within the study area this CRD encompasses three large shopping centers: Perring Plaza, North Plaza, and Satyr Hill Shopping Center. The Loch Raven CRD is classified as a Commercial Corridor. It is elongated with no core. It services local communities, commuters, and draws from the region. The Loch Raven CRD is represented by the Loch Raven Business Association.

O. Harford Road Streetscape Project

The State Highway Administration's Harford Road Streetscape Project is nearly completed. The project is funded through the state Neighborhood Conservation Program, which seeks to not only improve the roadway but also enhance properties along the road. The estimated cost of the project is $9 million.

The project extends two miles along Harford Road from Hillcrest Avenue at the city/county line northward to Joppa Road. The project will make Harford Road safer and more attractive. The project includes road resurfacing; replacement of sidewalks where needed; construction of ADA-compatible sidewalks and ramps; new curbs, gutters, and drainage system improvements; landscaping and brick accents; creation of pocket parks and installation of community signs; installation of new street furniture; and landscaping. The project also includes slight widening at

the Putty Hill Road intersection and upgrades to existing traffic signals to include audible pedestrian signals and digital crossing time countdown signals. Baltimore County will provide pedestrian lighting. Street parking will be preserved.

Construction started in Summer 2007. The project is expected to be completed in Summer 2009.

P. Capital Environmental Restoration Projects

In 1987, the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) implemented a capital program for the assessment and identification of water quality problems and implementation of design and construction of watershed restoration projects. The program seeks to protect, restore and improve the water resources of the County. The following is a summary of completed and proposed environmental restoration projects located in the planning area. All of the proposed projects are included in the current Baltimore County Capital Improvements Program.

Stemmers Run at Double Rock Park Stream Restoration. Approximately 1,881 linear feet of stream restoration techniques were applied to areas of moderate to severe erosion in the channel that flows through Double Rock Park. Techniques included implementation of bioengineering measures and construction of step pools, rootwad revetments, and rock weirs to direct flow and stabilize stream banks. This project was completed in 1997.

Stemmers Run Water Quality Retrofit Projects. In conjunction with the Stemmers Run at Double Rock Park Stream Restoration, water quality retrofit projects were implemented at three locations in the vicinity of the park. The projects are located adjacent to Glen Road, Garnet Road, and Harford Road. Water quality improvement measures included implementation of three Stormceptors and a bioretention trench in order to remove pollutants and reduce runoff from the receiving waters. These projects were completed in 1998.

Water Quality Retrofit at Evergreen SWM Pond. An existing dry SWM pond was converted to an extended detention facility to improve water quality to White Marsh Run. The pond was regraded and the existing riser structure was replaced. Wetland plantings were added to further enhance the water quality benefits from this pond. This project was completed in 2001.

Linwood Avenue Stream Restoration. Replaced a 42 inch outfall and restored approximately 500 liner feet of a tributary of Stemmers Run located between Jacqueline Lane and Wilson Avenue, parallel to Linwood and Dubois Avenues. The stream was a highly entrenched system with extreme erosion at the outfall. Several end sections of the outfall pipe had broken off. The stream's course flows through a fairly well vegetated area before entering a concrete channel approximately 335 feet downstream and entering an underground pipe. The restoration involved laying back the banks of the stream to a stable angle and armoring with rock toe protection, matting, and vegetation. A section of pipe was replaced at the outfall and rock was placed underneath to act as energy dissipation and scour protection. This project was completed in 2004.

Putty Hill Avenue (Herring Run) Urban Reforestation Project. An existing DPW drainage easement on the eastern headwaters of Herring Run near Perring Parkway was planted to create a riparian buffer and streamside habitat area. This area was originally mowed and was in poor condition and choked with vines and invasive species. DEPRM designed and implemented a native vegetation

plan to transform the site into a wooded area, thereby improving water quality and urban wildlife. The project was completed in 1999.

Gunpowder Falls at Cromwell Bridge Stream Restoration. Excessive sedimentation and eroding stream banks caused the Gunpowder Falls to migrate and potentially impact a major county sanitary sewer line. Bank stabilization and channel alignment for approximately 1,550 linear feet of stream have was designed. Restoration included bioengineering measures, hillslope protection devices, and rock/grade control structures to direct flow and prevent channel bed degradation. This project was completed in 2009.

Woodcroft Stream Restoration. The project consists of 2,100 linear feet of stream restoration. Stabilization measures were installed to prevent stream bank erosion and channel degradation. Techniques included the removal of deteriorating concrete, planting vegetative buffers, stone toe and rock protection for the bottom of the channel. Step pools and weirs were placed in-stream to dissipate erosive flows. The project was constructed in 2001. Additional restoration work will be completed in 2009.

Jennifer Branch Stream Restoration. Jennifer Branch is a tributary of the Lower Gunpowder Falls, within the Gunpowder Basin. Approximately 5,000 linear feet of stream restoration techniques have been designed for areas along the Jennifer Branch experiencing severe bank erosion and channel degradation. The purpose of the project is to recreate a naturally functioning, self-sustaining stream and riparian system that will measurably improve water quality. Stabilization measures will include soil bioengineering, vegetative plantings, and rock structures to protect the stream banks and channel bottom. The restoration project is adjacent to 116 private properties, and the stream is physically located on 40 of those private properties. Baltimore County must obtain easements from each of the 40 private property owners in order to make improvements. Construction is proposed in 2010.

Q. Greenways

Baltimore County Master Plan 1989-2000 recommended the establishment of a countywide network of greenways. Greenways are corridors of open space that link parks, stream valleys, historic sites and natural areas. Examples of existing greenways include the Number Eight Trolley Line Trail in Catonsville and the Gwynns Falls Stream Valley Park in Pikesville.

Baltimore County Master Plan 2010 contains a "Greenways" map that designates proposed greenways. The proposed greenways are classified as either "environmental" or "recreational." Environmental greenways are intended to remain predominantly natural and serve as open space and wildlife corridors, with little if any public access. Recreational greenways are intended for public use and may include improved trails and other recreational amenities. Within the planning area, the only Master Plan designated greenway is Stemmers Run. This greenway traverses Double Rock Park. It is classified as a "recreational" greenway.

The primary means of acquiring greenways is through the development process. Whenever development approval is proposed for a property that contains a Master Plan designated greenway, the County's open space regulations require a greenway dedication in the form of an in-fee transfer for the granting of a greenway easement. An alternative means of acquisition is through the proactive purchase of important greenway segments that may not be subject to development.

R. Eastern Baltimore County Pedestrian and Bicycle Access Plan

The Eastern Baltimore County Pedestrian and Bicycle Access Plan is an action plan for constructing pedestrian and bicycle improvements. The plan was developed by an advisory committee composed of representatives from the walking/bicycling community and state and county government, and is based on the needs and desires expressed by the citizens who live or work in the area. The Baltimore County Council adopted the plan on November 6, 2006.

The plan identifies specific projects to be implemented, and provides recommendations for phasing and funding. It is a comprehensive, long-range plan that will ultimately integrate walking and bicycling facilities into the county's infrastructure. Pedestrian and bicycle improvement projects that are located within, or adjacent to, the planning area are listed in Appendices E and F, respectively.

S. Strengths, Weaknesses, Opportunities, and Threats

The Citizen Advisory Committee identified the planning area's strengths, weaknesses, opportunities, and threats. A *strength* is defined as a resource, advantage, or asset the area may possess. Strengths include characteristics or things that are liked about the area. A *weakness* is an inadequacy or things that are disliked about the area. An *opportunity* is a situation that can be potentially advantageous to the area. A *threat* is a potential problem that could negatively impact the area.

A list of the strengths, weakness, opportunities, and threats identified by the Advisory Committee is provided in Appendix G.

T. Recommended Projects Compiled by the GPCC

Appendix H contains a listing of priority projects compiled by the Greater Parkville Community Council and endorsed by the Citizen Advisory Committee.

Table 1
Existing Land Use Distribution
Carney-Cub Hill-Parkville Area

Land Use	Acres	Percent of Study Area
Residential	2,811	49.3
Single Family Detached	2,379	41.7
Single Family Attached	164	2.9
Multi-Family	268	4.7
Commercial	232	4.1
Public Use/Institutional	506	8.9
Recreation & Parks	618	10.8
Open Space	347	6.1
Utilities	104	1.8
Roads	770	13.5
Vacant	314	5.5
Total	5,702	100.0

Source: Baltimore County Office of Planning, January 2007

Table 2
Existing Zoning
Carney-Cub Hill-Parkville Area

Zoning	Acres	Percent of Planning Area
Residential	4643	81.4
DR 1	153	2.7
DR 2	507	8.9
DR 3.5	551	9.7
DR 5.5	3,047	53.4
DR 10.5	67	1.2
DR 16	318	5.6
Office	35	0.6
ROA*	4	0.1
RO	27	0.5
OR 1*	4	0.1
Commercial	274	4.8
CB*	5	0.1
BLR*	3	0.1
BL	117	2.1
BL-AS	49	0.9
BL-CCC	68	1.2
BM	17	0.3
BM-AS*	5	0.1
BR	10	0.2
Industrial	8	0.1
MLR	7	0.1
ML*	1	0.0
Conservation	742	13.0
RC-2*	1	0.0
RC-7	741	13.0
Total	5,702	100.0

Source: Baltimore County Zoning Map, January 2009
*The acreage of this zoning classification is less than one-tenth of one percent of the planning area

Table 3
2008 Student Enrollment and Capacities
Public Schools Serving the Carney-Cub Hill-Parkville Area

School	Capacity[1]	Enrollment[2]	+/- Capacity	% of Capacity
Carney ES	527	478	-49	90.7%
Harford Hills ES	323	322	-1	99.7%
Oakleigh ES	494	471	-23	95.3%
Perry Hall ES	516	547	+31	106.0%
Pine Grove ES	526	431	-95	81.9%
Seven Oaks ES	425	392	-33	92.2%
Villa Cresta ES	632	543	-89	85.9%
Loch Raven Academy MS	1,082	584	-498	54.0%
Parkville MS	1,089	1,042	-47	95.7%
Perry Hall MS	1,643	1,521	-122	92.6%
Pine Grove MS	1,241	1,009	-232	81.3%
Loch Raven HS	975	1,043	+68	107.0%
Parkville HS	2,037	1,721	-316	84.5%
Perry Hall HS	2,110	2,192	+82	103.9%

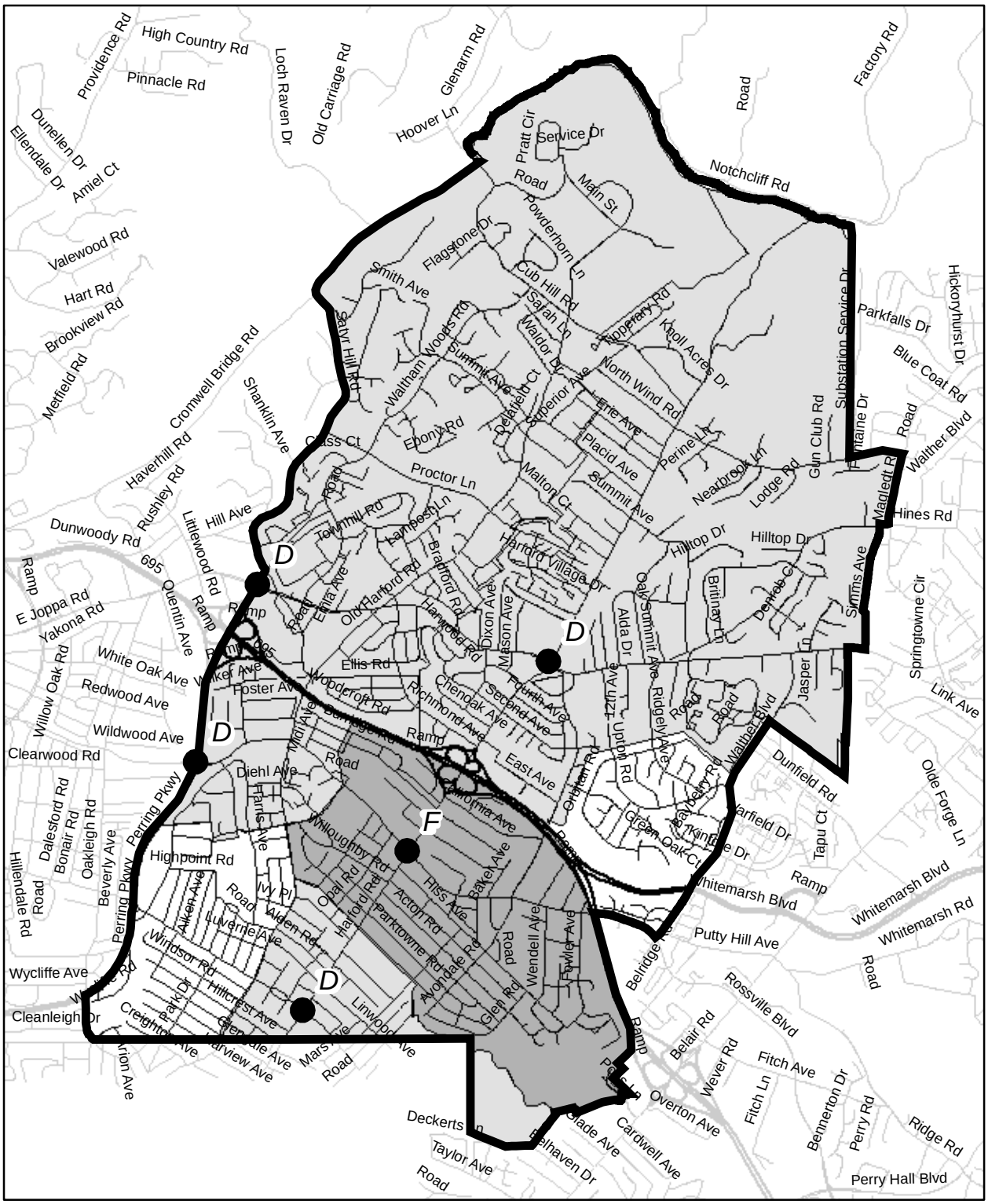
Source: Baltimore County Public Schools
[1] 2008 state-rated capacity
[2] 9/30/08 FTE enrollment

Table 4
Projected Student Enrollment for 2018
Public Schools Serving the Carney-Cub Hill-Parkville Area

School	Capacity[1]	Projected Enrollment[2]	+/- Capacity	% of Capacity
Carney ES	527	506	-21	96.0%
Harford Hills ES	323	348	+25	107.7%
Oakleigh ES	494	507	+13	102.6%
Perry Hall ES	516	502	-14	97.3%
Pine Grove ES	526	459	-67	87.3%
Seven Oaks ES	425	410	-15	96.5%
Villa Cresta ES	632	582	-50	92.1%
Loch Raven Academy MS	1,082	670	-412	61.9%
Parkville MS	1,089	1,086	-3	99.7%
Perry Hall MS	1,643	1,524	-119	92.8%
Pine Grove MS	1,241	1,053	-188	84.9%
Loch Raven HS	975	1,113	+138	114.2%
Parkville HS	2,037	1,723	-314	84.6%
Perry Hall HS	2,110	2,230	+120	105.7%

Source: Baltimore County Public Schools
[1] 2008 state-rated capacity
[2] 2/10/09 FTE enrollment projections for 2018

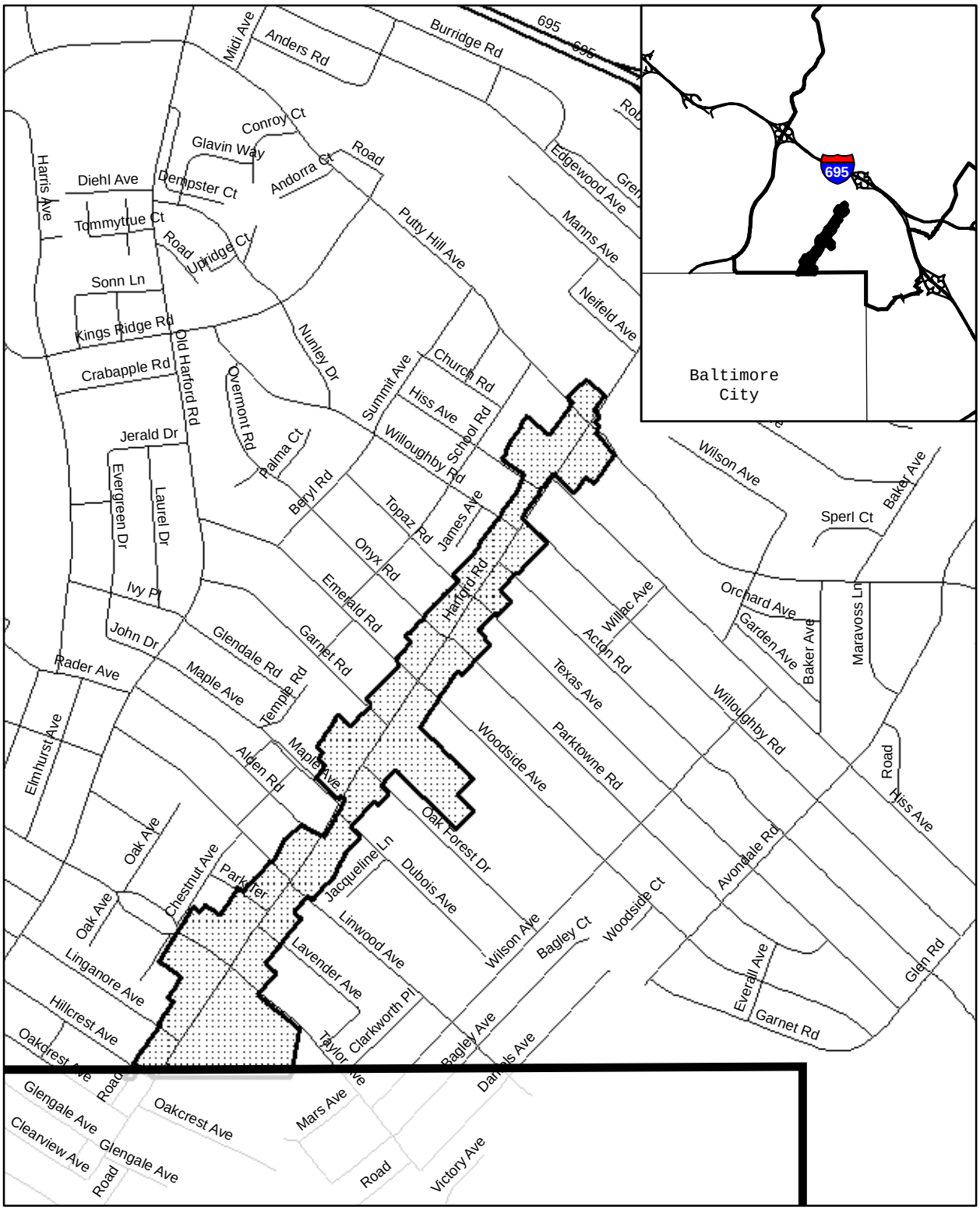
Table 5 Level of Service at Signalized Intersections Carney-Cub Hill-Parkville Area		
Intersection	**LOS**	**Date**
Avondale Rd/Joppa Rd	B	8/25/08
Avondale Rd/Putty Hill Ave	B	7/2/08
Ellis Rd/Old Harford Rd/Satyr Hill Rd	A	11/27/06
Emerald Rd/Woodside Ave/Harford Rd	A	1/6/09
Harford Rd/Putty Hill Ave	F	4/1/08
Harford Rd/Taylor Ave	D	4/16/08
Harford Rd/Northwind Rd	A	7/17/08
Harford Rd/Joppa Rd	D	5/8/08
Harford Rd/Linwood Ave	A	11/20/06
Joppa Rd/Walther Blvd	A	3/21/07
Joppa Rd/Magledt Rd	A	6/29/06
Joppa Rd/Perring Pkwy	D	3/5/08
Joppa Rd/Satyr Hill Rd/Perring Plaza	A	3/23/06
Joppa Rd/Old Harford Rd	B	7/12/06
Joppa Rd/Satyr Hill Rd/Waltham Woods Rd	B	8/7/06
Kings Ridge Rd/Putty Hill Ave/Parkville HS Ent	C	10/4/06
Oakleigh Rd/Perring Pkwy	B	8/8/07
Old Harford Rd/Putty Hill Ave	C	3/5/07
Old Harford Rd/Taylor Ave	B	7/25/06
Perring Pkwy/Taylor Ave	B	3/25/08
Perring Pkwy/Putty Hill Ave	D	9/10/08
Putty Hill Ave/Rolling Crest Way/Rossville Blvd/Walther Blvd	A	9/5/07
Walther Blvd/White Marsh Blvd	C	10/31/07
Source: Baltimore County Traffic Engineering Division, February 2009		



Plan Area Boundary
"D" Service Level
"F" Service Level
"D" or "F" Level Intersection

Feet
3,400 1,700 0 3,400

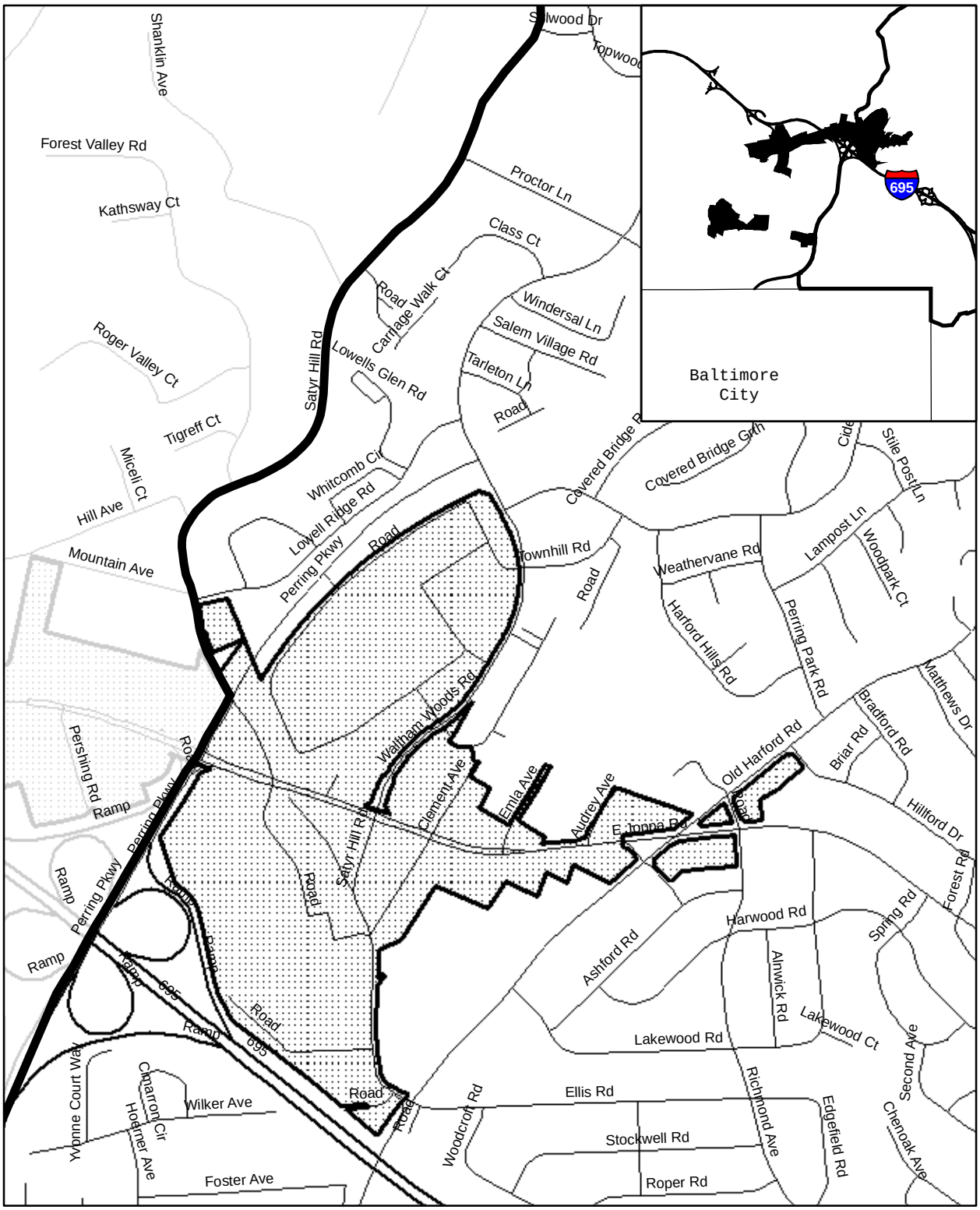
Map 3
"D" and "F" Level Traffic Zones
2/09



Map 4
Parkville Commercial Revitalization District

Plan Area Boundary
Revitilization District Boundary

Feet
1,200 600 0 1,200



Map 5
Loch Raven Commercial Revitalization District

Plan Area Boundary
Revitilization District Boundary

1,000 500 0 1,000 Feet

Part 3 - Recommendations

A. Future Land Use Plan

The future land use plan provides general recommendations for future land use in the planning area and is intended to provide guidance for making zoning and land development decisions. In particular, the future land use plan is intended to establish the basis for the area's comprehensive zoning map and other implementation measures, subject to the discretion of the County Council in the exercise of its law-making power. The plan is based on several considerations, including such factors as:

- Goals and recommendations contained in Baltimore County Master Plan 2010
- Consistency with the vision for the community as described in Section E of Part 1
- The existing land use pattern and zoning
- Environmental constraints
- The existing and anticipated road network
- The capacity of the area's roadways, schools, and parks
- Desires of the area's citizens

The Future Land Use map shows the distribution of recommended land use designations within the planning area (see Maps 6, 7, and 8). Each of the designations depicted on the map is described below.

The **Single-Family Detached** designation consists of areas intended primarily for single-family detached housing. The Single-Family Detached designated areas are nearly built-out. Most future development in these areas will involve the construction of new dwellings adjacent to, or in proximity to, existing residential development.

The Single-Family Detached designated areas should be zoned to closely reflect current or preferred future densities. DR1, DR2, and DR3.5 are the preferred residential zones. DR5.5 zoning should only be applied to developed areas where the existing built-out density is comparable to 5.5 dwelling units per acre.

Future residential development in the Single-Family Detached designated areas should be sufficiently regulated to promote good design and community stability. Established residential areas that have distinctive, positive characteristics need to be protected to maintain their integrity. Infill development within such areas should be consistent with the established character of the areas and compatible with surrounding homes. The creation of new panhandle lots should not be permitted. Panhandle lots in suburban residential neighborhoods contribute to an undesirable living environment and compromise the stability and overall quality of the neighborhoods.

The Single-Family Detached designated areas should also accommodate quality Planned Unit Developments (PUDs). PUD is a development tool that can be used to promote positive community change and to support Maryland's Smart Growth policies. Baltimore County's PUD process provides a procedure that can relate the type, design, and layout of residential development to the particular site and the particular demand for housing existing at the time of development. PUDs should be required to achieve high-quality design, provide for compact development that is pedestrian-friendly, and provide useful common open space as an integral component of the development. Dwelling units of any dwelling type are permitted in a PUD. All PUDs and dwelling

types should be appropriately scaled and designed to blend with the existing neighborhood or context. Community collaboration on PUD projects should be encouraged to address community interests and concerns before a concept plan is submitted to Baltimore County's review agencies.

The **Single-Family Attached** designation consists of developed land presently used for townhouses or other forms of attached housing. The **Multifamily** designation encompasses developed land presently used for multifamily housing. No undeveloped land is specifically proposed for single-family attached housing or multifamily housing. The community has an ample stock of these housing types.

Land designated for **Office** uses is generally already zoned for such uses. **Commercial** areas are locations designated for the continuation of commercial activities. Any expansion or redevelopment of office uses and commercial uses within these areas will need to maintain a proper relationship with the surrounding residential areas. This will include aesthetic design and the mitigation of potential detrimental impacts. In particular, the development of commercial uses on lots immediately adjoining residential areas should be highly compatible with residential uses and should not be permitted to adversely affect residents of those areas. When considering rezoning of commercial designated areas adjacent to residential areas, zones such as ROA, RO, CB and BLR should be favored over more intensive business zoning. The AS district should be removed from properties that are not currently functioning as a service station or car wash and are not desirable locations for such uses.

The **Public Use/Institutional** designation reflects the locations of existing land uses that serve the public or are open to the public. This category includes schools, churches, and other public service uses, but it does not include public parks and private recreation facilities.

The **Recreation & Parks** designation reflects the location of existing public parks and private recreation uses. Also, most of the potential future park sites identified in Table 7 and the undeveloped perimeter of the Hickey School property are included in this designation. All of the existing private recreation uses are planned to remain as recreation sites. If any of the private recreation uses cease, the sites should be acquired by the Department of Recreation and Parks to ensure that the properties will continue to be used as recreation sites for the use and enjoyment of the community. Surplus property at the Hickey School site should be preserved and enhanced as open space and recreation space for the community and not be developed for other uses.

Open Space represents areas where development is not suited or desired. This category includes County local open space, homeowner association open space, stream buffers, storm drainage facilities, and land not suitable for building because of environmental or other constraints. Also, large parcels of land with single-family dwellings located outside the URDL are included in this category.

B. Residential Development Standards

The proposed residential development standards presented in Appendix I should be enacted as an amendment to the Baltimore County Zoning Regulations in order to help implement the future land use plan recommendations for the Single-Family Detached land use designation described in Section A above. The proposed standards are intended to promote community stability and assure that new homes blend in with, and complement or enhance, the existing community.

The proposed standards as presented in Appendix I would add a new section to the text of the Baltimore County Zoning Regulations but would not require any amendments to the zoning map. Another option that can be considered by the County Council would be to enact the proposed standards as a new overlay district that would be shown on the official zoning map.

C. Amendments to the 2004 Zoning Map

Recommended amendments to the 2004 Baltimore County Zoning Map are presented in Table 6 and Appendix J. The recommendations are consistent with the future land use plan. These recommended zoning changes were addressed in the 2008 Comprehensive Zoning Map Process. With the following exceptions, the County Council enacted all of the recommendations. For Item No. 1, the existing MLR zoning was retained. For Item Nos. 5 and 10, the recommended zoning was enacted for the most part. However, in the case of Item No. 5, a small sliver of RO zoning (0.2 acre) was granted and, in the case of Item No.10, a small amount of ML zoning (1.2 acres) was granted.

D. Amendments to the 2008 Zoning Map

The amendments to the 2004 Baltimore County Zoning Map recommended in Section C above may not necessarily include all of the zoning reclassifications that are necessary. It is recommended that additional zoning map revisions be considered as part of the upcoming 2012 Comprehensive Zoning Map Process (CZMP).

Amendments to the 2008 Zoning Map recommended by the Carney-Cub Hill-Parkville Plan Citizen Advisory Committee are presented in Appendix L. The specific proposals contained in Appendix L are solely those of the Citizen Advisory Committee.

Prior to the 2012 CZMP, the Office of Planning should (1) determine which zoning map amendments recommended in Appendix L are appropriate and (2) determine any additional zoning reclassifications that may be appropriate for Planning Board consideration. In accordance with the 2012 CZMP, the Office of Planning should file for consideration by the Planning Board a zoning reclassification application for each of the potential zoning map amendments identified by the Office of Planning.

E. Planned Land Acquisitions for Public Parks

During the process of developing this community plan, a 5-acre parcel of land located south of the Double Rock Lane terminus was acquired by Baltimore County and added to Double Rock Park. The County has also acquired the Perring Athletic Club, a 93,000 square foot indoor facility located at 7501 Oakleigh Road. The facility will be renovated and will be available for soccer, lacrosse, and tennis. The Baltimore County Department of Recreation and Parks will manage the renovated facility, which will be renamed the Northeast Regional Recreation Center.

Additional parkland should be acquired and developed to meet the recreational needs of local residents and to improve public health. Table 7 identifies specific properties designated for potential acquisition by the County or the State for use as public parkland. These properties are delineated in Appendix K.

F. Road Network

It is recommended that the Baltimore County Department of Public Works prepare a road improvement plan for the planning area. The plan should inventory and assess existing road conditions, identify and prioritize future improvements, and recommend a time frame for construction of the proposed improvements. Context sensitive design should be incorporated into all future road improvement projects to balance traffic capacity needs with community character and livability. Context sensitive design means consideration is given to the design of the roadway to ensure it fits into the context of its surroundings. Context sensitive design involves a collaborative, interdisciplinary approach to developing and implementing road projects in which citizens are part of the design team. Context sensitive design emphasizes the development of road projects that fit the physical setting of the roadway while maintaining or enhancing safety and mobility.

G. Historic Resources

The Preservation Services staff of the Baltimore County Office of Planning should continue to work with the Greater Parkville History Committee to identify and document the historic resources located within the community. A comprehensive catalogue and database of all historic resources in the planning area should be developed. Possible measures that can be taken to ensure that historic resources are protected, maintained, and promoted should be identified. Appropriate preservation measures and incentives should be implemented.

H. Jennifer Branch Stream Restoration

The Baltimore County Department of Environmental Protection and Resource Management has identified Jennifer Branch as a priority project for stream restoration. This project is currently in the land acquisition phase. Stream restoration could be accomplished in 2010. The project is described in Section P of Part 2.

I. Pedestrians and Bicyclists

The improvements recommended in the Eastern Baltimore County Pedestrian and Bicycle Access Plan, as adopted by the County Council on November 6, 2006, should be implemented with the modifications listed below.

1. Change the location of Bicycle Facility Project No. 153 (White Marsh Run Trail) to be adjacent to MD 43, between Walther Boulevard and Avondale Road.

2. Rehabilitate the walking trail at Double Rock Park, add a bike trail, and rebuild the bridge.

3. Add the following sidewalk projects:
   - Old Harford Road from the city line to Taylor Avenue
   - East side of the 8300 block of Old Harford Road
   - 2900 block of Taylor Avenue
   - Ridgely Avenue from Joppa Road to Orbitan Road

- Old Harford Road from Placid Avenue to Ranger Court
- Putty Hill Avenue from Harford Road to the Baltimore Beltway

4. Add the potential off-road trails shown on Map 9.

J. Parkville Commercial Revitalization District

The Parkville-Carney Business and Professional Association, in cooperation with the County, should prepare a revitalization plan for the Parkville CRD to address the economic development and revitalization needs of the area. It should be determined whether to use a comprehensive or selected-problems approach in preparing the revitalization plan. A comprehensive plan approach would be broad in scope and would guide the long-range physical and economic development of the area. A selected-problems approach would produce a detailed action plan that focuses on addressing one or more specific, high-priority issues within a short-range time frame.

A comprehensive approach could potentially address the following matters:

- Community vision of the area's preferred future
- Future land use and zoning
- Opportunities for development/redevelopment of vacant, underused, or blighted properties
- Opportunities for adding public open spaces
- Enhancing the visual appearance of existing buildings
- Form-based code or design guidelines for facade renovations and new development
- Building code ("smart code") for rehabilitation of older buildings
- Business, directional, and informational signage
- Parking
- Market analysis
- Strategy to capture additional economic development and visitation
- Streetscape maintenance
- Pedestrian accessibility from the adjacent residential areas
- Gateway treatments
- Public transportation
- Public safety
- The projects recommended in the GPCC Harford Road Streetscape Enhancement Plan (see Appendix H)
- Sources of funding for revitalization

The objective of a short-range action plan would be to map out a five-year revitalization strategy by preparing a prioritized list of implementable projects that would work toward making the area more attractive, safe, and economically viable. An action plan should include:

- A brief assessment of current conditions that identifies the need for specific projects
- A prioritized list of projects to be implemented over a five-year period
- A detailed description of each project
- A list of parties responsible for completing each project
- A cost estimate for each project
- A summary of funding sources for project implementation

In either approach to preparing the revitalization plan, public participation techniques such as workshops, forums, interviews, questionnaires, charrettes, and public hearings should be utilized to get input from key stakeholders and the general public.

The designated boundaries of the Parkville CRD presently stretch along the Harford Road corridor from the city line northward to Putty Hill Avenue. Consideration should be given to extending the northern boundary of the CRD to either the Baltimore Beltway or to Joppa Road. The portion of the corridor between Putty Hill Avenue and the Baltimore Beltway has a pedestrian-friendly business environment, and the Harford Road bridge over the Beltway provides a better gateway than the busy Harford Road/Putty Hill Avenue intersection. On the other hand, the Harford Road Streetscape Project described in Section O of Part 2 extends from the city line to Joppa Road, and most of the frontage properties along Harford Road between the Baltimore Beltway and Joppa Road have commercial zoning and commercial uses. If the northern boundary is extended to Joppa Road, the name of the district should be changed to be the Parkville-Carney CRD.

K. Capital Improvements

The Greater Parkville Community Council (GPCC) developed a list of local capital improvement needs, which is provided in Appendix H. The GPCC should continue to participate in Baltimore County's annual capital improvement program review process to serve as an advocate for, and to monitor the progress of, the implementation of capital projects in the planning area.

Table 6
Recommended Amendments to the 2004 Zoning Map
Carney-Cub Hill-Parkville Area

Item No.	Location	Total Acres	2004 Zoning	Proposed Zoning	Comments
1	East side of Wycliffe Rd	0.2	MLR	DR5.5	Small, vacant lot on a residential street. The DR5.5 classification is consistent with the existing zoning along Wycliffe Road.
2	North side of Taylor Ave, east of Harford Rd and west of Lavender Ave	1.7	DR16	DR5.5	The use of these properties is single-family detached residential. The DR5.5 classification is consistent with the zoning of the adjoining residential area.
3	North corner of Avondale Rd and Willoughby Rd	0.3	BL	CB	The CB classification is more compatible with the surrounding residential community than BL zoning. This property should not be rezoned if CB does not permit the existing business.
4	Between Fowler Ave and the Baltimore Beltway, south of Putty Hill Ave and north of Parkwind Ct	9.1	DR5.5	DR3.5	The existing DR5.5 zoning is greatly inconsistent with the density of the existing residential development.
5	North side of Putty Hill Ave, east of Hoerner Ave and west of Old Harford Rd	4.0	DR16 & BL-AS	DR5.5	The use of these properties is single-family detached residential. DR5.5 zoning is consistent with the zoning of the adjoining residential area.
6	Northwest corners of Old Harford Rd/Ellen Ave and Foster Ave/Ellen Ave	1.2	DR16	RO	RO zoning is consistent with the existing office use.
7	South of Joppa Rd and north of Orbitan Rd, east of 12th Ave to east of Burton Ave	40.8	DR5.5	DR3.5	DR3.5 zoning is consistent with the density of the existing residential development.

Table 6 (continued)

Item No.	Location	Total Acres	2004 Zoning	Proposed Zoning	Comments
8	South of Joppa Rd, east of Jasper La	2.1	BM	DR5.5	This land is approved for the development of single-family residential lots as part of the Stablegate development project.
9	Southeast corner of Harford Rd and Summit Ave	0.2	BL	CB	The CB classification is more compatible with the surrounding residential community than BL zoning. This property should not be rezoned if CB does not permit the existing business.
10	East side of Harford Rd, north and south of the Gunpowder Falls State Park	31.7	DR1	RC7	The existing DR1 zoning is inappropriate for these parcels. They lie outside the URDL and outside the planned water and sewer service areas. There are two very large parcels with single-family dwellings. The remaining parcels are owned and used by BGE. RC7 zoning is consistent with the existing zoning to the north, south, and east.

The item numbers in this table correspond to the item numbers in Appendix J.

The Planning Board and the County Council considered these recommended amendments in the 2008 Comprehensive Zoning Map Process. The results are noted in Section C of Part 3.

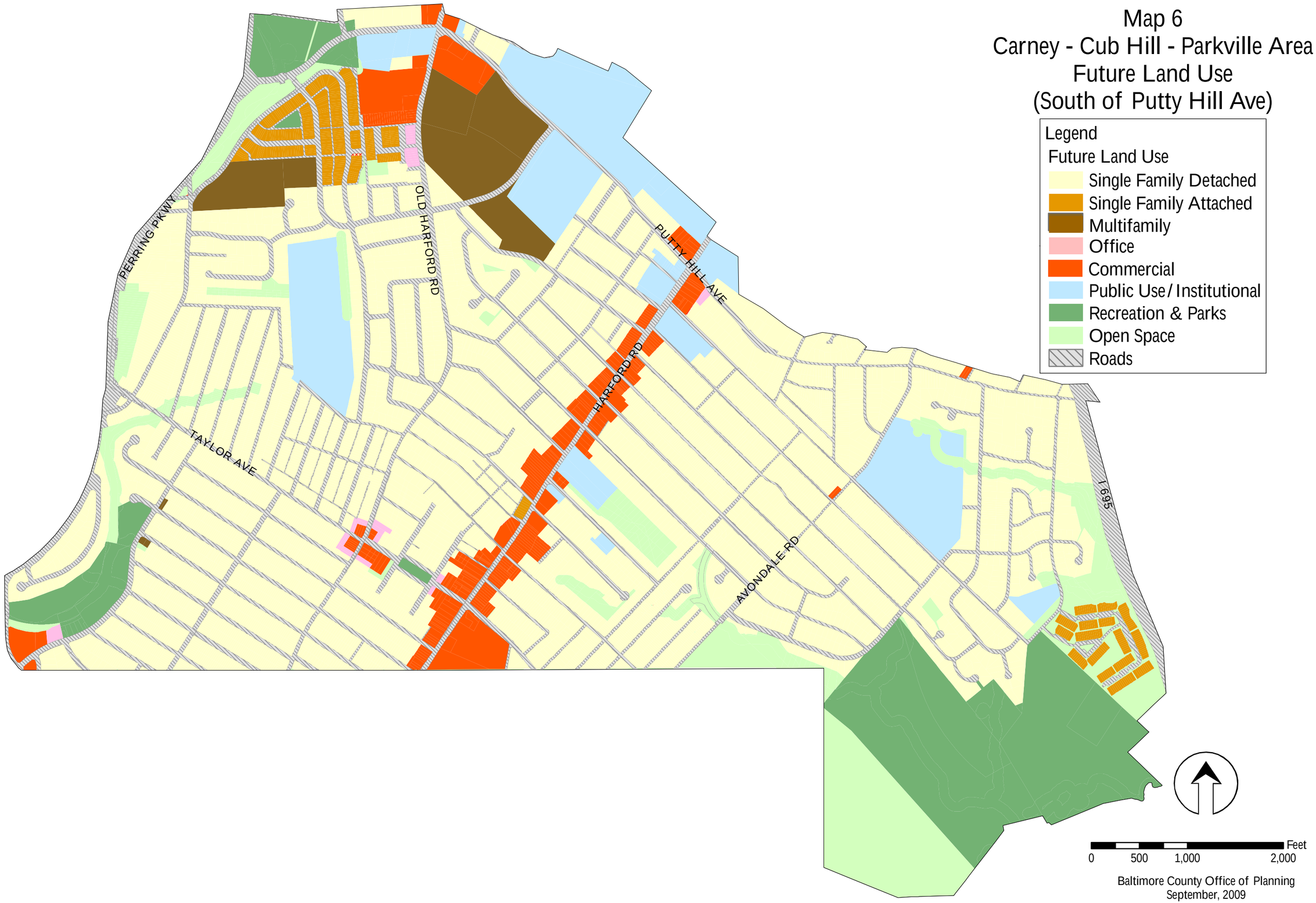
Table 7
Planned Land Acquisitions for Public Parks
Carney-Cub Hill-Parkville Area

Site No.	Location	Acres	Comments
1	Northwest of Darlington Dr/Glencoe Rd intersection and Creighton Ave terminus	1.4	Undeveloped land adjacent to Harford Park. Should be acquired by DRP and added to Harford Park.
2	South of Woodcroft Rd/Richmond Ave and north of the Baltimore Beltway, west of Richmond Cir	8.3	Site of Woodcroft Swim Club. Should be acquired by DRP for a neighborhood park if the swim club use ceases.
3	East of Burnsway Ct terminus	0.4	Undeveloped parcel surrounded by Belmont Park on 3 sides. Should be acquired by DRP and added to Belmont Park.
4	South side of Jomat Ave and west side of Harford Road, adjacent to park and ride facility	6.2	Portion of site located along Jomat Ave (1.9 acres) is owned by Baltimore County. Transfer control to DRP and develop a neighborhood park. Provide a buffer strip and screening to adequately protect the neighboring residential property to the west. The remaining portion of this site, which is privately owned, should be acquired by DRP for passive parkland.
5	North and south sides of Proctor La, east of Waltham Woods Rd and west of Cider Mill Rd	15.2	Potential neighborhood park. Land on the north side of Proctor La is site of Weber's Cider Mill Farm. Land on the south side of Procter La is undeveloped. The cider mill farm property should be acquired by DRP if the business use ceases.
6	Terminus of Perine La	8.3	Potential neighborhood park. Acquisition by DRP is recommended if the greenhouse business ceases.
7	Terminus of Hilltop Dr	29.4	Potential neighborhood or community park. The majority of this site (27.8 acres) is owned and occupied by the Carney Rod and Gun Club. The remainder of the site consists of a 1.6 acre undeveloped parcel. Acquisition by DRP is recommended if the club use ceases.
8	North side of North Wind Rd, east of Lodge Rd	39.4	Owned and occupied by the Baltimore County Game & Fish Protective Association of Glen Arm. Located adjacent to the Gunpowder Falls State Park. DNR or DRP should acquire this property if the current use ceases.
9	West side of Harford Rd, 2200 feet north of Knoll Acres Dr	5.0	Undeveloped parcel adjacent to the Gunpowder Falls State Park. DNR should acquire this parcel and add it to the state park.
10	East side of Old Harford Rd, north of Cub Hill Rd	63.5	Potential community park. Acquisition by DRP is recommended.
11	Terminus of Old Harford Rd	219.3	Site of the state-owned Charles H. Hickey, Jr. School. Any surplus property at this site should be preserved and enhanced as open space and recreation space for the community.
12	South side of Cub Hill Rd, east of Flagstone Dr	9.9	Large parcel with a single-family dwelling. Potential neighborhood park.
13	West side of Queen Anne Dr, south of Hillcrest Ave	2.3	Site of the Hillcrest Swim Club. Located adjacent to Harford Park. Should be acquired by DRP if the swim club use ceases.

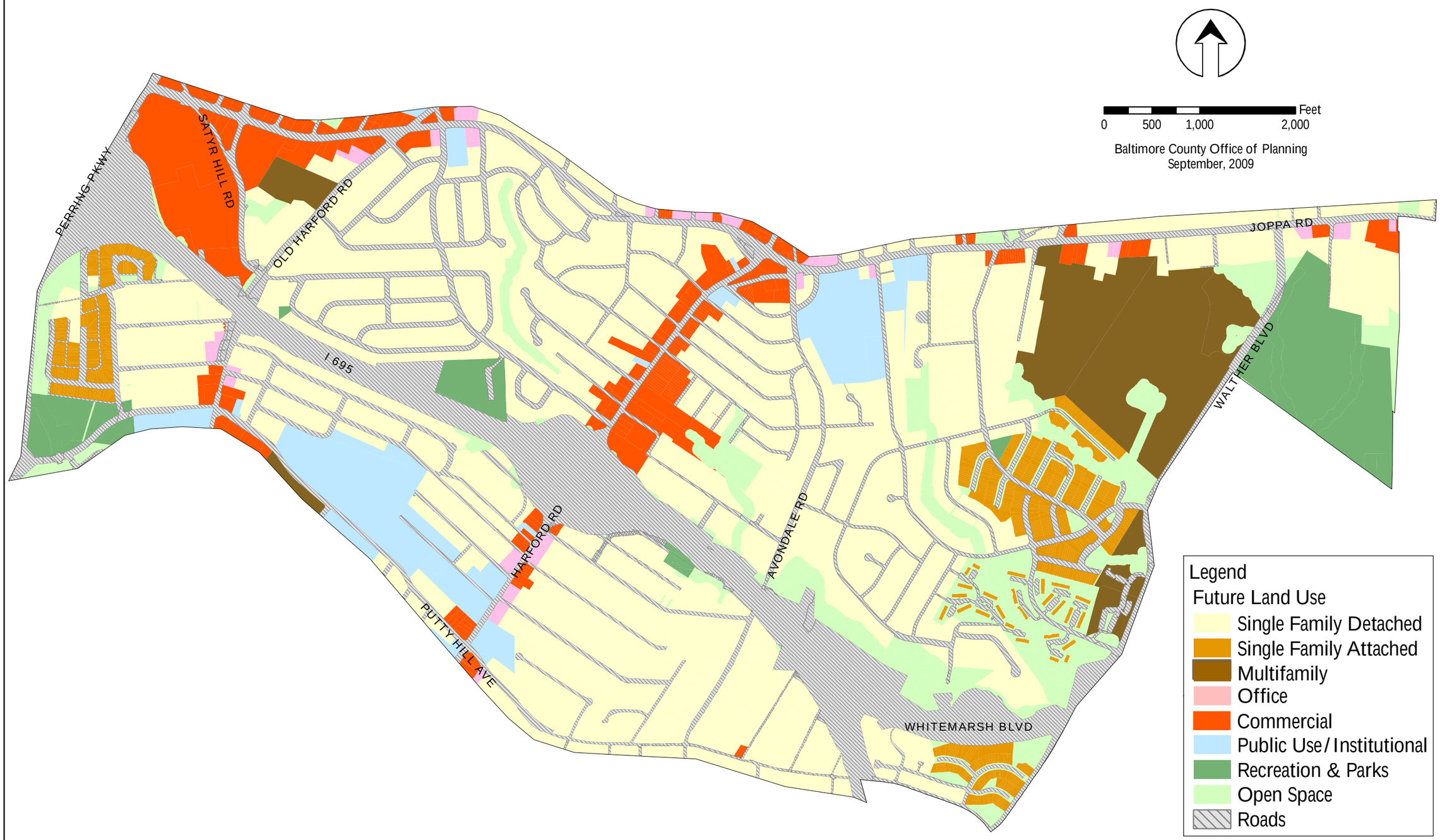
Table 7 (continued)

14	West of Landrum Ct and south of Barnwell Ct	3.0	Site of the Pine Ridge Swim Club. Located adjacent to the Pine Grove Middle School. Should be acquired by DRP if the swim club use ceases

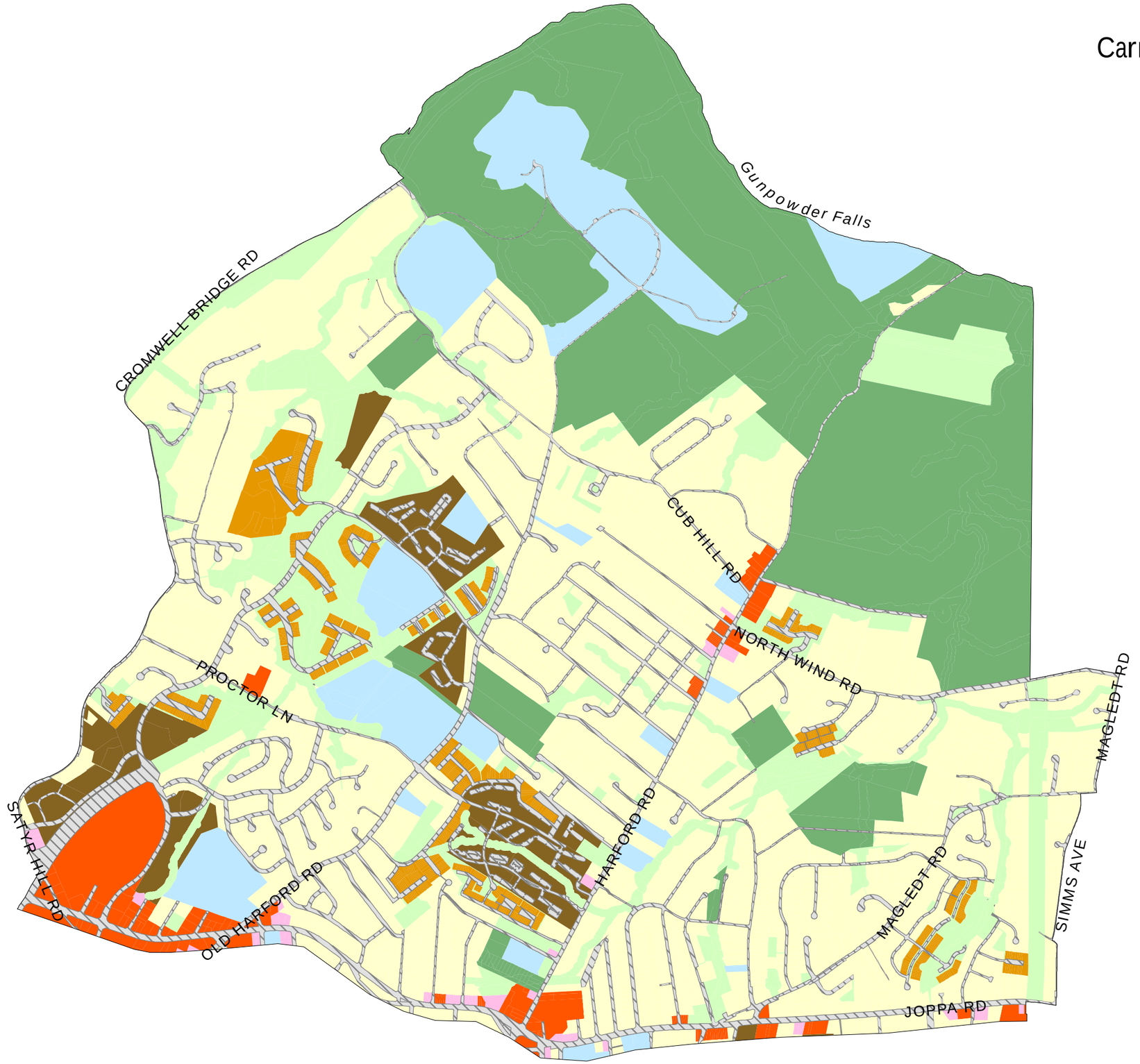
The site numbers in this table correspond to the site numbers in Appendix K.
Abbreviations for government agencies are as follows:
DRP – Baltimore County Department of Recreation and Parks
DNR – Maryland Department of Natural Resources


Map 6
Carney - Cub Hill - Parkville Area
Future Land Use
(South of Putty Hill Ave)
Legend
Future Land Use
Single Family Detached
Single Family Attached
Multifamily
Office
Commercial
Public Use/Institutional
Recreation & Parks
Open Space
Roads
PERRING PKWY
OLD HARFORD RD
PUTTY HILL AVE
HARFORD RD
TAYLOR AVE
AVONDALE RD
I-695
0
500
1,000
2,000
Feet
Baltimore County Office of Planning
September, 2009

Map 7
Carney - Cub Hill - Parkville Area
Future Land Use
(North of Putty Hill Ave, South of Joppa Rd)



Map 8
Carney - Cub Hill - Parkville Area
Future Land Use
(North of Joppa Road)



Legend

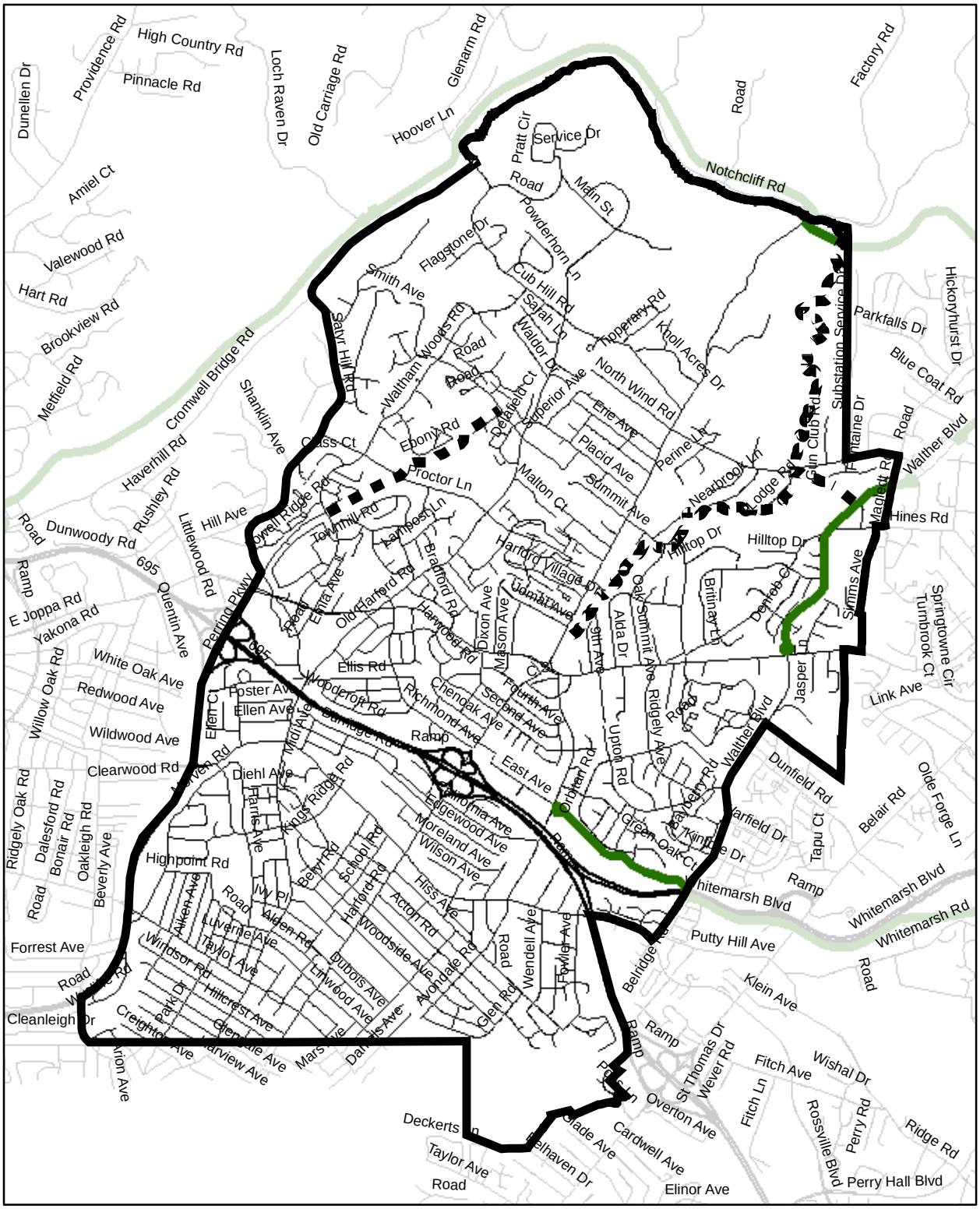
Future Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Commercial
- Public Use/Institutional
- Recreation & Parks
- Open Space
- Roads

Feet

0 500 1,000 2,000

Baltimore County Office of Planning
September, 2009



Map 9
Recommended Trails

Part 4 - Implementation

A. Introduction

The implementation of the plan's recommendations will be effected through an ongoing planning process involving County and State governments, as well as the private sector and the general public. Some of these recommendations can be implemented in the near future while implementation of other recommendations will take years. Implementation of some recommendations is likely to occur on an opportunity basis rather than according to a set schedule.

Specific implementation actions are listed below. Each action should be the responsibility of one or more entities and should be implemented in a given time frame. Time frames are ongoing, immediate, short-term, long-term, and continual. Ongoing efforts are those currently being undertaken and which should continue into the future. Immediate indicates the action should be implemented either now or within a year following plan adoption. Short-term actions should be implemented or initiated within the next two to three years following plan adoption. Long-term indicates a time frame of four years or more. Continual indicates new actions that will require a continued effort.

B. Recommended Actions

1. Consult the plan when reviewing projects and making decisions that will have an impact on the community.

   Time Frame: Continual
   Primary Responsibility: County government, State government, general public, developers

2. Enact the recommended Residential Development Standards presented in Appendix I.

   Time Frame: Immediate
   Primary Responsibility: Planning Office and County Council

3. In accordance with the 2012 Comprehensive Zoning Map Process, request the enactment of zoning classifications as appropriate to bring the official zoning map into general conformance with the future land use plan, subject to the discretion of the County Council

   Time Frame: Short-term
   Primary Responsibility: County Council, Planning Board, Office of Planning

4. Pursue the acquisition and development of the potential park sites specified in Table 7 and Appendix K. Give priority consideration to Site No. 4 (Jomat Avenue/Harford Road) and Site No. 10 (Old Harford Road). When appropriate, use this community plan and the authority of the County to impose public reservation of land as a legal means of reserving such sites.

   Time Frame: Short-term for Site Nos. 4 and 10, and continual for the other sites
   Primary Responsibility: The government agencies identified in Table 7 and the Planning Board

5. Prepare and implement a road improvement plan.

   Time Frame: Short-term and continual
   Primary Responsibility: Department of Public Works and community groups

6. Complete the documentation of historic resources and undertake preservation efforts.

   Time Frame: Ongoing
   Primary Responsibility: Greater Parkville History Committee and Office of Planning

7. Implement the Eastern Baltimore County Pedestrian and Bicycle Access Plan and the trail recommendations.

   Time Frame: Continual
   Primary Responsibility: Department of Recreation and Parks, Office of Planning

8. Implement the Jennifer Branch Stream Restoration Project described in Section P of Part 2.

   Time Frame: Immediate
   Primary Responsibility: Department of Environmental Protection and Resource Management

9. Prepare a Parkville Commercial Revitalization District Plan.

   Time Frame: Short-term
   Primary Responsibility: Parkville-Carney Business and Professional Association, Department of Economic Development, and Office of Planning with the help of consultants on an as-needed basis

10. Consider extending the northern boundary of the Parkville Commercial Revitalization District to the Baltimore Beltway or to Joppa Road.

    Time Frame: Immediate
    Primary Responsibility: Department of Economic Development and County Council

11. Pursue the implementation of the projects recommended in Appendix H.

    Time Frame: Continual
    Primary Responsibility: Greater Parkville Community Council and other community groups

Appendix A

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 15

Resolution No. 91-05

Mr. Vincent J. Gardina, Councilman

By the County Council, August 1, 2005

A RESOLUTION of the Baltimore County Council requesting the Planning Board to prepare a Community Plan for the ~~Carney area~~ Carney and Cub Hill areas of Baltimore County.

WHEREAS, the Baltimore County Master Plan recognizes that detailed planning, coordination of facilities, and phasing of utilities and residential development are needed to ensure that the remaining areas of Baltimore County which are zoned for residential development are developed in a manner that makes these areas desirable places to live and work; and

WHEREAS, the County Council finds that the ~~Carney area is~~ Carney and Cub Hill areas are unique, and that the piecemeal approval of residential development plans for this area will impede the County's ability to achieve its objectives in a manner consistent with the Master Plan and the County's land use policies; and

WHEREAS, the County Council believes that further evaluation, review, and public input are necessary to prepare, consider, and adopt a Plan for the reasonable development of unimproved, residentially-zoned properties in the Carney area of the Fifth Councilmanic District and the Cub Hill area of the Third Councilmanic District consistent with the Master Plan and in the best interest of the public; and

WHEREAS, the County Council is desirous of approving and implementing a Plan for the ~~Carney area~~ Carney and Cub Hill areas which is modeled upon the Honeygo Plan.

Appendix A (continued)

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Baltimore County Planning Board be and it is hereby authorized, pursuant to Article 32, Title 3 of the Baltimore County Code, to prepare a Carney/Cub Hill Area Plan as a revision and update to the Master Plan, which will serve as a guide for the development of unimproved, residentially-zoned properties in that portion of the Carney area depicted on the attached map, and the Cub Hill area, bounded generally by Cromwell Bridge Road, the Gunpowder Falls, Harford Road, Summit Avenue, Old Harford Road, Proctor Lane, and Satyr Hill Road, and to recommend implementing legislation and programs, including recommendations for land use controls such as overlay districts and design guidelines, and to report its findings and recommendations and proposed Plan to the County Council no later than June 1, 2006.

Appendix B

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 18

Resolution No. 127-05

Councilmembers Bartenfelder & Gardina

By the County Council, October 3, 2005

A RESOLUTION of the Baltimore County Council requesting the Planning Board to include an additional portion of the Carney area in the proposed Community Plan for the Carney and Cub Hill areas of Baltimore County.

WHEREAS, the Baltimore County Master Plan recognizes that detailed planning, coordination of facilities, and phasing of utilities and residential development are needed to ensure that the remaining areas of Baltimore County which are zoned for residential development are developed in a manner that makes these areas desirable places to live and work; and

WHEREAS, the County Council has found that the Carney and Cub Hill areas are unique, and that the piecemeal approval of residential development plans for these areas will impede the County's ability to achieve its objectives in a manner consistent with the Master Plan and the County's land use policies; and

WHEREAS, the County Council believes that further evaluation, review, and public input are necessary to prepare, consider, and adopt a Plan for the reasonable development of unimproved, residentially-zoned properties in the Carney area of the Fifth Councilmanic District and the Cub Hill area of the Third Councilmanic District consistent with the Master Plan and in the best interest of the public; and

WHEREAS, the County Council, by adoption of Resolution 91-05, has authorized the Baltimore County Planning Board to prepare a Carney/Cub Hill Area Plan as a revision and update to the Master Plan, which will serve as a guide for the development of unimproved, residentially-zoned properties in those areas; and

Appendix B (continued)

WHEREAS, the County Council believes that an additional portion of the Carney area in the Sixth Councilmanic District and the Parkville area of the Fifth and Sixth Councilmanic Districts should logically be included in the community plan requested by Resolution 91-05; now, therefore, be it

RESOLVED, by the County Council of Baltimore County, Maryland that the Planning Board is requested to include within the Carney/Cub Hill Community Plan that portion of the Carney area in the Sixth Councilmanic District bounded by Harford Road, Joppa Road, Walther Boulevard, and I-695/Route 43 White Marsh Boulevard and the Parkville area of the Fifth and Sixth Councilmanic Districts bounded by Perring Parkway, I-695, the northern boundary of Double Rock Park, the Baltimore City boundary line, and Taylor Avenue.

Appendix C
School Recreation Centers (SRCs) and County Parks
Parkville Recreation and Parks Council Area

Site Name	Total Acreage	Amenities	Type of Facility
Andrea Avenue Tot Lot (Erdmanor LOS)	0.6	1 playground	Neighborhood Park
Balder Avenue Tot Lot (Harford Manor)	0.8	1 playground	Neighborhood Park
Beldale Courts LOS-Tapu Court	3.5	1 playground	Neighborhood Park
Belmont Park	43.5	2 ball diamonds, 3 athletic fields, 1 sand volleyball court, trails, 1 playground	Community Park
Carney Elementary School Recreation Center	17.1	2 ball diamonds, 2 athletic fields, 1 multi-use court, 1 playground, indoor rec facilities	SRC
Double Rock Park	102.7	4 ball diamonds, 1 athletic field, 5 picnic pavilions, trails, community gardens, 2 playgrounds	Community Park
Harford Hills Elementary School Recreation Center	22.6	3 ball diamonds, 3 athletic fields, 1 multi-use court, 2 tennis courts, 1 playground, indoor rec facilities	SRC
Harford Park (incl. closed part of Darlington Dr.)	7.0	1 multi-purpose court, 1 playground	Neighborhood Park
Krause Memorial Park	14.6	1 playground, 1 picnic pavilion, trails, historic lime kiln	Neighborhood Park
Missing Pines Tot Lot (Summit Hills)	2.7	1 playground (replacement playground to be constructed pending Corps of Engineers approval)	Neighborhood Park
Parkville Center	3.4	1 multi-use court, indoor rec facilities, 1 playground	Community Center
Parkville High School Recreation Center	42.2	5 ball diamonds, 6 athletic fields, 1 jogging track, 1 multi-use court, 4 tennis courts, indoor rec facilities	SRC
Parkville Middle School Recreation Center	25.9	5 ball diamonds, 3 athletic fields, 1 multi-use court, 3 tennis courts, indoor rec facilities	SRC
Pine Grove Elementary School Recreation Center	19.0	2 ball diamonds, 3 athletic fields, 1 multi-use court, 1 playground, indoor rec facilities	SRC
Pine Grove Middle School Recreation Center	34.8	4 ball diamonds, 3 athletic fields, 1 multi-use court, 3 tennis courts, 1 disc golf, indoor rec facilities	SRC
Putty Hill Park	15.0	1 ball diamond, 1 multi-use court, 1 picnic pavilion, 1 playground	Neighborhood Park

Appendix C (continued)

Site name	Total Acreage	Amenities	Type of Facility
Ridgely Playground	0.7	1 playground	Neighborhood Park
South Oakleigh Tot Lot	0.6	1 playground	Neighborhood Park
Taylor Park	4.3	1 playground	Neighborhood Park
Villa Cresta Elementary School Recreation Center	23.4	3 ball diamonds, 3 athletic fields, 1 multi-use court, 2 tennis courts, 1 playground, indoor rec facilities	SRC
Woodcroft Playground	1.5	1 playground	Neighborhood Park

Source: Baltimore County Department of Recreation and Parks, April 2006

Appendix D
Inventory of Historic Resources

Sites Listed on the Maryland Inventory of Historic Properties,
the Baltimore County Final Landmarks (FL) List or
Preliminary Landmarks (PL) List, and Other Sites of Interest

STREET NO.	MIHP SITE NO. LANDMARK NO.	REMARKS
3209 Willoughby Rd	BA-864 FL 86	HISS HOUSE. Plain farm house from late 18th century. Home place of Hiss family.
8700 Harford Road	BA-865	HISS U. M. CHURCH. Stone original church preserved at rear of modern building.
8802 Harford Road	BA-1159	HISS METHODIST CHURCH PARSONAGE (Site). Typical rural stone House that ended its days as Evans Funeral Chapel.
Taylor Avenue	BA-2741 FL 147	PARKVILLE PARK RESERVATION. Public open space set aside in 1874.
2906 Taylor Avenue	FL 285	PARKVILLE VOLUNTEER FIRE HOUSE. Frame building once center of civic activity.
8805 Harford Road	BA-2762	FISCHER HOUSE. Colonial Revival brick house designed by it architect owner.
8123 Harford Road	BA-3202	COLONY THEATRE. Art Deco cinema designed by John Zink. Now a VFW Post
8808 Harford Road	BA-866	ST. JOHN'S EVANGELICAL LUTHERAN CHURCH. Third in a series of churches on this site. Fieldstone structure.
3117 E. Joppa Road	None	CARNEY HOUSE. Large, late Victorian house that was moved to present location.
9512 Harford Road	BA-367	MANSER STORE (Site). Mansard roofed building last used as Paul Harrod printing shop.
8621 Old Harford Rd	BA-3201	KILCHENSTEIN HOUSE. Apparently the Cole house shown on 1850 map, stone and stucco farm house within a subdivision.
9735 Harford Road	None	BISHOP HOUSE. Large stone and stucco farm house surviving suburban growth.
9810 Magledt Road	BA-280	BURGESS-MAGLEDT HOUSE. Stucco-covered house dating from Federal period of architecture.
Old Harford Road	BA-2078 FL 58	LIME KILN, KRAUSE MEMORIAL PARK. Oven designed for roasting limestone into powdered lime.
9301 Old Harford Rd	BA-281 FL 67	CUB HILL HOUSE. Large stone & stucco farm house center of Cub Hill estate.
9322 Old Harford Rd	BA-282 FL 223	SHANKLIN-CARROLL-LONGBOTTOM HOUSE. Large stone farm house built in two segments dating from Federal period.
9423 Old Harford Rd	BA-284 FL 342	PINE GROVE SCHOOL HOUSE. Log frame school house constructed 1897 to replace an older building.
2800 Cub Hill Road	None	RYE FOUR-SQUARE. Large colonial revival house of about 1915 part of a farm.
2400 Cub Hill Road	BA-285	PINE GROVE METHODIST CHURCH (Site). Stone church pre-1850 that was a roofless ruin in 1960s photos.
9601 Old Harford Rd	None	RYE FARM HOUSE. Frame, cross-gabled farm house along with barn surviving suburban growth.

Appendix D (continued)

STREET NO.	MIHP SITE NO. LANDMARK NO.	REMARKS
2400 Cub Hill Road	BA-2182	MARYLAND TRAINING SCHOOL (later called Charles Hickey School). Complex of early 20th century buildings of a reformatory.
Cromwell Bridge Rd	None	CROMWELL BRIDGE (Site). Several historic bridges have stood here as well as Luke Stansbury's Mill.
2401 Cub Hill Road	BA-283	MITCHELL MILL DWELLING. Large stone house surviving from an early 19th century mill operation.
2401 Cub Hill Road	None	MITCHELL MILL (Site). Large stone woolen mill later a gristmill that burned in 1903.
8906 Satyr Hill Road	BA-227	FOREST HILL (Site). Old roadside inn survived into the 1980s, long owned by Shanklins.
9119 Satyr Hill Road	BA-226	SAINT JAMES (Site). Small frame farm house of Obediah Towson. Overrun by suburban growth.
9200 Satyr Hill Road	BA-225	SMALL VALLEY (Site). Another small frame house of Obediah Towson in 19th century.
10620 Harford Road	BA-2562	TOLL COLLECTOR'S HOUSE. Small frame house near Great Gunpowder Falls where travelers on Harford Turnpike had to pay for use of road.
Harford Road and Gunpowder Falls	BA-2868	BRIDGE NO. 3091. Concrete bridge built and maintained by the State Highway Administration.
2526 Proctor Lane	None	WEBER CIDER MILL. Complex of farm buildings dating from 1904 used by original family.
8801 Harford Road	BA-3204	ST. URSULA'S CATHOLIC CHURCH. Neo-Gothic, fieldstone structure built 1953-1954.
8123 Harford Road	BA-3202	COLONY THEATRE. Art Deco movie house designed by John Zink, 1930s.
9009 Harford Road	BA-3205	KREIDLER HOUSE. Residential structure from ca. 1925.
8601 Harford Road	BA-3203	PARKVILLE SCHOOL. Constructed in 1925 to serve as an elementary school and was later enlarged in 1929 by 12 classrooms. There were subsequent additions and alterations in 1962 and 1973. Served as the principal school for the Parkville area at a time when suburbanization, population increase and consolidation in Baltimore County was resulting in a rapidly increasing student population. Represents the development of the Parkville area in the decades following the expansion of the Harford Road streetcar line through the area in 1918. Designed by the prominent Baltimore architectural firm Smith & May.

Source: Baltimore County Office of Planning, August 2007

Appendix E
Planned Pedestrian Improvements
Carney-Cub Hill-Parkville Area

Proj. No.	Road Name	Limits	Length (Mi.)	Project Description	Sides of Street
10	**Harford Road**	**Joppa Rd to Northwind Rd**	**1.12**	New sidewalk (gaps), traffic calming, no right turn on red	
10a	Harford Road		1.03	New sidewalk	2
10b	Harford Road		0.1	Sidewalk exists	0
19	**Northwind Road**	**Harford Rd to Seven Courts Dr**	**1.01**	New sidewalk near Harford, gaps on south side	
19a	Northwind Road		0.34	New sidewalk	2
19b	Northwind Road		0.12	New sidewalk	1
19c	Northwind Road		0.19	New sidewalk	2
19d	Northwind Road		0.3	New sidewalk	1
19e	Northwind Road		0.06	Sidewalk exists	0
22	**Putty Hill Avenue**	**Goucher Blvd to Rossville Blvd**	**4.09**	New sidewalk (gaps)	
22a	Putty Hill Avenue		0.78	Sidewalk exists	0
22b	Putty Hill Avenue		0.25	New sidewalk	1
22c	Putty Hill Avenue		1.97	Sidewalk exists	0
22d	Putty Hill Avenue		0.46	New sidewalk	1
22e	Putty Hill Avenue		0.42	New sidewalk	2
22f	Putty Hill Avenue		0.03	New sidewalk	1
22g	Putty Hill Avenue		0.19	Sidewalk exists	0
24	**Proctor Lane**	**Satyr Hill Rd to Old Harford Rd**	**1.36**	New sidewalk	
24a	Proctor Lane		0.19	New sidewalk	1
24b	Proctor Lane		0.59	Sidewalk exists	0
24c	Proctor Lane		0.06	New sidewalk	2
24d	Proctor Lane		0.28	New sidewalk	2
24e	Proctor Lane		0.17	New sidewalk	1
24f	Proctor Lane		0.07	New sidewalk	2
35	Harford Road	Joppa Intersection		Longer crosswalk signals, improve crosswalks	
37	Harford Road	Taylor Intersection		Better crosswalk signals	
49	**Cidermill Road**	**Waltham Woods to Proctor La**	**0.53**	New sidewalk	
49a	Cidermill Road		0.07	New sidewalk	1
49b	Cidermill Road		0.46	Sidewalk exists	0

Appendix E (continued)

Proj. No.	Road Name	Limits	Length (Mi.)	Project Description	Sides of Street
60	**Ferguson Road**	**Northwind Rd to Fondulac Rd**	**0.25**	New sidewalk (gaps)	
60a	Ferguson Road		0.06	New sidewalk	2
60b	Ferguson Road		0.03	Sidewalk exists	0
60c	Ferguson Road		0.03	New sidewalk	1
60d	Ferguson Road		0.13	New sidewalk	1
64	Harford Road	Putty Hill Intersection		Better crosswalk signals	
65	Harford Road			Crosswalks to Carney ES	
78	Old Harford Road			New sidewalk (gaps)	
94	**Walther Boulevard**	**Rossville Blvd to end**	**1.11**	New sidewalk	
94a	Walther Boulevard		0.18	Sidewalk exists	0
94b	Walther Boulevard		0.24	New sidewalk	1
94c	Walther Boulevard		0.5	Sidewalk exists	0
94d	Walther Boulevard		0.2	New sidewalk	1
95	White Marsh Boulevard	Walther Blvd to Philadelphia Rd	4.11	New sidewalk/shared use	2

Source: Eastern Baltimore County Pedestrian and Bicycle Access Plan, 11/6/06

Appendix F
Planned Bicycle Facility Improvements
Carney-Cub Hill-Parkville Area

Proj. No.	Road Name	Limits	Length (Mi.)	Improve-ment*
21	Cub Hill Road	Cromwell Bridge Rd to Waltham Woods Rd	0.66	5
46	Ferguson Avenue	Fondulac Ct to North Wind Rd	0.25	5
53	Harford Road	Hillcrest Ave (City Line) to Taylor Ave	0.17	3a
54	Harford Road	Taylor Ave to Putty Hill Ave	0.80	3a
83	North Wind Road	Ferguson Ave to Fontaine Dr	0.26	3a
84	North Wind Road	Fontaine Dr to Jennifer Run	0.31	5
85	North Wind Road	Jennifer Run to Harford Rd	0.56	5
89	Old Harford Road	Putty Hill Ave to Alden Rd	0.83	3a
90	Old Harford Road	Placid Ave to Putty Hill Ave	1.74	3a
91	Old Harford Road	Placid Ave to Cub Hill Rd	0.47	5
100	Proctor Lane	Satyr Hill Rd to Waltham Woods Rd	0.19	1
106	Putty Hill Avenue	Loch Raven Blvd to Perring Pkwy	0.81	5
109	Putty Hill Avenue	Walther Blvd to I-695 Bridge	0.27	3b
110	Putty Hill Avenue	I-695 Bridge to Avondale Rd	0.37	5
111	Putty Hill Avenue	Avondale Rd to Harford Rd	0.51	5
121	Satyr Hill Road	Cromwell Bridge Rd to Sylwood Dr	0.47	5
122	Satyr Hill Road	Sylwood Dr to Proctor Ln	0.17	5
123	Satyr Hill Road	Joppa Rd to Old Harford Rd	0.34	3a
134	Taylor Avenue	Oakleigh Rd to Perring Pkwy	0.15	3a
135	Taylor Avenue	Perring Pkwy to Elmhurst Rd	0.55	5
136	Taylor Avenue	Elmhurst Rd to Windy Ridge Rd	1.29	3a
145	Waltham Woods Road	Joppa Rd to Cidermill Rd	0.39	3b
146	Waltham Woods Road	Cidermill Rd to Cub Hill Rd	1.43	3b
153	White Marsh Run Trail	Avondale Rd to Honeygo Blvd	3.70	6a
158	Cub Hill Road	Waltham Woods Rd to Harford Rd	0.85	5
159	Putty Hill Avenue	Perring Pkwy to Harford Rd	1.12	3b
161	Rossville Boulevard	Walther Blvd to Belair Rd	0.47	3b
184	Walther Boulevard	Joppa Rd to Rossville Blvd	1.37	3b
203	Gunpowder Falls Trail	Minebank Run Trail to Days Cove	11.73	6a
212	Cromwell Bridge Road	Loch Raven Blvd to Glen Arm Rd	2.63	1
215	Harford Road	Cub Hill Rd to Northwind Rd	0.09	1

Appendix F (continued)

Proj. No.	Road Name	Limits	Length (Mi.)	Improve-ment*
216	Walther Boulevard R/W	Joppa Rd to Bretton Reef Rd	1.04	6b

Source: Eastern Baltimore County Pedestrian and Bicycle Access Plan, 11/6/06
*Explanation of Improvements:

1. Share the Road/Bicycle Route Sign: This is the most minimal bicycle improvement, and consists of signage designating the roadway as a bicycle route, and the route's destinations.

3a. Bike Lane by Striping: An existing shoulder or an area along the curb is striped and/or marked for a bike lane, without restriping any of the existing traffic lanes.

3b. Bike Lane by Restriping: The traffic lanes are narrowed (to a minimum of 10' wide) to accommodate bike lanes.

5. Bike Lane by Right-of-way Widening: Additional right-of-way or an access easement is needed to accommodate the added bike lane paving.

6a. Off-road Shared Use Trail: Construction of a 10' wide trail with a crushed stone surface.

6b. Off-road Shared Use trail: Construction of a 10' wide trail with a paved surface.

Appendix G
Strengths, Weaknesses, Opportunities, and Threats

The Citizen Advisory Committee identified the planning area's strengths, weaknesses, opportunities, and threats. A *strength* is defined as a resource, advantage, or asset the area may possess. Strengths include characteristics or things that are liked about the area. A *weakness* is an inadequacy or things that are disliked about the area. An *opportunity* is a situation that can be potentially advantageous to the area. A *threat* is a potential problem that could negatively impact the area.

The following is a list of the strengths, weakness, opportunities, and threats identified by the Citizen Advisory Committee in February 2006:

Strengths

- Natural resources (Gunpowder Falls State Park, Double Rock Park, Belmont Park, many other wooded areas, streams, and wildlife areas)
- Undeveloped land (Cub Hill)
- Quiet community (Cub Hill)
- Good mix of new and old developments
- Convenient location and proximity to major highways, shopping, services, schools, churches, recreation, restaurants, Loch Raven Reservoir, cultural amenities, library
- Strong community associations and traditions (e.g., the Woodcroft CA, Greater Parkville CC, Finney Drive IA; the Woodcroft CA has existed for 50 years)
- Historic roots of the communities
- Police and fire services
- Schools, churches, community library, and senior center
- Property values increasing, well built homes, well kept homes, pride of ownership, high ownership rate
- Rural atmosphere north of Procter Lane
- Community is versatile
- Primarily individual homes with well-kept yards
- Variety of commercial businesses
- Small town atmosphere
- Many long term residents
- Parkville/Harford Road Main Street
- Strong community groups
- Well established, stable neighborhoods
- Defined residential and business districts
- Many locally owned businesses
- Public water and sewer in place
- Waltham Woods Road is a great place to walk on sidewalks
- Sense of community
- Family oriented community
- Carney Gun Club preserves open space, is a historic resource, and is known world-wide
- Housing is available for all income levels
- Children move back to the community

Appendix G (continued)

- Historically safe community
- Local businesses support the community
- Variety of lot sizes
- Close to rural area to the north
- Reasonably priced real estate
- New police station and new fire station

Weaknesses

- Failing intersections
- Cut trough traffic on neighborhood streets (Summit Road, Placid Avenue, Northwind Road, Knolls Acre Drive, Matthews Drive, Hillsford, Bradford, Superior Avenue, 8800 block of Wilson Avenue)
- Shortage of parking at Parkville High School
- Code enforcement (Carney, Parkville, 8800 block of Wilson Ave)
- Development pressure (Cub Hill)
- Cub Hill and Satyr Hill roads are substandard
- Insufficient open space
- Environmental failure and stream degradation
- Busy roads during rush hour (Cromwell Bridge Road, Cub Hill Road, Joppa Road, Old Harford Road)
- Busy intersections during rush hour (Cromwell Bridge Road/Cub Hill Road, Cromwell Bridge Road/Satyr Hill Road, Joppa Road/Harford Road, Putty Hill Avenue/Harford Road)
- Increasing crime
- Schools don't have adequate capacity for new homes
- Insufficient regulation of minor subdivisions and residential infill development
- Dangerous conditions for walkers where there are no sidewalks (Cromwell Bridge Road, Cub Hill Road, Harford Road, Old Harford Road, Putty Hill Avenue, Northwind Road)
- Dangerous roads for bikers (Cub Hill Road, Cromwell Bridge Road, Harford Road, Old Harford Road)
- Proximity to Perry Hall growth area near Seven Courts/Northwind (too dense and too much traffic)
- Three Councilmanic districts split the area (Districts 3,5,6)
- Widening of Joppa Road split the Carney community
- Poor condition of rental properties along Joppa Road
- Roads need repair (Matthews, Harding, Bradford, Hillsford, Knoll Acres)
- No clear guidelines for zoning to end haphazard placement of commercial zones
- Not enough parks
- Need more fields for sports (baseball, lacrosse, soccer)
- Dirty tap water from Reservoir Hill
- Aging infrastructure and buildings
- Limited development potential
- Street network lacks connectivity
- Many development projects were built prior to environmental codes

Appendix G (continued)

- Aging recreational facilities
- Aging infrastructure insufficient to handle existing and future demands (especially from development pressure)
- The track at Parkville Senior High needs lighting
- Poor situation regarding use of school facilities for recreational programs
- Commercial vehicles stored in residential yards (RVs, boats, etc.)
- Single-family dwellings being split into apartments and grandfathering of multifamily units
- Spot zoning
- Parkville High School is overcrowded
- Dysfunctional storm drains and leaking water lines
- Loss of caretaker at Double Rock Park (limited maintenance)
- Numerous roads need to be improved
- Lack of bike and pedestrian networks
- Insufficient parking at Parkville Library
- Business signs along the major roads are excessively large and too numerous

Opportunities

- The Hickey School property has potential use for open space and recreation or environmental center
- Appropriate reuse of the Hickey School property (should become part of Gunpowder Falls State Park)
- Preserve the chapel at the Hickey School as an historic site
- Potential changes to the zoning map (downzoning), zoning regulations, and development regulations
- Jennifer Branch reconstruction has potential to be a greenway (not to trade off)
- Add biking/walking routes to the Hickey School property, Loch Raven Reservoir, Gunpowder State Park
- Joppa Road streetscape
- Taylor Avenue streetscape
- Making main Harford Road business district more walkable
- Grants and low interest loans for businesses in area to spruce up
- Better code enforcement of problem properties
- Design standards for new construction
- Making greenways along streams (not to trade off)
- Traffic calming measures
- Retaining open space
- Providing bike lanes (Harford Road, Old Harford Road)
- Add roundabout at Cromwell Bridge Road and Cub Hill Road
- County-owned land has potential for pocket parks
- Using Neighbor Space to create more parks
- Greenways along streams with park access (Double Rock Park)
- Main Street revitalization
- Complete the renovation of Parkville Recreation Center

Appendix G (continued)

- Preservation of open space
- Documentation and preservation of historic aspects of the community
- Use zoning as a tool to maintain community character
- Identify open space to preserve for active and passive recreation
- Sale of homes by elderly homeowners on limited incomes to young families could mean upgrades for housing stock
- Capitalize on charm of the community
- Install pedestrian modifications for handicapped accessibility
- Stop (or at least manage) development
- The community plan may help improve and expand the Harford Road streetscape project
- Good recreation and parks volunteer groups (churches civic groups, community members)
- The community plan may facilitate the establishment of a business/community directory (possible name: "Main Street Directory")
- The large senior citizen population can utilize improvements to the Parkville Senior Center
- Expansion of library parking (2 adjacent properties currently for sale)
- New police station will allow expansion of police resources
- Large lots and open space
- Better notification by county government regarding development projects
- Adding street trees
- Adding sidewalk connections to the Harford Road business district, schools, churches and other institutions
- Elimination of commercial properties that are a threat to the residential community

Threats

- Additional commercialization and zoning changes
- Property neglect
- Inappropriate use of the Hickey School site (e.g., housing, commercial, school, county park)
- Elimination of environmental regulations
- Infill development occurring on small properties and in backyards
- Infill development/overdevelopment stresses infrastructure
- Incompatible residential infill development
- Development of wooded areas
- Decreasing open space
- Increasing crime
- Overdevelopment north of Cub Hill Road
- Increase in city residents attending local schools
- Overcrowded schools
- Big box stores
- Inappropriate zoning
- Developers allowed to pay fee in lieu of providing open space
- Tree canopies are being removed
- Tax assessment problems for fixed incomes
- Bender-Vogel development project

Appendix G (continued)

- Traffic cutting through neighborhoods to avoid Joppa Road, Harford Road, Putty Hill Avenue
- Not maintaining design integrity of Bill Bateman townhomes
- Population increasing
- Increasing number of panhandle lots
- The quality of education is decreasing and this may deter new families from moving into the community
- Lack of buffering between commercial and residential properties (e.g., 8800 block of Wilson Ave)
- Illegal use of SFD as multi-family apartments
- Poor pedestrian connections between residences and schools, churches, recreation, and businesses (e.g., Putty Hill Avenue/Old Harford Road near Kings Ridge, Harford Road north of Joppa Road, Taylor Avenue at Harford Road and Chestnut Road)
- City residents using County resources (e.g., Parkville HS ball fields and courts)
- Cumulative storm water runoff effect from lesser regulations for minor subdivisions (i.e., paving under 5000 square feet not subject to storm water management regulations)
- Zoning classifications that are not compatible with adjacent residential areas
- Business zoning outside existing business districts
- Closed meetings by county government
- Poor maintenance of storm water management ponds
- Flooding of roads and streets
- Insufficient traffic calming devices
- Insufficient personnel to clean up streams roads, and storm water management ponds

Appendix H
Recommended Projects Compiled by the GPCC

Since 1997 the Greater Parkville Community Council (GPCC) has taken an active role in the community planning process and participates in Baltimore County's annual capital improvement budget process. Below is a listing of priority projects for the Carney-Cub Hill-Parkville area compiled by the GPCC. These projects are the result of community input from GPCC surveys, workshops, meetings, and community planning initiatives including:

- The state funded Quality Community Survey and community charette conducted by nationally recognized Anton Nelessen, Professor, Rutgers University
- Walkable Community Survey conducted by Dan burden, President, Walkable Communities, Inc.
- GPCC Harford Road Streetscape Enhancement Plan
- State Highway Administration Harford Road Streetscape Project
- East Joppa Road Corridor Community Plan
- GPCC History Committee

Revitalization of the Harford Road "Main Street" Business District

In 1999 as a catalyst to the state funded Quality Community Survey and charette, the GPCC spearheaded the Harford Road Streetscape Enhancement Plan. The purpose of the plan is to improve the safety of vehicles and pedestrians traveling along the Harford Road corridor while promoting a more walkable "Main Street" atmosphere within the commercial business district.

As a result, the community advisory group under the State Highway Administration developed the Harford Road Streetscape Project and subsequently the state awarded 12 million dollars to fund the project. The streetscape project runs along Harford Road from the city/county line to Joppa Road. Construction is expected to begin the winter of 2007.

The project includes pedestrian lighting along Harford Road to create a more "walkable" community, address safety issues, and enhance the business corridor. However, project funding only covers a portion of the lampposts excluding them from areas well traveled by pedestrians. The GPCC has worked with state and county government officials in limiting the amount of lampposts and in seeking funding options. We are requesting that funding be provided to install lampposts along Harford Road from the city/county line to Manns Avenue as identified in the streetscape plan. The GPCC also requests that plans for widening the intersection of Harford Road and Putty Hill Avenue be removed from the project and funds applied to the costs of providing the much needed lampposts.

The GPCC has identified additional community enhancement projects and initiatives that will ensure the success of the streetscape project, but are not included in the immediate project. This includes marketing the "Main Street" business corridor through the state's "Main Street Program", landscape and enhancement projects that create a "sense of place", and connecting sidewalks from residential neighborhoods to the Harford Road business district.

Related streetscape projects and conceptual drawings can be found in the GPCC Harford Road Streetscape Enhancement Plan. Highlights of this document are as follows:

- Pocket Park at the Newsstand & Municipal Parking Lot (for use of community activities that promote the Harford Road business district)

Appendix H (continued)

- Historic Parkville Park and Neighboring Open Space Enhancement Project
- Park Terrace Parking Lot Enhancement Project
- Maple/ Dubois Avenues Enhancement Project
- Parkville Recreation-Senior Center Landscape Project
- Parkville-Carney Library Landscape Project
- Provide safe and pleasant pedestrian access from residential neighborhoods to local businesses and institutions by installing missing sidewalks that connect to Harford Road without widening the roadway at Taylor Avenue, Putty Hill Avenue, and Old Harford Road.
- Work with property owners to extend streetscape elements beyond the state's road right-of-way.
- Address poor transition areas between commercial properties and residential neighborhoods by providing landscape screening and buffering of dumpsters, alleys, and parking lots.
- Provide low interest loans and design guidelines for building façade improvements.
- Fund a program to ensure that the streetscape amenities and appearance of the business corridor is well maintained.
- Include the Harford Road business district in the state's "Main Street" Program.
- Support community grants for projects submitted by the Parkville-Carney Business and Professional Association and the GPCC.

East Joppa Road Corridor Streetscape Project

The East Joppa Road Corridor Community Plan was adopted in 2004 as an amendment to the Baltimore County Master Plan. The purpose of the plan is to enhance commercial areas and preserve residential areas along the East Joppa Road corridor. As part of the community plan, recommendations for a streetscape and beautification project, preservation of open space, and traffic management were developed for the purpose of improving the quality of life in the community. Conceptual streetscape plans developed by a community advisory group and the Baltimore County Office of Planning were incorporated into the community plan. As a follow-up there is a need for funding to develop a detailed design plan for the streetscape and beautification project, funding for the purchase of identified open space parcels, and funding to implement traffic management.

Street Tree Enhancement Projects

There is a need to implement a street tree/landscape program that would help preserve the charm and character of the community. The GPCC has tried to implement a street tree project located at Putty Hill Avenue between Oakleigh Road and Harford Road through a community conservation grant but were told this type of project did not qualify because it was within the public right-of-way. A program needs be funded to allow for such enhancement projects.

Taylor Avenue/Oakleigh Road Streetscape Enhancement Project

A streetscape enhancement project should be implemented at the intersection of Taylor Avenue and Oakleigh Road.

Appendix H (continued)

Parkville Recreation-Senior Center Renovation Project Phase 2

In 2006, improvements were made to the Parkville Recreation-Senior Center located at 8601 Harford Road, which consisted of installing an elevator and remodeling the third floor. This has increased the community use of the building and addressed some ADA concerns.

However, there is great concern over needed repairs to the first and second floors, and the auditorium where children, senior, and adult recreational activities are conducted. These critical repairs are necessary for the public's safety and to update the facility to meet the recreational needs of the community. The GPCC requests that funding be provided to complete the needed repairs and renovations. A power point presentation of needed improvements has been prepared. In addition, the GPCC has prepared conceptual drawings of an exterior landscape enhancement project for this location.

Parkville-Carney Library Improvements

Improvements are needed at the Parkville-Carney Library that include: expansion of the parking lot so library parking does not overflow onto residential streets; improve the building entrances to make them more inviting and accessible to library patrons; provide pedestrian lampposts along Harford Road, additional landscape planting around the facility to enhance its visual appearance and to buffer the surrounding residential neighborhood.

Our Home Town – The History of Parkville, Carney, and Cub Hill

A project of the GPCC and the GPCC History Committee is to document the community's heritage in videotape and written formats. The history committee is currently seeing funds to publish a book prior to Baltimore County's 350th birthday and further develop educational presentations to be given at local schools and civic groups. State, county, and private grants would help achieve this goal.

Historic Parkville Volunteer Firehouse Restoration Project

Once the center hub of the community, this building at 2906 Taylor Avenue was recently placed on the Baltimore County Historic Landmarks List for its historic significance to the development of the Parkville area. The building is located near Harford Road's "Main Street". The GPCC and the GPCC History Committee desire that it be restored and a portion of the building be used as a local history museum. A restoration and business plan has been developed for the property and funding options have been identified. The GPCC History Committee would like to work with the County Landmarks Preservation Commission and the new owner to obtain state funds and grants for this project.

Historic Parkville Park Enhancement Project

The Historic Parkville Park is located in the center of Taylor Avenue between Harford Road and Old Harford Road. The park is within walking distance of Harford Road. Baltimore County has installed lampposts in the park. New sidewalks and benches are needed to further enhance the park and to improve the safety of pedestrians. This project is included in the Harford Road Streetscape Enhancement Plan.

Preservation of Open Space and Park Acquisition

The preservation of open space is essential to maintaining a quality community because it increases surrounding property values, provides recreational opportunities, fosters community pride, and keeps

communities attractive places to live. According to state open space guidelines, the Greater Parkville area is deficient in open space by approximately 460 acres. In addition, the community is nearly built-out and is experiencing infill development making it difficult to preserve land as open space. Therefore, preserving open space now before it is lost to development is a high priority in the community.

As an initial step in preserving open space, the GPCC has developed a list of potential park sites within the Carney-Cub Hill-Parkville area as part of the community plan. Funding from Baltimore County is needed for property acquisition.

A cost effective means to preserving passive open space is through the land trust, NeighborSpace of Baltimore County, Inc. This is a public/private program that will require continual government funding and staff assistance.

Charles Hickey School Property

The Charles Hickey School property is a rare opportunity to preserve open space in the community. The GPCC recommends that this land be annexed into the Gunpowder Falls State Park and not be used to support land uses that would significantly increase traffic on local residential roads (e.g., a school, a large recreational facility, housing development). The GPCC is currently working with the Maryland Department of Natural Resources and the Hickey School Advisory Group in developing a land use plan for this property.

Stream Restoration

The restoration of Jennifer Run needs to be implemented. During storm conditions, the waterway swells and provides a tremendous force and velocity of water flowing downstream causing flooding of residential yards and the erosion of stream banks. This condition can occur rather quickly and can be very dangerous for children playing near the stream.

A project is needed to enhance the stream located at Wilson Avenue with natural materials.

Funding to Provide for Additional DEPRM Inspectors

Baltimore County owns approximately 60 stormwater management ponds in the Greater Parkville area. At times these ponds fail or are not properly maintained. The Department of Environmental Protection and Resource Management is responsible for the management of these ponds with a very limited crew of inspectors. Funding is needed to provide additional inspectors so that complaints related to stormwater management ponds can be more easily addressed.

Funding for Community Clean-Up Program and Bulk Pick-Up

The GPCC along with local community associations participate annually in Baltimore County's Community Clean-Up Program. This program, coordinated through the Department of Solid Waste provides dumpsters to communities for the purpose of allowing residents to discard unwanted household and yard debris. The program is a proactive solution is addressing unwanted waste that may clutter neighborhoods, become an eyesore and a code enforcement issue. The program is extremely successful in the community and residents often request that the clean-up day be conducted on a bi-annual basis. For

this to occur more funds are needed for the program. In addition, bulk pick-up needs to be easily and conveniently provided for residents, especially seniors and the disabled.

Neighborhood Traffic Management Program

There is a need to control aggressive driving and address pedestrian safety on residential streets. Several streets in the community are in need of this Baltimore County program but the criteria are too difficult to allow traffic calming devices to be used. This was a concern before the program was initiated because Baltimore County's criteria are higher than many other counties. Therefore, we are requesting continued funding of the program and an evaluation of the program's criteria to adjust it to a reasonable level. In addition, there needs to be a comprehensive traffic study performed in the Cub Hill and Carney areas for the purpose of installing traffic calming devices on residential streets such as Waltham Woods Road, Cub Hill Road, Knoll Acres Road, and Superior, Erie, Ontario, Placid, Summit, East, and California Avenues. A comprehensive study will ensure that traffic management is addressed as a whole and does not simply divert traffic problems to other nearby residential streets.

Study to Evaluate Method of Determining Level of Service at Intersections

Baltimore County needs to fund a study that will review and update its method of determining the level of service at signalized intersections. Currently the Joppa Road and Harford Road intersection is rated a "D" by the county and rated an "F" by the state. This is of much concern in the community because the intersection is very congested and its rating will determine the location and size of future infill development. An outdated method of evaluating the intersection may lead to the approval of infill development that does not appropriately address traffic management issues and potentially impacts the intersection and the surrounding community.

Installation of Sound Barrier Walls

The installation of sound barrier walls along the Baltimore Beltway from Harford Road to Putty Hill Avenue has been considered in the state's highway program for years but never constructed. The GPCC is requesting that the State Highway Administration make this project a priority to lessen the noise impacts on surrounding residential homes. This project will improve the property values of these homes and the quality of life for the residents.

Assess and Repair Aging Storm Drain Systems

The GPCC has received many complaints related to flooding that is occurring from inadequate storm drains that may be over capacity or in need of replacement. This includes storm drain systems at Ellen Avenue, Avondale Road, Old Harford Road, Cub Hill Road, and Cromwell Bridge Road. Additional funding is needed for these types of projects in older communities.

Installation of Sidewalks

There is a need to provide safe pedestrian access along the roads, which connect to schools, churches, and shopping districts. Sidewalks should be installed on the following streets.

- East side of the 8300 block of Old Harford Road
- Putty Hill Avenue (from Harford Road to the Beltway without widening the road)

Appendix H (continued)

- 2900 block of Taylor Avenue
- Ridgely Avenue
- Old Harford Road near Pine Grove Middle School from Summit Avenue to Ranger Court

Installation of Curbs

Curbs should be installed along Sheppard Avenue to protect residential properties from storm water runoff and ice.

Repaving of Residential Streets

There are several residential streets that are in need of repaving. The GPCC has received and verified complaints for the following streets: Jacqueline Avenue (off of Dubois Avenue), Linganore Avenue, Rader Avenue, Ridgely Avenue, Victory Avenue, and California Avenue. In addition, there are streets within the Woodcroft community (north and south of the Beltway) and the Harford Manor community that have not been repaved for many years and have lots of patches.

Appendix I
Recommended Residential Development Standards

It is recommended that the Baltimore County Zoning Regulations be amended by adding the following as new Section 261.

Section 261
Residential Development Standards for the
Carney-Cub Hill-Parkville Area

261.1 Applicability**.** This Section applies to all residential developments, subdivisions, and individual lots that are located within a DR Zone in the Carney-Cub Hill-Parkville area except as otherwise specified. The boundaries of the Carney-Cub-Hill-Parkville area shall be as defined in the Carney-Cub-Hill-Parkville Area Community Plan. All residential developments, subdivisions, and lots located in DR zones shall also be subject to the requirements of the particular zone in which located and all other applicable provisions of these Zoning Regulations except as herein modified and provided. Except as provided in Subsection 261.10, this Section does not apply to Planned Unit Developments permitted in accordance with Section 430. This Section is not intended to affect the applicability of Section 32-4-264 of the Baltimore County Code regarding the vesting of development plans. This Section is not intended to affect the applicability of Subsections 103.1 and 1B02.3.B of these Zoning Regulations with respect to the setback requirements in effect at the time vested plans or plats were recorded.

261.2 Intent. The standards set forth herein are intended to:

A. Limit the intensity of new residential development at a level that will not unduly further strain the capacity of the area's roadways, schools, parks, and other public facilities.

B. Protect and enhance property values and residential neighborhoods.

C. Prevent the overdevelopment of land by requiring adequate dimensional standards for single-family detached lots.

D. Assure suitable design of new housing to protect the character of surrounding homes and established neighborhoods.

E. Promote the implementation of the Carney-Cub Hill-Parkville Area Community Plan.

261.3 Lots for Single-Family Detached Dwellings (or Single-Family Detached Lots).

A. Single-family detached lots created after the effective date of Section 261 shall meet the minimum lot area, minimum lot width, and minimum setback requirements established by this Subsection. No individual lot or parcel of land that was either a lot of record or a record lot on the effective date of Section 261 shall be reduced in area or width below the minimum requirements of this Subsection.

B. For any single-family detached lot in a DR1, DR2 or DR3.5 Zone, the following requirements shall apply:

1. The minimum lot area is 10,000 square feet.

2. The minimum lot width for an interior lot is 80 feet as measured along the front wall of the dwelling unit. The minimum lot width for a corner lot is 90 feet as measured along the front wall of the dwelling unit.

3. The minimum front setback is 25 feet.

4. The minimum rear setback is 40 feet.

5. The minimum side setbacks are 12 feet for each side, except that a corner lot shall have a minimum side setback of 25 feet from the side street line.

C. For any single-family detached lot in a DR5.5, DR10.5 or DR16 Zone, the following requirements shall apply:

1. The minimum lot area is 7,000 square feet.

2. The minimum lot width for an interior lot is 70 feet as measured along the front wall of the dwelling unit. The minimum lot width for a corner lot is 80 feet as measured along the front wall of the dwelling unit.

3. The minimum front setback is 25 feet.

4. The minimum rear setback is 30 feet.

5. The minimum side setbacks are 10 feet for each side, except that a corner lot shall have a minimum side setback of 25 feet from the side street line.

D. For any single-family detached lot in a DR Zone, the minimum setbacks for all buildings located adjacent to arterial roadways shall be increased by an additional 10 feet.

261.4 New Single-Family Detached Dwellings.

A. New single-family detached dwellings shall exhibit quality construction and quality design.

B. New single-family detached dwellings shall be appropriate in the context of the neighborhood in which they are proposed to be located when the character of existing dwellings adjacent to and in the vicinity of the new dwelling exhibit a positive, distinctive character or architectural style. The new dwellings and off-street parking accommodations shall be designed and built to complement and blend into the existing streetscape.

C. The Office of Planning shall evaluate compliance with Paragraphs A and B of this Subsection as part of the review of development plans and building permits. The Office of Planning shall review building permit applications for all new single-family detached dwellings. The appropriateness of new dwellings shall be evaluated on the basis of size, height, architectural style, architectural detailing, roof design, exterior materials, orientation, setbacks, location of parking spaces, and similar considerations. The design

standards provided in Section 260.6 of these Zoning Regulations, the residential standards and guidelines, and the residential compatibility objectives and guidelines provided in the Comprehensive Manual of Development Policies, and any other applicable guidelines or requirements shall also be used as the basis for evaluation. The Office of Planning may require the submittal of sufficient information, such as architectural elevations for the proposed dwelling, a scale drawing showing the location of the proposed dwelling and parking spaces on the property, and photographs of adjacent properties and nearby properties, from which a decision can be made on compliance with this Subsection.

D. The Office of Planning shall have the authority to approve or disapprove, or approve subject to conditions, building permit applications based on the provisions of this Subsection.

261.5 Single-Family Semidetached Dwellings, Duplex Dwellings, Alternative Site-Design Dwellings, Group Houses, and Multifamily Buildings.

A. Except as provided in Paragraph C of this Subsection, single-family semidetached dwellings, duplex dwellings, alternative site-design dwellings, group houses, and multifamily buildings are not permitted in DR 1, DR2, and DR3.5 zones.

B. Except as provided in Paragraph C of this Subsection, alternative site design dwellings, group houses, and multifamily buildings are not permitted in DR5.5 zones.

C. The provisions of Section 261 do not apply to properties that are improved with a residential use lawfully existing on the effective date of Section 261, which does not comply with the use regulations in Paragraphs A and B of this Subsection.

D. In DR5.5 zones, new single-family semidetached dwellings and duplex dwellings are permitted subject to review for compatibility pursuant to the provisions set forth in Section 32-4-402 of the Baltimore County Code.

261.6 Maximum Permitted Density. A residential development or subdivision involving two or more dwelling units shall not exceed the maximum gross residential density for the DR zone in which the development or subdivision is located as prescribed in the table contained in Section 1B02.2.A.

261.7 Panhandle Lots. The creation of new panhandle lots is not permitted.

261.8 Undersized Single-Family Lots. Compliance with Section 304 (Use of Undersized Single-Family Lots) shall be required for the development or redevelopment of any lot of record or record lot having an area or width less than that required by Subsection 261.3.

261.9 Conversion of Dwellings. Conversion of one-family dwellings pursuant to Section 402 is not permitted in DR1, DR2, DR3.5, and DR5.5 zones.

261.10 Planned Unit Development (PUD).

A. All PUD applications shall be submitted to the Design Review Panel (DRP) for its review

and recommendations. Recommendations of the DRP shall be advisory to the Planning Board. The Planning Board shall consider the recommendations of the DRP at the concept plan phase of a PUD.

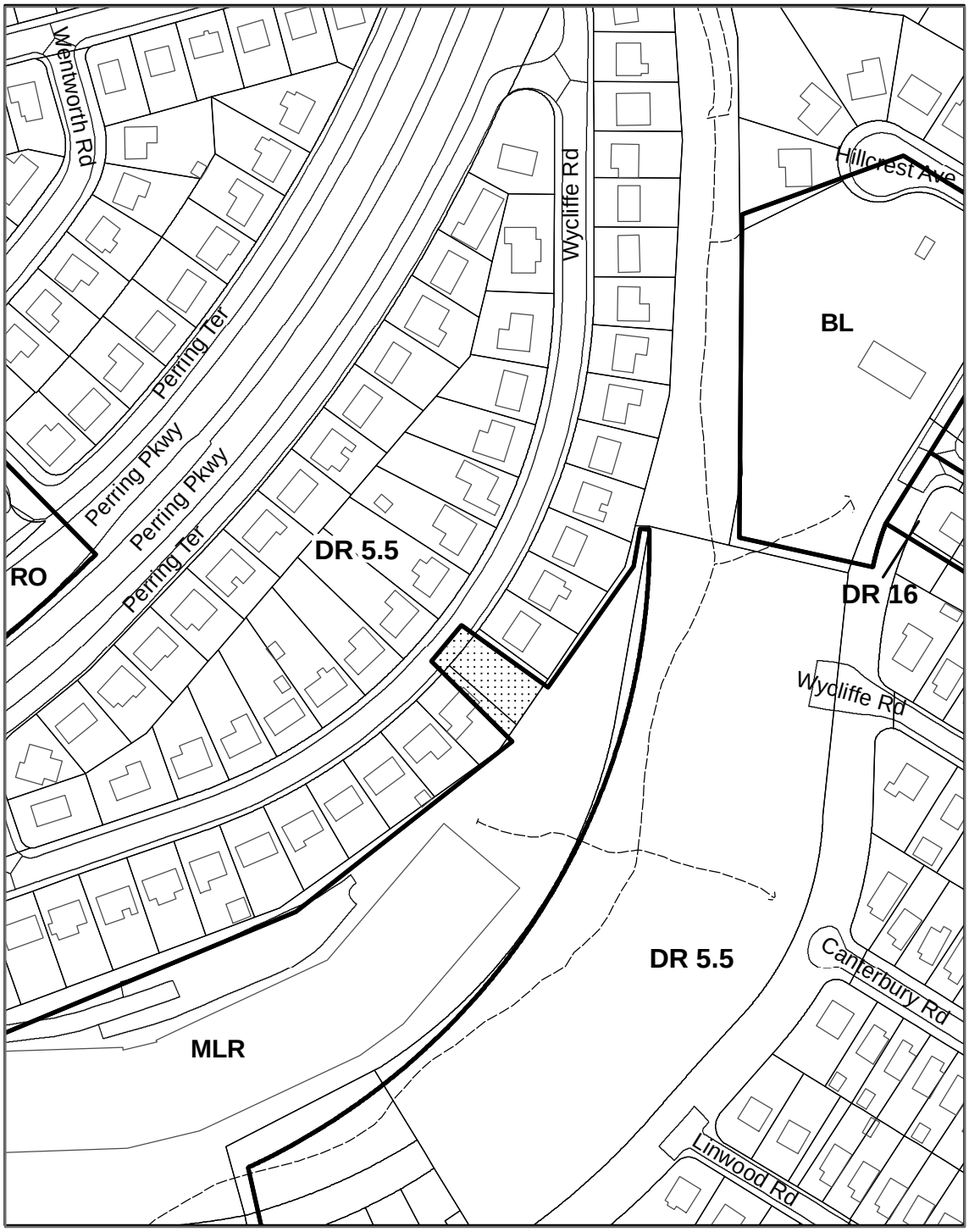
B. In DR1, DR2 and DR3.5 Zones, the following requirements shall apply:

1. The maximum permitted gross residential density is 3.5 dwelling units per acre.

2. No more than 4 townhouse dwellings are permitted to be attached to each other and buildings containing townhouses shall not exceed 100 feet in length.

3. Multifamily buildings shall not contain more than 8 dwelling units and shall not exceed 100 feet in length.

Appendix J
Recommended Amendments to the 2004 Zoning Map



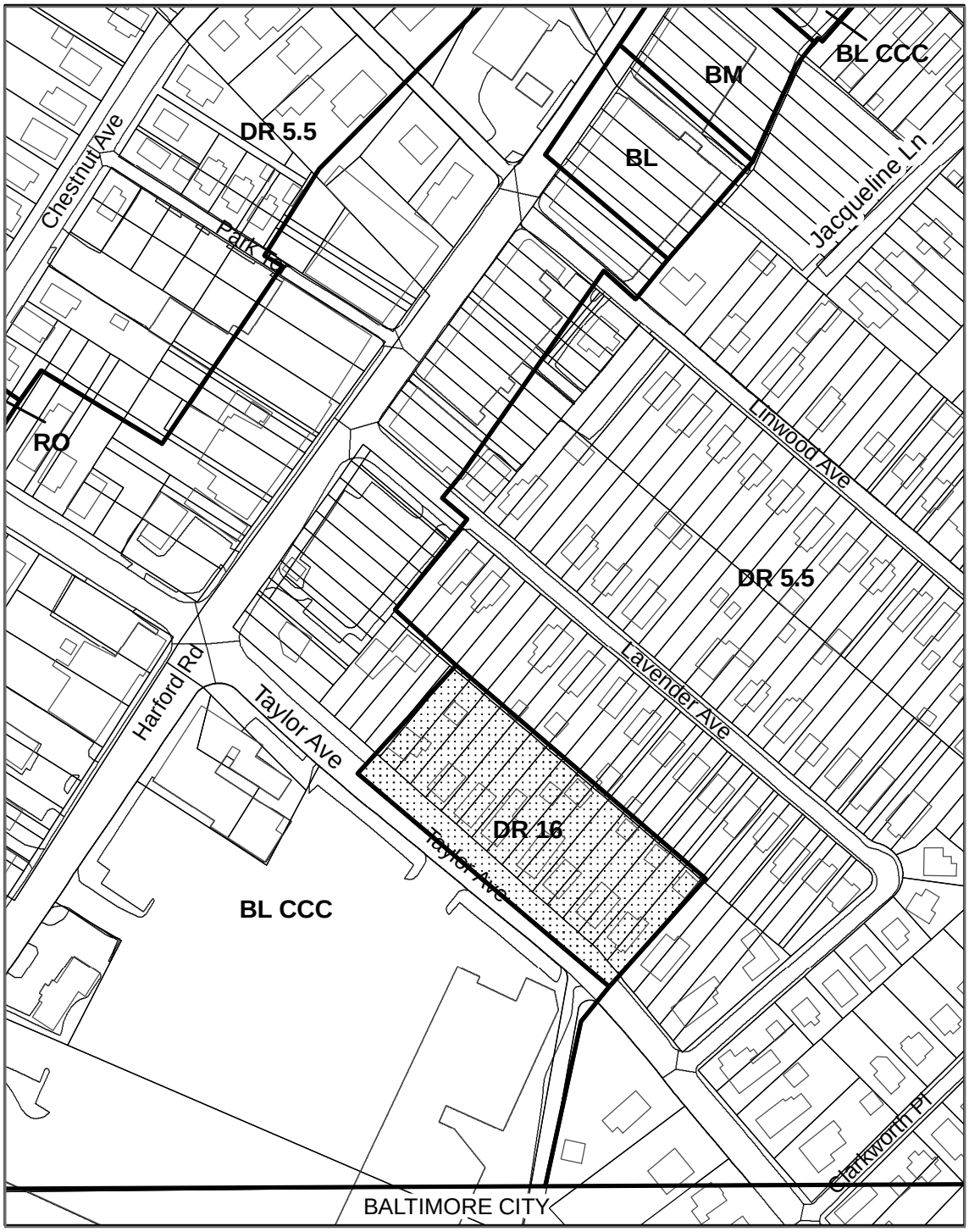
Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 1
MLR to DR 5.5

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 2
DR 16 to DR 5.5

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map

Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 3
BL to CB

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map

Carney-Cub Hill-Parkville Area Plan

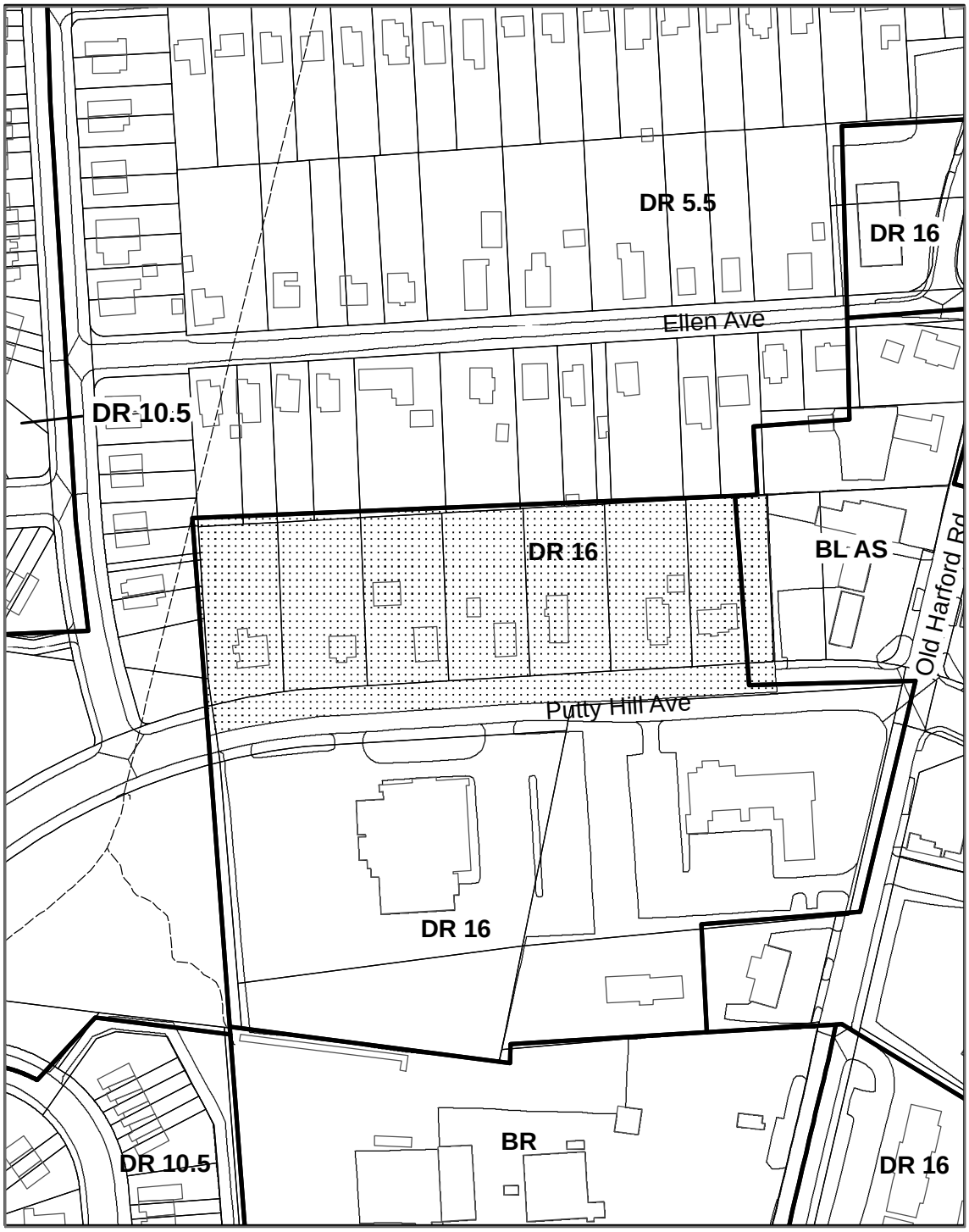
400 Feet
1 inch equals 400 feet

Legend

- Existing Zoning Boundary
- Area to be rezoned

Item No. 4
DR 5.5 to DR 3.5

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 5
DR 16 and BL AS to DR 5.5

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map

Carney-Cub Hill-Parkville Area Plan

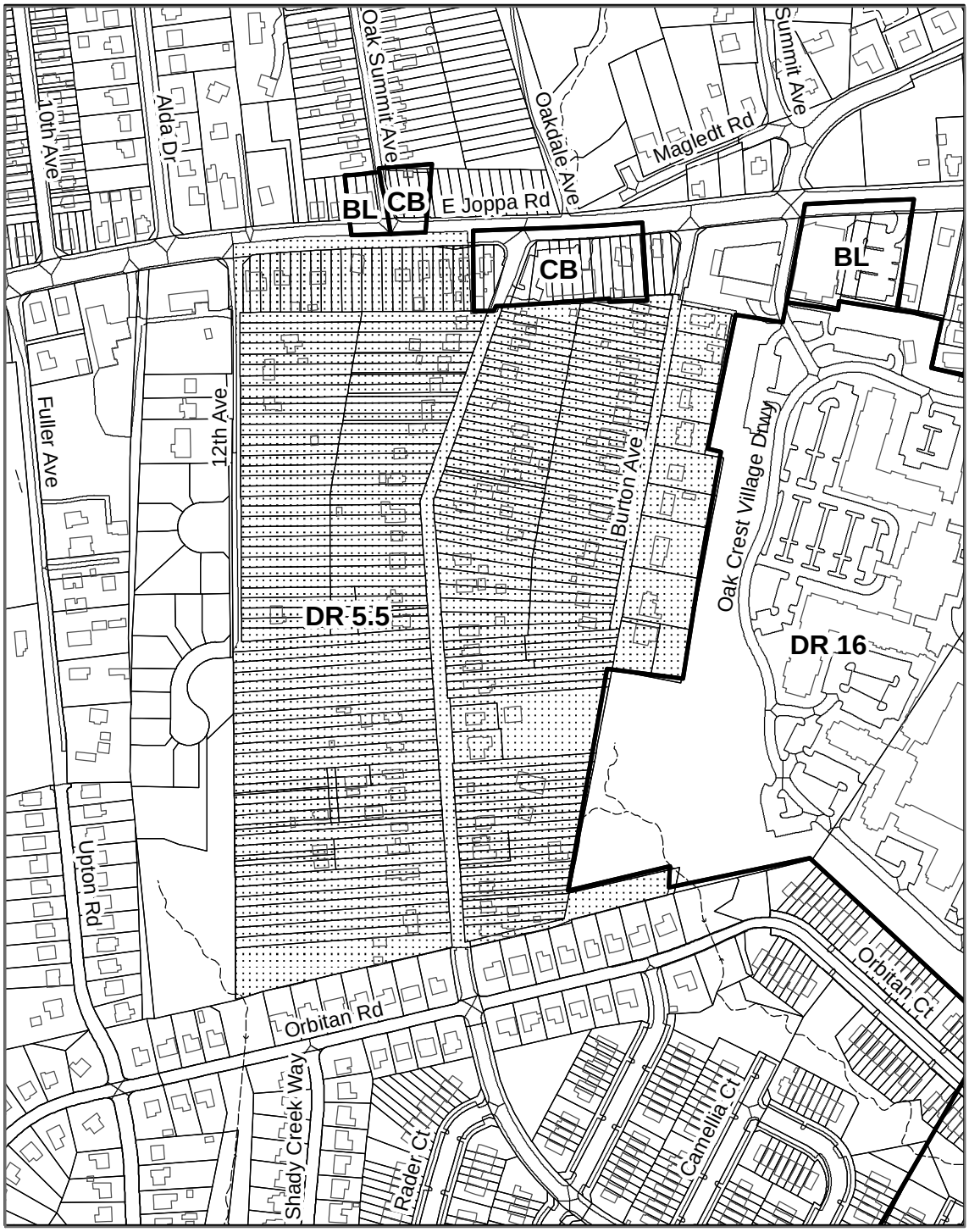
200 Feet
1 inch equals 200 feet

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 6
DR 16 to RO

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map



Carney-Cub Hill-Parkville Area Plan

400 Feet

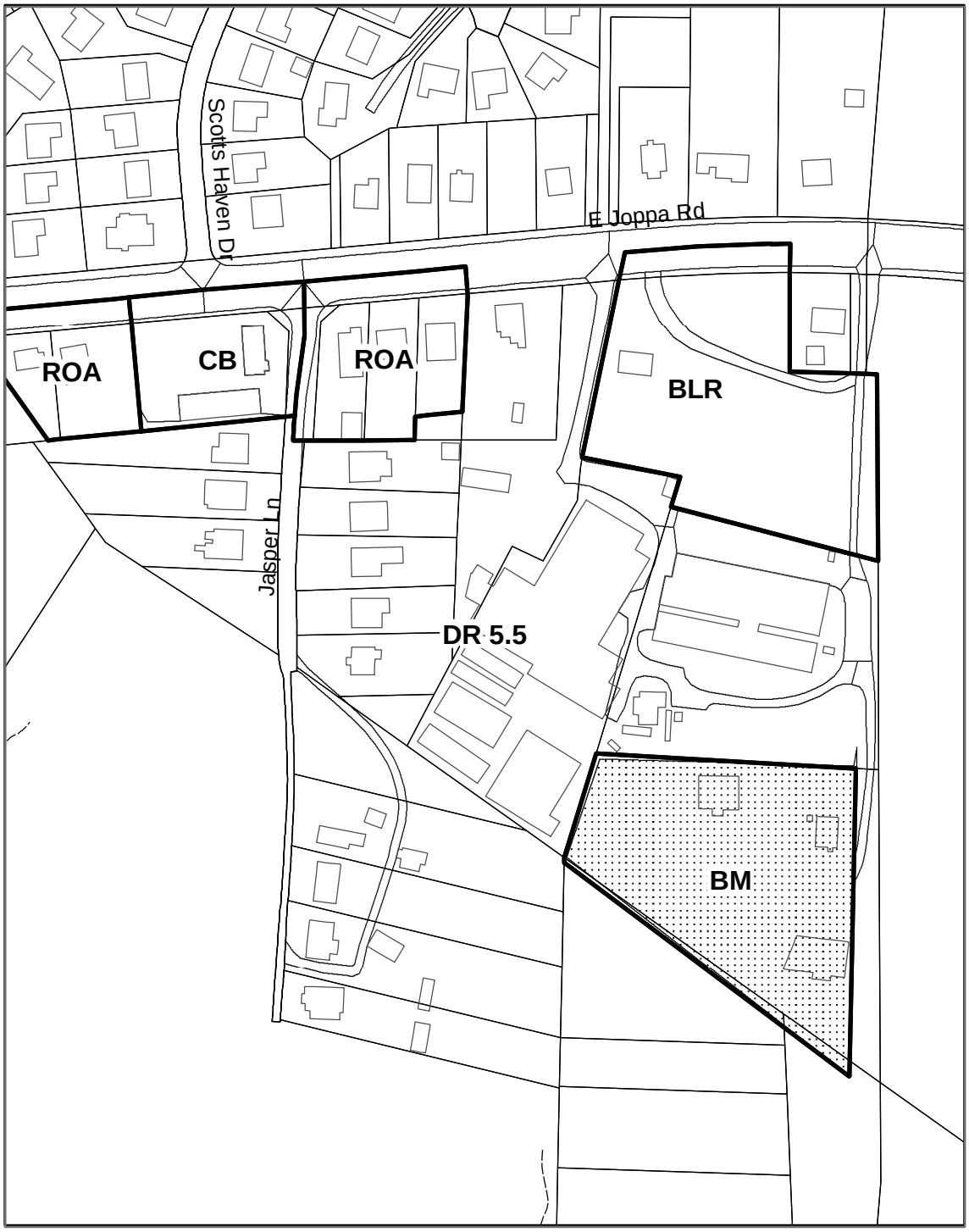
1 inch equals 400 feet

Legend

- Existing Zoning Boundary
- Area to be rezoned

Item No. 7
DR 5.5 to DR 3.5

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map



Carney-Cub Hill-Parkville Area Plan

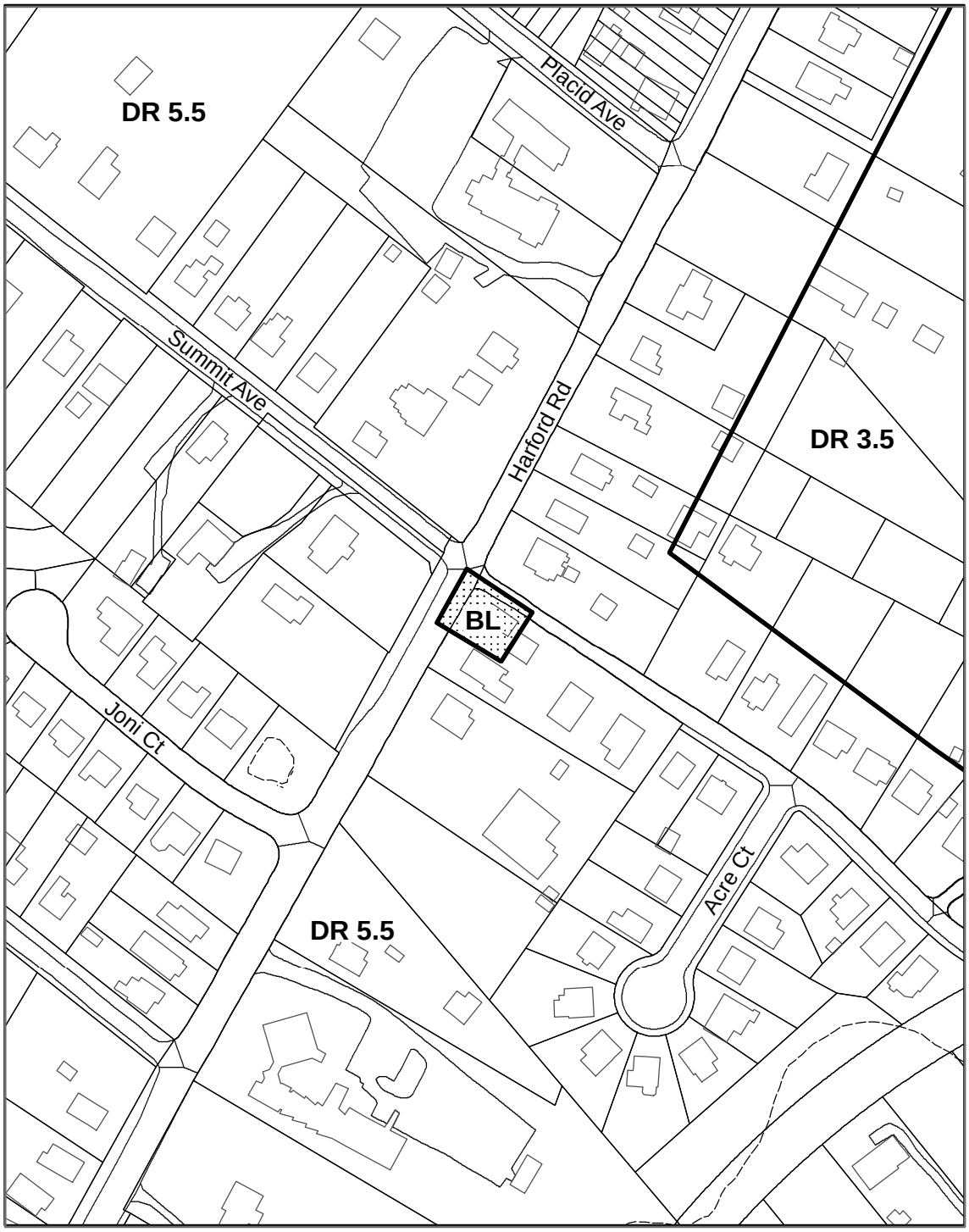
200 Feet
1 inch equals 200 feet

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 8
BM to DR 5.5

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map



Carney-Cub Hill-Parkville Area Plan

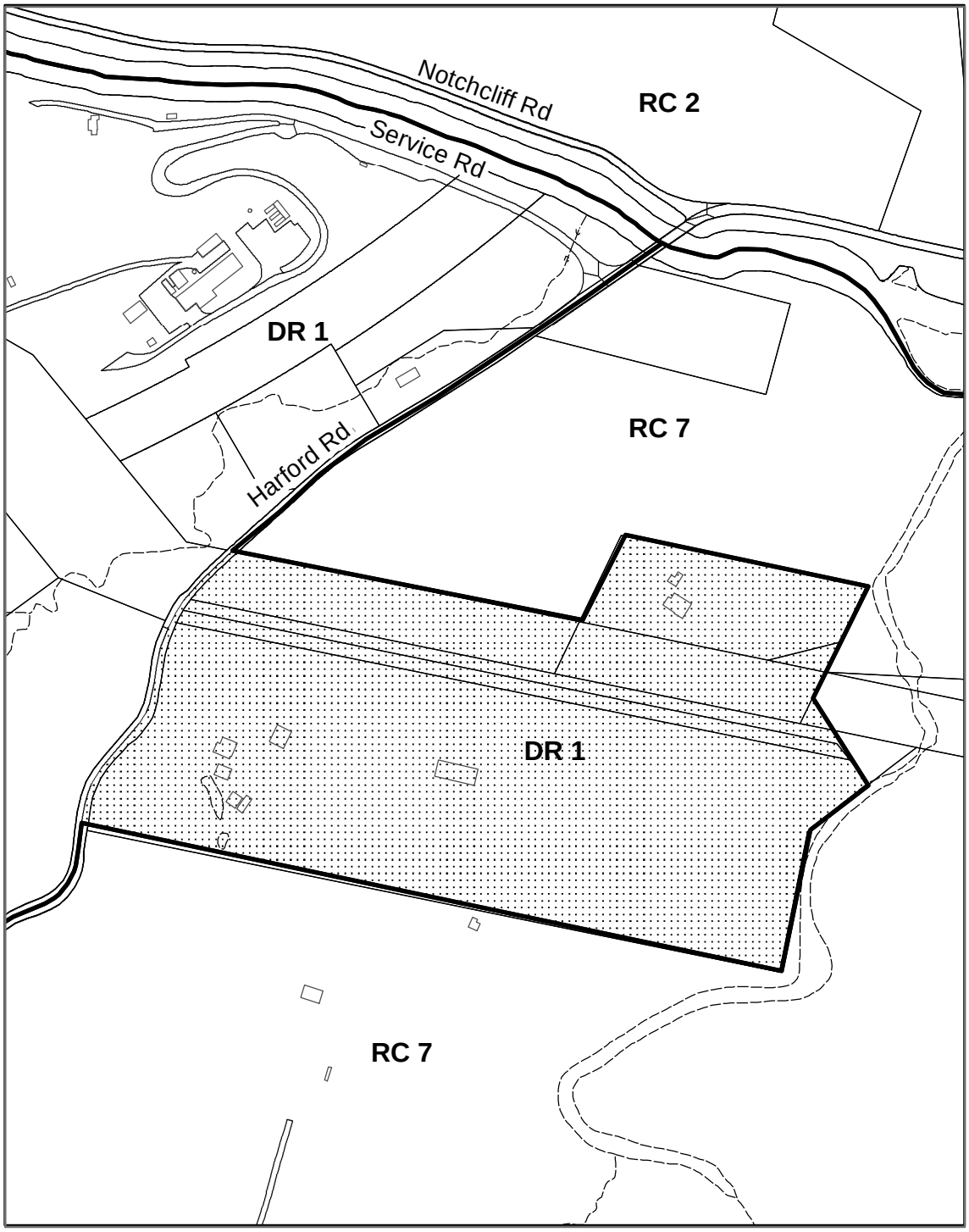
200 Feet
1 inch equals 200 feet

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 9
BL to CB

Appendix J (Continued)
Recommended Amendments to the 2004 Zoning Map



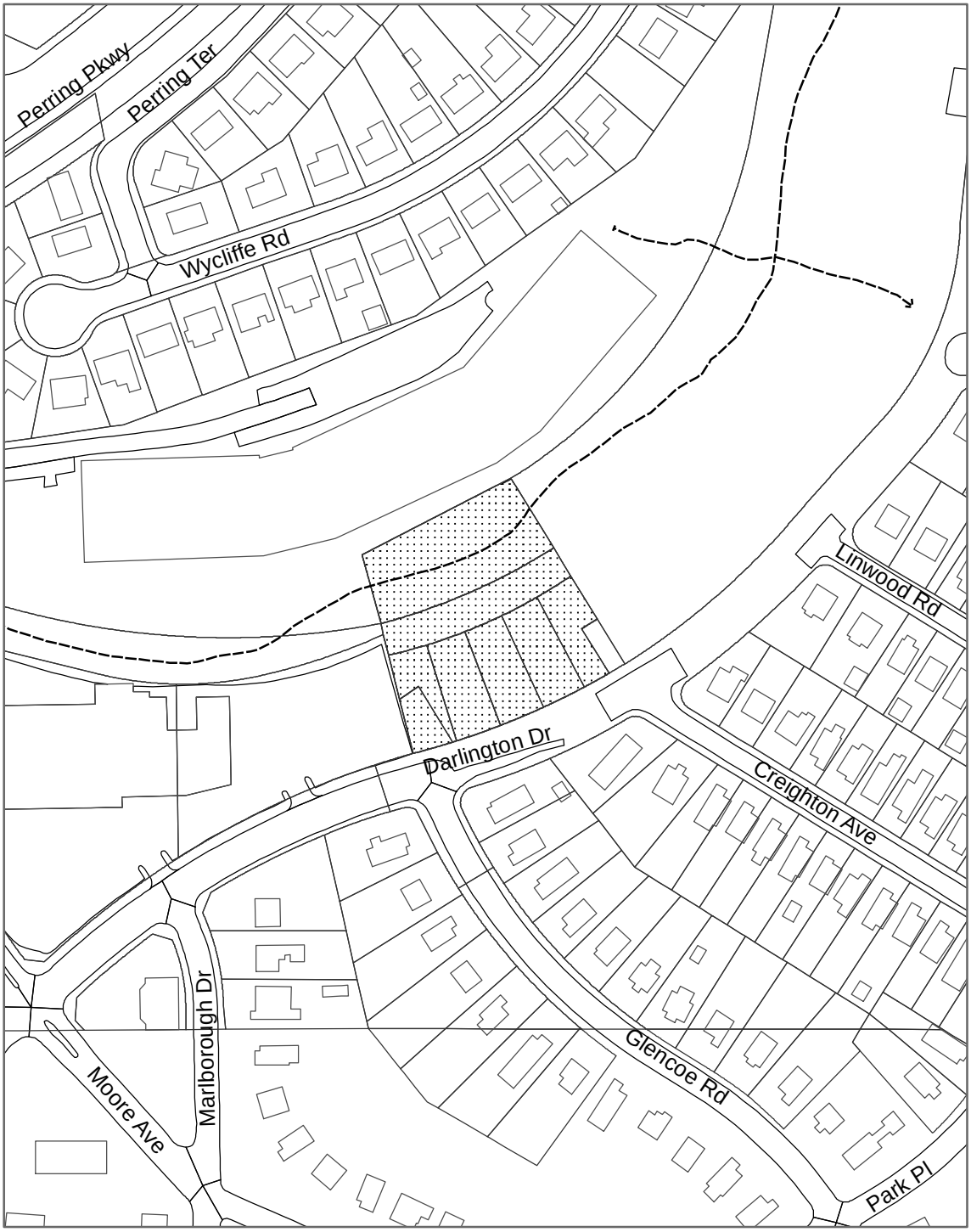
Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 10
DR 1 to RC 7

Appendix K
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

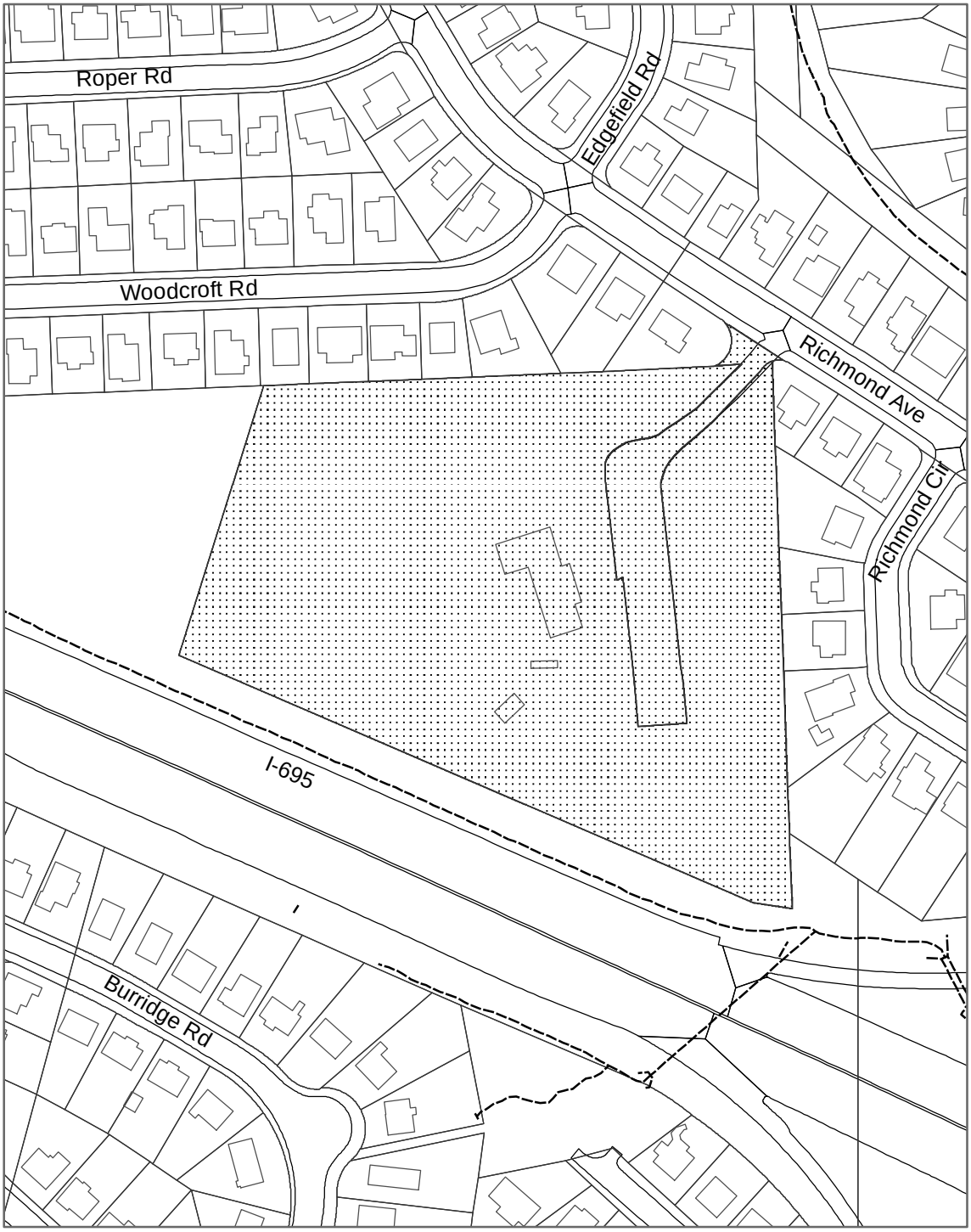
200 Feet
1 inch equals 200 feet

Legend

Recommended for Acquisition

Site No. 1

Appendix K (Continued)
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

Legend

Recommended for Acquisition

Site No. 2

Appendix K (Continued)
Planned Land Acquisitions for Public Parks

Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

Legend

Recommended for Acquisition

Site No. 3

Appendix K (Continued)
Planned Land Acquisitions for Public Parks

Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

Legend

Recommended for Acquisition

Site No. 4

Appendix K (Continued)
Planned Land Acquisitions for Public Parks

Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

Legend

Recommended for Acquisition

Site No. 5

Appendix K (Continued)
Planned Land Acquisitions for Public Parks

Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

Legend

Recommended for Acquisition

Site No. 6

Appendix K (Continued)
Planned Land Acquisitions for Public Parks

Carney-Cub Hill-Parkville Area Plan

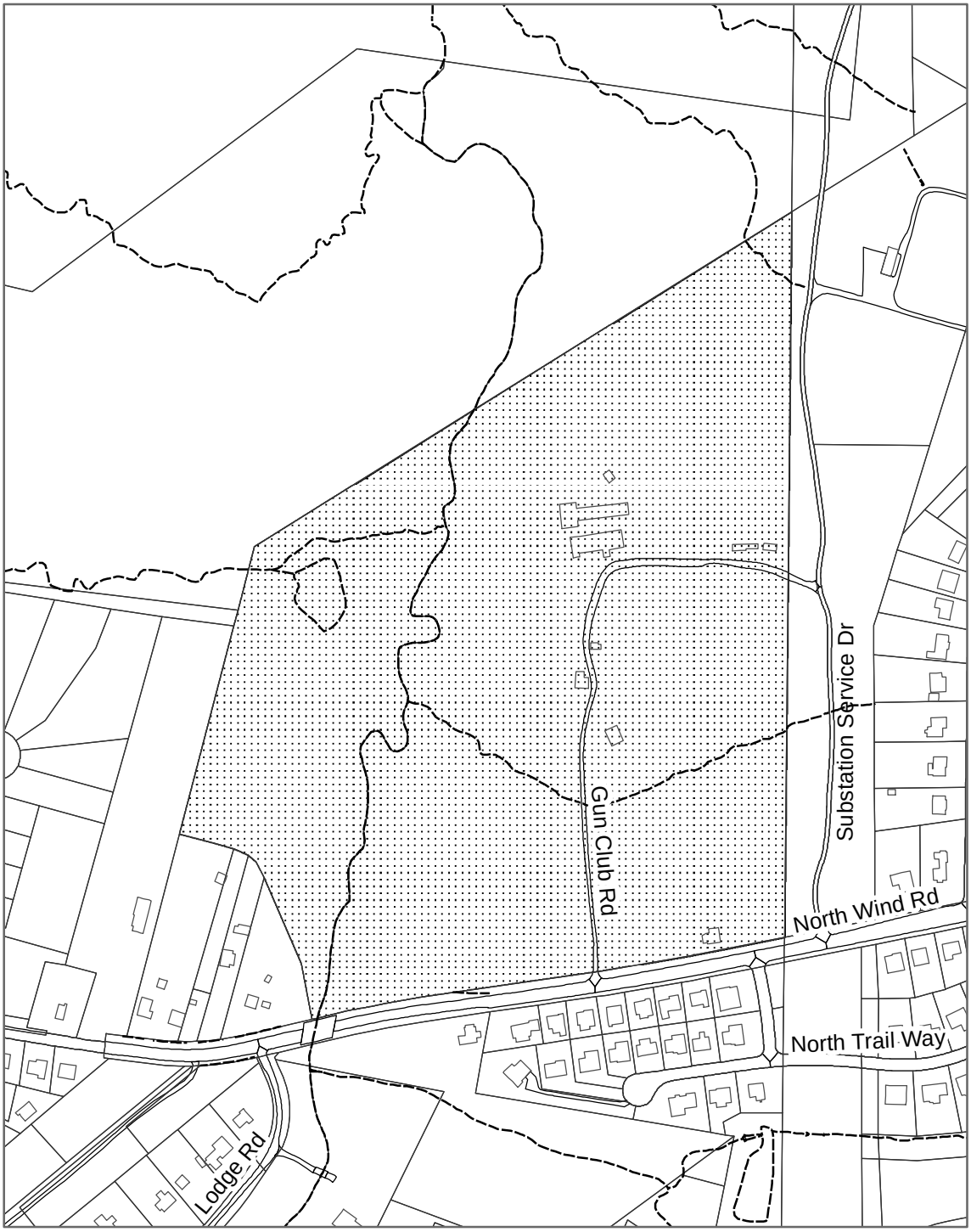
400 Feet
1 inch equals 400 feet

Legend

Recommended for Acquisition

Site No. 7

Appendix K (Continued)
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

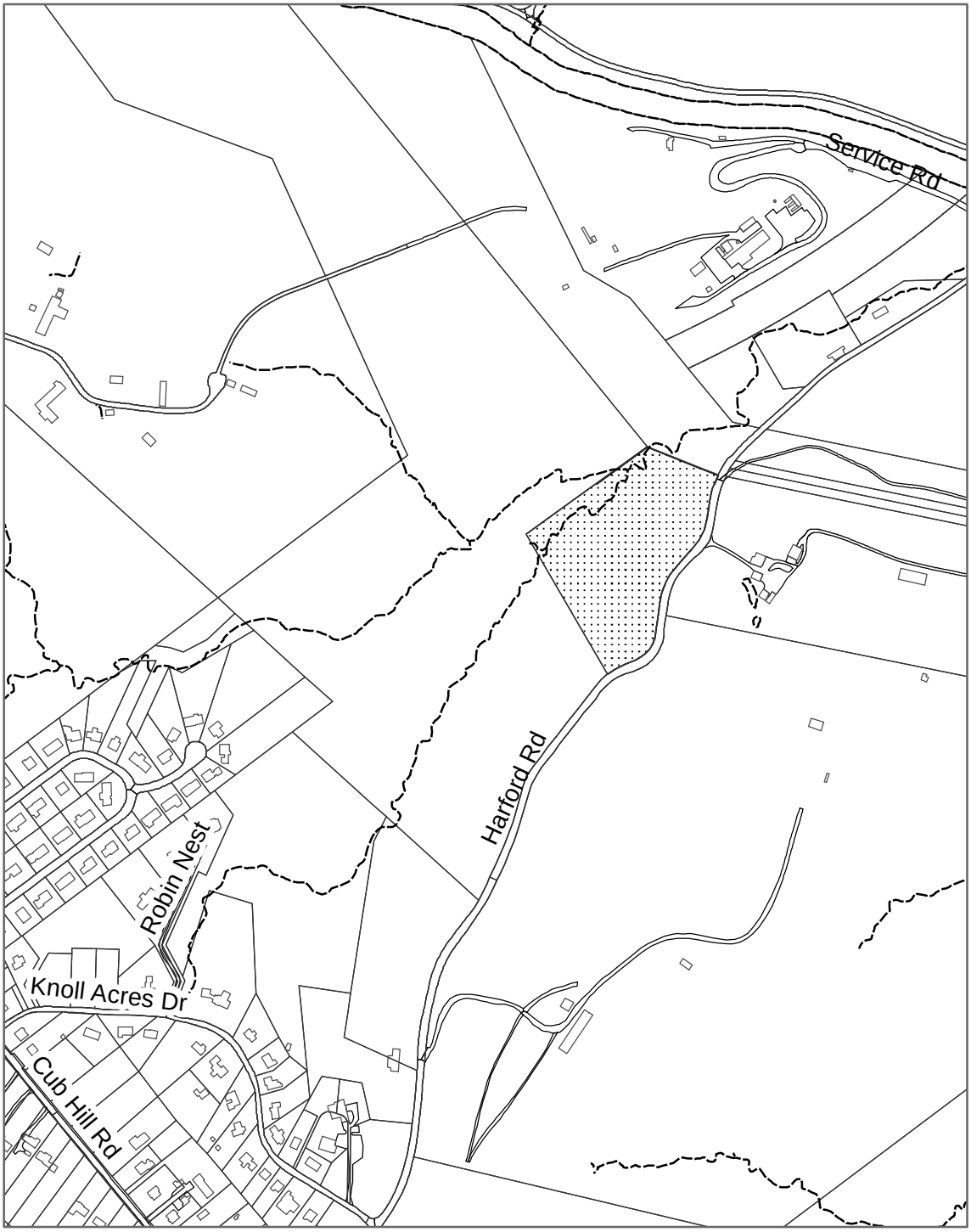
400 Feet
1 inch equals 400 feet

Legend

Recommended for Acquisition

Site No. 8

Appendix K (Continued)
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

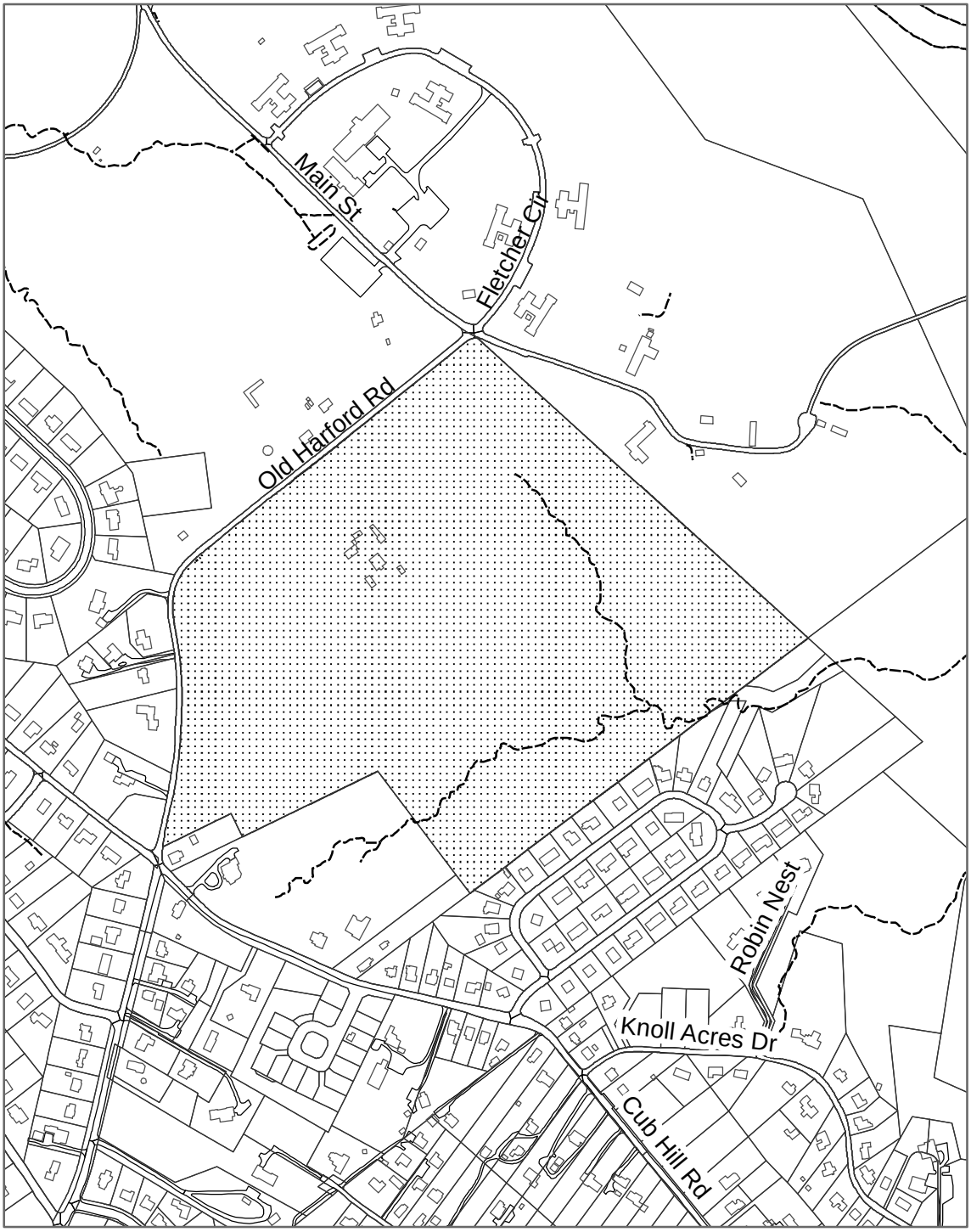
600 Feet
1 inch equals 600 feet

Legend

Recommended for Acquisition

Site No. 9

Appendix K (Continued)
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

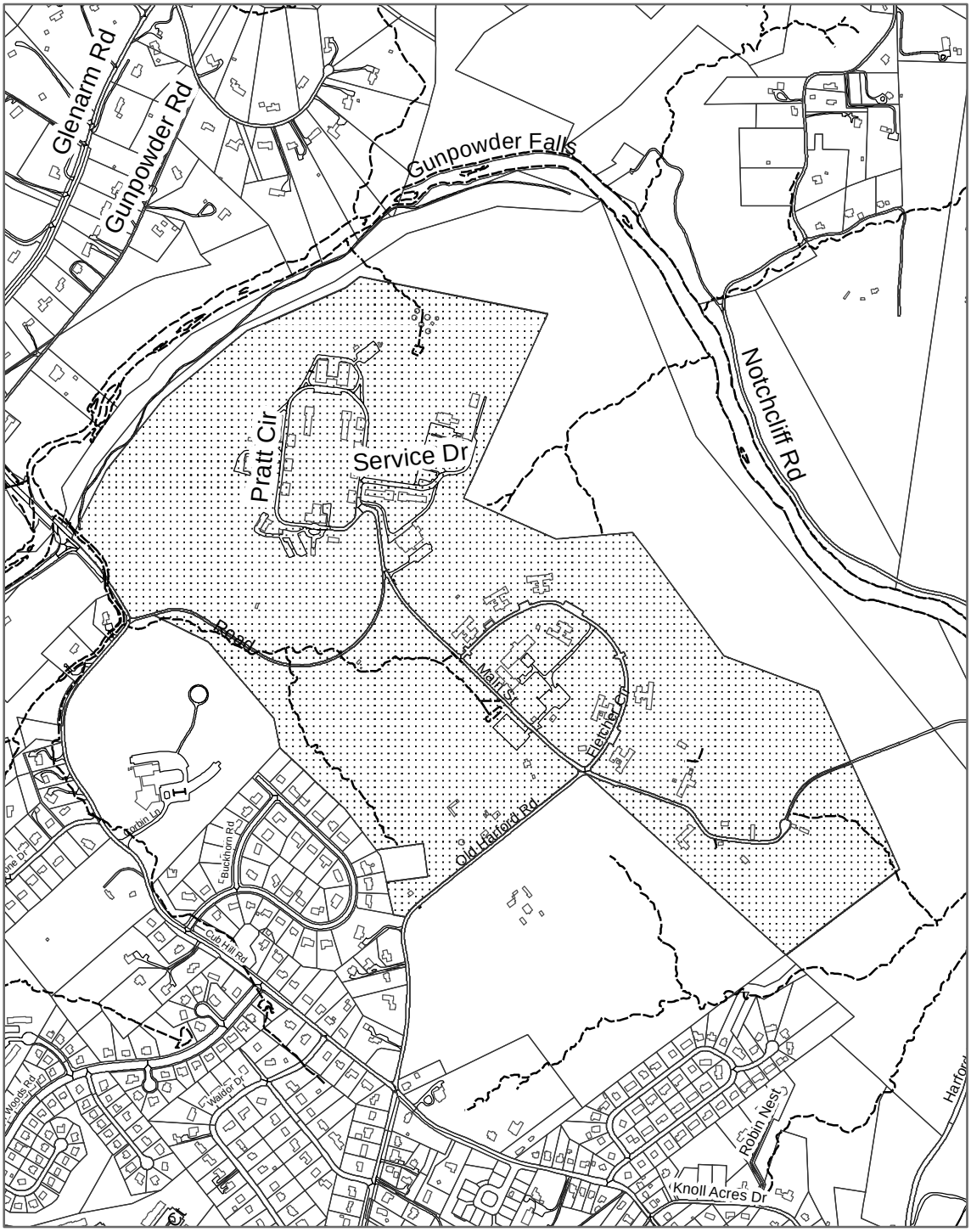
600 Feet
1 inch equals 600 feet

Legend

Recommended for Acquisition

Site No. 10

Appendix K (Continued)
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

1,000 Feet
1 inch equals 1,000 feet

Legend

Recommended for Acquisition

Site No. 11

Appendix K (Continued)
Planned Land Acquisitions for Public Parks

Carney-Cub Hill-Parkville Area Plan

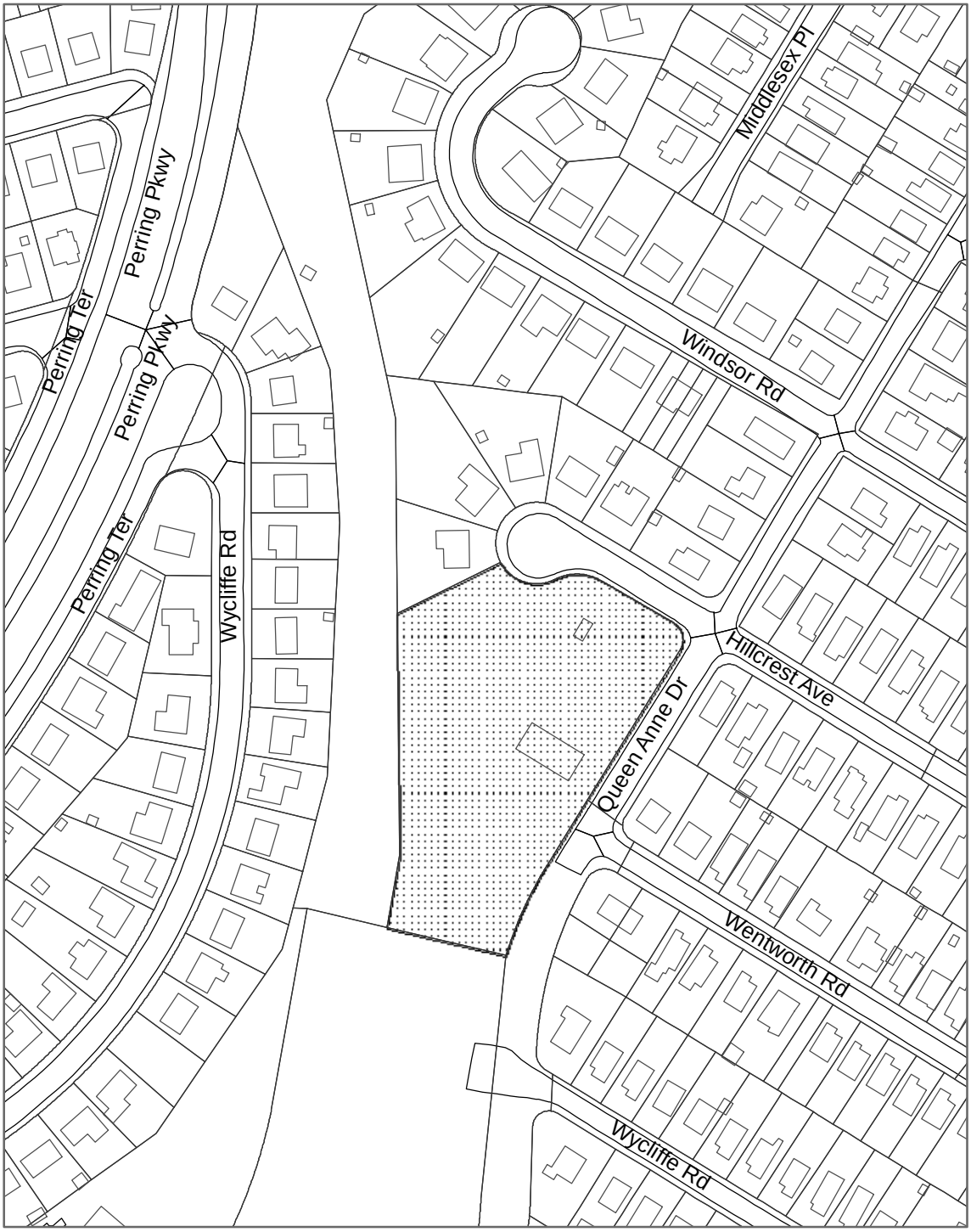
400 Feet
1 inch equals 400 feet

Legend

Recommended for Acquisition

Site No. 12

Appendix K (Continued)
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

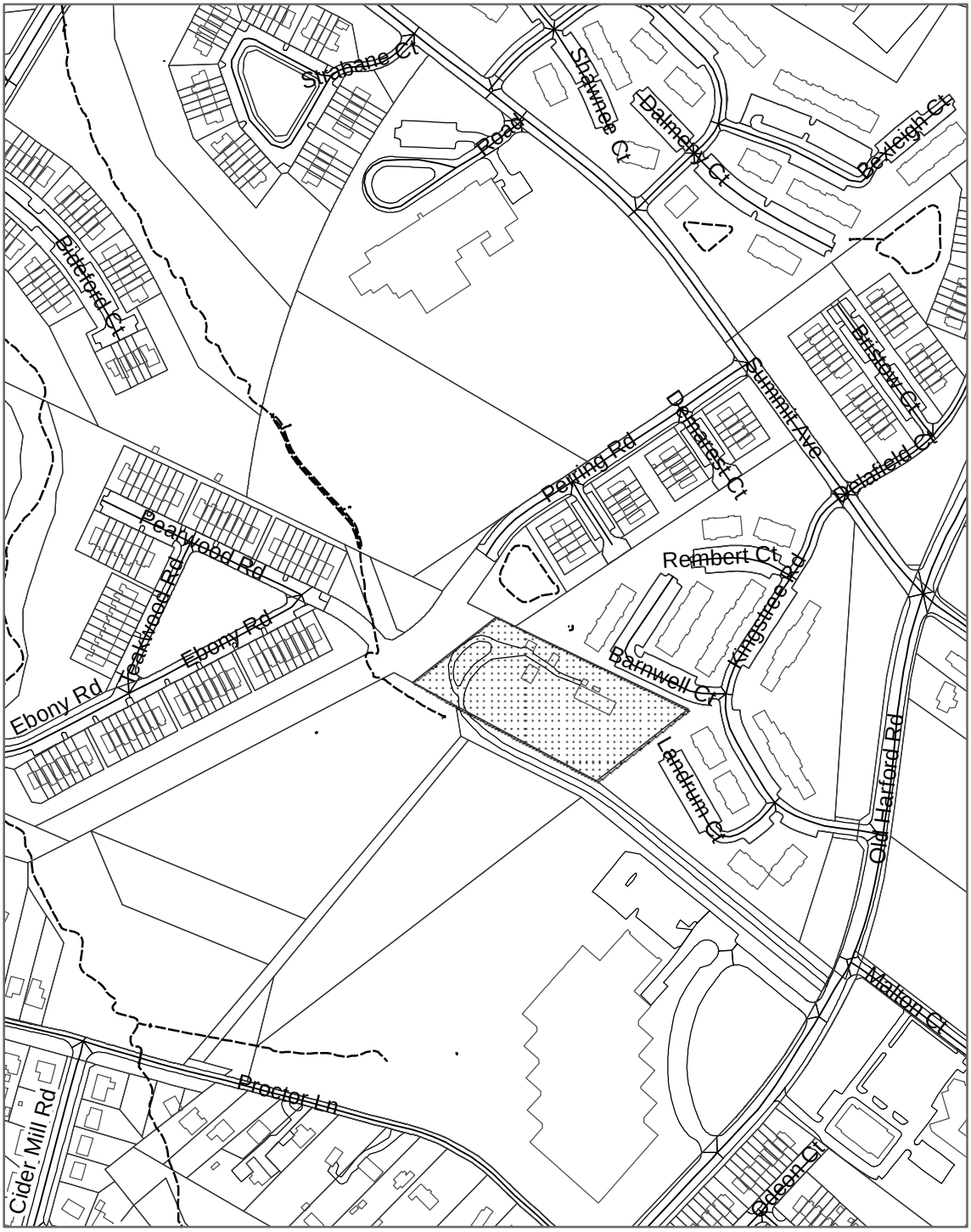
200 Feet
1 inch equals 200 feet

Legend

Recommended for Acquisition

Site No. 13

Appendix K (Continued)
Planned Land Acquisitions for Public Parks



Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

Legend

Recommended for Acquisition

Site No. 14

Appendix L
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Item No.*	Location	Total Acres	2008 Zoning	Proposed Zoning	Comments
1	East side of Oakleigh Rd, north of city line	3.5	BL-AS	BL	Removal of the AS district will prevent development of fuel service stations and car washes.
2	East side of Wycliffe Rd	0.2	MLR	DR5.5	Small, vacant lot on a residential street. The DR5.5 zoning is consistent with the existing zoning along Wycliffe Road.
3	West side of Queen Anne Dr, south of Hillcrest Ave	3.0	BL	DR5.5	Site of Hillcrest Swim Club. DR5.5 zoning is consistent with the surrounding zoning and permits the swim club use.
4	Near intersection of Old Harford Rd and Taylor Ave	1.7	RO	ROA	The ROA classification is more compatible with the surrounding residential community than RO zoning.
5	West side of Oak Ave, south of Taylor Ave	0.7	DR5.5	DR1	Should remain open space.
6	SW of Dubois Ave, SE of Jacqueline Ln	4.6	DR5.5	DR1	
7	SE of Harford Rd, SW of Woodside Ave, NW of Wilson Ave, and NE of Oak Forest Dr	8.6	DR3.5	DR1	The undeveloped lots should remain as private open space for the adjacent single-family dwellings. This area has access and environmental constraints.
8	East and west sides of Harford Rd, south of Willoughby Rd and north of Garnet Rd	12.0	BL-AS	BL	Removal of the AS district will prevent development of fuel service stations and car washes.
9	East side of Perring Pkwy, west of Westmoreland Ave and Shepherd Ave	35.3	DR5.5	DR3.5	DR 3.5 zoning is consistent with the density of existing residential development.
10	East and west sides of Old Harford Rd, north of Dempster Ct and south of Ellen Ave	6.5	BL-AS	BL	Removal of the AS district will prevent development of fuel service stations and car washes. Adjacent to Items 11 and 12.

Appendix L (continued)

Item No.*	Location	Total Acres	2008 Zoning	Proposed Zoning	Comments
11	North side of Putty Hill Ave, 150' west of Old Harford Rd	0.2	RO	DR5.5	This narrow sliver of land is a side yard for a single-family dwelling that is zoned DR5.5. This rezoning will result in the unified classification of a property owner's lot that is currently split between two different zoning classifications. Adjacent to Items 10 and 12.
12	North of Putty Hill Ave, south of Wilker Ave, east of Hoerner Ave, west of Old Harford Rd	24.1	DR5.5	DR3.5	DR3.5 zoning is consistent with the density of existing residential development. Adjacent to Items 10 and 11.
13	North side of Putty Hill Ave, 350' west of Wilson Ave	1.3	DR5.5	DR1	These undeveloped lots should remain as open space.
14	West side of Avondale Rd, south of I-695 and East Ave	66.8	DR5.5	DR3.5	DR3.5 zoning is consistent with the density of the existing residential development. Adjacent to Item 15.
15	North of Putty Hill Ave, east and west of Avondale Rd	43.3	DR5.5	DR3.5	DR3.5 zoning is consistent with the density of existing residential development. Adjacent to Item 14.
16	North and south sides of East Ave	11.0	DR5.5	DR3.5	DR3.5 zoning is consistent with the density of existing residential development.
17	East and west sides of Harford Rd, south and north of Joppa Rd	17.4	BL-AS & BM-AS	BL & BM	Removal of the AS district will prevent development of fuel service stations and car washes. Adjacent to Item 21.
18	NE corner of Joppa Rd and Waltham Woods Rd	1.1	BL-AS	BL	Removal of the AS district will prevent development of a fuel service station or car wash.
19	NE corner of Joppa Rd and Emla Ave	0.6	BL-AS	BL	Removal of the AS district will prevent development of a fuel service station or car wash.

Appendix L (continued)

Item No.*	Location	Total Acres	2008 Zoning	Proposed Zoning	Comments
20	East corner of Old Harford Rd and Bedlington Dr	0.7	BL-AS	BL	Removal of the AS district will prevent development of a fuel service station or car wash.
21	East and west sides of Harford Rd, north of Joppa Rd and south of Edwards Ave	32.1	DR5.5, OR1, & DR16	DR3.5	DR3.5 zoning is consistent with the density of existing residential development. Adjacent to Items 17 and 22.
22	East of Harford Rd and Homeland Ave, north of Edwards Ave and south of Summit Ave	34.0	DR5.5	DR3.5	DR3.5 zoning is consistent with the density of existing residential development. Adjacent to Items 21 and 32.
23	West of Summit Ave and Oakdale Ave, north of Joppa Rd and Magledt Rd	18.2	DR5.5	DR2	DR2 zoning is generally consistent with the density of existing residential development.
24	North of Magledt Rd, east of Brightoak Ct and Biscay Ct	8.9	DR5.5	DR2	DR2 zoning is consistent with the density of existing residential development.
25	South of North Wind Rd, east of Lodge Rd, and north of Magledt Rd	41.4	DR3.5 & DR2	DR1	DR1 zoning is generally consistent with the density of existing residential development. This area has environmental and access constraints. Adjacent to Item 26.
26	West of Magledt Rd and north of Hilltop Dr	18.0	DR3.5 & DR2	DR1	This area has access and environmental constraints. Adjacent to Items 25, 27, and 28.
27	South of Perine Ln and Perine Ct	18.9	DR3.5	DR1	This area has access and environmental constraints. Adjacent to Item 26.
28	South of North Wind Rd, east of Nearbrook Ln, and west of Lodge Rd	5.2	DR3.5	DR2	The DR 2 classification is consistent with the existing zoning to the east. Adjacent to Item 26.

Appendix L (continued)

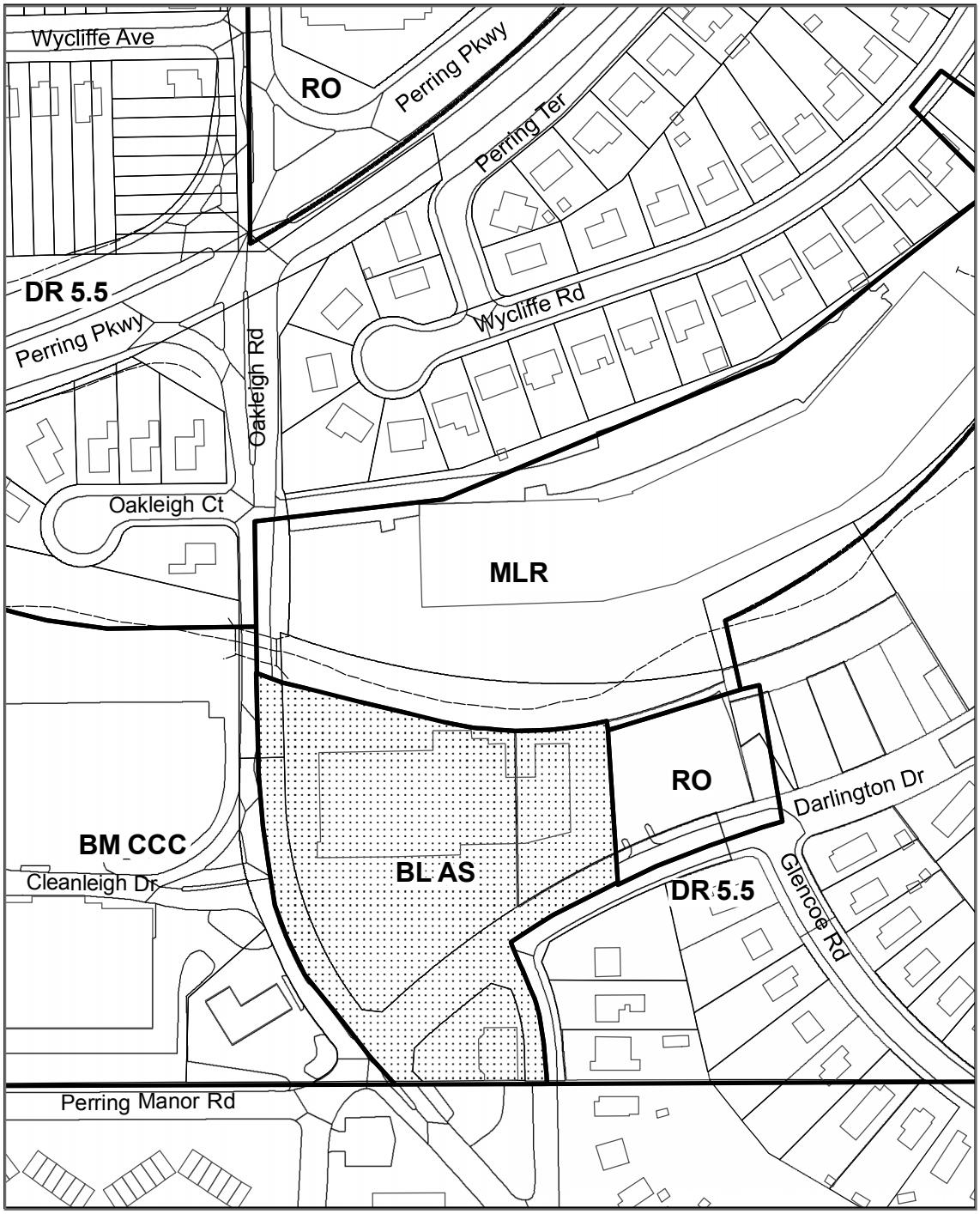
Item No.*	Location	Total Acres	2008 Zoning	Proposed Zoning	Comments
29	East side of Harford Rd, south of North Wind Rd	4.4	DR5.5	DR3.5	DR 3.5 zoning would provide uniform zoning of several large parcels of land that are currently split between two different zoning classifications. Adjacent to Items 30 and 34.
30	West side of Harford Rd, between Ontario Ave and Erie Ave	1.2	BL	CB	The CB classification is more compatible with the surrounding residential community than BL zoning. This property should not be rezoned if CB doesn't permit the existing business uses. Adjacent to Items 29 and 34.
31	NE corner of Harford Rd and North Wind Rd	1.0	DR16	DR3.5	North Winds HOA open space. DR3.5 zoning is consistent with the existing zoning to the east.
32	North and south of Summit Ave, west of Harford Rd	25.6	DR5.5 & DR3.5	DR2	DR2 zoning is generally consistent with the density of existing residential development. Adjacent to Items 22, 33, and 34.
33	North side of Summit Ave, south of Placid Woods Ct	2.1	DR5.5	DR3.5	DR 3.5 zoning is consistent with the density of existing residential development. Adjacent to Item 32.
34	West of Harford Rd, north of Placid Ave and south of Northwind Rd	56.0	DR5.5	DR3.5	DR3.5 zoning is consistent with the density of existing residential development. Adjacent to Items 29, 30, 32, and 35.
35	West of Harford Rd, north of Superior Ave and south of Knoll Acres Dr	55.5	DR3.5 & DR5.5	DR2	DR2 zoning is consistent with the density of existing residential development. Adjacent to Item 34.

Appendix L (continued)

Item No.*	Location	Total Acres	2008 Zoning	Proposed Zoning	Comments
36	South side of Proctor Ln, west of Cider Mill Rd and north of Proctor Ln, opposite Cider Mill Rd	29.1	DR5.5 & DR16	DR2	Most of this land is owned by Baltimore County and is part of the Pine Grove Middle School site. Includes the Pine Ridge Swim Club site, which is split zoned DR5.5 and DR16.
37	East and west sides of Smith Ave	35.8	DR2	DR1	Smith Ave is a very long, very narrow, dead-end road.
38	SW of Cub Hill Rd, NW and SE of Flagstone Dr	48.8	DR2	DR1	The DR1 classification is consistent with the existing zoning to the north and west.

*The item numbers in this table correspond to the item numbers on the following maps. The specific proposals described in this table and shown on the following maps are those of the Carney-Cub Hill-Parkville Plan Citizen Advisory Committee and may or may not necessarily reflect the opinions of the Planning Board and the Office of Planning.

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

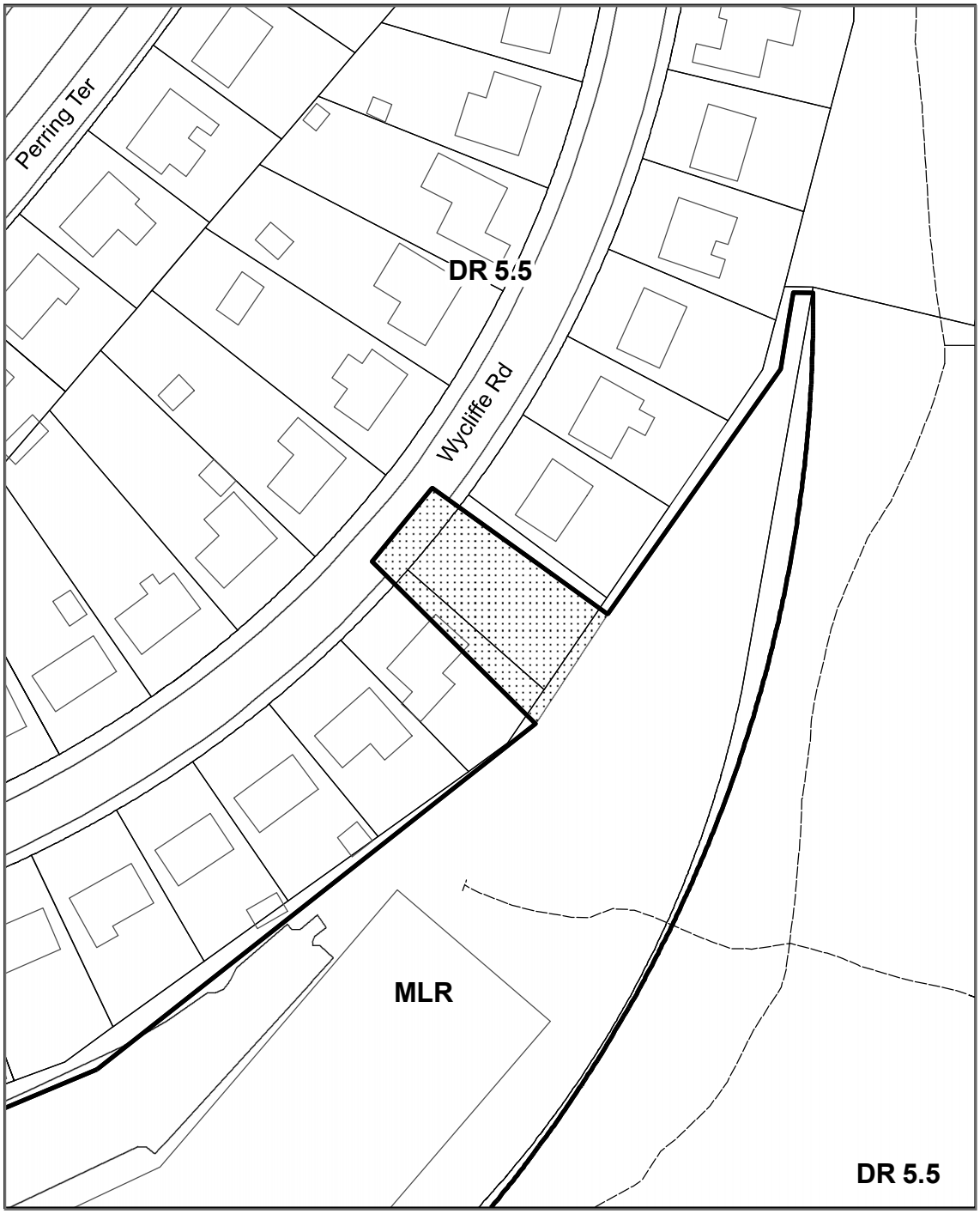
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 1
BL AS to BL

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

100 Feet
1 inch equals 100 feet

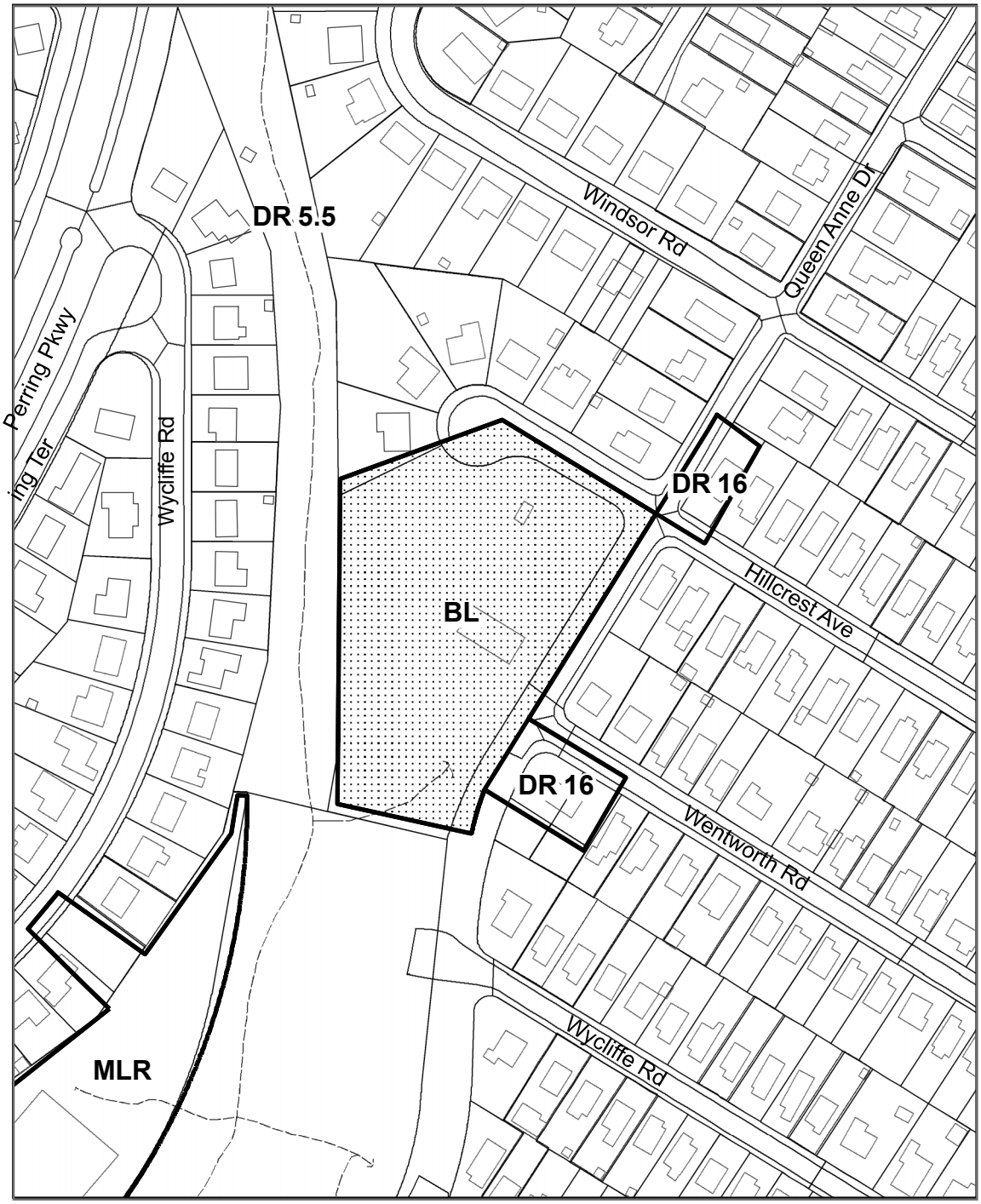
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 2
MLR to DR 5.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

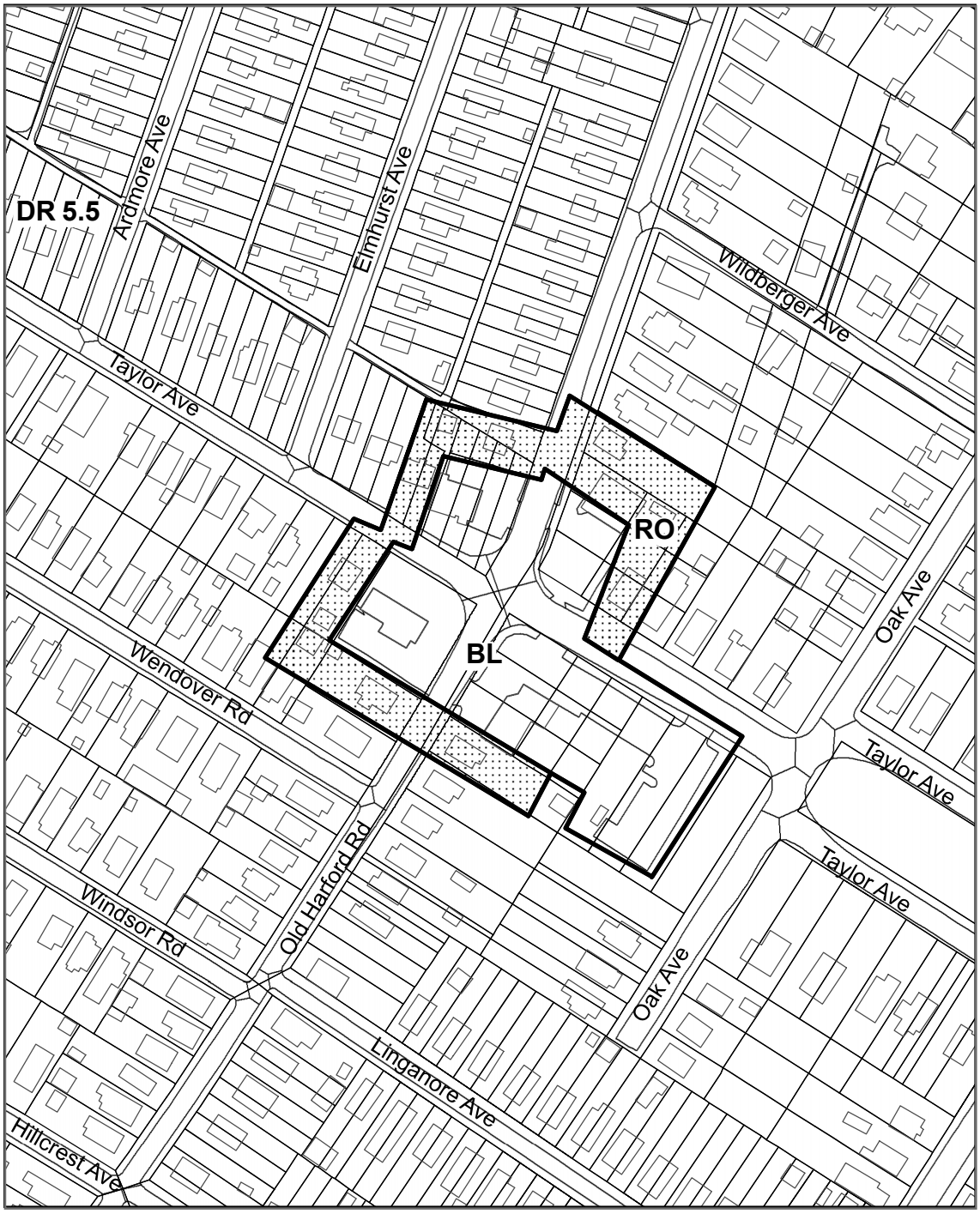
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 3
BL to DR 5.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

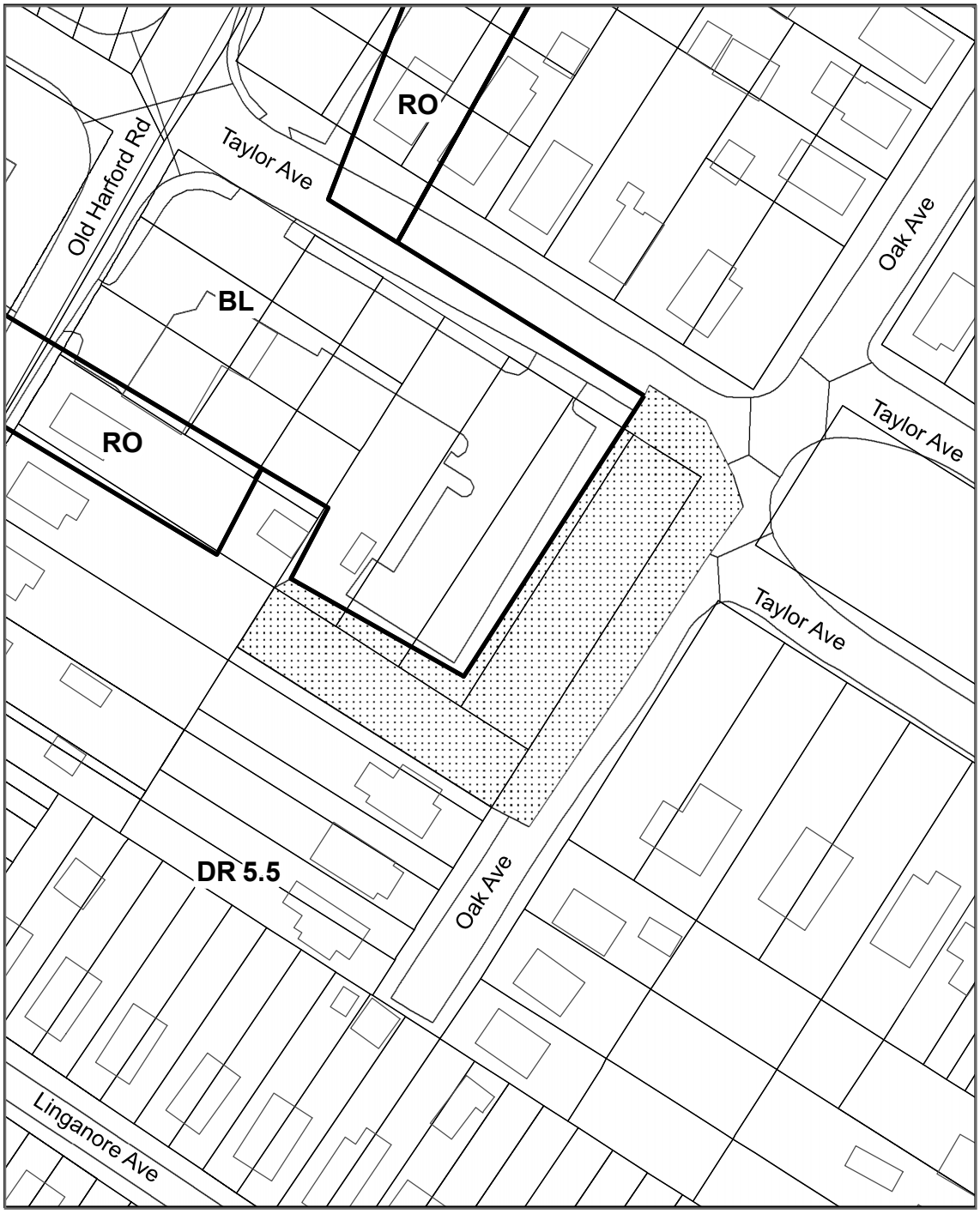
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 4
RO to ROA

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

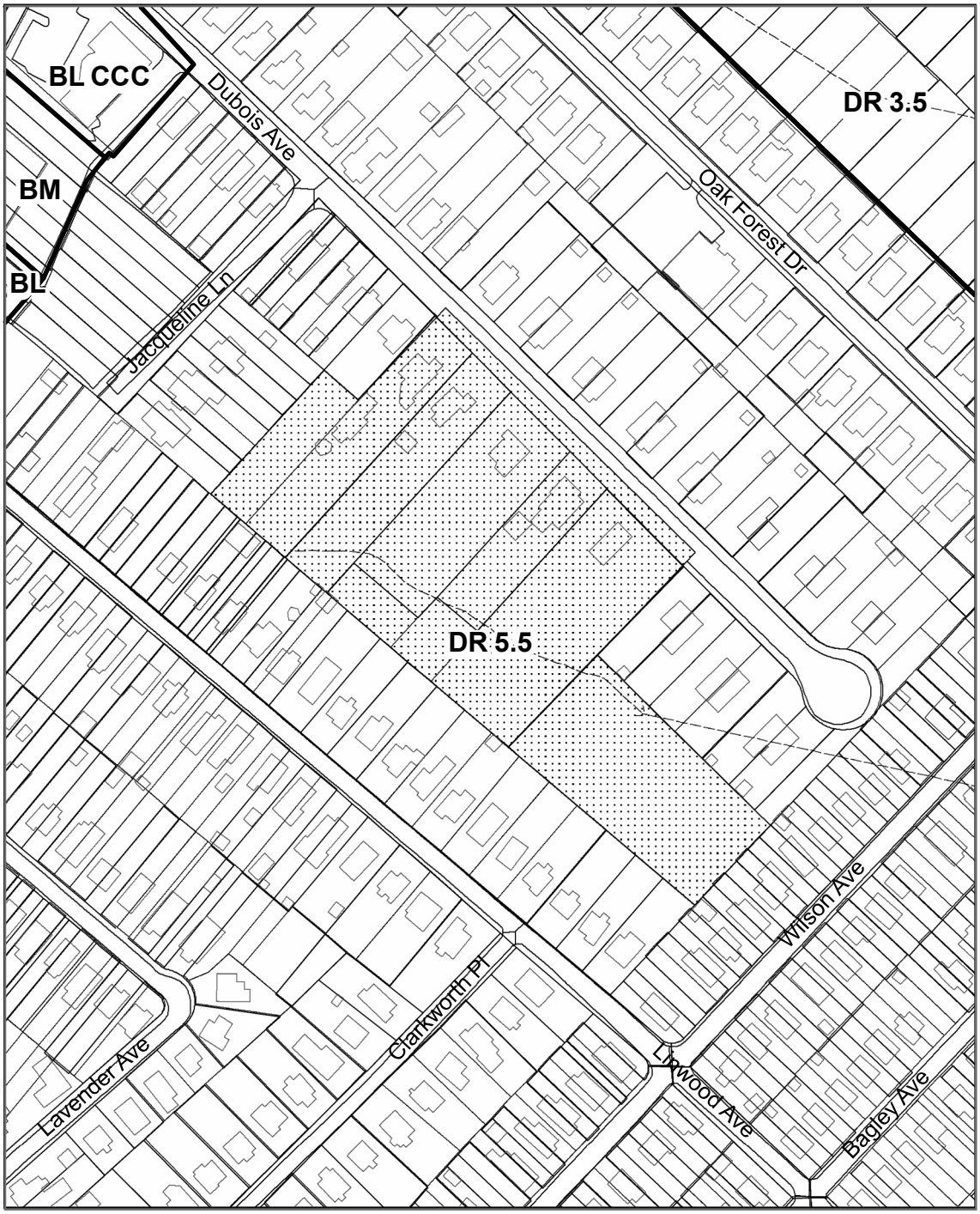
100 Feet
1 inch equals 100 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 5
DR 5.5 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 6
DR 5.5 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

300 Feet
1 inch equals 300 feet

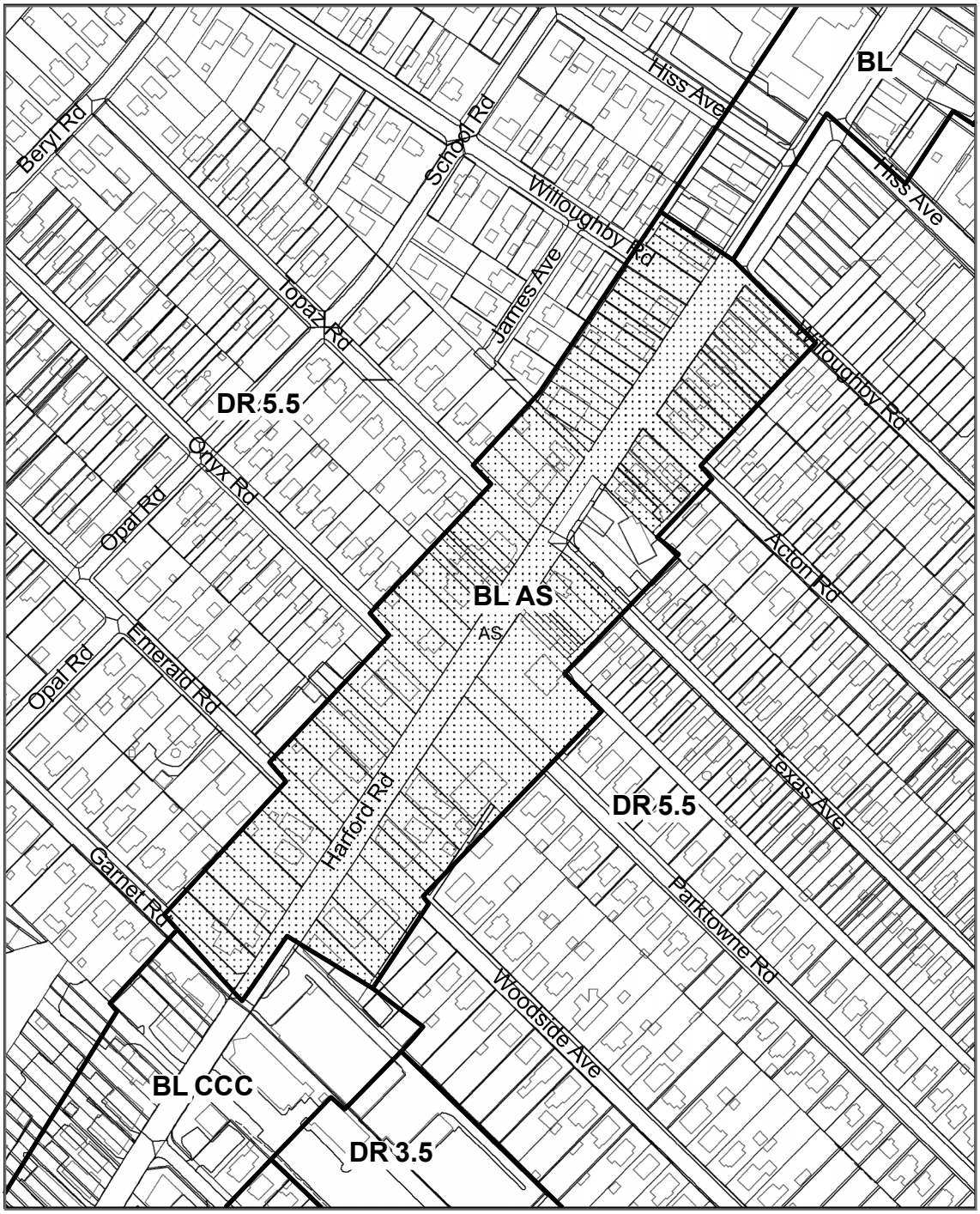
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 7
DR 3.5 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

300 Feet
1 inch equals 300 feet

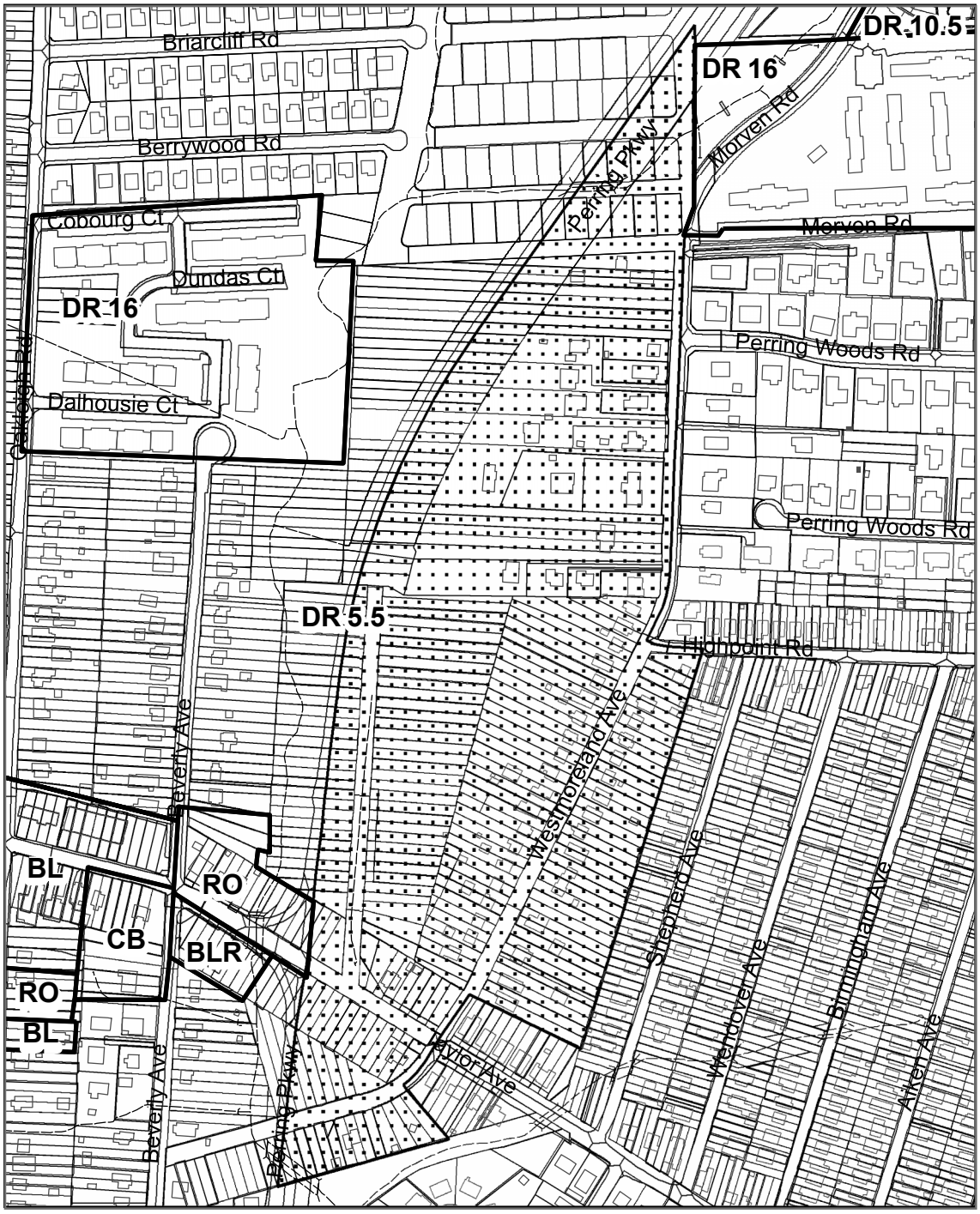
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 8
BL AS to BL

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

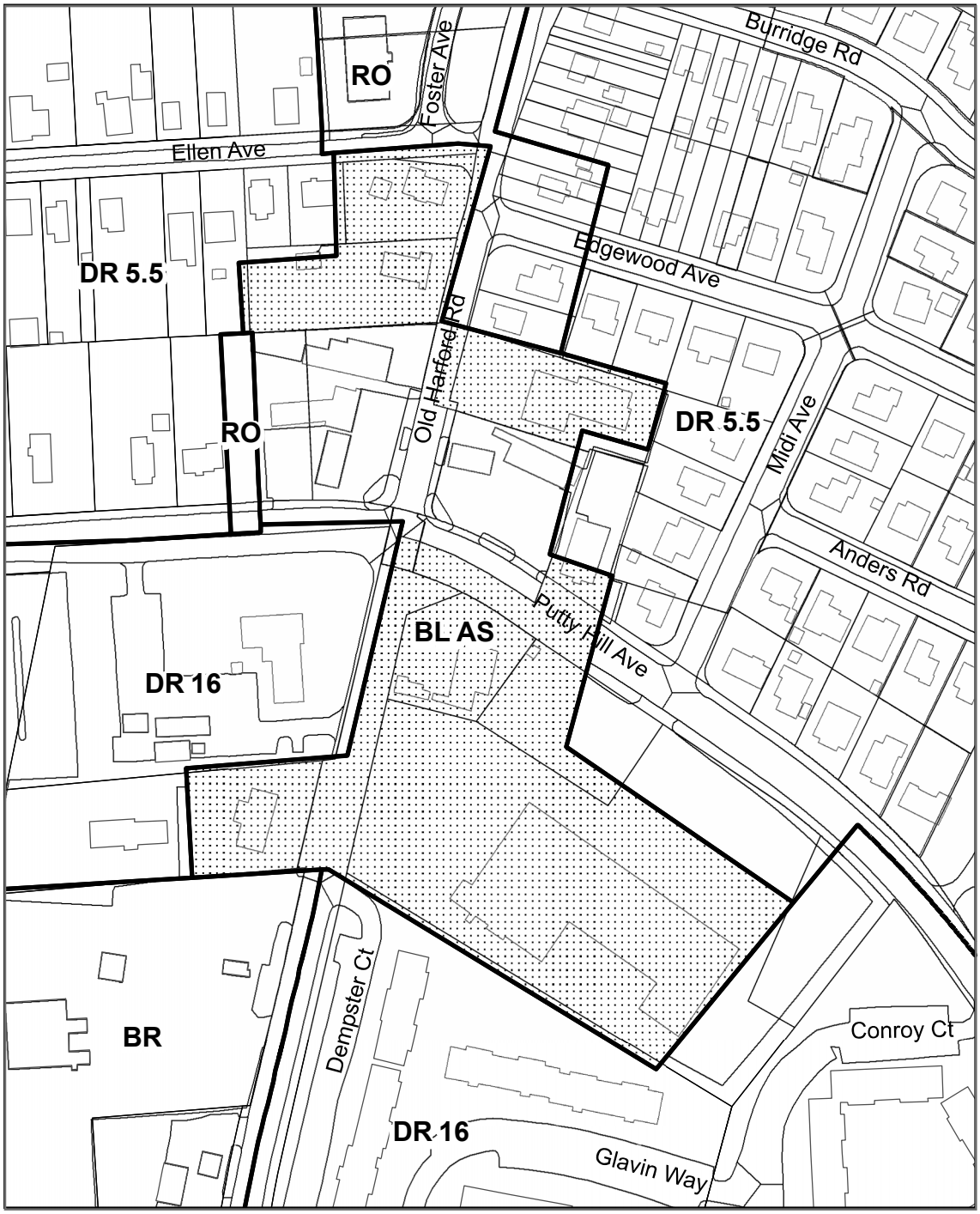
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 9
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 10
BL AS to BL

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

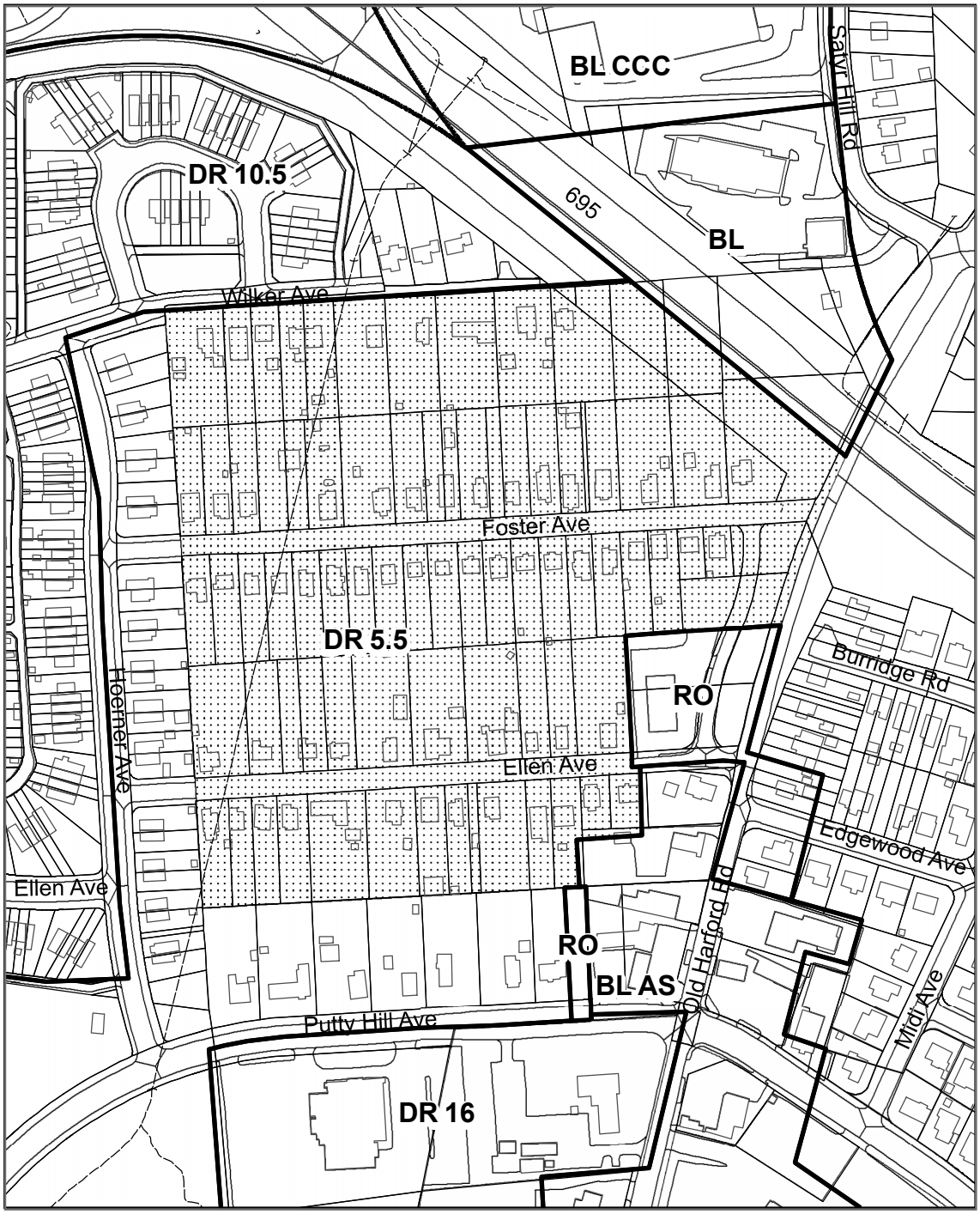
100 Feet
1 inch equals 100 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 11
RO to DR 5.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

300 Feet
1 inch equals 300 feet

N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 12
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

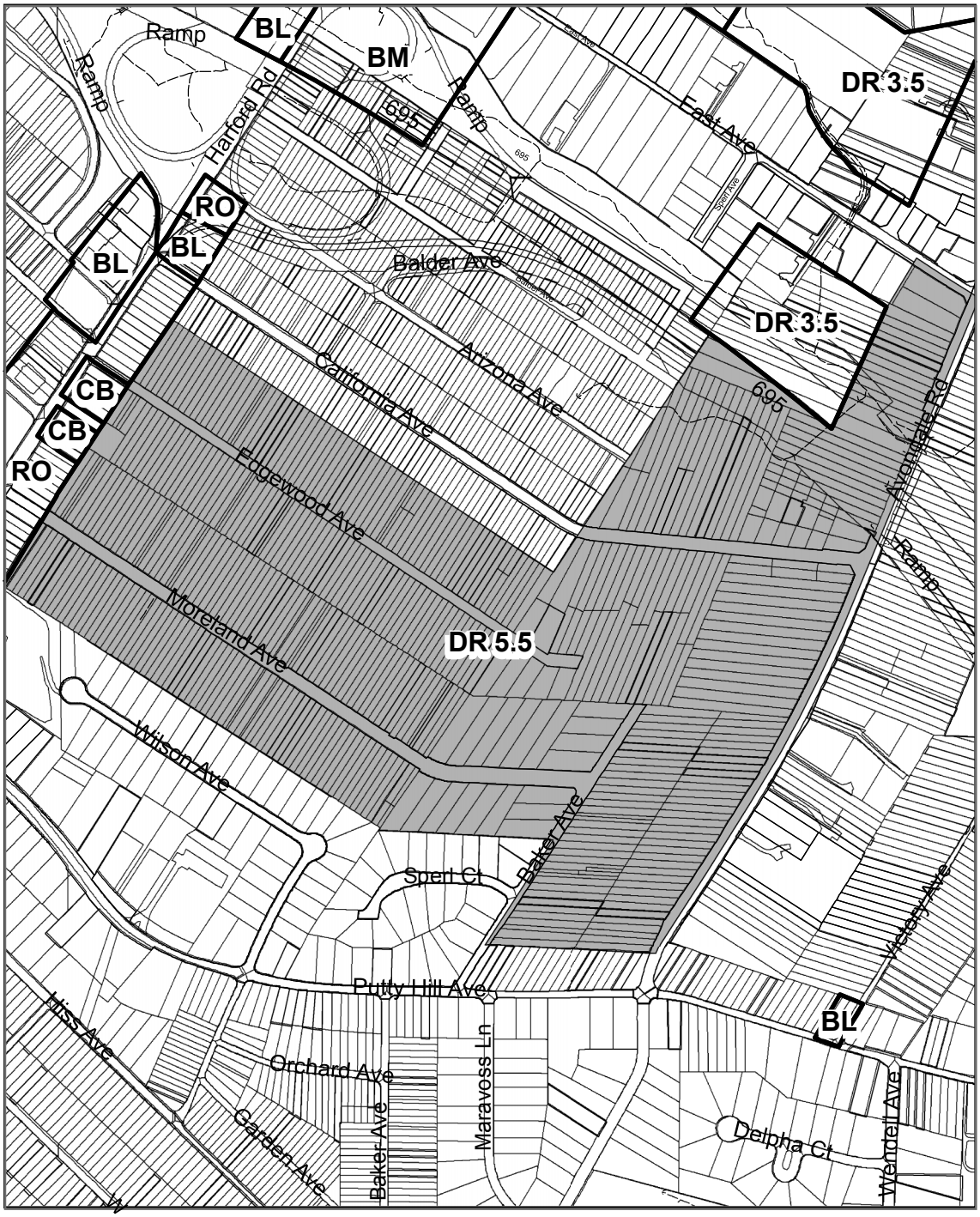
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 13
DR 5.5 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

500 Feet
1 inch equals 500 feet

N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 14
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

500 Feet
1 inch equals 500 feet

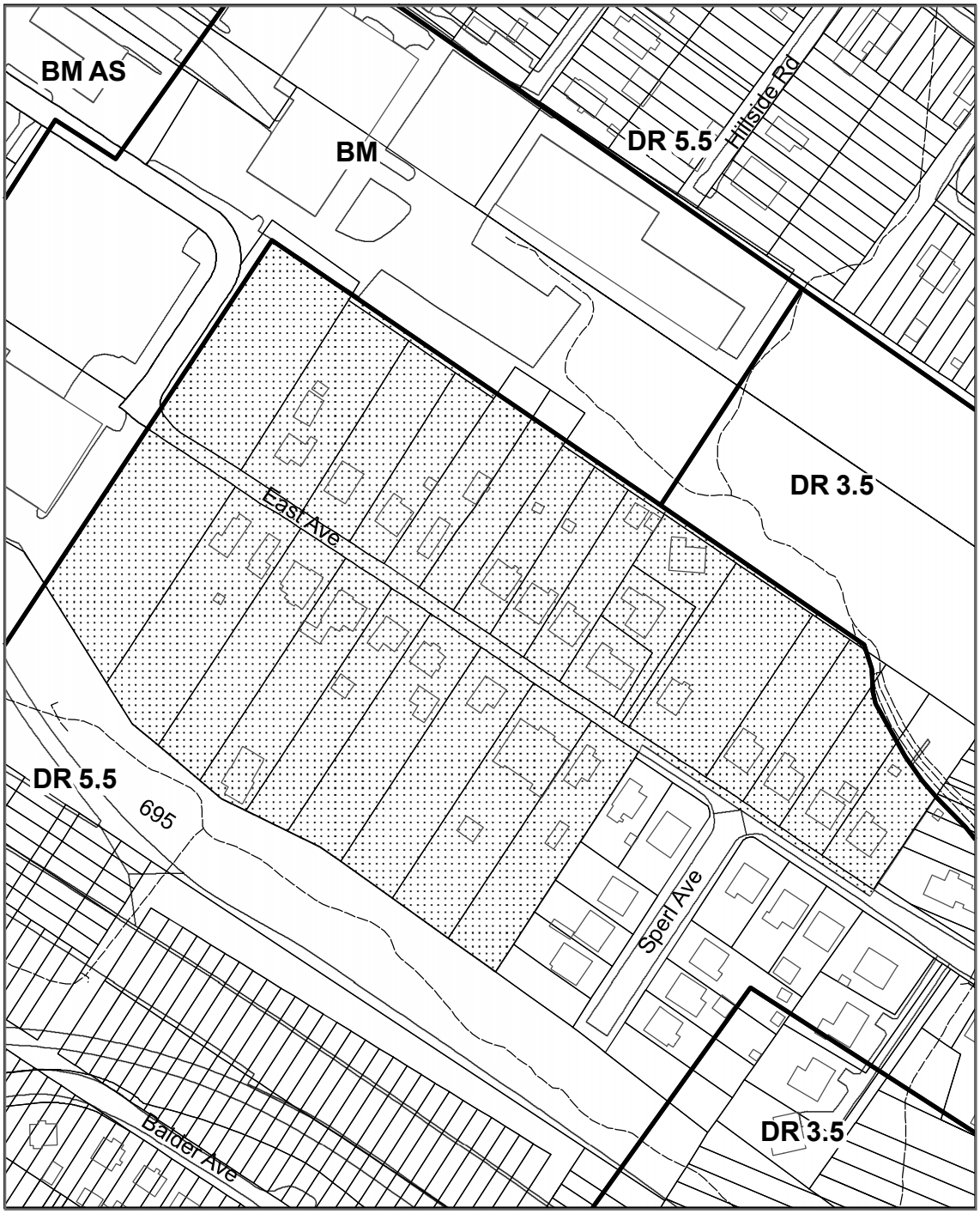
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 15
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

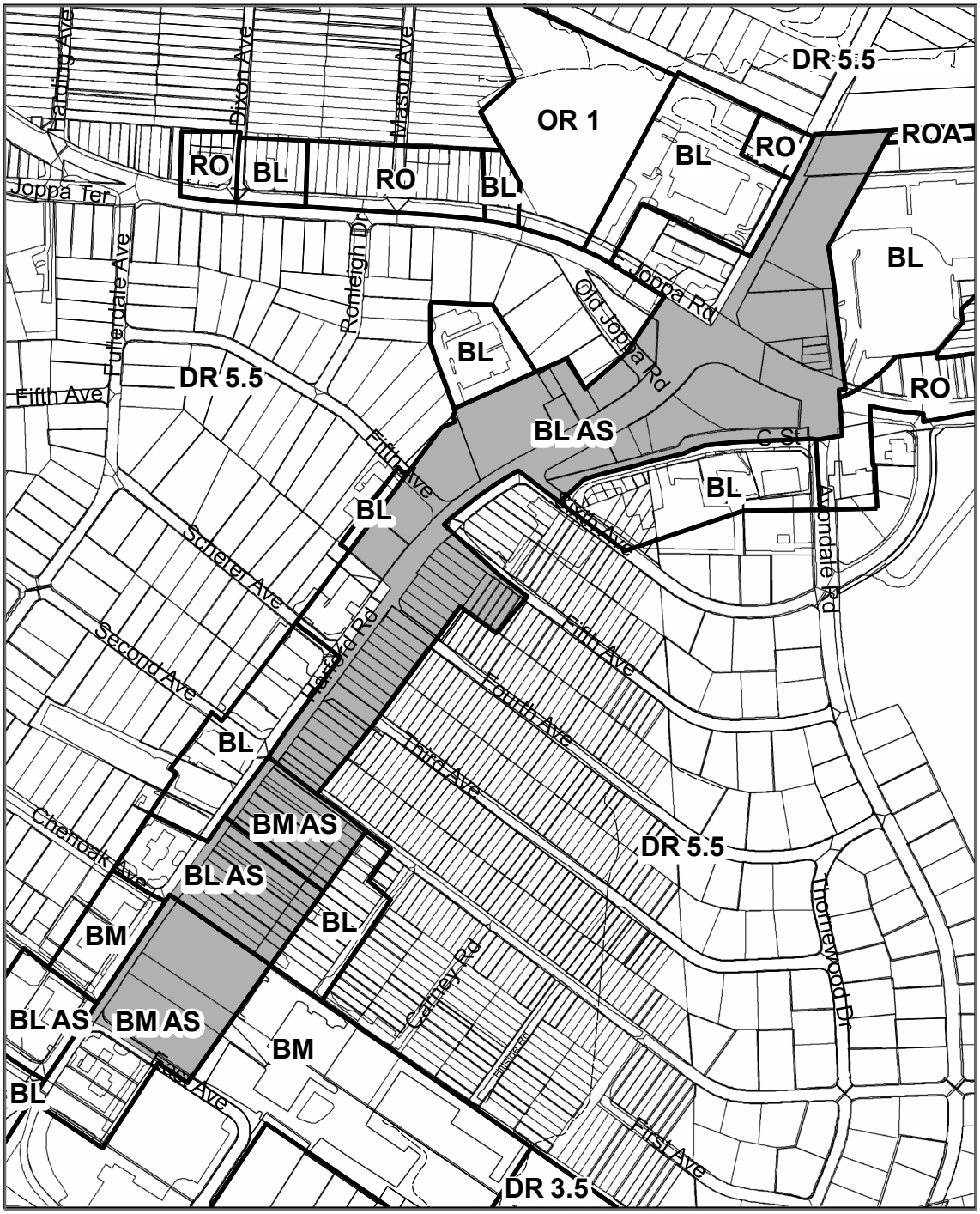
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 16
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

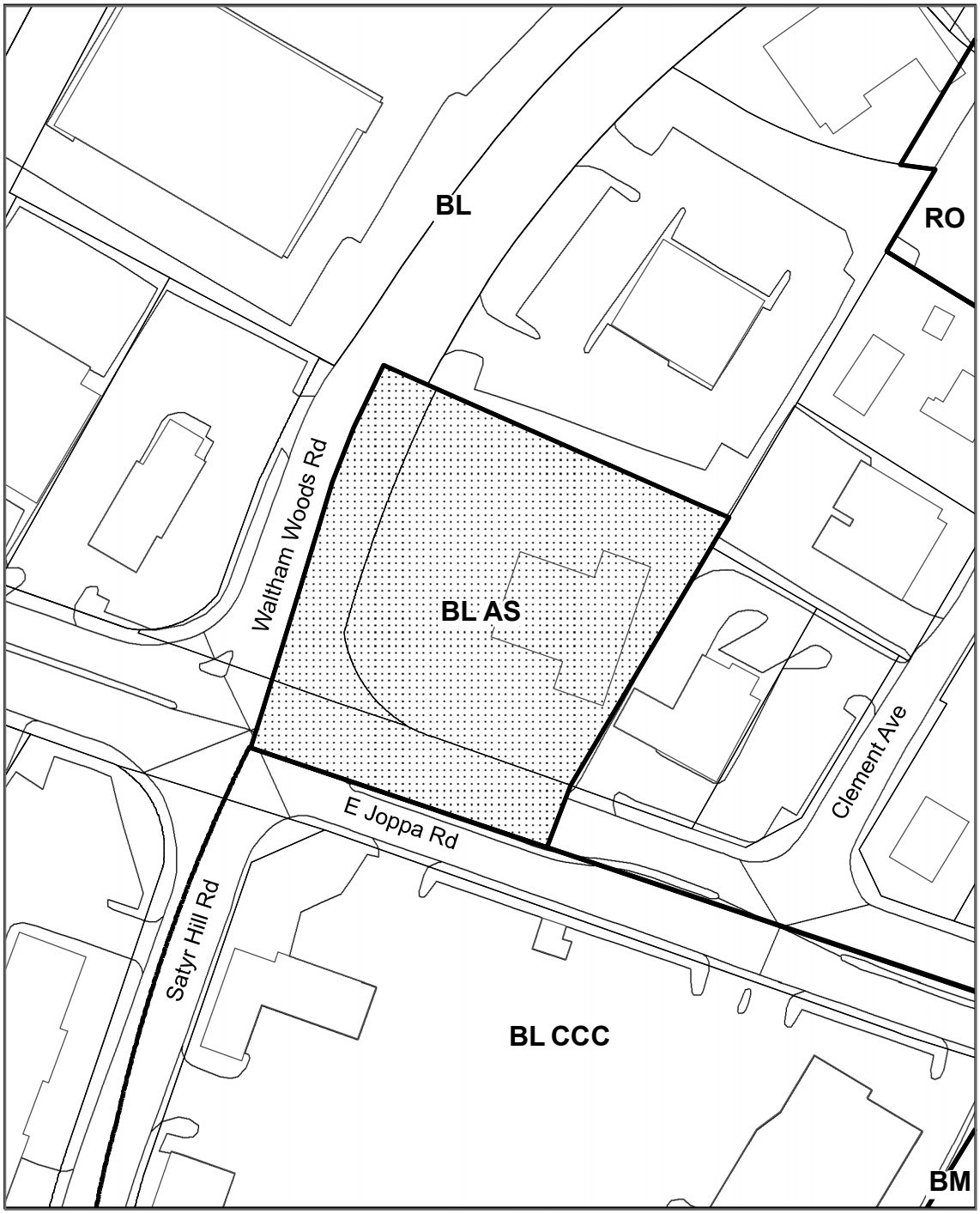
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 17
BL AS and BM AS to BL and BM

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

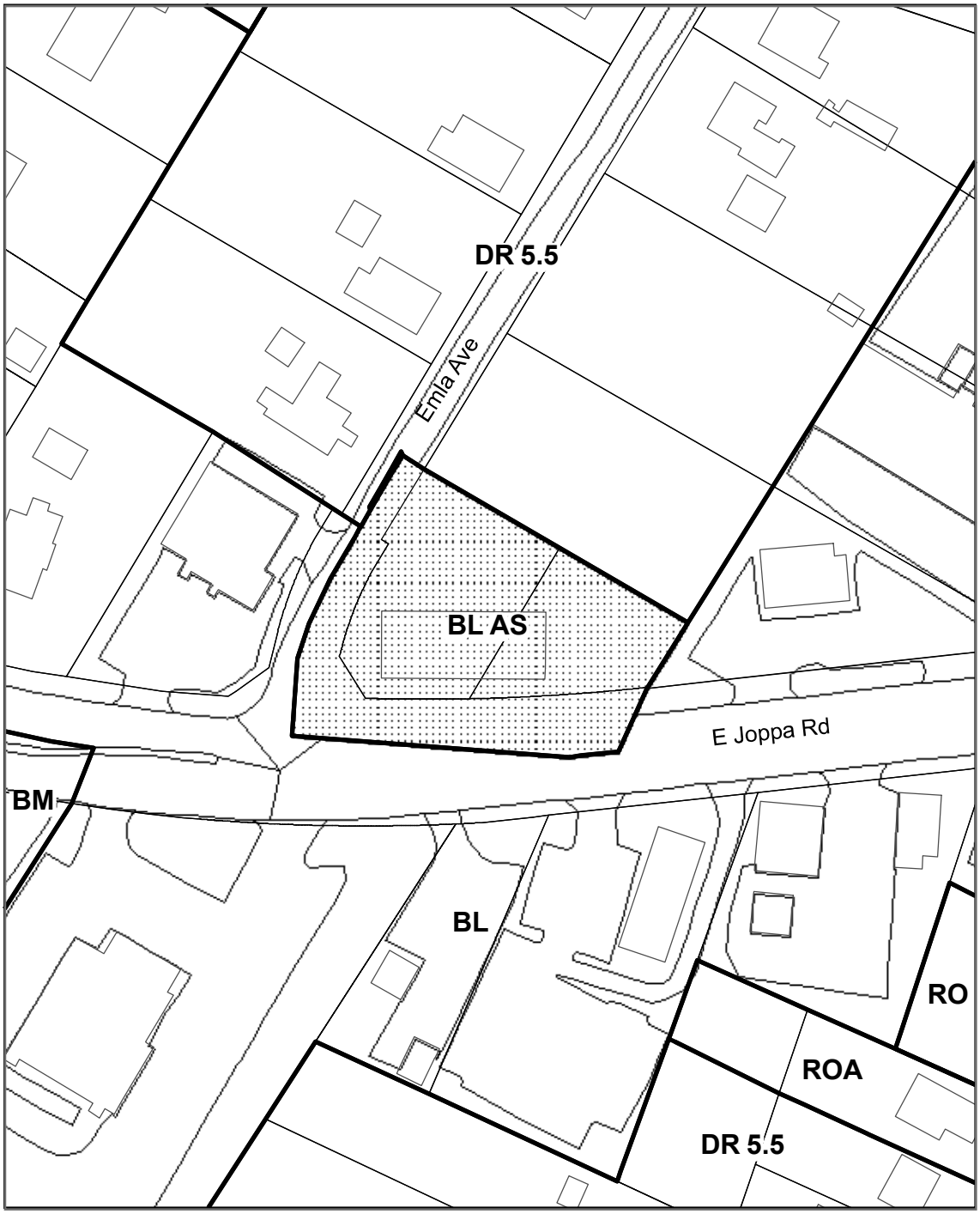
100 Feet
1 inch equals 100 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 18
BL AS to BL

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

100 Feet
1 inch equals 100 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 19
BL AS to BL

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

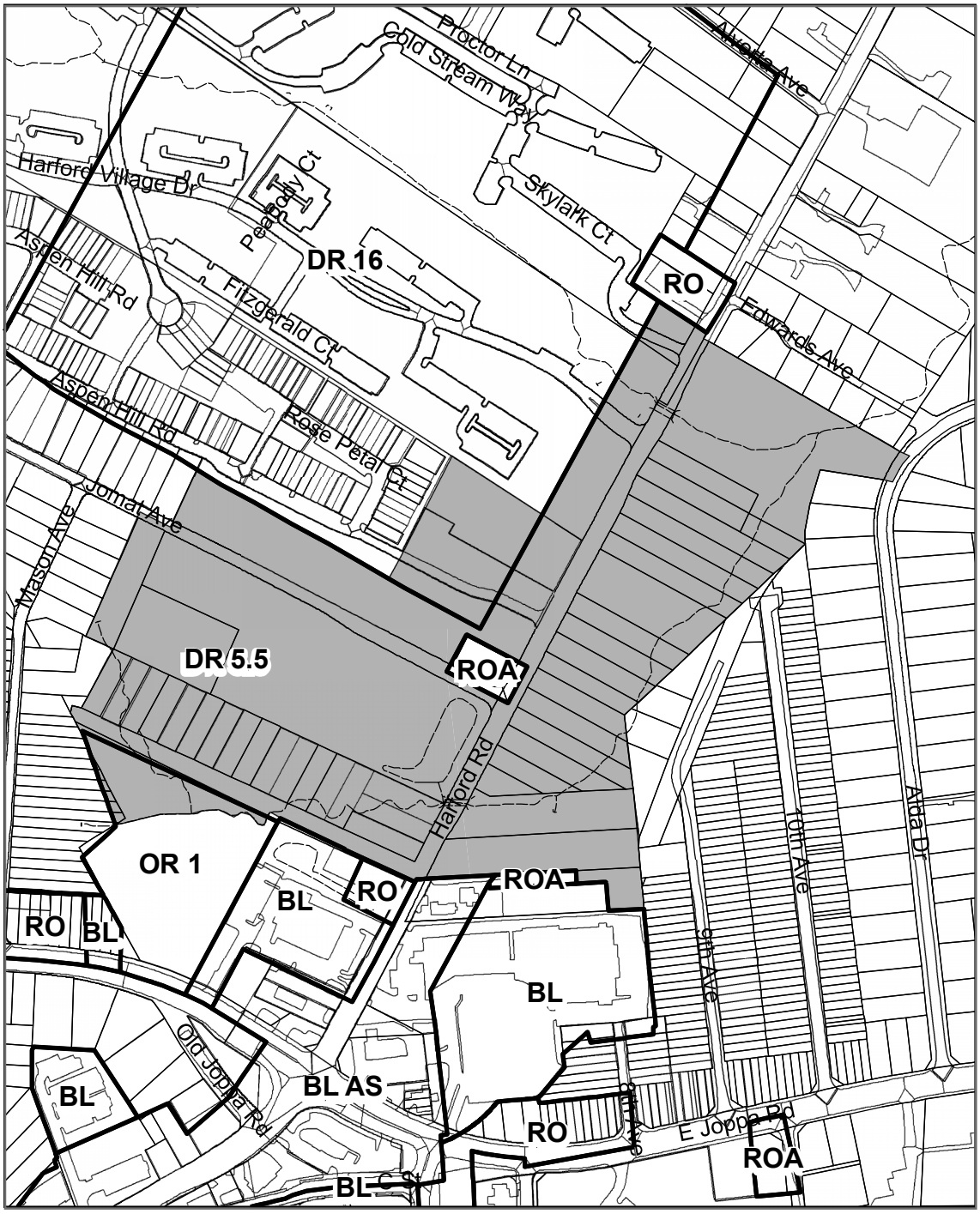
100 Feet
1 inch equals 100 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 20
BL AS to BL

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

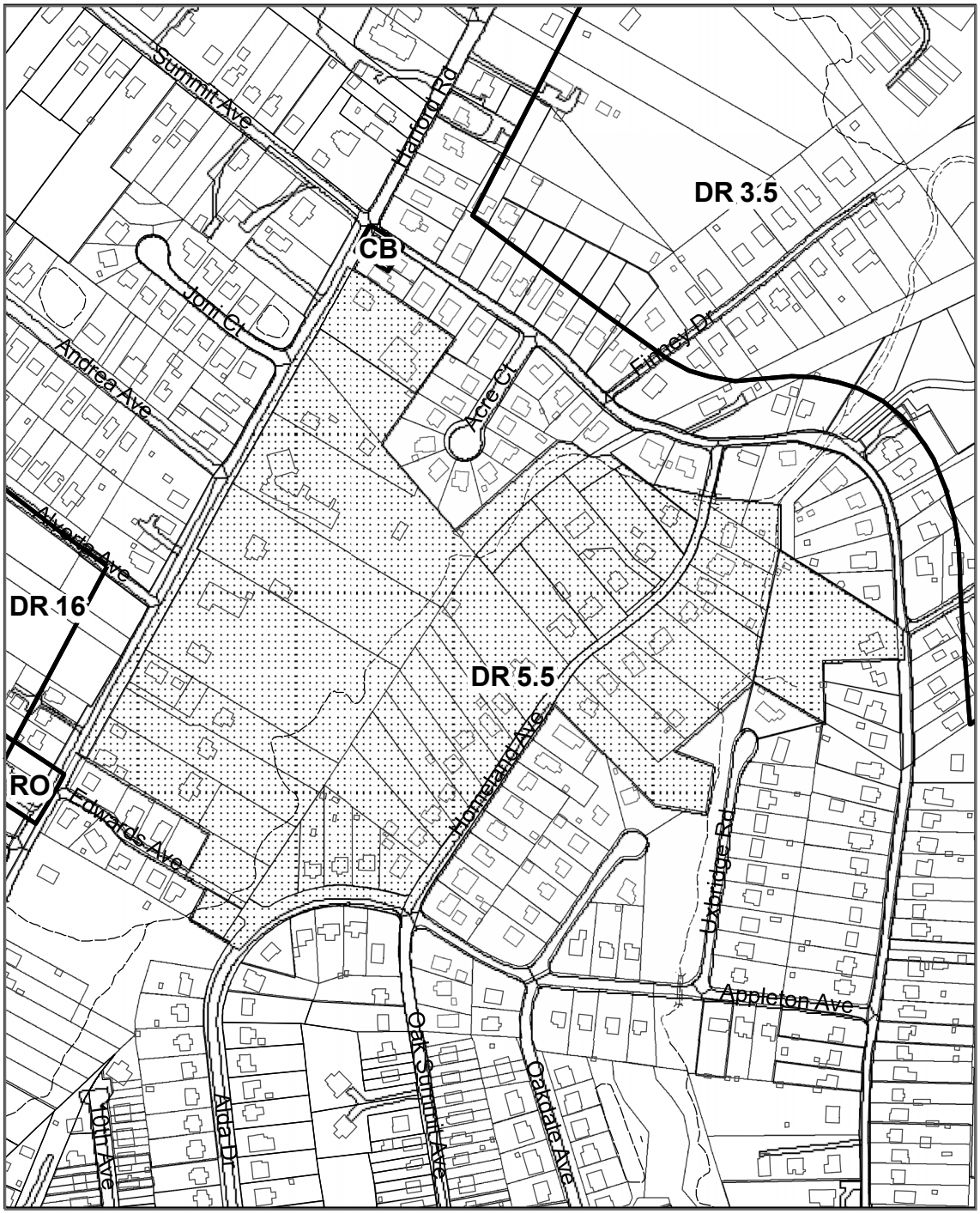
400 Feet
1 inch equals 400 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 21
DR 5.5, OR 1 and DR 16 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 22
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 23
DR 5.5 to DR 2

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 24
DR 5.5 to DR 2

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

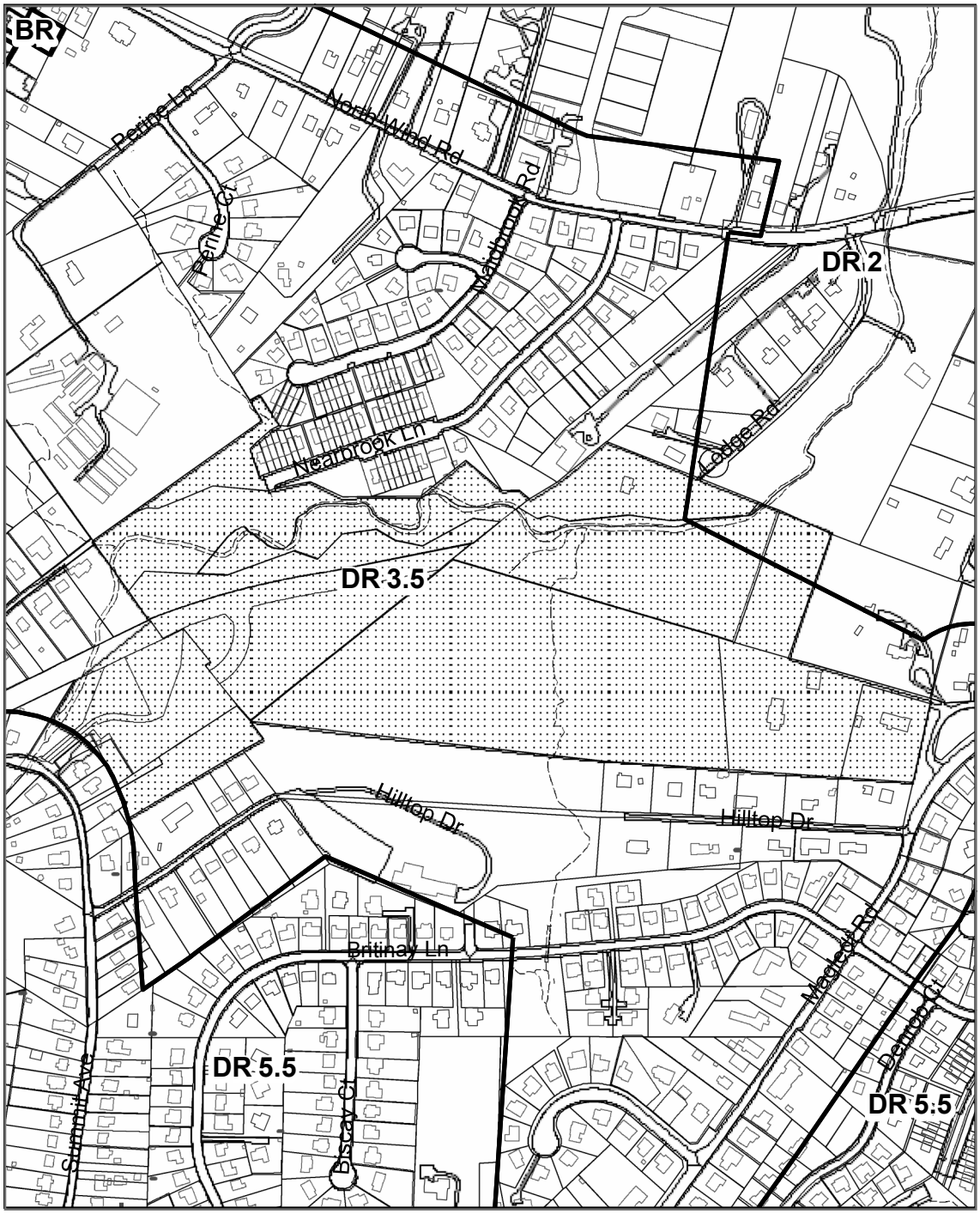
400 Feet
1 inch equals 400 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 25
DR 3.5 and DR 2 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

500 Feet
1 inch equals 500 feet

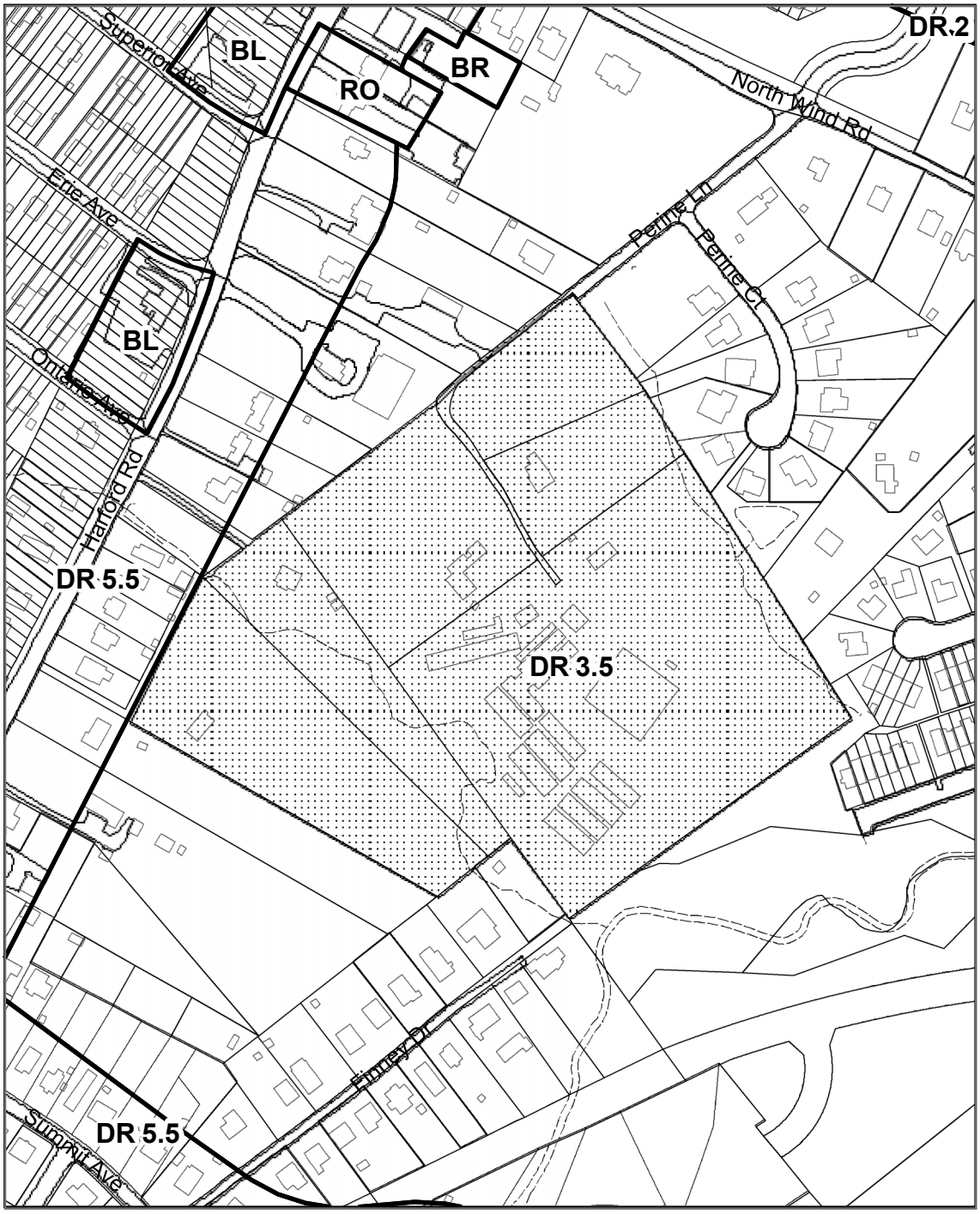
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 26
DR 3.5 and DR 2 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

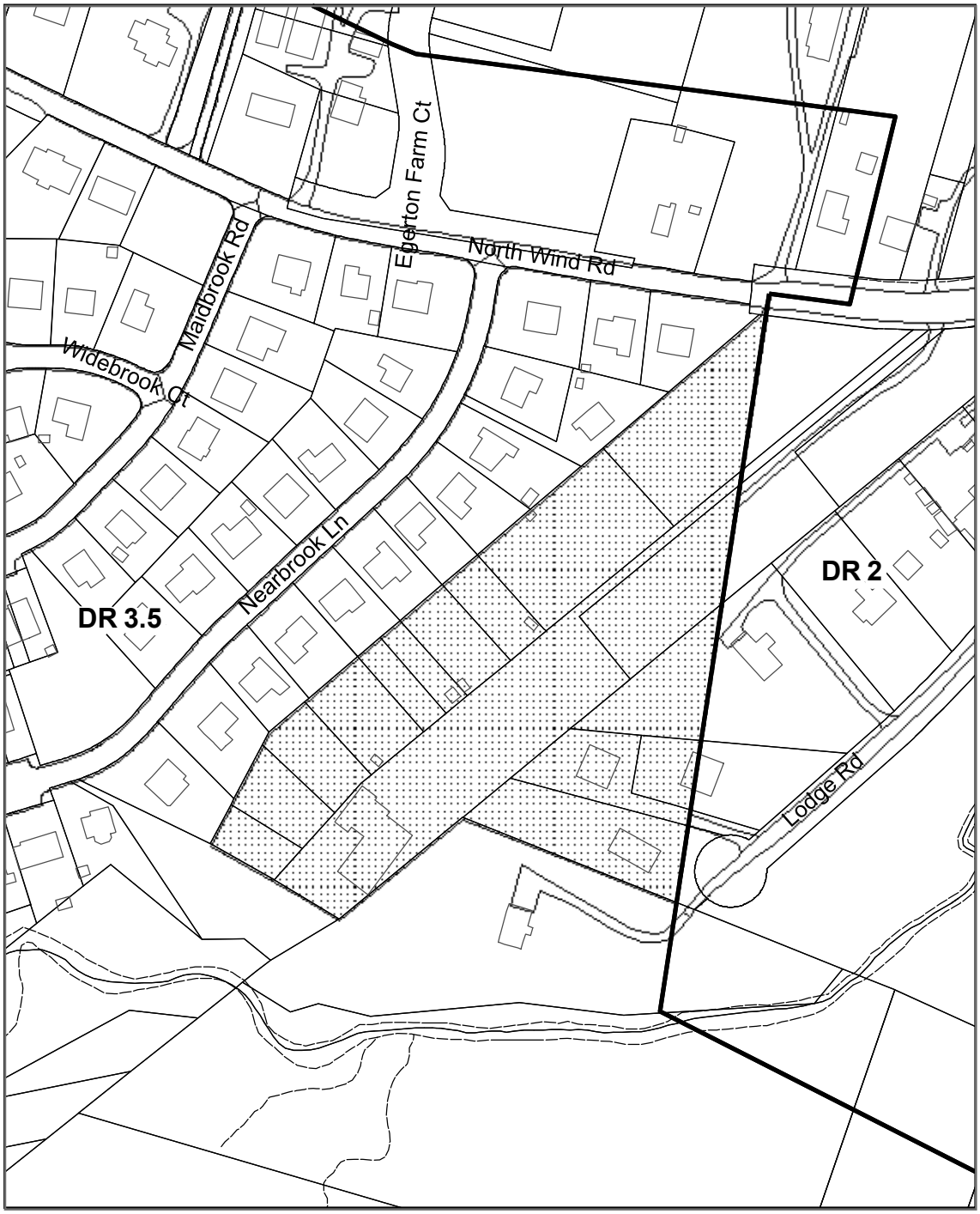
300 Feet
1 inch equals 300 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 27
DR 3.5 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 28
DR 3.5 to DR 2

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

200 Feet
1 inch equals 200 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 29
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

100 Feet
1 inch equals 100 feet

N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 30
BL to CB

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

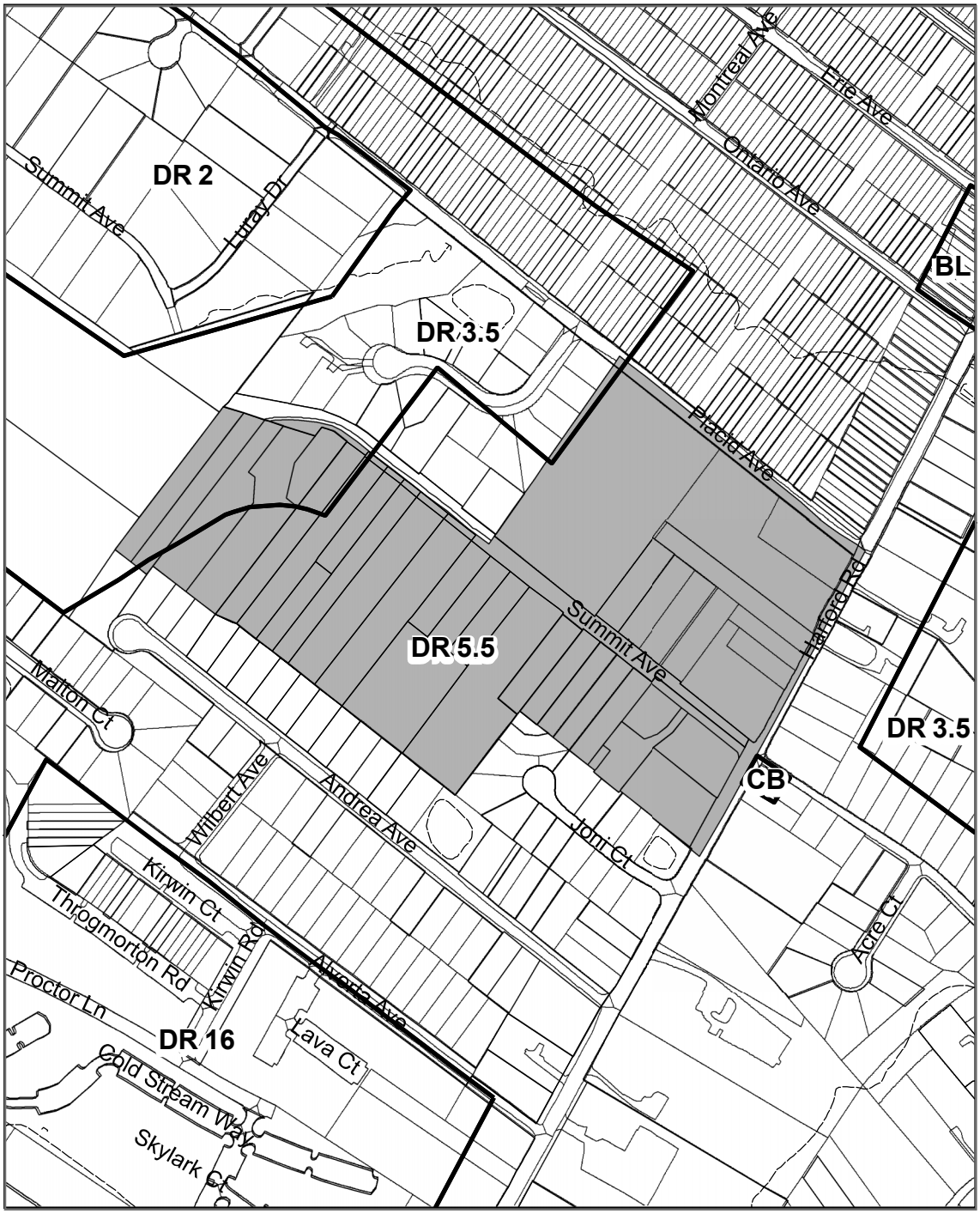
100 Feet
1 inch equals 100 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 31
DR 16 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

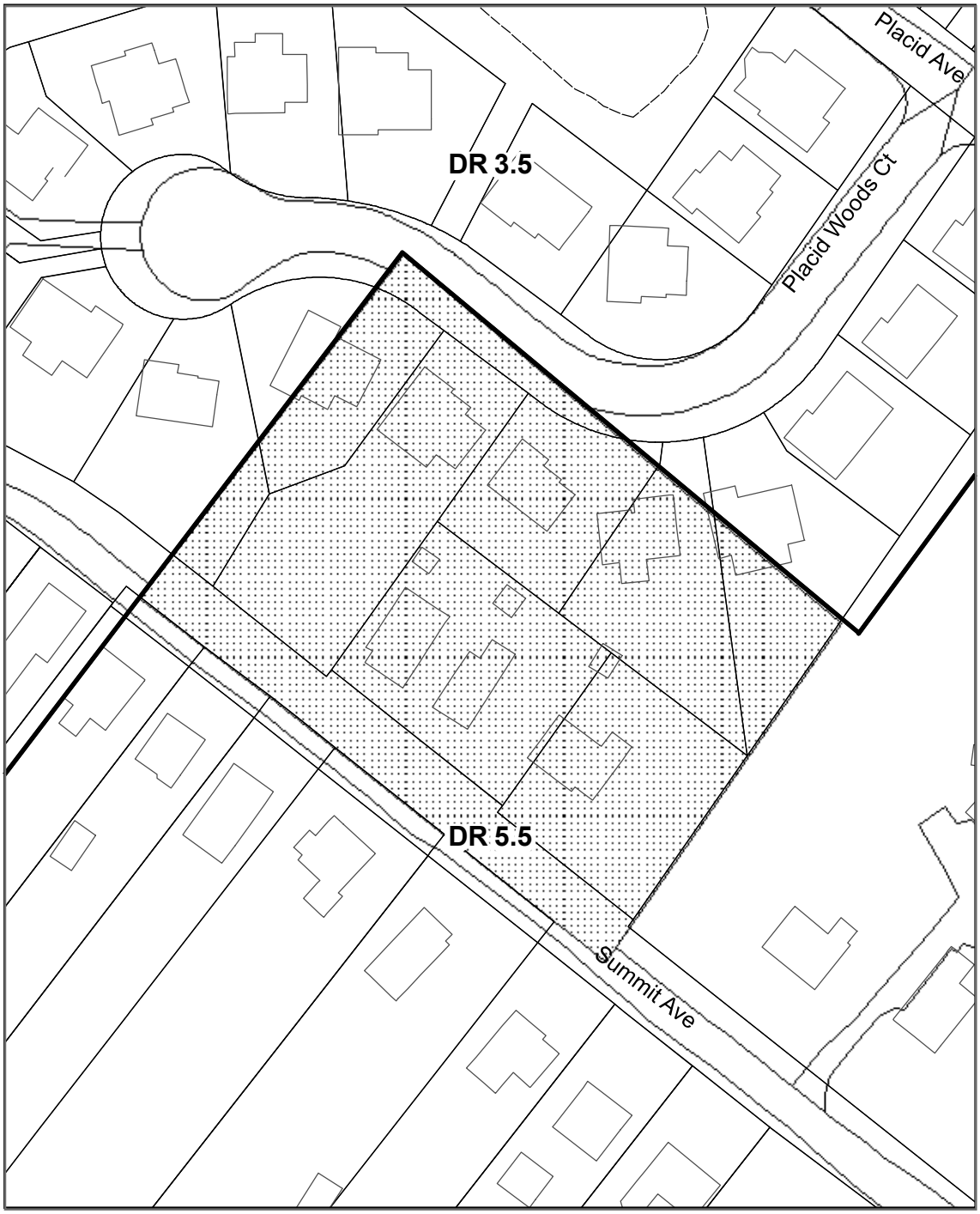
400 Feet
1 inch equals 400 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 32
DR 3.5 and DR 5.5 to DR 2

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

100 Feet
1 inch equals 100 feet

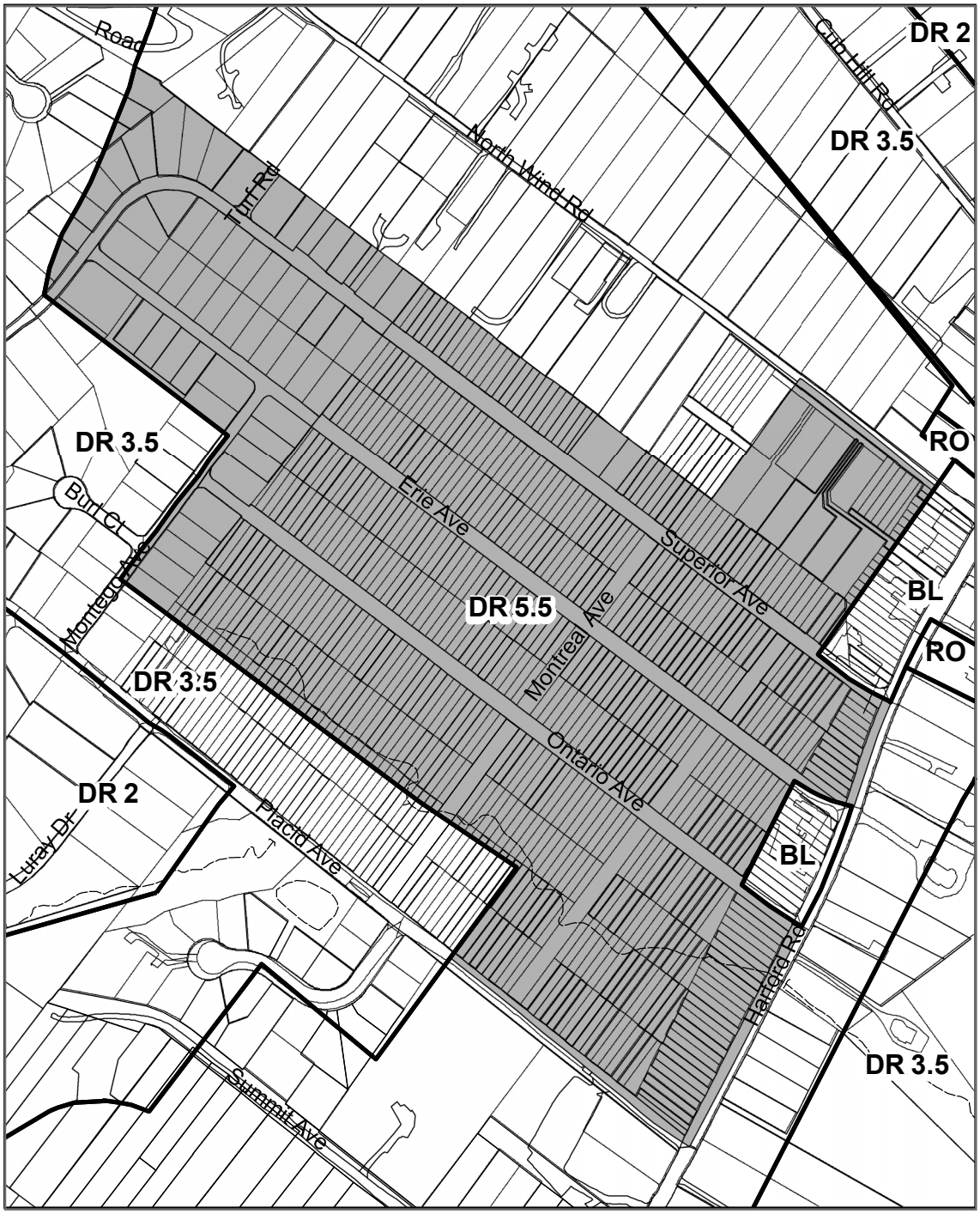
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 33
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

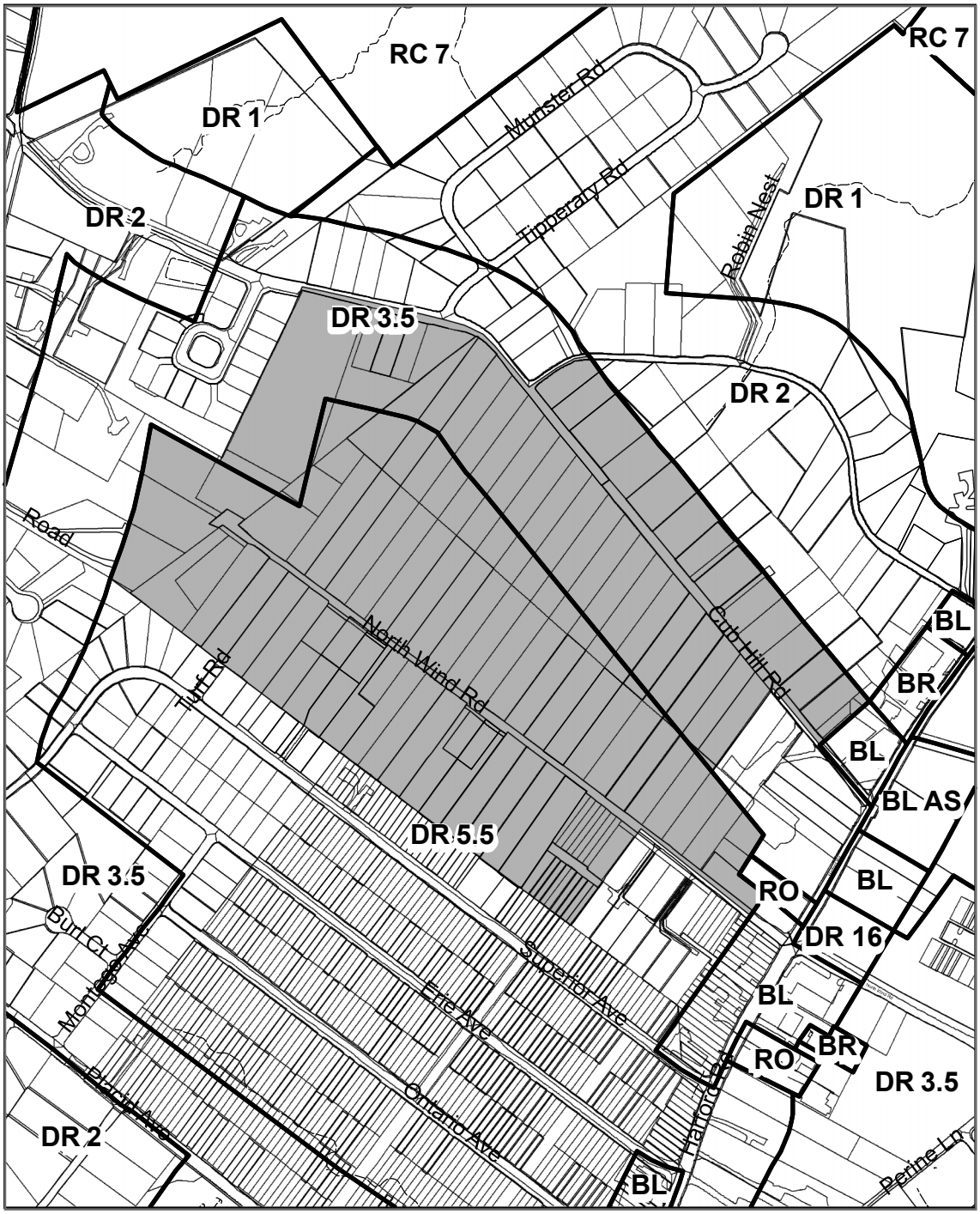
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 34
DR 5.5 to DR 3.5

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

500 Feet
1 inch equals 500 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 35
DR 5.5 and DR 3.5 to DR 2

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

500 Feet
1 inch equals 500 feet

N

Legend
Existing Zoning Boundary
Area to be rezoned

Item No. 36
DR 5.5 and DR 16 to DR 2

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee

Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

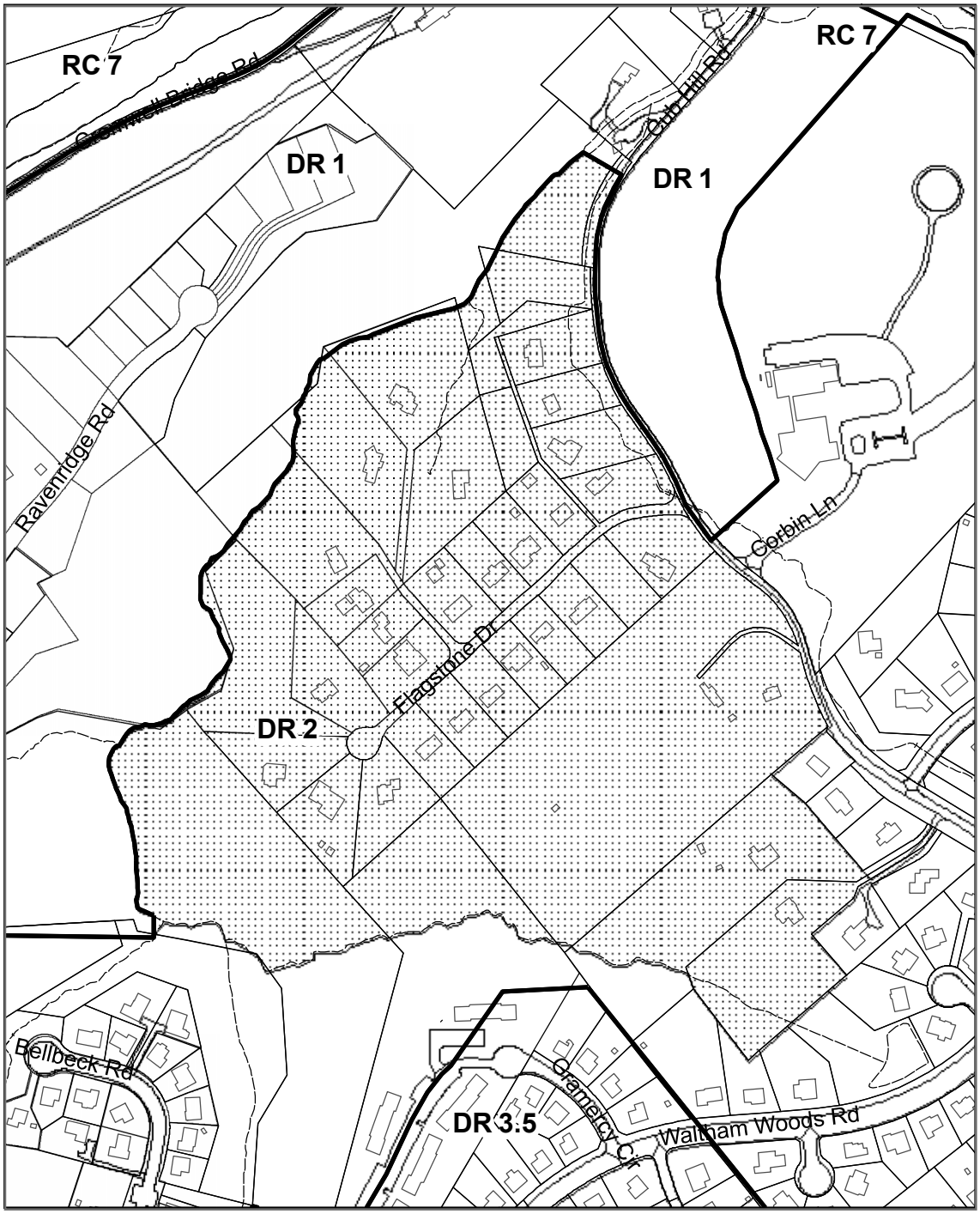
N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 37
DR 2 to DR 1

Appendix L (Continued)
Amendments to the 2008 Zoning Map
Recommended by the Citizen Advisory Committee



Carney-Cub Hill-Parkville Area Plan

400 Feet
1 inch equals 400 feet

N

Legend

Existing Zoning Boundary
Area to be rezoned

Item No. 38
DR 2 to DR 1

Baltimore County
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http://www.baltimorecountymd.gov/go/planning