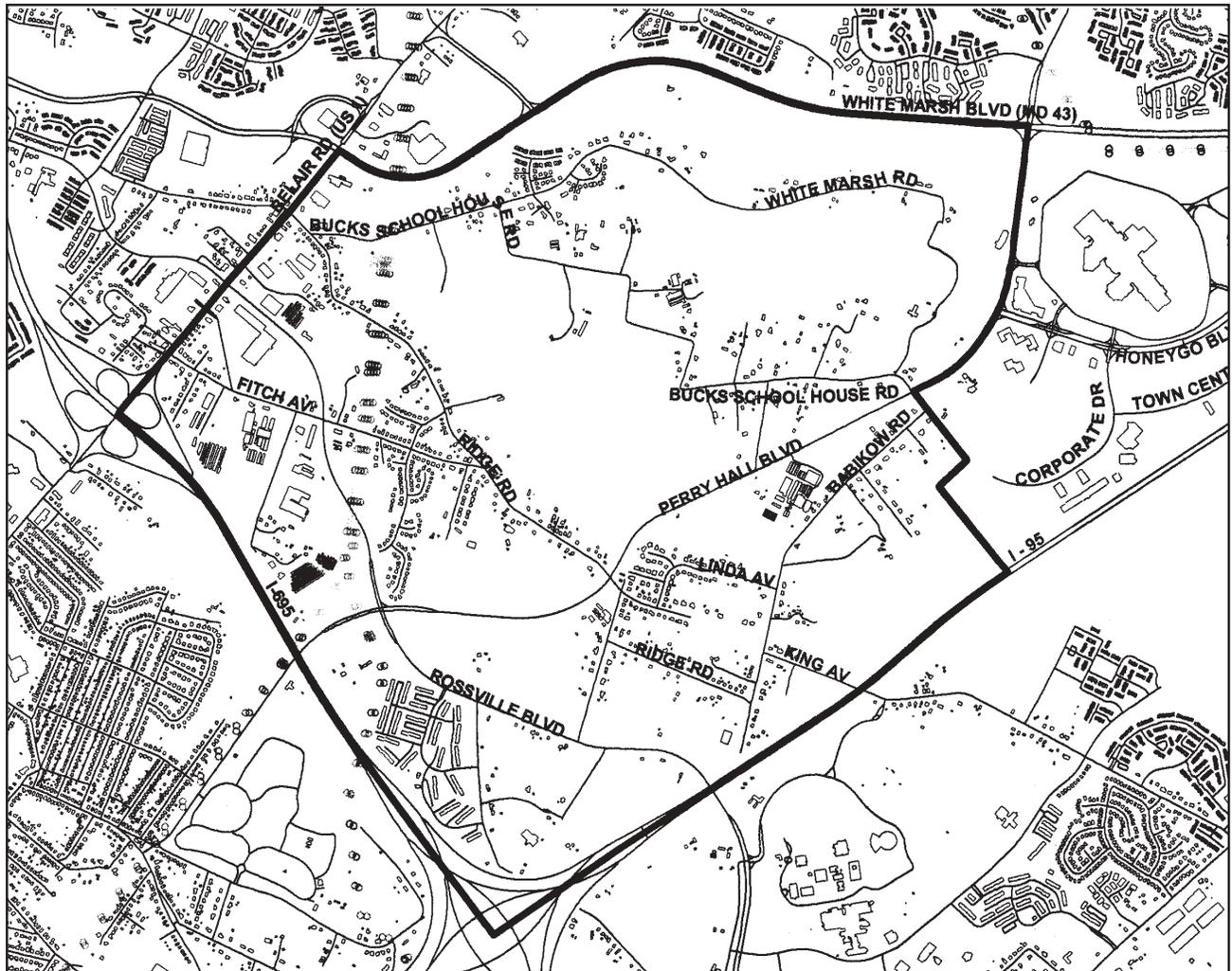

South Perry Hall - White Marsh Area Plan



**As Adopted by the Baltimore County Council
May 7, 2001
And Amended December 1, 2008**

AMENDMENTS TO THE SOUTH PERRY HALL-WHITE MARSH AREA PLAN

Joseph Bartenfelder, Councilman

1. On Page 19, in RECOMMENDATIONS, Section B, entitled "Future Land Use," at the bottom of the page, insert the following paragraph:

FOR PURPOSES OF MAKING A REQUIRED COMPATIBILITY FINDING UNDER SECTION 32-4-402 OF THE BALTIMORE COUNTY CODE, ROSSVILLE BOULEVARD EFFECTIVELY DIVIDES THE MORE COMMERCIAL/INDUSTRIAL AREAS TO THE SOUTH AND WEST FROM THE SINGLE FAMILY DETACHED RESIDENTIAL AND SINGLE FAMILY ATTACHED AREAS TO THE NORTH AND EAST OF ROSSVILLE BOULEVARD. THESE COMMERCIAL AND INDUSTRIAL AREAS SHALL NOT BE CONSIDERED TO BE WITHIN THE SAME NEIGHBORHOOD AS THE RESIDENTIALLY ZONED PROPERTIES TO THE NORTH AND EAST OF ROSSVILLE BOULEVARD, AND DEVELOPMENT OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN THESE COMMERCIAL OR INDUSTRIAL AREAS SHALL NOT BE USED IN MAKING A COMPATIBILITY FINDING FOR ANY PROPERTY TO THE NORTH AND EAST OF ROSSVILLE BOULEVARD.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2008, Legislative Day No. 20

Resolution No. 99-08

Mr. Joseph Bartenfelder, Councilman

By the County Council, November 17, 2008

A RESOLUTION of the Baltimore County Council to amend the South Perry Hall-White Marsh Area Plan.

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

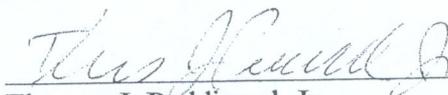
WHEREAS, on May 7, 2001, the County Council adopted the South Perry Hall-White Marsh Area Plan as part of the Baltimore County Master Plan 2010 to be a guide for the development of the South Perry Hall-White Marsh area, "subject to further modifications deemed advisable by the County Council" (Res. 48-01); and

WHEREAS, the County Council now deems it advisable that additional language be included in the South Perry Hall-White Marsh Area Plan relating to how Section 32-4-402 of the Baltimore County Code is applied to properties within this area of the County. The language to be included in the Area Plan is intended to provide a clear delineation between the commercial/industrial areas to the south and west of Rossville Boulevard and the single family detached residential and single family attached areas to the north and east of Rossville Boulevard and dictates that these areas are not to be considered within the same neighborhood for purposes of making compatibility findings under Section 32-4-402 of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the South Perry Hall-White Marsh Area Plan and the proposed amendment, a copy of which amendment is attached hereto and made part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2010, subject to such further modifications as deemed advisable by the County Council.

READ AND PASSED this 1ST day of DECEMBER, 2008.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION NO. 99-08

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2001, Legislative Day No. 8

Resolution No. 48-01

Mr. Joseph Bartenfelder, Councilman

By the County Council. April 16, 2001

A RESOLUTION of the Baltimore County Council to adopt the South Perry Hall-White Marsh Area 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, Council Resolution 102-99 asked the Planning Board to prepare a South Perry Hall-White Marsh Area Plan; and

WHEREAS, the Office of Planning, in conjunction with the South Perry Hall-White Marsh Advisory Committee, prepared a draft plan for submission to the Planning Board; and

WHEREAS, the Planning Board held a public hearing on the proposed plan on October 5, 2000 and adopted the plan, with revisions on January 18, 2001; and

WHEREAS, the plan and revisions (dated January 23, 2001) were sent to the County Council on January 31, 2001 for review; and

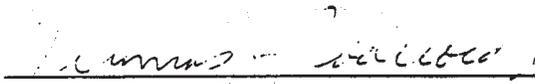
WHEREAS, the County Council held a public hearing on the proposed South Perry Hall-White Marsh Area Plan on March 5, 2001; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the South Perry Hall-White Marsh Area Plan and revisions thereto dated

January 23, 2001, a copy of which plan and revisions are 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 South Perry Hall-White Marsh area, subject to such further modifications deemed advisable by the County Council.

READ AND PASSED this *17th* day of *May*, 2001.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

South Perry Hall-White Marsh Area Plan

May 2001

Adopted May 7, 2001 by the
Baltimore County Council

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Introduction

This report constitutes a plan for South Perry Hall-White Marsh. The plan was prepared in response to County Council Resolution 102-99 (see Appendix A). The South Perry Hall-White Marsh Advisory Committee played an important role in developing the recommendations contained in this report.

The South Perry Hall-White Marsh Planning Area is located in northeast Baltimore County. It has an approximate total size of 1,894 acres, or three square miles. The planning area is bounded generally by Belair Road on the west, White Marsh Boulevard on the north, Perry Hall Boulevard and I-95 on the east, and I-695 on the south (see Figure 1).

This report contains two basic parts. The first part provides a framework of background information. The second part provides a vision statement and recommendations on land use, zoning, roads, residential performance standards, and the restoration of White Marsh Run.

The recommendations presented herein are intended to supplement and amend Baltimore County Master Plan 2010.

Background Information

A. EXISTING LAND USE

The planning area contains a diverse mix of land uses. Table 1 shows the approximate acreage of the various land use categories and their percentage of the total planning area. Figure 2 shows the existing land use pattern.

Undeveloped land accounts for 945 acres of land in the planning area, or 50 percent. Approximately 531 acres of the undeveloped land are vacant, idle, or agricultural. Another 167 acres are presently undeveloped, but are planned for residential development. The proposed subdivisions are located primarily along White Marsh Road and near the intersection of Perry Hall Boulevard and Rossville Boulevard. Additionally, 247 acres of the undeveloped land are owned by the City of Baltimore and Baltimore County, and are intended for the development of the Fullerton Reservoir.

Residential uses occupy 480 acres of land in the planning area, or 25 percent. Single family detached dwellings are located throughout the planning area and are by far the most prevalent form of residential development, occupying 427 acres. Many of the single family dwellings in the study area are located along Ridge Road and the easternmost segment of Fitch Avenue. Residential subdivisions that are accessed from the stated roadways include Hickory Hollow, Clover Heights, Perry Place, and Hilltop.

Single family attached dwellings and multi-family housing occupy 3 and 50 acres of land in the planning area, respectively. All of the single family attached dwellings are located in Timberbrooke, which is situated on the north side of White Marsh Road. There are 50 townhouses in Timberbrooke. All of the multi-family housing is located in the Town and Country Apartments complex, which is situated on the southwest side of Rossville Boulevard. There are 692 units in the Town and Country Apartments development.

The majority of the housing in the planning area has been constructed since 1960. There are, however, dwellings along Ridge Road and Babikow Road that date from as far back as the 1920s. Virtually all of the existing housing stock appears to be in good condition.

Institutional uses occupy 91 acres of land in the planning area, or 5 percent. The holdings of two organizations, the YMCA and the Boumi Temple, account for slightly more than half of the acreage in the institutional land use category. Other institutional uses within the study area include four churches, a cemetery, the police station for Precinct 9, a fire station, the 14th District Shop of the Baltimore County Department of Public Works, and a water maintenance facility owned by the City of Baltimore. The institutional uses are located throughout the planning area.

Industrial uses occupy 67 acres of land in the planning area, or 4 percent. Industrial uses include three self-storage facilities, a lumberyard, a printing plant, a wholesale greenhouse, a Bell Atlantic facility, and a large-scale commercial bakery. All of the industrial uses are located in the western part of the planning area, with a particular concentration of industrial establishments sited on the south side of Fitch Avenue between I-695 and Rossville Boulevard.

Commercial and office development accounts for 64 acres of land in the planning area, or 3 percent. The vast majority of the commercial development is located along Belair Road. Included among the commercial establishments in this area are a skating rink, numerous restaurants, two motor vehicle sales facilities, a motor vehicle repair facility, a service station and convenience store, and an auto parts retailer. There is also one shopping center. Fullerton Plaza contains a large discount retailer and numerous smaller retailers and service providers.

Commercial developments within the planning area, aside from those along Belair Road, include a swim and tennis club on White Marsh Road, a florist on Ridge Road, and the office of a pest control company on Bucks School House Road. Also, there is a small commercial node at the intersection of Fitch Avenue and Ridge Road that contains a restaurant, a convenience store, and a crab house.

The office uses within the planning area are located on Belair Road, Fitch Avenue, and Ridge Road. The office uses on Belair Road are located in the Putty Hill Office and Warehouse Complex, a two-story building that provides office and warehouse space for slightly more than a dozen companies. The office uses on Fitch Avenue and Ridge Road are located in structures with a residential appearance and scale. The offices of physicians, lawyers, and real estate agents occupy these structures.

The transportation infrastructure and a major power transmission line occupy 247 acres of land in the planning area, or 13 percent.

B. EXISTING ZONING

Various residential, industrial, office, and commercial zoning classifications are represented within the planning area. The approximate acreage of each zoning category and their percentage of the total planning area are shown in Table 2. Figure 3 shows the existing zoning.

Residential zoning classifications apply to 1,641 acres of land in the planning area, or 87 percent. DR-3.5 is the most prevalent residential zoning classification, as it applies to 962 acres. The vast majority of the existing single family detached development is zoned DR-3.5, including the aforementioned subdivisions of Hickory Hollow, Clover Heights, Perry Place, and Hilltop. DR-3.5 allows for single family detached and semi-detached dwellings, as well as duplexes, at a density of 3.5 units per acre.

DR-5.5 is the zoning classification of 555 acres of land in the planning area, or 29 percent. The largest contiguous area of DR-5.5 is located near the White Marsh Town Center, and includes the easternmost segments of Babikow Road, Perry Hall Boulevard, Bucks School House Road, and

White Marsh Road. Smaller tracts of DR-5.5 exist in close proximity to I-695, Belair Road, I-95, and White Marsh Boulevard. Generally, the DR-5.5 land is undeveloped or underdeveloped. DR-5.5 allows for single family detached and semi-detached dwellings, duplexes, single family attached dwellings, and multi-family dwellings at a density of 5.5 units per acre. Proposed single family attached and multi-family developments must meet finding of compatibility standards.

DR-10.5 is the zoning classification of 53 acres of land in the planning area, or 3 percent. The DR-10.5 land is concentrated in two areas, one of which has been developed as the Town and Country Apartments. The other area of DR-10.5 land is located at the southwest intersection of Perry Hall Boulevard and White Marsh Boulevard. This property is presently unimproved.

The DR-16 zoning classification applies to 40 acres of land in the planning area, or 2 percent. The DR-16 land is concentrated in two areas, both of which abut I-695. One of the areas has been developed as the Town and Country Apartments. The other area is currently occupied by two single family dwellings that are accessed from Fitch Avenue. Both DR-10.5 and DR-16 permit the development of single family detached and semi-detached dwellings, duplexes, single family attached dwellings, and multi-family dwellings.

RAE-1 is the zoning classification of 31 acres of land in the planning area, or 2 percent. The RAE-1 land begins at the intersection of Perry Hall Boulevard and Bucks School House Road, and extends in a northeasterly direction along Perry Hall Boulevard. The police station for Precinct 9 and two single family dwellings that are accessed from Bucks School House Road are located on the property. The RAE-1 zoning classification allows for the development of elevator apartments at a density of 40 units per acre.

Industrial zoning classifications apply to 135 acres of land in the planning area, or 6 percent. ML-IM is the most prevalent industrial zoning classification, as it applies to 115 acres. Much of the ML-IM land is located on the south side of Fitch Avenue between I-695 and Rossville Boulevard, and has been developed. The ML-IM zoning classification allows for a wide range of industrial activities.

MLR is the zoning classification of 19 acres of land in the planning area, or 1 percent. Most of the MLR property abuts the aforementioned ML-IM property at Fitch Avenue and extends north toward Ridge Road. The MLR zoning classification is more restrictive than the ML classification, and is intended to provide a transition between residential areas and ML and MH zones.

Commercial and office zoning classifications apply to 118 acres of land in the planning area, or 6 percent. BR is the most prevalent commercial zoning classification, as it applies to 87 acres. The BR land is located along Belair Road and along the segment of Rossville Boulevard that extends from Belair Road to Fitch Avenue. Most of the BR land has been developed. The BR zoning classification is the least restrictive of the commercial zones, allowing for both commercial and quasi-industrial uses.

The AS district, which allows for automobile oriented uses such as fuel service stations and car wash operations, applies to 7 acres of the BR land. All of the BR-AS property is located along

Belair Road. With the exception of the service station at the northeast intersection of Belair Road and Ridge Road, the existing uses in the BR-AS areas are permitted without the AS designation.

The BM zoning classification applies to 16 acres of land in the planning area, or 1 percent. The BM land is concentrated in two areas, one of which is located on White Marsh Road and has been developed as a swim and tennis club. The other area of BM land is located on Bucks School House Road and has been developed as the office of a pest control company. Both areas of BM land are surrounded by property zoned for residential use. The BM zoning classification allows for a wide variety of commercial uses.

Limited areas of BL and RO zoning exist within the planning area. These zoning classifications apply to developed parcels in various locations throughout the planning area. The AS district applies to approximately 1 acre of BL land that is accessible from both Belair Road and Ridge Road. The current use of the property does not necessitate the AS designation.

C. RESIDENTIAL DEVELOPMENT PIPELINE PROJECTS

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

- Glen Arbor North: 26.5- acre site located south of White Marsh Road and north of Bucks Schoolhouse Road; 37 single family detached dwellings are approved; gross residential density = 1.4 dwelling units per acre.
- White Marsh Road Property: 40.2-acre site located on the south side of White Marsh Road; 105 single family detached dwellings are approved; gross residential density = 2.61 dwelling units per acre.
- Wolf Property: 11.7-acre site located on the north side of White Marsh Road; 24 single family detached dwellings are approved; gross residential density = 2.1 dwelling units per acre.
- Cedar Lane Farms: 58.9-acre site located between Rossville Boulevard and Perry Hall Boulevard; 36 single family detached dwellings and 189 townhouses are approved; gross residential density = 3.82 dwelling units per acre.
- Perry Ridge: 19-acre site located on Perry Hall Boulevard; 40 single family detached dwellings are approved; gross residential density = 2.11 dwelling units per acre.
- Longridge Subdivision: 6.9-acre site located on the south side of Ridge Road; 20 single family detached dwellings are approved; gross residential density = 2.9 dwelling units per acre.
- Church Property: 9-acre site located on the south side of White Marsh Road, east of Perry Ridge Court; 24 single family detached dwellings are approved; gross residential density = 2.67 dwelling units per acre.

D. PUBLIC WATER AND SEWER SERVICE

The entire planning area is served by the metropolitan water and sanitary sewer systems. There are no known constraints that will prevent the provision of water and sewer services to future development in the area.

A major water purification facility is planned for the Fullerton Reservoir site. The reservoir property has a total area of 247 acres and is comprised of parcels that were purchased in the 1950s by the City of Baltimore and Baltimore County. Generally, the property is bounded by Ridge Road to the west, Bucks School House Road to the north and east, and Perry Hall Boulevard to the south.

Development of the reservoir complex is planned to occur in three phases. Phase 1, which has been completed, consisted of the installation of a pump station and the Susquehanna raw water transmission main. The pump station is located immediately north of Perry Hall Boulevard, and the transmission main is located north of the pump station and traverses the site from east to west.

Phase 2 will consist of the construction of two 20-million-gallon water storage tanks. Both of the storage tanks will contain finished (treated) water and, therefore, be covered per Maryland law. The water tanks will be circular, with each tank having a diameter of approximately 312 feet and a height of approximately 35 feet. It is expected that construction of the water tanks will commence in the fall of 2002 and be completed in the summer of 2005. For functional reasons the tanks will be located on the highest point on the property, which is just north of the raw water transmission main. The water tanks are expected to be at least partially visible from Ridge Road, Bucks School House Road, and Perry Hall Boulevard.

Phase 3 will consist of the construction of a water treatment facility. The City of Baltimore will be responsible for the development, operation, and maintenance of the facility. At this time, the exact location of the treatment facility has not been determined.

E. PUBLIC SCHOOLS

The planning area is served by the following Baltimore County public schools: Fullerton Elementary School, Elmwood Elementary School, Parkville Middle School, and Overlea High School. None of these schools are located within the planning area.

None of the schools are presently operating over capacity, and none are projected to operate over capacity for the years 2000 through 2009 (see Tables 3 and 4).

The Board of Education owns a 19.2-acre site at the northeast corner of Gumspring Road and Rossville Boulevard, which is known as the Ridge Road Elementary School site.

F. PARKS AND RECREATION

The planning area is situated almost entirely in the northeast half of the Overlea-Fullerton Recreation and Parks Council area. Marginal portions of the study area are located in the White Marsh and Parkville Recreation and Parks Council areas. The following analysis is based upon the geographic area covered by the Overlea-Fullerton Recreation and Parks Council, as recreation council boundaries are generally the smallest geographic area studied for recreation and parks assessments.

The Overlea-Fullerton Recreation and Parks Council area is comprised of 5.8 square miles of land. The council area is bounded by the City line to the west, Belair Road and White Marsh Run to the north, I-95 to the east, and Hazelwood Avenue to the south. The year 2000 population of the Overlea-Fullerton Recreation and Parks Council area is approximately 11,540. Based on the state-mandated acreage goal of 30 acres of county parkland per 1,000 citizens, approximately 346 acres of parkland are required to meet the year 2000 parkland needs of the area.

The Overlea-Fullerton Recreation and Parks Council area currently has 278.7 acres of “credible” parkland; thus, there is a parkland deficit of approximately 67.5 acres. Creditable acreage is the sum of the following parklands: the total acreage of local parks in the area (school recreation centers, neighborhood parks, and community parks); a portion of all countywide and regional parks in or near the area; a share of the land area of the three county reservoirs; the acreage of open spaces or undeveloped park and school recreation center sites in the area. The reservoir acreage share and the area-located open spaces may only be counted at a one-third rate toward acreage goals because of their limited recreational value. As such, a 30-acre open space would count as 10 acres toward the parkland acreage goal.

In terms of existing parks and recreation facilities within the Overlea-Fullerton Recreation and Parks Council area, various local parks and all of the primary recreation facilities (ball diamonds, athletic fields, tennis courts, tot lots) are present. Significantly, there are no local parks or primary recreation facilities within the boundaries of the South Perry Hall-White Marsh Planning Area.

The Department of Recreation and Parks’ community supervisors for Overlea-Fullerton were consulted regarding the need for parks and recreation facilities in the area. The community supervisors stated that the most needed facilities are additional 60’-75’ ball diamonds to meet the demand for youth baseball and softball, and additional athletic fields to meet the demand for field sports, particularly soccer. It has been suggested that the athletic fields not be overlaid on ball diamonds, as the demand for year-round play of various sports has significantly increased and separate facilities would minimize use conflicts between sports. Other parks and recreation facilities that the community supervisors feel would be of benefit to the community include an indoor soccer arena, walking trails, and additional neighborhood and community parks with passive amenities such as gazebos, picnic facilities, and small concert stages.

G. ROAD NETWORK

1. Functional Road Classification

The 1992 Federal Highway Functional Classification Map for the Baltimore Urbanized Area classifies roads as principal arterials, minor arterials, collectors, and local roads.

Principal arterials link large population or employment centers. They are intercounty or interstate oriented and 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 (with partial or no control of access).

Roads within or bordering the planning area that are classified as principal arterials are:

- I-95 (interstate)
- I-695 (interstate)
- White Marsh Boulevard (freeway-expressway)
- Belair Road (other principal arterial)

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.

Minor arterials within the planning area include:

- Rossville Boulevard
- Perry Hall Boulevard
- Lillian Holt Drive

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.

The following roads in the planning area are classified as collectors:

- Fitch Avenue (between Rossville Boulevard and Ridge Road)
- Ridge Road (between Fitch Avenue and Babikow Road)
- Babikow Road (between Ridge Road and King Avenue)
- King Avenue (between Babikow Road and I-95)
- Gumspring Road (between Ridge Road and Rossville Boulevard)

All other roads in the planning area are classified as local. Local roads serve to provide direct access to individual land uses.

2. Level of Service at Signalized Intersections

Level of service (LOS) is a means of quantifying traffic flow by assigning letter grades A through F to a given location. LOS A is ideal. LOS D, though not optimal, is considered a minimum range of operations drivers will accept. Operations with unacceptable delays and

queuing are indicative of LOS E or F. Following is a brief description of the respective levels of service:

LOS A – Free traffic flow.

LOS B – Stable traffic flow, occasional delays at traffic signals.

LOS C – Stable traffic flow, moderate delays at traffic signals.

LOS D – Approaching unstable traffic flow, frequent delays at traffic signals.

LOS E – Unstable traffic flow, signal backups.

LOS F – Unacceptable, forced traffic flow.

Based on analyses conducted by the Baltimore County Bureau of Traffic Engineering, all signalized intersections within the planning area are operating at acceptable levels of service (see Table 5). Only one intersection is functioning below LOS B. This is the intersection of Belair Road/Rossville Boulevard, which is functioning at LOS C.

3. Baltimore County Master Plan Road Improvement Projects

Baltimore County Master Plan 2010 (adopted February 2000) identifies road improvement projects. The projects are divided into “projects in capital program” and “projects not in capital program” categories. The road improvement projects listed under “projects in capital program” are currently funded in Baltimore County’s Capital Improvement Program (CIP) or the Maryland Department of Transportation’s Consolidated Transportation Program (CTP). Road improvement projects listed under “projects not in capital program” are not currently funded in either the CIP or the CTP.

The Master Plan identifies several road improvement projects within the planning area. The only “project in capital program” identified is the widening of I-695 from the Harrisburg Expressway to I-95. The following are identified as “projects not in capital program”:

- Widen Rossville Boulevard from Lillian Holt Drive to I-95
- Widen Perry Hall Boulevard from Rossville Boulevard to Honeygo Boulevard
- Upgrade Ridge Road from Belair Road to Babikow Road
- Upgrade Babikow Road from Ridge Road to King Avenue
- Upgrade Bucks School House Road from Ridge Road to Perry Hall Boulevard
- Upgrade White Marsh Road from Bucks School House Road to easterly

H. STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

The South Perry Hall-White Marsh 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.

1. Strengths

- Many older single-family detached homes on large lots
- Safe and attractive neighborhoods
- Good balance of land uses (i.e., residential, commercial, industrial, open space)
- Good access to surrounding areas (i.e., convenient location)
- Proximity to several major public service uses and shopping areas (e.g., White Marsh Library, Franklin Square Hospital, Essex Community College, White Marsh Mall, "The Avenue", and Nottingham Square)

2. Weaknesses

- Numerous poor conditions on secondary roads (e.g., narrow roads, lack of curbs, inadequate shoulders, poor sight lines, poor road surface conditions)
- Severe lack of recreational facilities
- Relatively new residential developments are crowded (i.e., the lots are too small for single family detached houses)
- Flooding and storm water drainage problems in Hickory Hollow, the southern part of the planning area, and the White Marsh Road area
- Perry Hall Boulevard has only two lanes from Rossville Boulevard to Honeygo Boulevard

3. Opportunities

- Land is potentially available for the development of recreational facilities
- The Fullerton Reservoir site has potential use for active and passive recreation
- Better regulation of new residential development to ensure that it is compatible with existing, older residential development

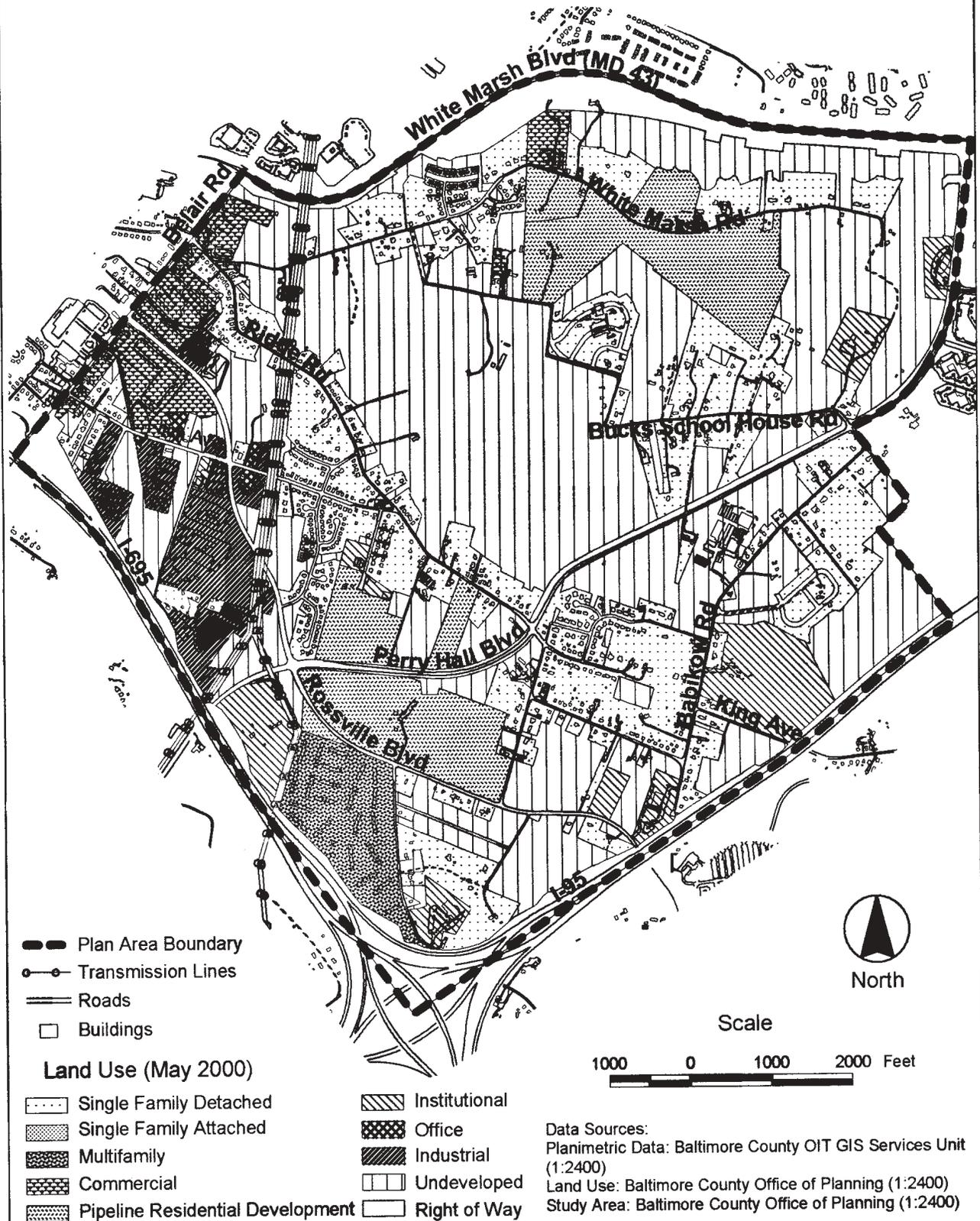
4. Threats

- Overcrowded schools will result from excessive residential growth
- Loss of woodlands and wildlife habitat from development
- Existing roads will be unable to adequately handle traffic from future development
- DR-3.5 and DR-5.5 zoning allows overdevelopment
- Additional development of townhouses, garden apartments, and small-lot single family detached dwellings

| Table 1 Existing Land Use Distribution, May 2000 South Perry Hall-White Marsh Planning Area | | |
|--|--------------|--------------------------|
| Land Use | Acres | Percent of Planning Area |
| Residential | 480 | 25.3 |
| Single Family Detached | 427 | 22.5 |
| Single Family Attached | 3 | 0.2 |
| Multi-Family | 50 | 2.6 |
| Commercial & Office | 64 | 3.4 |
| Industrial | 67 | 3.5 |
| Institutional | 91 | 4.8 |
| Undeveloped | 945 | 50.0 |
| Pipeline Residential | 167 | 8.8 |
| Agricultural /Idle/Vacant | 531 | 28.0 |
| Fullerton Reservoir Site | 247 | 13.0 |
| Rights-of-way | 247 | 13.0 |
| Total | 1,894 | 100.0 |
| <i>Source: March 1995 Orthophotography and May 2000 Office of Planning Field Survey</i> | | |

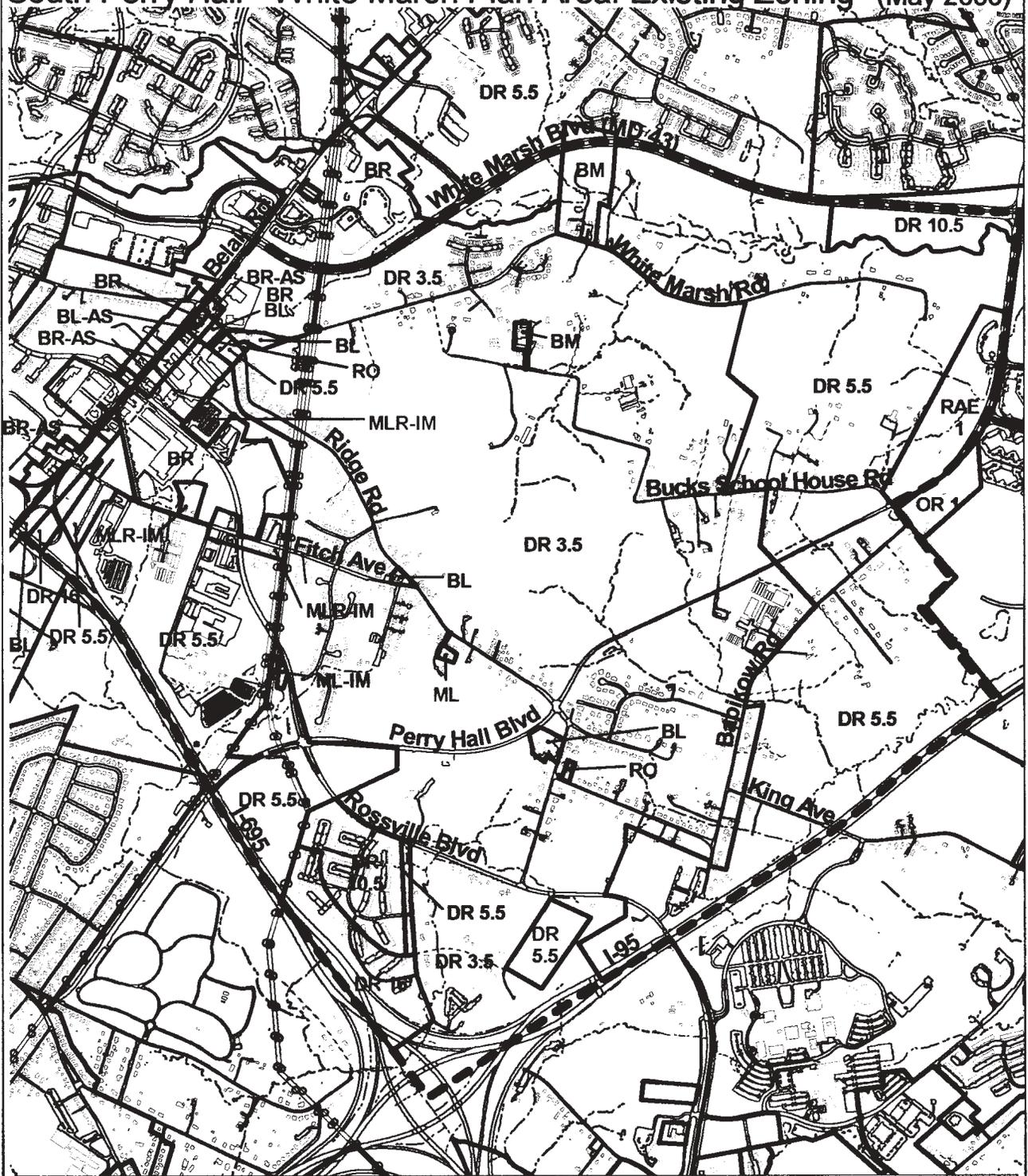
Figure 2

South Perry Hall - White Marsh Plan Area: Existing Land Use



| Table 2 Pre-2000 CZMP Zoning South Perry Hall-White Marsh Planning Area | | |
|--|-------|--------------------------|
| Zoning | Acres | Percent of Planning Area |
| Residential | 1,641 | 86.6 |
| DR-3.5 | 962 | 50.8 |
| DR-5.5 | 555 | 29.3 |
| DR-10.5 | 53 | 2.8 |
| DR-16 | 40 | 2.1 |
| RAE-1 | 31 | 1.6 |
| Office* | 1 | ---- |
| RO* | 1 | ---- |
| Commercial | 117 | 6.2 |
| BL | 13 | 0.7 |
| BL-AS* | 1 | ---- |
| BM | 16 | 0.8 |
| BR | 80 | 4.2 |
| BR-AS | 7 | 0.4 |
| Industrial | 135 | 7.1 |
| MLR-IM | 19 | 1.0 |
| ML* | 1 | ---- |
| ML-IM | 115 | 6.1 |
| Total | 1,894 | 100.0 |
| <i>Source: Baltimore County Zoning Map, March 2000</i> <i>* The acreage of this zoning is equal to less than one-tenth of one percent of the planning area.</i> | | |

Figure 3
South Perry Hall - White Marsh Plan Area: Existing Zoning (May 2000)



| | | | |
|--|---|--------------|--|
| <p>1000 0 1000 2000 Feet</p> | | <p>North</p> | <p>Data Sources:</p> <p>Planimetric Data: Baltimore County OIT GIS Services Unit (1:2400)</p> <p>Zoning: Baltimore County OIT GIS Services Unit (1:2400)</p> <p>Study Area: Baltimore County Office of Planning (1:2400)</p> <p>Parcel Data: Compiled from Maryland Office of Planning 600 Scale Tax Maps</p> |
| <p>—●— Plan Area Boundary</p> <p>—○— Transmission Lines</p> <p>--- Streams</p> | <p>□ Buildings</p> <p>■ Zoning</p> <p>— Roads</p> | | |

| Table 3 Student Enrollment and Capacity Public Schools Serving South Perry Hall-White Marsh Planning Area | | |
|--|-------------------------|-----------------------|
| School | Enrollment ¹ | Capacity ² |
| Fullerton ES | 459 | 539 |
| Elmwood ES | 514 | 553 |
| Parkville MS | 1,131 | 1,159 |
| Overlea HS | 1,124 | 1,300 |
| <i>Source: Baltimore County Public Schools, 1/6/00 Projections</i> ¹ 9/30/99 FTE enrollment ² State-rated capacity | | |

| Table 4 Student Enrollment Projections and Number of Students Above (+) or Below (-) Capacity Public Schools Serving South Perry Hall-White Marsh Planning Area 2000 - 2009 | | | | | | | | |
|--|--------------|-------|------------|-------|--------------|--------|------------|--------|
| Year | Fullerton ES | | Elmwood ES | | Parkville MS | | Overlea HS | |
| 2000 | 496 | (-43) | 541 | (-12) | 1,124 | (-35) | 1,105 | (-195) |
| 2001 | 499 | (-40) | 523 | (-30) | 1,122 | (-37) | 1,116 | (-184) |
| 2002 | 487 | (-52) | 505 | (-48) | 1,135 | (-24) | 1,132 | (-168) |
| 2003 | 481 | (-58) | 497 | (-56) | 1,115 | (-44) | 1,152 | (-148) |
| 2004 | 487 | (-52) | 491 | (-62) | 1,120 | (-39) | 1,175 | (-125) |
| 2005 | 487 | (-52) | 493 | (-60) | 1,094 | (-65) | 1,183 | (-117) |
| 2006 | 469 | (-70) | 506 | (-47) | 1,085 | (-74) | 1,194 | (-106) |
| 2007 | 451 | (-88) | 516 | (-37) | 1,076 | (-83) | 1,203 | (-97) |
| 2008 | 445 | (-94) | 520 | (-33) | 1,067 | (-92) | 1,208 | (-92) |
| 2009 | 440 | (-99) | 533 | (-20) | 1,058 | (-101) | 1,209 | (-91) |
| <i>Source: Baltimore County Public Schools, 1/6/00 Projections</i> | | | | | | | | |

| Table 5 Level of Service at Signalized Intersections South Perry Hall-White Marsh Planning Area | | |
|--|------------------|----------|
| Intersection | Level of Service | Date |
| Belair Rd/Putty Hill Ave/Ridge Rd | A | 7/07/97 |
| Belair Rd/Rossville Blvd | C | 2/24/00 |
| Rossville Blvd/Fitch Ave | A | 11/15/99 |
| Perry Hall Blvd/Honeygo Blvd. | A | 3/19/98 |
| Perry Hall Blvd/Rossville Blvd/Lillian Holt Dr | B | 8/29/96 |
| Perry Hall Blvd/Ridge Rd | A | 3/02/98 |
| Perry Hall Blvd/White Marsh Blvd | B | 10/27/97 |
| Perry Hall Blvd/White Marsh Mall Entrance | A | 1/29/98 |
| <i>Source: Baltimore County Bureau of Traffic Engineering, March 2000</i> | | |

Recommendations

A. VISION STATEMENT

The South Perry Hall-White Marsh Plan area will be a suburban community comprised of quality development. The predominant housing type will be single family detached homes. Commercial development will be concentrated along, or close to, Belair Road. Industrial development will be concentrated generally in the area south of Ridge Road and north of I-695 between the commercial development along Belair Road and the north-south power transmission lines to the east. The planning area will be served by a thoroughfare system that is safe and efficient. Parks and recreation amenities for local residents will be provided.

B. FUTURE LAND USE

The Land Use Plan map shows the distribution of land use designations within the planning area (see Figure 4). This plan is based on several considerations, including such factors as:

- Recommendations contained in the Baltimore County Master Plan
- The existing land use and zoning patterns
- Environmental constraints
- The existing and anticipated road network
- The lack of public recreation facilities within the planning area
- Desires of the South Perry Hall-White Marsh Advisory Committee

Each of the designations depicted on the Land Use Plan map is described below.

The **single family detached residential** designation consists of developed and undeveloped areas intended primarily for single family detached homes. DR-3.5 or DR-5.5 zoning is recommended for these areas. High-quality residential design should be encouraged through the use of performance standards.

The **single family attached residential** designation encompasses the existing townhouses in Timberbrooke and the planned townhouses in the Cedar Lane Farms development project.

The **multifamily residential** designation encompasses the Town and Country Apartments complex, and the land along the west side of Perry Hall Boulevard between Bucks School House Road and the police station.

Commercial areas are locations where the continuation or future development of commercial activities is appropriate.

Industrial areas are locations that are intended for a broad range of industrial activities and office uses.

The **institutional** designation reflects the locations of existing and future institutional uses.

Stream system open space represents areas where development is not suited. These areas consist of land that is located in a 100-year floodplain, wetlands, and stream buffers.

The Land Use Plan map shows potential locations for neighborhood or community parks. It also shows a potential golf driving range on the Fullerton Reservoir site. The county should work with the City of Baltimore to explore the possible use of the Fullerton Reservoir site for recreational purposes. Development of passive and active recreation facilities on the reservoir property should be considered to help meet recreational needs.

C. ZONING MAP AMENDMENTS

Recommended zoning map amendments are presented in Table 6 and Appendix C. These changes are intended to bring the zoning map into general conformance with the Land Use Plan map. A total of 307.5 acres are proposed for rezoning.

The recommended zoning map amendments should be enacted concurrent with the adoption of this plan. A Comprehensive Zoning Map Process Log of Issues can be found in Appendix D.

D. ROAD NETWORK

All major roads within the planning area are classified on the Land Use Plan map according to how they are expected to function in the future. A brief description of each road category can be found in Part G.1 of the Background Information.

The future road system will include the following arterials:

- I-95 (interstate)
- I-695 (interstate)
- White Marsh Boulevard (freeway-expressway)
- Belair Road (other principal arterial)
- Rossville Boulevard (minor arterial)
- Perry Hall Boulevard (minor arterial)
- Lillian Holt Drive (minor arterial)

The following roads will function as collectors:

- Fitch Avenue (between Rossville Boulevard and Ridge Road)
- Ridge Road
- Babikow Road (between Ridge Road and Bucks School House Road)
- King Avenue (between Babikow Road and I-95)
- Bucks School House Road
- White Marsh Road

Road improvements to correct present inadequacies and to improve traffic flow should be a priority. The Master Plan road improvement projects located within the planning area are identified in Part G.3 of the Background Information.

White Marsh Road and Bucks School House Road are the most inadequate roads within the planning area. Both roads have narrow sections. Bucks School House Road has three hazardous horizontal curves. The intersection of Bucks School House Road and Ridge Road is inadequate. Local residents consider the intersection of Bucks School House Road and Perry Hall Boulevard dangerous.

There is an immediate need to upgrade White Marsh Road and Bucks School House Road in order to safely accommodate higher traffic volumes. The following critical road improvements are needed to correct safety problems and improve traffic flow:

- Replace the White Marsh Road box culvert located along the Dorn property.
- Widen White Marsh Road so that the travel surface has a minimum width of 20 feet from Bucks School House Road to Selwin Court.
- Widen Bucks School House Road so that the travel surface has a minimum width of 20 feet from Ridge Road to Perry Hall Boulevard.
- Realign the sharp horizontal curves on Bucks School House Road so that the minimum radius of the centerline for any horizontal curve is 380 feet.
- Improve the intersection of Bucks School House Road and Ridge Road.
- Improve the intersection of Bucks School House Road and Perry Hall Boulevard to facilitate the safe movement of traffic onto Perry Hall Boulevard.

In addition to the road improvements listed above, White Marsh Road should be extended to intersect with Bucks School House Road as shown on the Land Use Plan map. This extension is needed to eliminate the present dead-end terminus and to improve traffic circulation. Developers should build the road extension as adjacent properties are developed.

It is recommended that no building permits be issued for new construction in any development project that will be accessed from White Marsh Road or Bucks School House Road until designated road improvements have commenced. The basic services provisions in Appendix F are intended to assure that a minimum level of road improvements have been started prior to the issuance of additional building permits. The restriction on building permits should be applied to any development project for which a development plan has been finally approved after February 1, 2001. In addition, the preparation of a traffic management plan (TMP) shall be undertaken in order to identify the necessary and desirable short-range and long-range improvements to the road system in the planning area. The TMP shall examine the possible construction of a feeder connection between Bucks School House Road and Belair Road to enable northbound traffic to bypass the intersection of Bucks School House Road and Ridge Road. The TMP shall recommend a time frame for construction of the

proposed improvements and recommend which projects shall be included in Baltimore County's Six-Year Capital Improvements Program. The TMP shall also recommend appropriate restrictions, if any, on the issuance of building permits until all hazardous conditions are eliminated.

Resurface Ridge Road from Belair Road to Perry Hall Boulevard. Repair the failing storm drain system along this road.

E. RESIDENTIAL PERFORMANCE STANDARDS

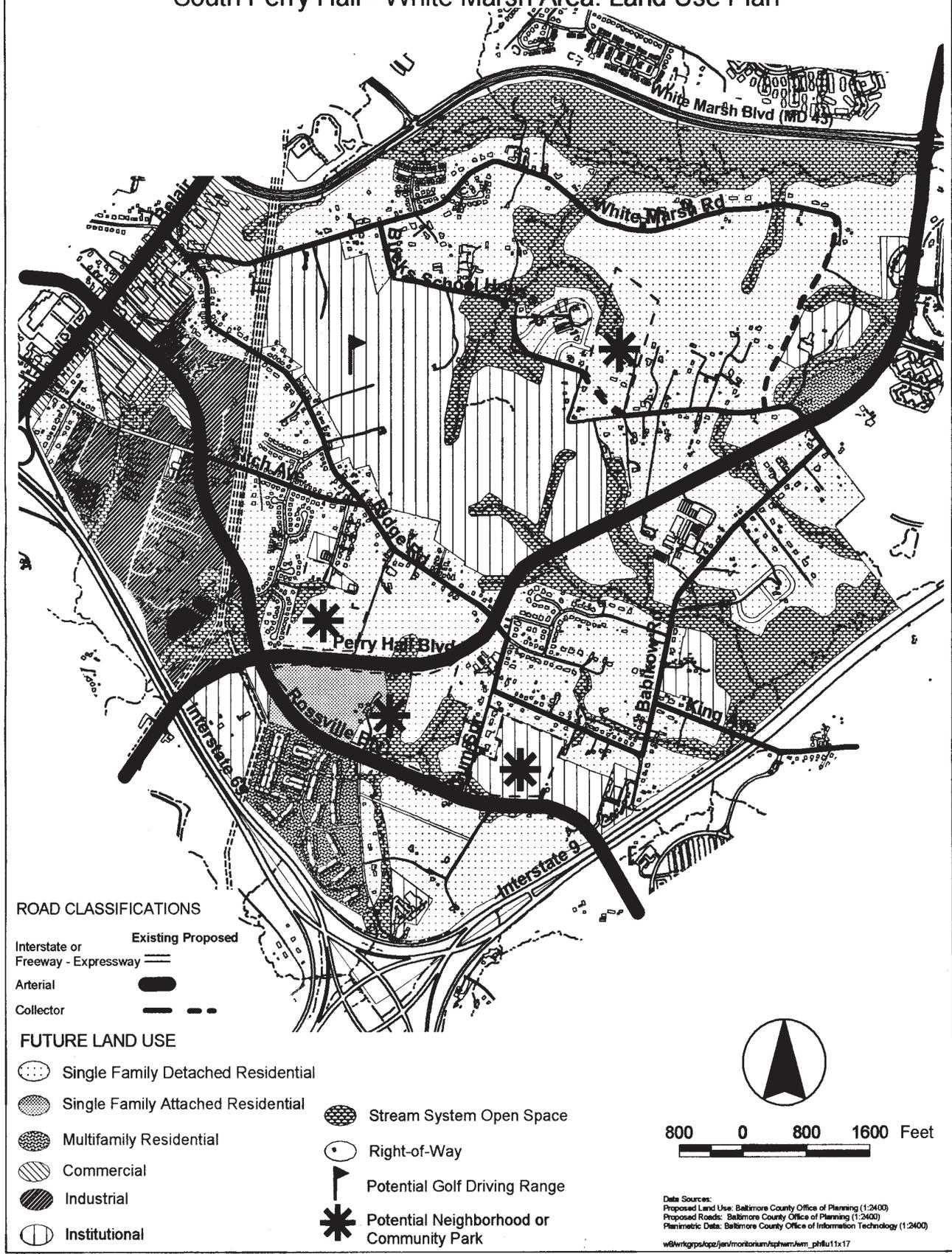
See Appendix E.

F. WHITE MARSH RUN STREAM RESTORATION

As part of the Bird River Watershed Project, The Baltimore County Department of Environmental Protection and Resource Management (DEPRM) has initiated an effort to identify areas of significant stream degradation along the White Marsh Run. During the late 1990s several reaches were evaluated and prioritized for restoration, one of which is the Mainstem of White Marsh Run, including the stream segments adjacent to White Marsh Road and MD 43.

The length of White Marsh Run in the planning area is approximately one mile. This portion of stream contains severely eroding and unstable banks affecting the vegetative cover, stream morphology, and flow regimes. DEPRM has identified this as a priority project for stream assessment, design, and future restoration. The feasibility assessment and design for this project, including permits, will take two years. The construction of targeted reaches is anticipated in spring 2003. Restoration measures will include the rehabilitation of eroding banks with natural stabilization techniques and adjustments to the channel alignment.

Figure 4
 South Perry Hall - White Marsh Area: Land Use Plan



**Table 6
Recommended Zoning Map Amendments
South Perry Hall-White Marsh Planning Area**

| Item No. * | Location | Total Acres | Existing Zoning | Proposed Zoning | Comments |
|------------|--|-------------|-------------------------------------|-------------------------|---|
| 1 | West of Perry Hall Blvd and south of White Marsh Blvd | 283.6 | DR 5.5, DR 10.5, RAE 1, BM | Same as existing zoning | This area is designated as Single Family Detached Residential on the Land Use Plan map. |
| 2 | West side of I-95, south of Perry Hall Blvd to south of Rossville Blvd | 159.5 | DR 5.5, DR 3.5 | Same as existing zoning | This area is designated as Single Family Detached Residential on the Land Use Plan map. |
| 3 | East side of Gilley Terrace | 11.8 | DR 5.5 | Same as existing zoning | This area is designated as Single Family Detached Residential on the Land Use Plan map. |
| 4 | West side of Perry Hall Blvd, north of Bucks School House Rd | 25.2 | RAE 1, DR 5.5 | Same as existing zoning | |
| 5 | North side of White Marsh Blvd, south of Vollmert Ave | 13.5 | BM | DR 3.5 | |
| 6 | Between White Marsh Blvd and White Marsh Run, west of Pine Valley Swim and Tennis Club | 15.6 | DR 5.5 | Same as existing zoning | |
| 7 | Northwest corner of Rossville Blvd and Lillian Holt Dr | 11.3 | DR 5.5 | ML-IM | The ML-IM classification is consistent with the surrounding zoning north of Lillian Holt Dr and west of Rossville Blvd. |
| 8 | East side of Rossville Blvd, north of Fitch Ave | 17.5 | BR | Same as existing zoning | |
| 9 | North side of Fitch Ave, west of Rossville Blvd | 1.6 | BR | Same as existing zoning | |
| 10 | South of Ridge Rd and north of Rossville Blvd | 2.9 | MLR-IM | DR 3.5 | The use of these properties is single family detached residential. |

Table 6 (continued)

| Item No. * | Location | Total Acres | Existing Zoning | Proposed Zoning | Comments |
|------------|---|-------------|----------------------|-----------------|---|
| 11 | North and south of Fitch Ave, east of Belair Rd | 25.4 | DR 5.5, DR 16, ML-IM | DR 3.5 | The DR 3.5 classification is consistent with the type and density of existing residential development. |
| 12 | East side of Belair Rd, between Rossville Blvd and Ridge Rd | 5.7 | BR-AS, BL-AS | BR | Removal of the AS district will prevent development of fuel service stations and car washes. |
| 13 | East side of Belair Rd, south of Rossville Blvd and north of Fitch Ave | 1.7 | BR-AS | BR | Removal of the AS district will prevent development of fuel service stations and car washes. |
| 14 | South of White Marsh Rd and Bucks School House Rd and north of Ridge Rd | 247.0 | DR 3.5 | DR 1 | This area encompasses parcels owned by the City of Baltimore and Baltimore County and is known as the Fullerton Reservoir site. |

*The item numbers in this table correspond to the item numbers in Appendix C and the issue numbers in Appendix D.

Appendix A
COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1999, Legislative Day No. 23

Resolution No. 102-99

Mr. Joseph Bartenfelder, Councilman

By the County Council. December 20, 1999

A RESOLUTION of the Baltimore County Council requesting the Planning Board to prepare a South Perry Hall/White Marsh Area Plan.

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 South Perry Hall/White Marsh area is 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 South Perry Hall/White Marsh area of the Sixth 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 South Perry Hall/White Marsh area 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 Sections 26-123 and 26-124 of the Baltimore County Code, to prepare a South Perry Hall/White Marsh 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 South Perry Hall/White Marsh area depicted on the attached map, and to recommend implementing legislation and programs, including the review and revision of the official Comprehensive Zoning Map for the Sixth Councilmanic District, and 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 30, 2000.

Appendix B

Summary of Advisory Committee Survey Results

The following is a summary of the results of a survey completed by members of the South Perry Hall-White Marsh Plan Advisory Committee in April 2000.

Present Land Use or Zoning Issues

- The minimal amount of land set aside by developers for recreation will not accommodate new development.
- The forest replacement that ensues after the completion of new development is poor in equality.
- Land or money should be set aside by developers to accommodate future expenses resulting from the additional residential development.
- Existing forests should be maintained to buffer the increasing noise from area roadways.
- Properties along Perry Hall Boulevard in the vicinity of White Marsh Mall should be rezoned to prevent the dense development of residences and commercial establishments.
- Parcels along Rossville Boulevard and Perry Hall Boulevard should be downzoned such that the existing character of the area is maintained for current residents.
- Zoning density should be based on developable acreage only. Environmentally constrained areas should be excluded.

Future Development Suggestions

- Multi-family and townhouse development are not recommended.
- Senior housing is suggested for the property on Bucks School House Road presently owned by St. Peters Church, the property at the corner of Gumspring Road and Rossville Boulevard (the Ridge Road Elementary School site), and property near White Marsh Mall or Belair Road. The latter two sites are desirable because of their close proximity to commercial establishments.
- Parks and recreation facilities are suggested for property on Perry Hall Boulevard between Rossville Boulevard and Ridge Road, undeveloped parcels on Bucks School House Road and White Marsh Road, the property between White Marsh Mall and Boumi Temple, portions of the Fullerton Reservoir site, and the Ridge Road Elementary School site.

Transportation Issues

- Roads in the study area are without sidewalks and curbing.
- New development will have a negative impact on traffic flow.
- Roads in the study area need to be resurfaced, widened, and straightened in certain locations.
- Traffic studies for the area should be revised to reflect the seasonal traffic generated by White Marsh Mall.

Appendix B (continued)

- Perry Hall Boulevard should be a limited access highway.
- Light rail is not desired.
- Traffic lights are recommended for dangerous intersections.

Community Facility Issues

- Given the amount of residential development approved for the area, the overcrowding of schools is a threat.
- Well-planned parks and recreation facilities are lacking in the area.

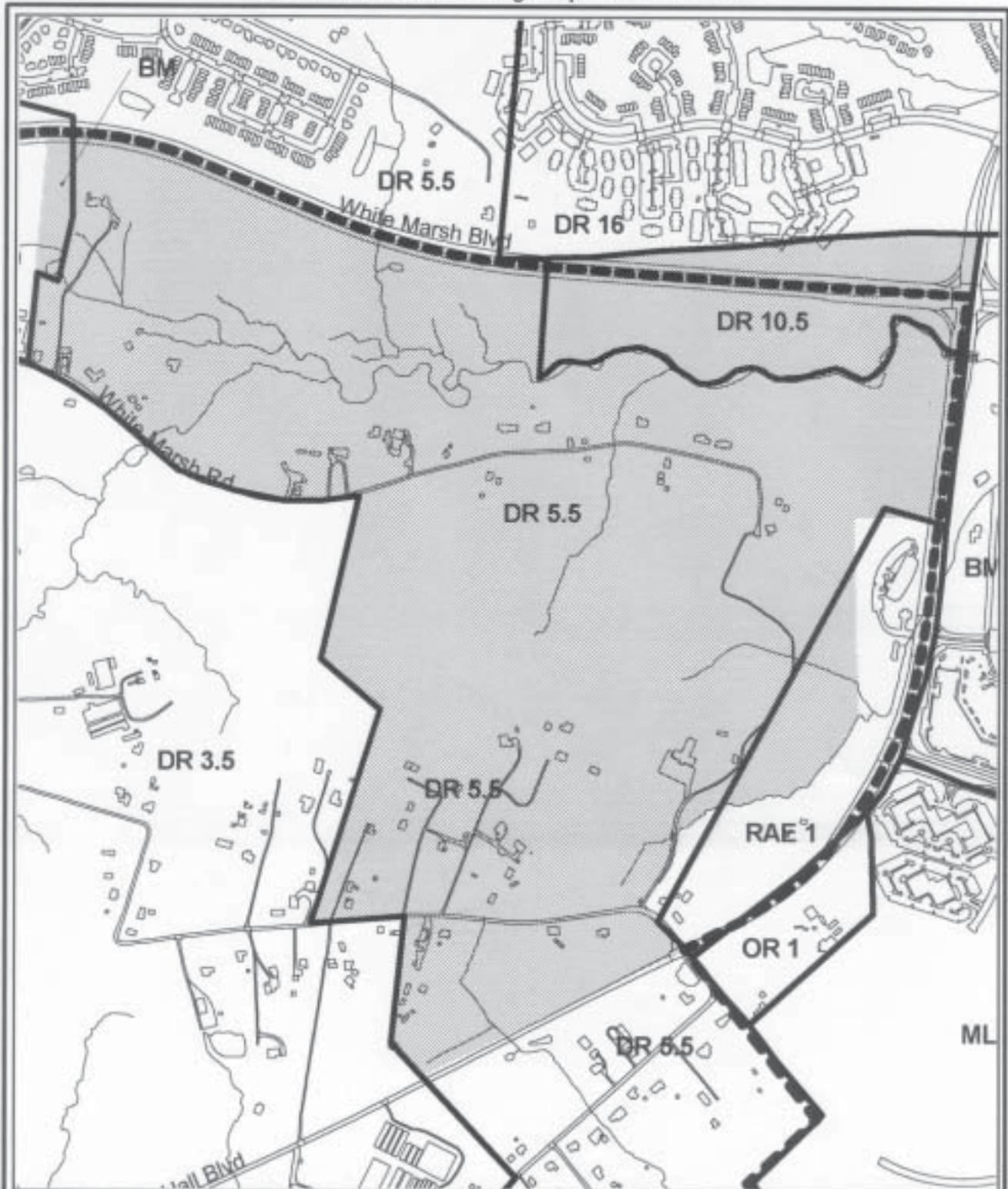
Housing and Residential Design Issues

- Residential development should not appear crowded.
- The quality of new housing should meet or exceed the quality of existing housing.
- A minimum lot size of at least 10,000 square feet should be established.
- Forest buffers should be maintained between developments to preserve environmental resources and create aesthetically pleasing communities.
- Storm water management facilities should be underground.
- New development design should emulate existing development.
- Panhandle lots should not be permitted.

Other

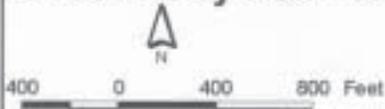
- The environmental impacts of new development should be examined, particularly erosion and storm water run-off.

Appendix C
Recommended Zoning Map Amendments



South Perry Hall - White Marsh Plan

SPHWM-01



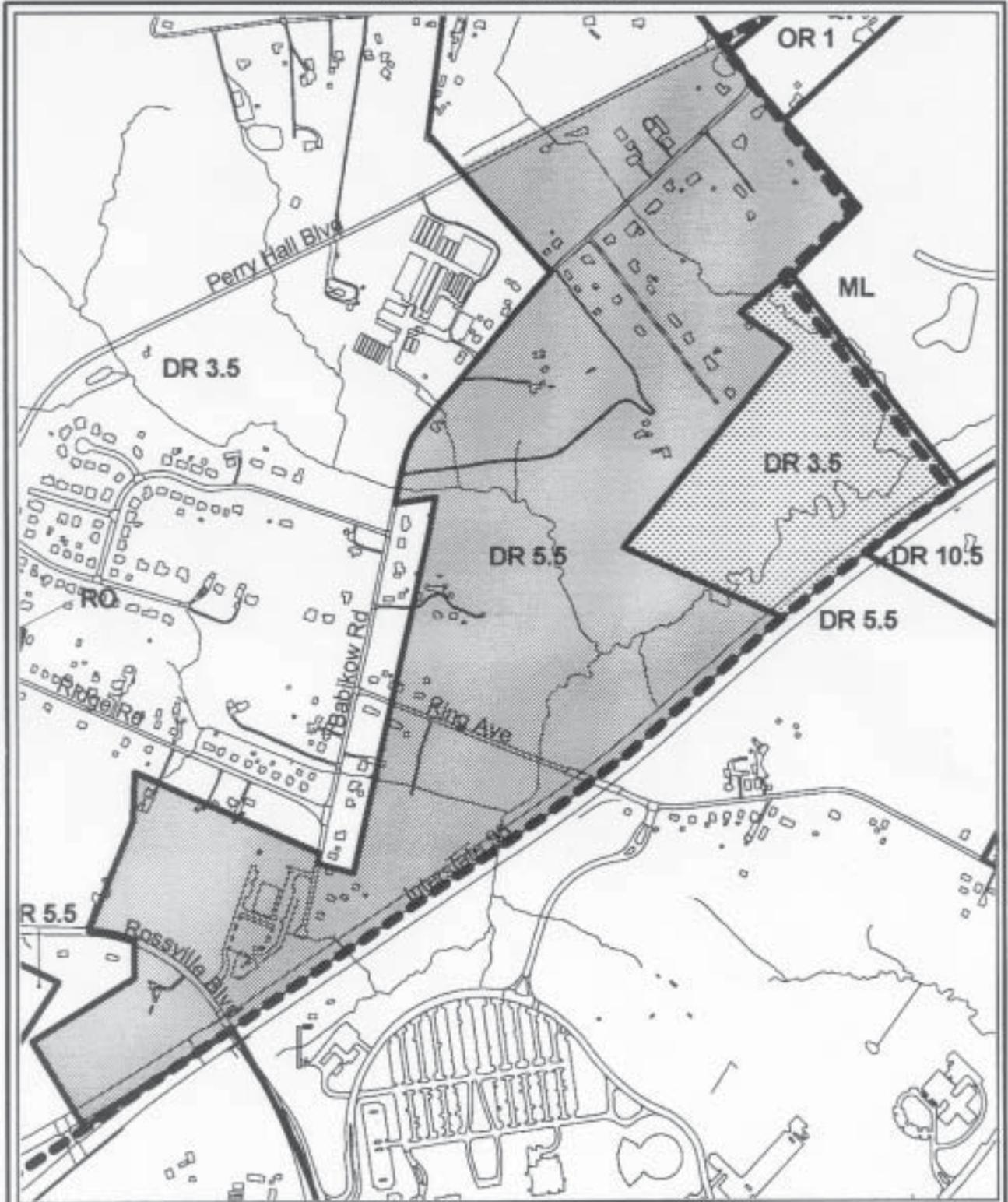
Baltimore County
Office of Planning
August, 2000

-  Planning Area Boundary
-  Existing Zone Boundary
-  Area to Retain Existing Zoning

Item No. 1

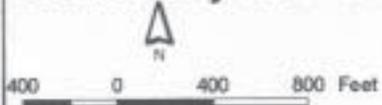
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and BM to DR 5.5, DR 10.5,
RAE 1 and BM (no change)

Data Source:
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Zoning - Baltimore County Planning Office (1:2400)



South Perry Hall - White Marsh Plan

SPHWM-02

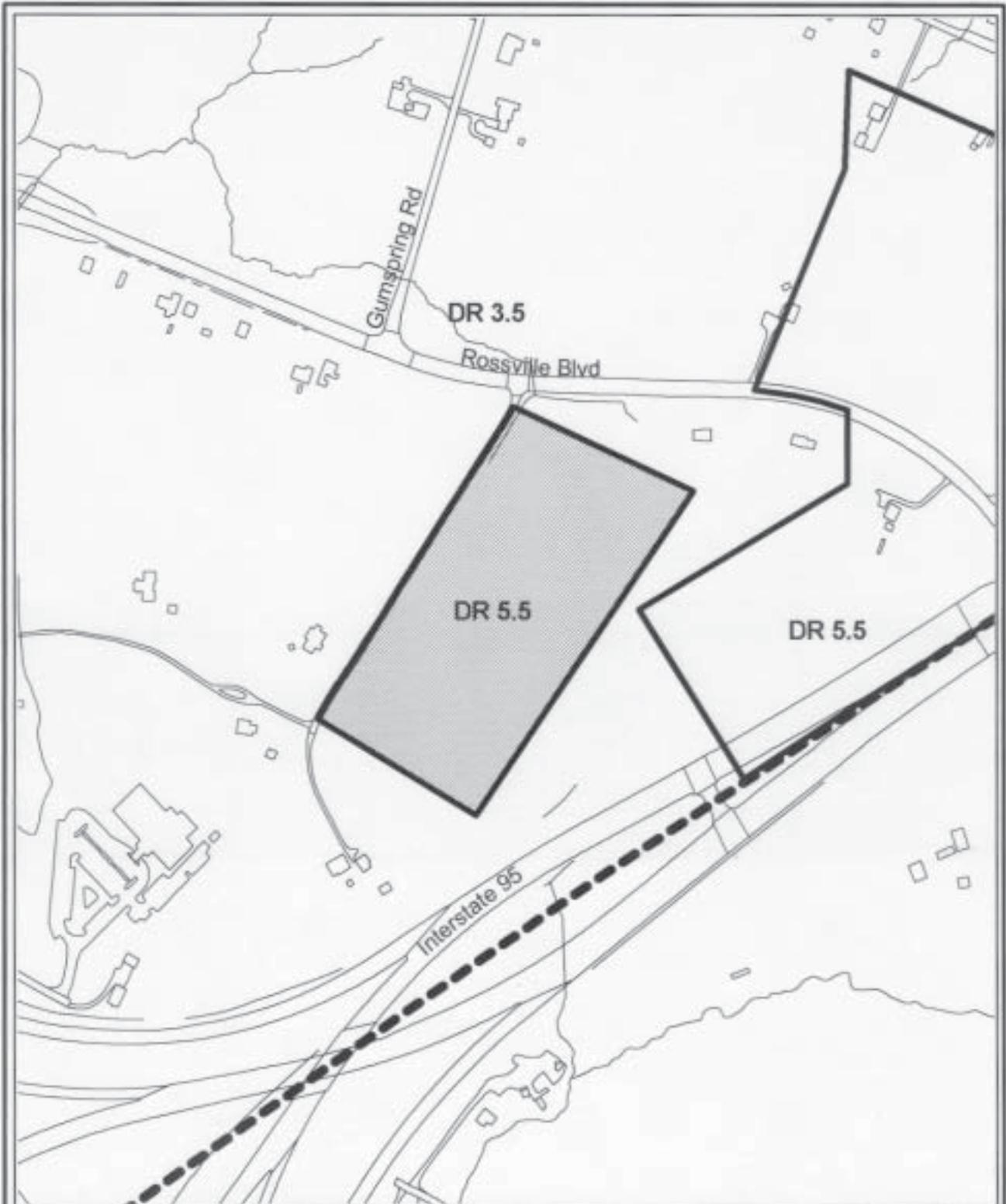


-  Planning Area Boundary
-  Existing Zone Boundary
-  Area to Remain DR 5.5
-  Area to Remain DR 3.5

Item No. 2
 DR 5.5 and DR 3.5
 to DR 5.5 and DR 3.5
 (no change)

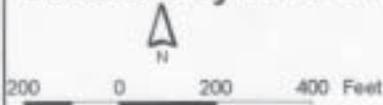
 Baltimore County
 Office of Planning
 August, 2000

Data Sources:
 Planimetrics - Baltimore County OIT (1:2400)
 Zoning - Baltimore County Planning Office (1:2400)



South Perry Hall - White Marsh Plan

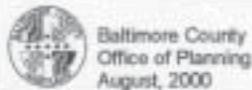
SPHWM-03



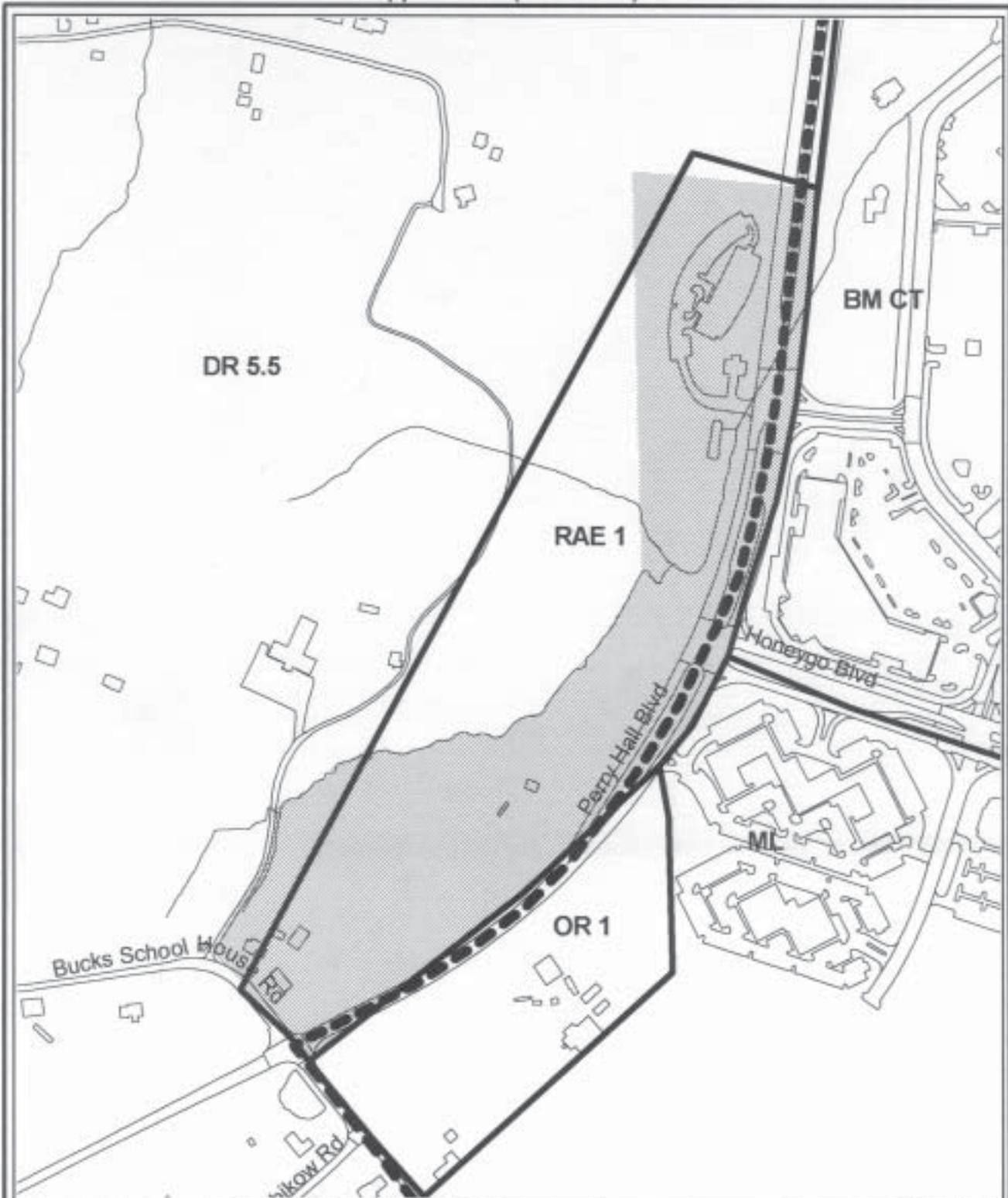
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-  Existing Zone Boundary
-  Area to Remain DR 5.5

Item No. 3

DR 5.5 to DR 5.5
(no change)



Data Source:
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Zoning - Baltimore County Planning Office (1:2400)



South Perry Hall - White Marsh Plan

SPHWM-04

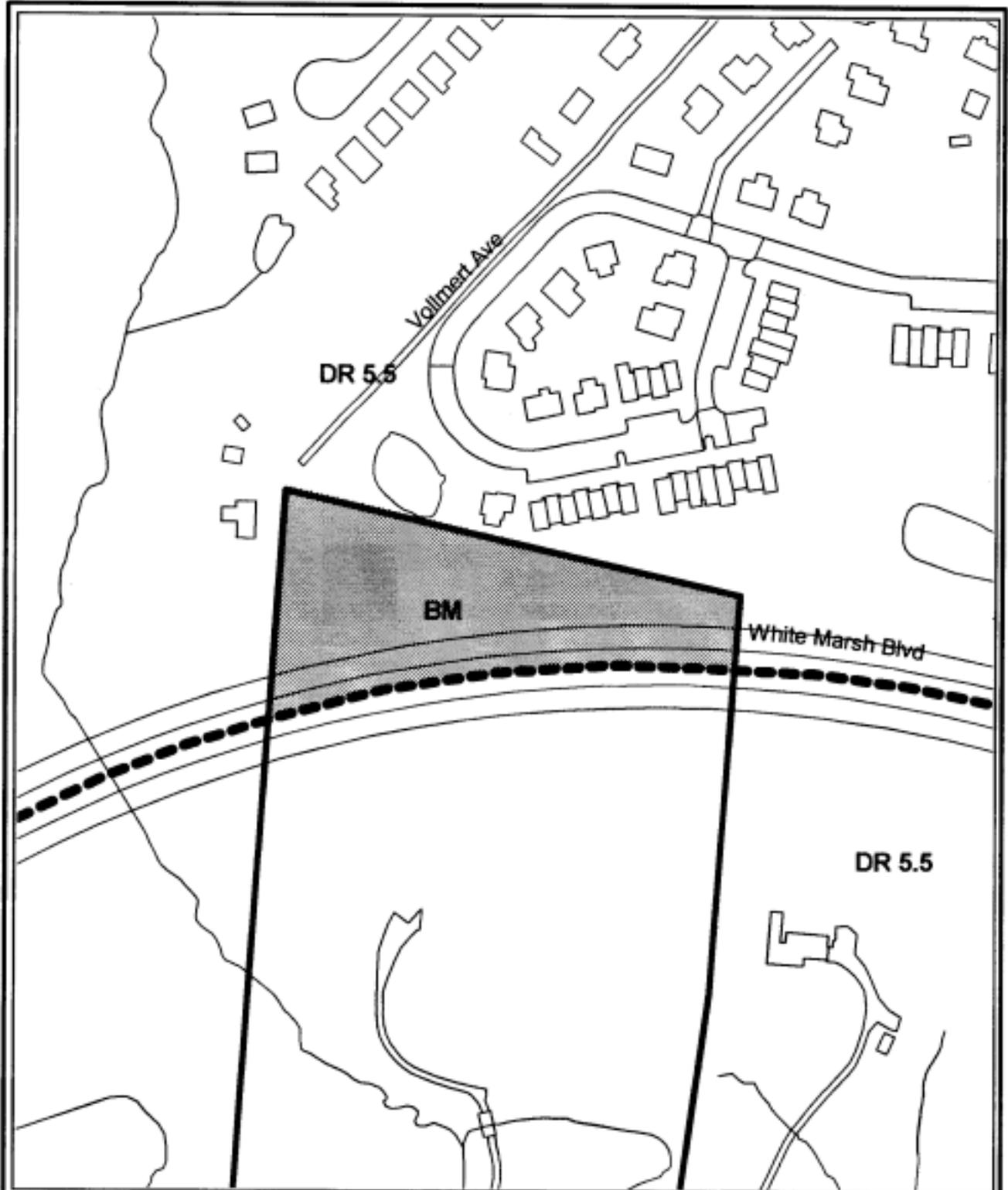
Item No. 4

RAE 1 and DR 5.5
to RAE 1 and DR 5.5
(no change)

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-  Existing Zone Boundary
-  Area to Retain Existing Zoning

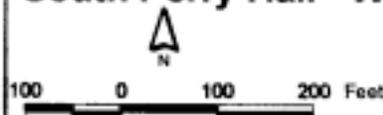
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Zoning - Baltimore County Planning Office (1:2400)

 Baltimore County
Office of Planning
August, 2000



South Perry Hall - White Marsh Plan

SPHWM-05

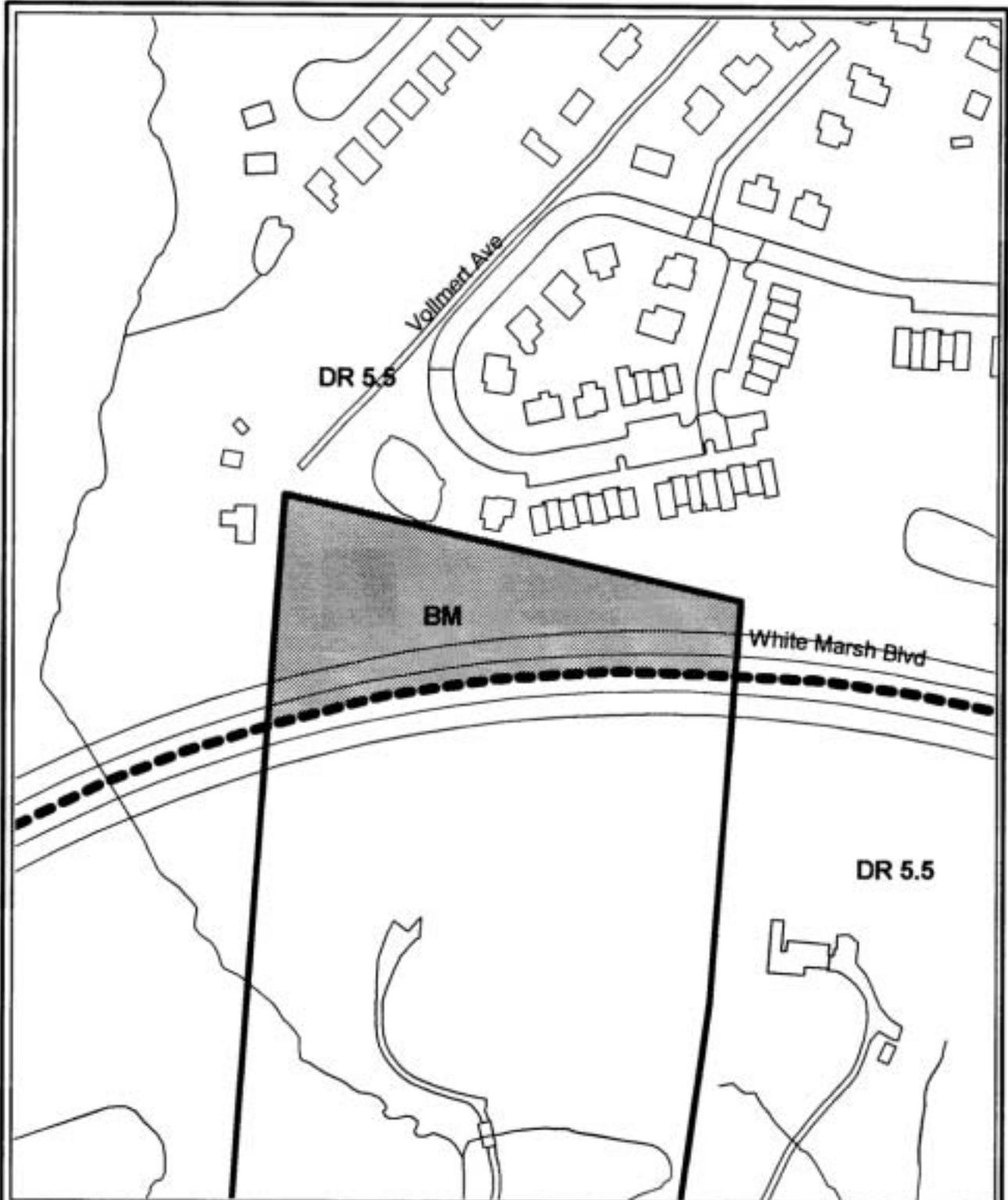


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- Existing Zone Boundary
- Area to be Rezoned

Item No. 5
BM to DR 3.5

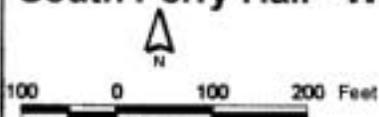


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South Perry Hall - White Marsh Plan

SPHWM-05

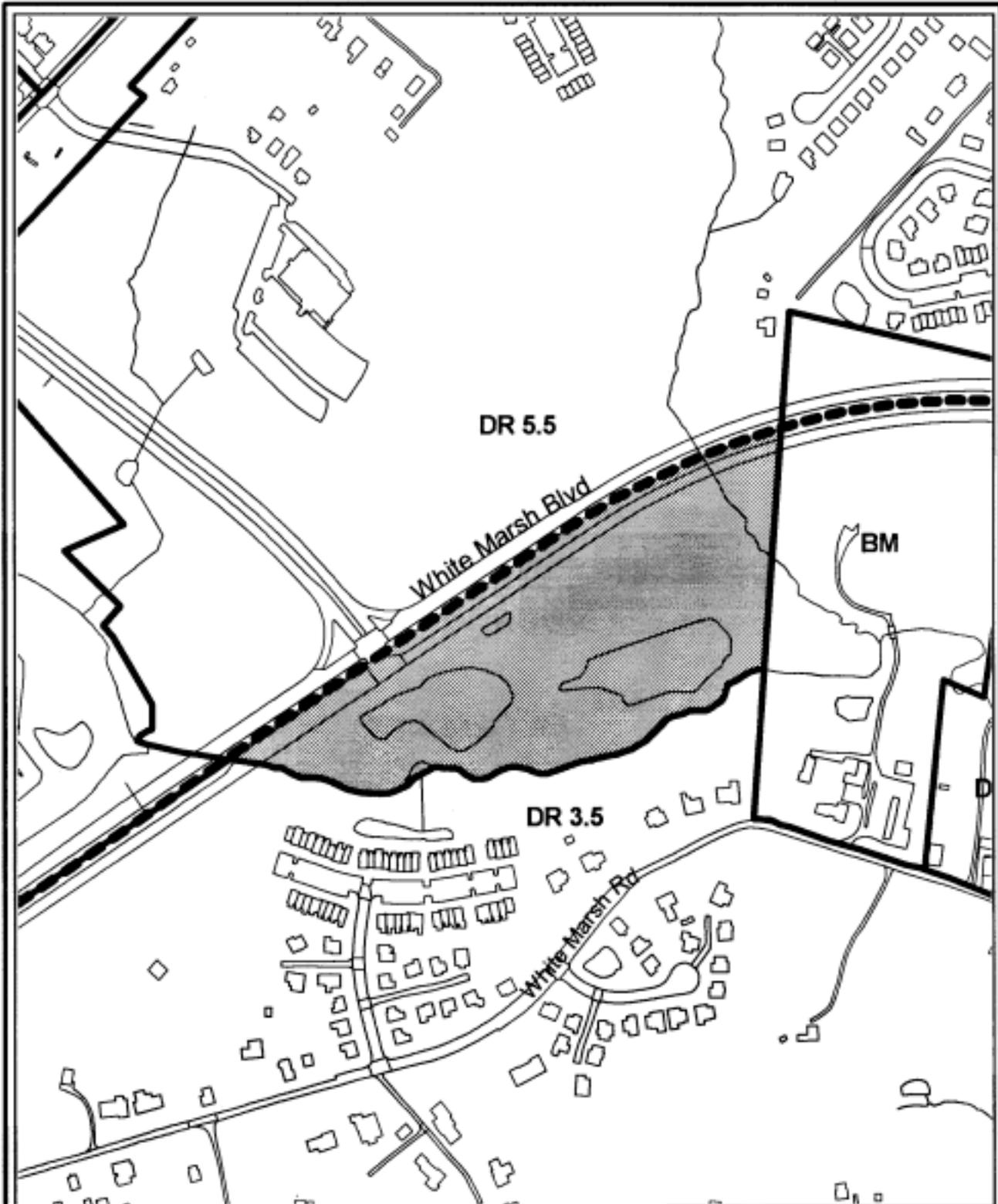


- Planning Area Boundary
- Existing Zone Boundary
- Area to be Rezoned

Item No. 5
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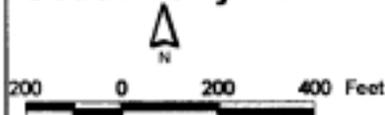


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Zoning - Baltimore County Planning Office (1:2400)



South Perry Hall - White Marsh Plan

SPHWM-06

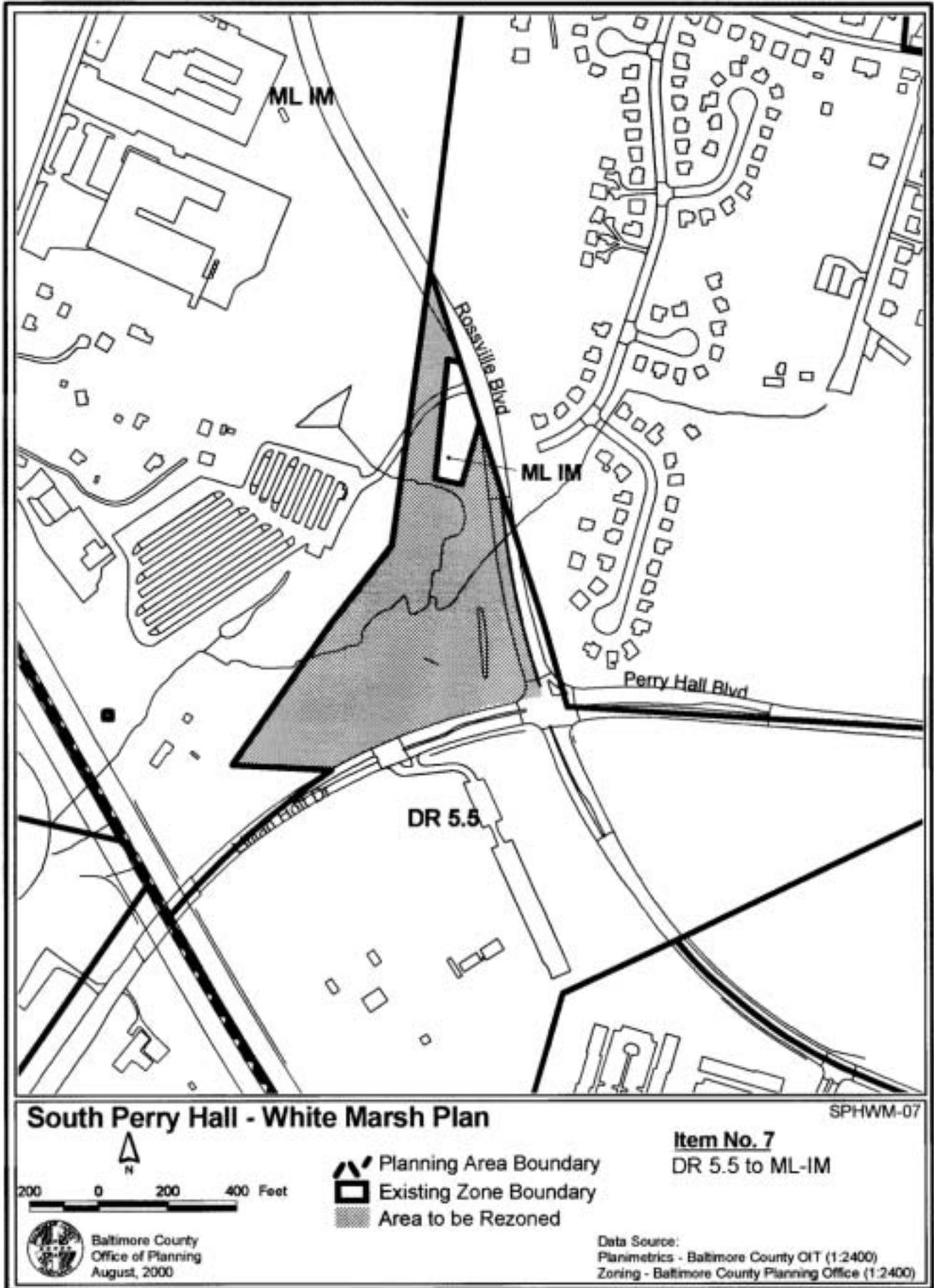


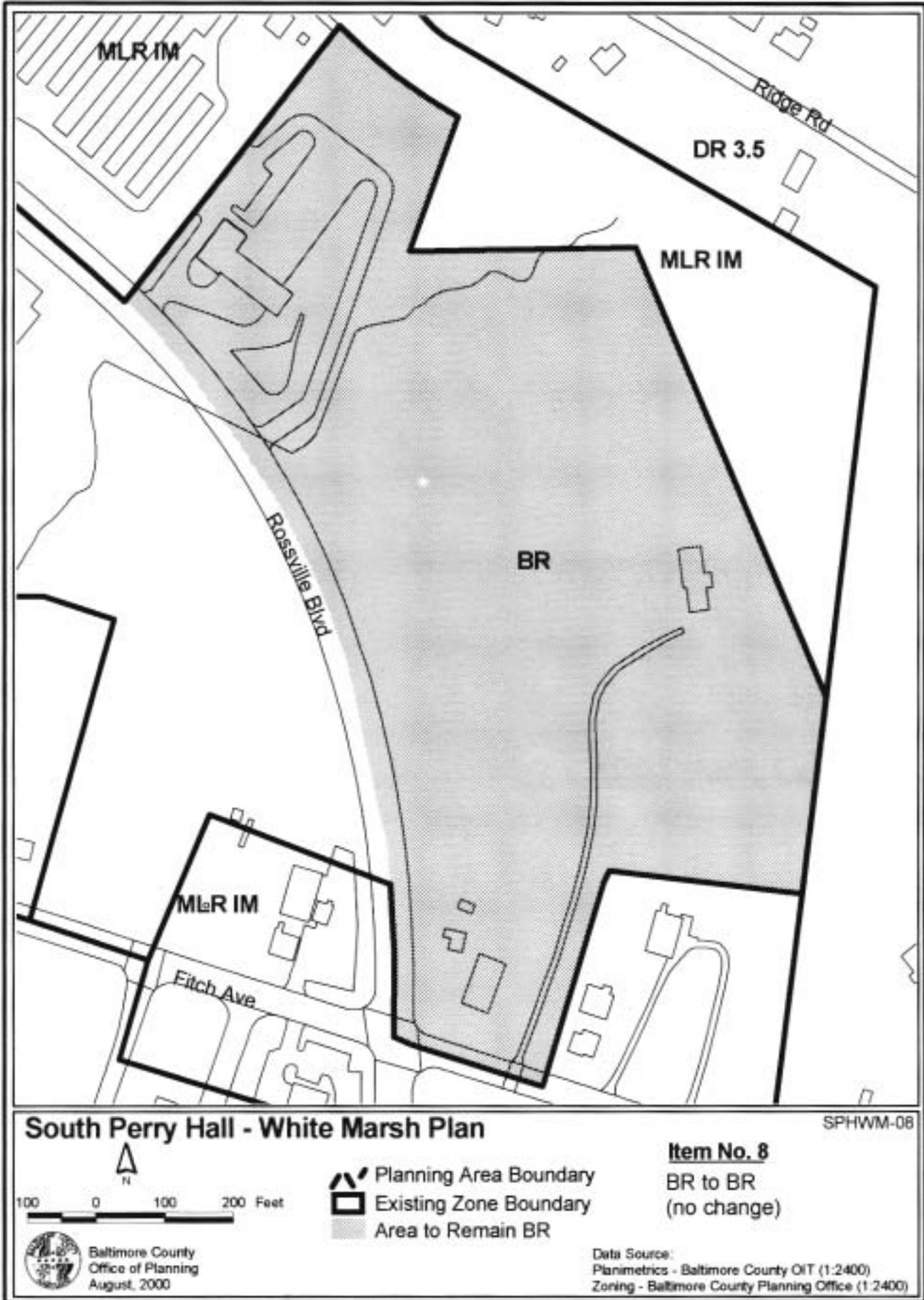
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-  Existing Zone Boundary
-  Area to Remain DR 5.5

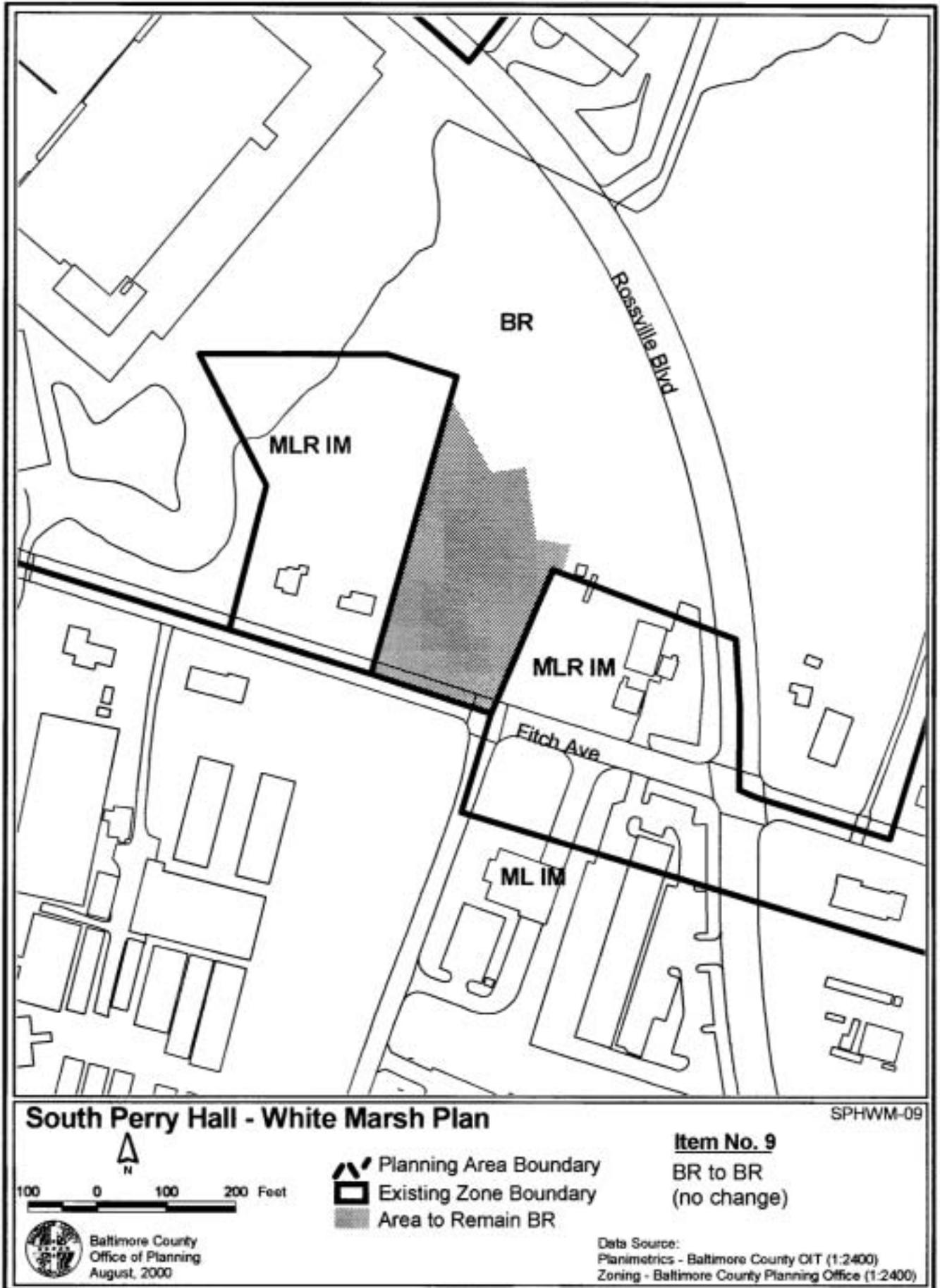
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(no change)



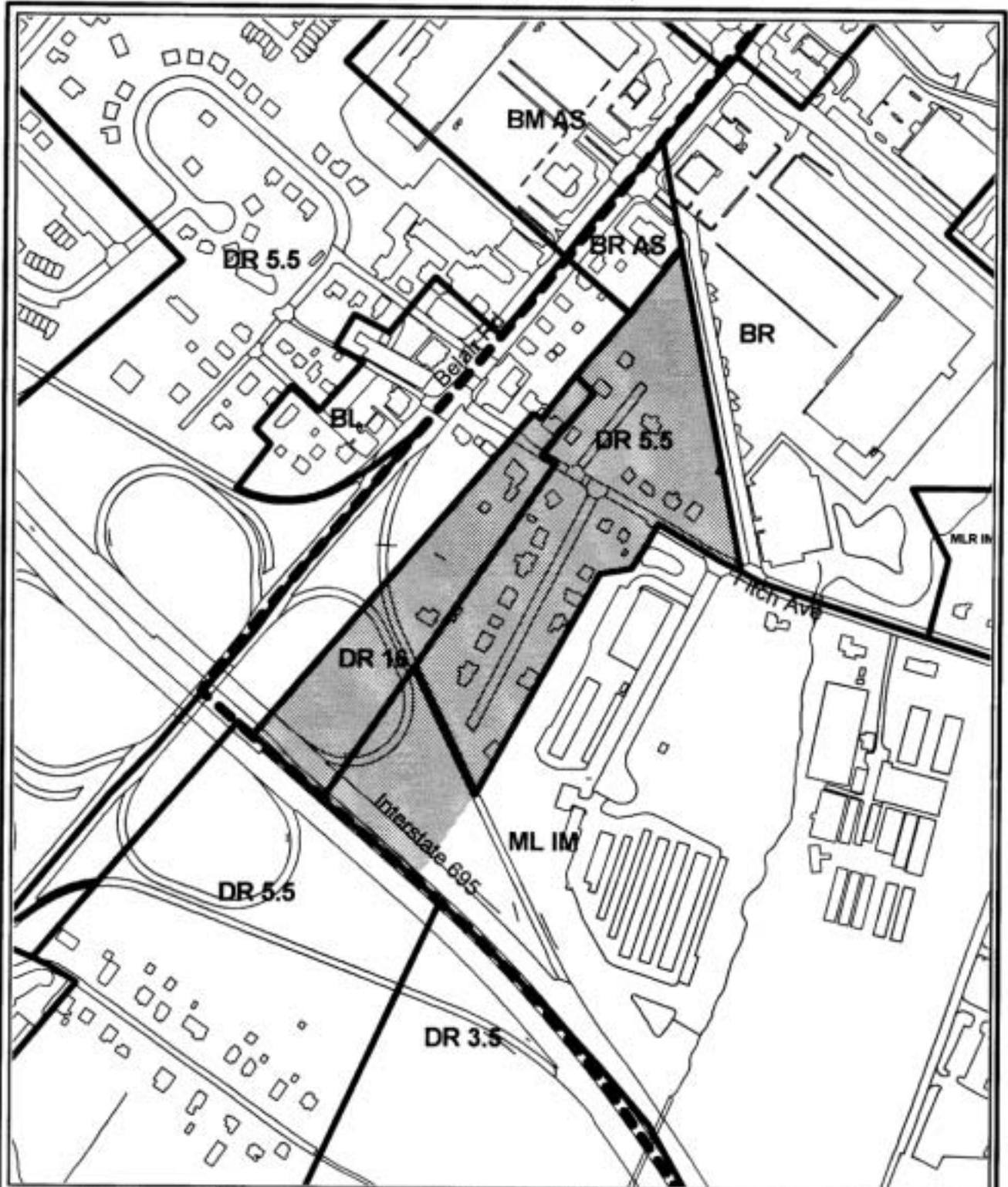
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Zoning - Baltimore County Planning Office (1:2400)





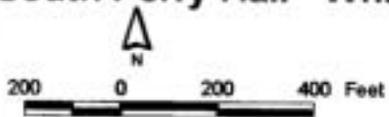






South Perry Hall - White Marsh Plan

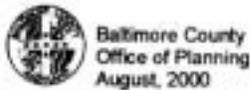
SPHWM-11



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-  Existing Zone Boundary
-  Area to be Rezoned

Item No. 11

DR 5.5, DR 16 and
ML-IM to DR 3.5



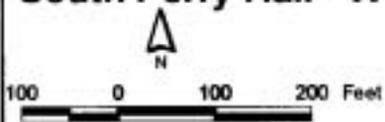
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Zoning - Baltimore County Planning Office (1:2400)



South Perry Hall - White Marsh Plan

SPHWM-12

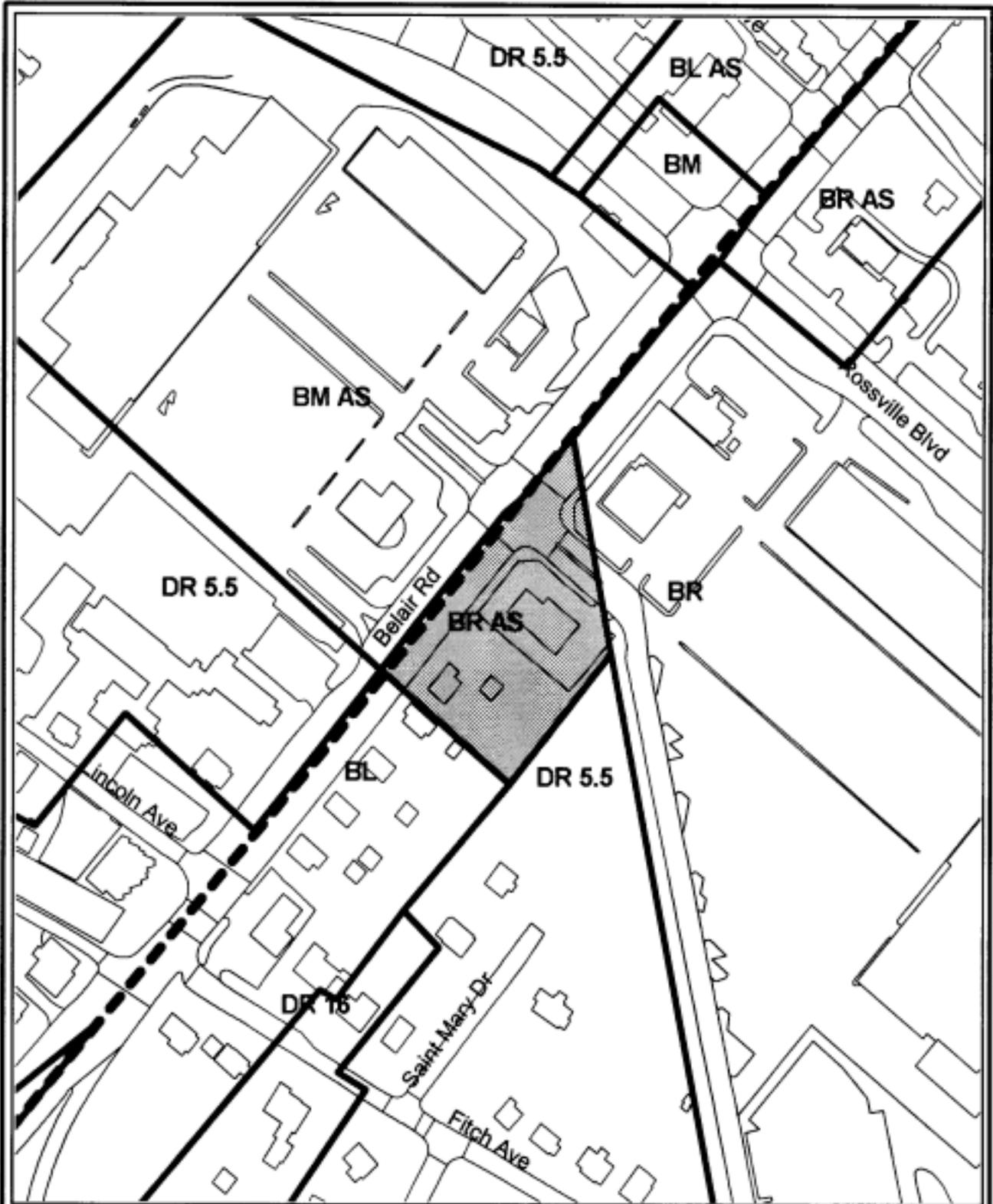
Item No. 12
BR-AS and BL-AS to BR



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-  Area to be Rezoned

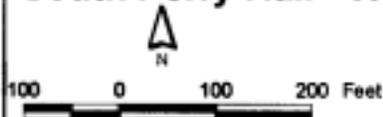
 Baltimore County
Office of Planning
August, 2000

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Zoning - Baltimore County Planning Office (1:2400)



South Perry Hall - White Marsh Plan

SPHWM-13

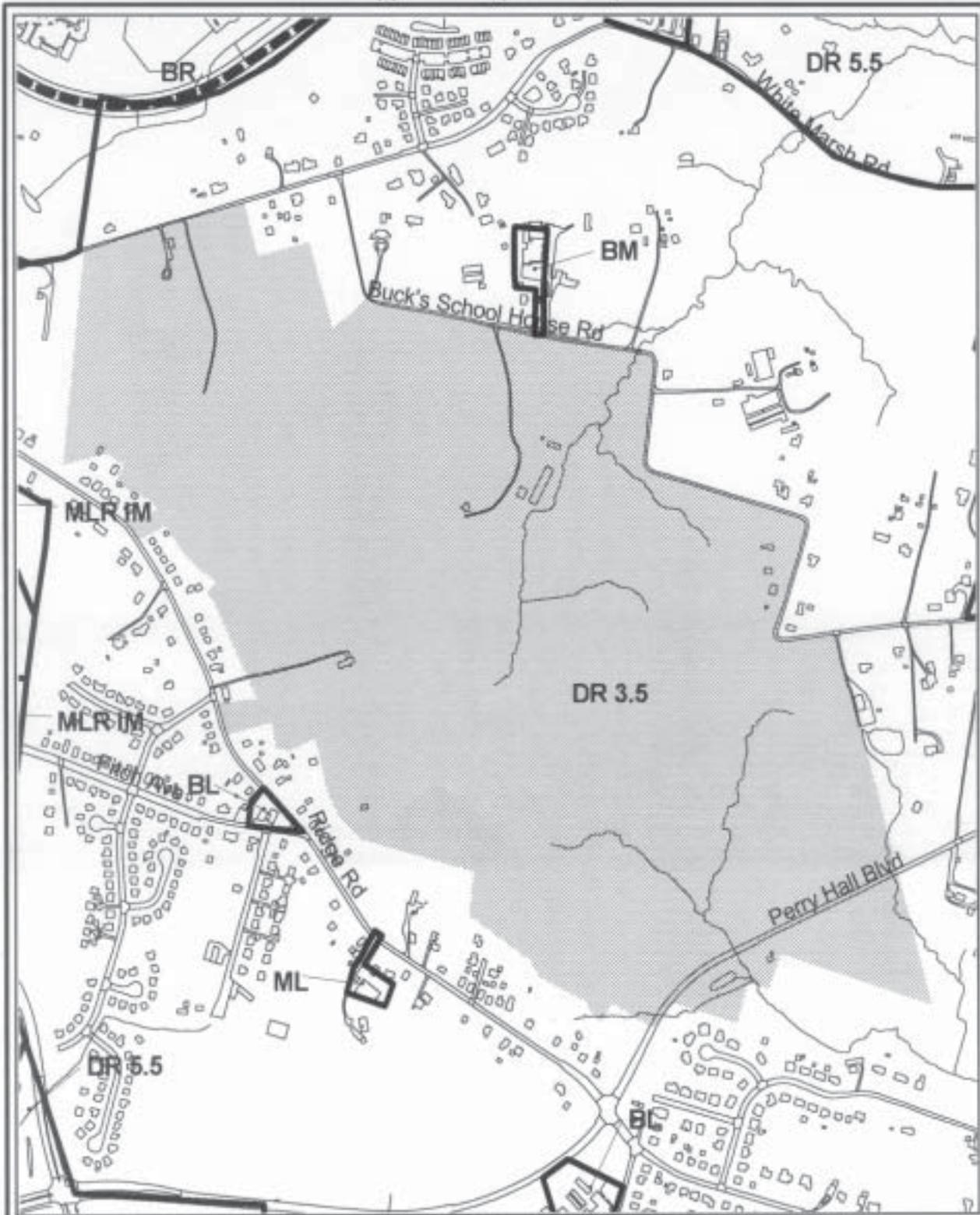


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-  Existing Zone Boundary
-  Area to be Rezoned

Item No. 13
BR-AS to BR

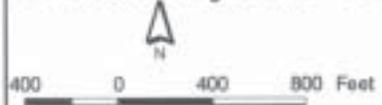


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Zoning - Baltimore County Planning Office (1:2400)



South Perry Hall - White Marsh Plan

SPHWM-14



- Planning Area Boundary
- Existing Zone Boundary
- Area to be Rezoned

Item No. 14
DR 3.5 to DR 1

Baltimore County
Office of Planning
August, 2000

Data Source:
Planimetrics - Baltimore County OIT (1:2400)
Zoning - Baltimore County Planning Office (1:2400)

Appendix D
**South Perry Hall - White Marsh
 Comprehensive Zoning Map Process**

| Issue Number | Location | Existing Zoning and Acres | | Proposed Zoning and Acres | |
|--------------|--|---------------------------|--------------|---------------------------|--------------|
| | | | | | |
| SPHWM-01 | W of Perry Hall Blvd, S of White Marsh Blvd | DR 5.5 | 255.2 | DR 5.5 | 255.2 |
| | | DR 10.5 | 16.8 | DR 10.5 | 16.8 |
| | | RAE 1 | 9.5 | RAE 1 | 9.5 |
| | | BM | 2.1 | BM | 2.1 |
| | | Total | 283.6 | Total | 283.6 |
| SPHWM-02 | W/S of I-95, S of Perry Hall Blvd to S of Rossville Blvd | DR 3.5 | 29.3 | DR 5.5 | 130.2 |
| | | DR 5.5 | 130.2 | DR 3.5 | 29.3 |
| | | Total | 159.5 | Total | 159.5 |
| SPHWM-03 | E/S of Gilley Terrace | DR 5.5 | 11.8 | DR 5.5 | 11.8 |
| | | Total | 11.8 | Total | 11.8 |
| SPHWM-04 | W/S Perry Hall Blvd, N of Bucks School House Rd | RAE 1 | 23.3 | RAE 1 | 23.3 |
| | | DR 5.5 | 1.9 | DR 5.5 | 1.9 |
| | | Total | 25.2 | Total | 25.2 |
| SPHWM-05 | N/S White Marsh Blvd, S of Vollmert Ave | BM | 13.5 | DR 3.5 | 13.5 |
| | | Total | 13.5 | Total | 13.5 |
| SPHWM-06 | S/S White Marsh Blvd, N of White Marsh Run | DR 5.5 | 15.6 | DR 5.5 | 15.6 |
| | | Total | 15.6 | Total | 15.6 |
| SPHWM-07 | N/W corner of Rossville Blvd and Lillian Holt Dr | DR 5.5 | 11.3 | ML IM | 11.3 |
| | | Total | 11.3 | Total | 11.3 |
| SPHWM-08 | E/S Rossville Blvd, N of Fitch Ave | BR | 17.5 | BR | 17.5 |
| | | Total | 17.5 | Total | 17.5 |
| SPHWM-09 | N/S Fitch Ave, W of Rossville Blvd | BR | 1.6 | BR | 1.6 |
| | | Total | 1.6 | Total | 1.6 |
| SPHWM-10 | S of Ridge Rd, N of Rossville Blvd | MLR IM | 2.9 | DR 3.5 | 2.9 |
| | | Total | 2.9 | Total | 2.9 |
| SPHWM-11 | N and S of Fitch Ave, E of Belair Rd | DR 5.5 | 12.7 | DR 3.5 | 25.4 |
| | | DR 16 | 5.4 | Total | 25.4 |
| | | ML IM | 7.3 | | |
| | | Total | 25.4 | | |
| SPHWM-12 | E/S Belair Rd, between Rossville Blvd and Ridge Rd | BR AS | 4.5 | BR | 5.7 |
| | | BL AS | 1.2 | Total | 5.7 |
| | | Total | 5.7 | | |
| | | | | | |
| SPHWM-13 | E/S Belair Rd, S of Rossville Blvd | BR AS | 1.7 | BR | 1.7 |
| | | Total | 1.7 | Total | 1.7 |
| SPHWM-14 | S of White Marsh Rd, between Ridge Rd and Bucks Schoolhouse Rd | DR 3.5 | 247.0 | DR 1 | 247.0 |
| | | Total | 247.0 | Total | 247.0 |
| | | | | | |

Appendix E

Residential Performance Standards

This report recommends that the Baltimore County Zoning Regulations be amended by adding Section 260.

Section 260 Residential Performance Standards

260.1 Scope; Statement of Legislative Intent for Performance Standards.

- (a) This section applies to all residential development of four or more lots in Baltimore County that is located within the Urban/Rural Demarcation Line.
- (b)
 - (1) These performance design standards are intended to ensure that residential development in Baltimore County conforms with a higher quality of design.
 - (2) The evaluation of compliance shall occur as part of the review of development proposals.
 - (3) The Office of Planning may require the submittal of sufficient information, such as building elevations and grading plans, from which a finding can be made on compliance of the project with the standards.
 - (4) Deviation from the standards may be allowed only if clearly necessary to:
 - 1. Comply with another standard;
 - 2. Comply with environmental regulations or otherwise protect resources; or
 - 3. Achieve the best possible development design, considering other goals in the Comprehensive Manual of Development Policies.
- (c)
 - (1) The Office of Planning's findings shall be made by the Director of Planning and submitted to the hearing officer or to the Director of Permits and Development Management, as applicable.
 - (2) The hearing officer or the Director of Permits and Development Management, as applicable, shall consider the findings presented by the Director of Planning or the Director's designee before a development plan is approved.
 - (3) After considering the findings, the hearing officer or the Director of Permits and Development Management may deviate from the standards only in accordance with the requirements in paragraph (b)(4) of this subsection.

260.2 Site planning

(a) A development proposal shall:

1. Retain the existing quality vegetation of the site to the fullest extent possible and protect the root systems of that vegetation during construction.
2. Integrate locally significant features of the site, such as distinctive buildings, vistas, topographic features, specimen trees, tree stands, hedgerows, monuments, land marks, ruins, and gardens, into the site design, and retain the character of the features and their settings.
3. Coordinate building design, site layout, and grading so that grade transitions are gradual and respect the existing topography.
4. Provide a landscaped buffer between the rear yards of dwellings existing on May 25, 2001 and the rear yards of abutting new dwellings.
5. Provide for smooth transitions between neighborhoods by arranging and orienting the proposed buildings and site improvements to complement those in the surrounding neighborhood.
6. Provide transitions with respect to setbacks, street patterns, and building-to-street grade relationships.

(b) Reverse frontage lots are permitted only if the petitioner can demonstrate that adequate setbacks, topography, berming, landscaping, or building design will effectively screen private yard space and decks from the public view. Fences may not be located closer than 20 feet to a public right of way.

(c) Panhandle lots are not permitted as a matter of right. Panhandles must conform to Section 26-266 of the Baltimore County Code and to the standards in the Comprehensive Manual of Development Policies.

(d) The minimum width for any single-family detached lot located in the South Perry Hall-White Marsh Area north of Ridge Road is 75 feet as measured along both the front wall and rear wall of the dwelling unit. This subsection does not apply to alternative site design dwellings permitted in accordance with Section B01.1A.1.b.

260.3 Open space

A development proposal shall:

(a) Integrate open space areas into the proposed development by:

1. Creating focal points along streets;

-
2. Locating landscaped open green spaces in view of the development entrance or adjoining public street;
 3. Planning a linked network of natural and landscaped open areas connected by pedestrian/bike trails; and
 4. Orienting dwelling units around open areas or squares.
- (b) Incorporate significant features, such as stands of trees, into open areas.
- (c) Link the development's open areas to the surrounding neighborhood open areas, including public parks, walks, and bike trails and create both functional and visual continuity, e.g., by matching the design of a bike trail in the proposed development to the bike trail located in the adjoining property.

260.4 Streets and parking

- (a) A development proposal shall:
1. Provide for at least one street connection to an adjoining neighborhood or an adjoining property, not including the principal access to the subdivision, in order to facilitate good traffic circulation.
 2. Design streets to slow traffic by offsetting alignments, reducing street width, reducing the length of blocks, and employing the use of traffic management devices such as roundabouts, chokers, chicanes, etc., to accomplish traffic calming.
 3. Allow on-street parking.
 4. Provide pedestrian and bicycle access to commercial areas and community facilities on site within the development and to the surrounding neighborhood.
 5. Provide street and parking accommodations which complement the surrounding neighborhood.
- (b) Cul-de-sacs may be used if it is demonstrated that a street connection is not feasible due to site conditions such as severe grade transitions or sensitive natural features, or an alternative site layout is not feasible. If cul-de-sacs are used, developments should consist of a balance of street patterns (cul-de-sacs and connections). If cul-de-sacs are used, design elements such as center landscaping and traffic circles shall be used.
- (c) Street widths and front yard setbacks may be reduced in accordance with traditional neighborhood design standards.

260.5 Landscape design

(a) A development proposal shall:

1. Landscape public open spaces to invite users, particularly emphasizing the intended entrance to the open space.
2. In addition to plant material, use fences, walls, or earth forms to provide effective and attractive screens and buffers where necessary.
3. Provide for, or reinforce and maintain, a continuous street tree canopy by preserving healthy street trees or, if they are not present, planting new trees. The canopy shall be comprised of trees of the same species or trees with design characteristics and growth habits that are similar to those of the existing street trees.
4. Include the design for site signage on the schematic landscape plan. If this is not possible, the signage design may be included in the final development plan, and shall be approved before issuance of any building permits.

260.6 Buildings

(a) A development proposal shall:

1. Provide variety in housing type or design, while maintaining continuity in scale, rhythm, proportion, and detail.
2. Orient the front of the dwelling toward the street and incorporate prominent entries and porches or stoops into front building facades.
3. Adhere to a consistent front building setback for all dwellings on the same street or square, so that the fronts of dwellings define a uniform street edge.
4. Design decks, balconies, and porches as components of the building following dominant building lines, proportions, and style, and in a scale appropriate to the available space on the site. Decks shall be screened to minimize visibility from a public street.
5. Design accessory structures at a scale appropriate to the dwelling and design storage buildings and garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
6. Extend the finish material of the exteriors of buildings to grade, or, if this is not possible, to within 12 inches of grade, on all sides of the building excluding foundation walls which shall use a finished quality material such as

decorative concrete block, poured concrete with a brick pattern, or stucco, and provide landscaping along the foundation.

7. Use similar materials and design elements on all building facades and articulate all building facades using coordinated architectural features such as porches, windows, doors, chimneys, gables, and dormers.
- (b) Garages may not become the dominant street feature. Garage doors shall use items such as windows, decorative patterns, and color to relieve the visual impact of the house from the street.

Appendix F

Proposed Amendment to Basic Services Mapping Standards Baltimore County Zoning Regulations

In Section 4A02.4 (Basic Services Mapping Standards), create a new Section 4A02.4.F and renumber existing Section 4A02.4.F to be Section 4A02.4.G.

F. South Perry Hall-White Marsh Area

No grading permit or other building permit shall be issued for development pursuant to a development plan approved after February 1, 2001, for any development project that will be accessed from Bucks School House Road or White Marsh Road, until all of the following road projects have been contracted for construction:

1. Replace the box culvert under White Marsh Road that crosses the tributary of White Marsh Run located between Perry Ridge Court and Selwin Court.
2. Widen the paved section of White Marsh Road between Bucks School House Road and Selwin Court to 20 feet.
3. Widen the paved section of Bucks School House Road between Ridge Road and Perry Hall Boulevard to 20 feet.
4. Realign horizontal curves along Bucks School House Road so that the minimum radius of the centerline for any horizontal curve is not less than 380 feet.

The provisions of this subsection shall expire and be of no further effect when all of the above road projects have been contracted for construction, or May 25, 2004, whichever shall first occur.



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