

Planned Unit Development

The PUD is an alternative development process. Regulations governing PUDs have varied over the years. Originally, PUDs could only be proposed on DR-zoned land, but the setbacks and other zoning restrictions of the underlying zone could be modified. Later, a PUD-C was introduced where any type of commercial or residential use at any density could be constructed within certain business and industrial zones as long as a community benefit was provided.

These older forms of PUD were replaced with a version that allowed PUDs on any parcel, without regard to the existing zoning or the proposed use, but the density of the underlying zone still applied.

Currently, the PUD legislation allows this process to be used on any land within the urban-rural demarcation line, in any zone, and with no density restrictions, as long as a community benefit is provided.

Because the nature of the PUD has been variable, and the latest version has only been in existence for a few years, it is difficult to predict the number of residential units that might be built in the future through the PUD Process.

Figure 14: Over the past 10 years, PUD projects have resulted in approximately double the number of units than would have been allowed by the underlying zoning.

PROJECT NAME	AREA (Acres)	PUD Units	PUD Units/Acre	Units by Zoning	Zoning Units/Acre	Diff. in Density (U./Ac.)	Buildable Area Zoning
SANDY VILLAGE PUD	1.65	11	6.66	17	10.51	-4	DR 5.5
KENWOOD	13.00	76	5.85	125	9.58	-4	O-2
CEDAR LANE FARMS	58.90	107	1.82	241	4.08	-2	DR 3.5
WOODHOLME RESERVE	10.34	22	2.13	36	3.49	-1	DR 3.5
HIDDEN BLUFF	26.42	58	2.20	92	3.50	-1	DR 3.5
PARKSIDE	35.98	41	1.14	78	2.16	-1	DR 2H
SALTPETER MANOR NEW SUBMITTAL	13.58	5	0.37	18	1.30	-1	RC 5
THE PRESERVE	15.00	47	3.13	56	3.70	-1	DR 2
SHAWS DISCOVERY	193.50	145	0.75	204	1.05	0	DR 5.5
THE BEACH HOUSES AT FORT HOWARD	0.95	5	5.27	5	5.50	0	DR 5.5
YORKWAY REDEVELOPMENT	12.38	66	5.33	68	5.50	0	DR 5.5
GLYNDON TRACE	36.62	126	3.44	129	3.53	0	DR 3.5
WILSON FARM	95.60	139	1.45	140	1.46	0	DR 2
THE VILLAS AT EDEN TERRACE	6.46	23	3.56	23	3.56	0	DR 3.5
THE PRESERVE AT WINDLASS RUN	120.94	424	3.51	417	3.45	0	DR 3.5
BRISTOL GREEN ALTERNATIVE	8.54	60	7.02	59	6.88	0	DR 5.5
CUB HILL VILLAGE	5.65	29	5.13	23	4.11	1	BL
GALLOWAY CREEK	14.53	36	2.48	14	0.97	2	RC 5
PLINLIMMON FARMS	105.06	762	7.25	432	4.11	3	DR 3.5
THE LAKES AT STANSBURY SHORES	62.80	224	3.57	1	0.01	4	ML-IM
BRANDYWINE	7.44	72	9.68	36	4.79	5	BL
2801 BAY DRIVE	1.30	14	10.77	7	5.50	5	BL-CCC
TOWSON MANOR	9.46	210	22.20	151	16.00	6	DR 16
MILL RUN	56.11	649	11.57	19	0.33	11	ML-IM
NOTTINGHAM RIDGE	87.79	1519	17.30	0	0.00	17	ML-IM
SHELTERED HARBOR	11.70	340	29.06	0	0.00	29	ML-IM
GLOBAL VIEW	6.42	215	33.49	0	0.00	33	MR
TOTAL	1018	5425		2389	105		
AVERAGE			8		4	4	

Looking at the PUD projects that have been proposed over the last 10 years (Figure 14), it is evident that most of the projects did not produce substantially more units than the underlying zoning. The majority of projects that did result in a much higher density occurred on industrially-zoned land. Taken on the whole, the PUD process resulted in approximate twice as many units.

In the future, the PUD process is likely to remain an attractive development alternative. In fact, since the PUD allows for mixed use, it would be reasonable to expect even greater use of the PUD process as a redevelopment tool for commercial and industrial properties.

Mixed Use Redevelopment Opportunities

As the structures of the urban county age, and the number of large “greenfield” sites is diminishes, redevelopment projects are becoming more prevalent. Sometimes redevelopment merely replaces the existing development with more modern buildings, without changing the existing land use. When aging housing developments are replaced, it usually results in more dense housing, such as “Miramar Landing” in Middle River, and “The Quarter” in Towson, but not always. A number of county-supported projects have produced less dense development such as “Renaissance Square,” and in some instances, the housing has been replaced with parks.

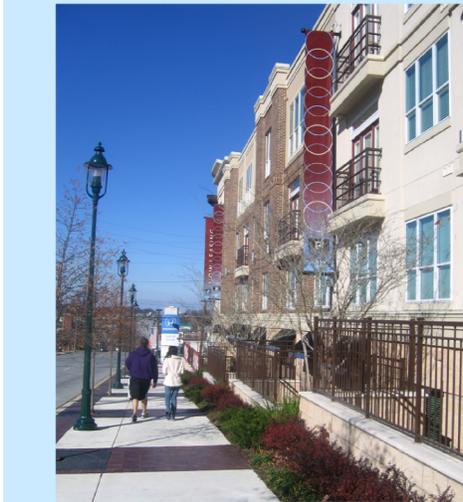


Figure 15: Redevelopment replacing residential uses at a higher density in Towson.



Figure 16: The PUD named “Global View” is proposed to replace an aging manufacturing structure with a mixed use of housing, office and retail.

Figure 17: *The County's low-density commercial corridors could be redeveloped as mixed use centers that would include new residential development.*



Since redevelopment is generally more costly than greenfield development, redevelopment often occurs on very low value properties, such as vacant shopping centers, frequently referred to as “greyfield” development. Or, the proposed use must be more intensive than the existing one to make the project economically feasible. In some cases, the existing use of a parcel has been intensified without replacement, such as the development of housing units on an unused portion of the Owings Mills Mall parking lot. The Metro Center at Owings Mills is also being redeveloped as a mixed use Transit-Oriented Development. In general, mixed use, walkable projects are gaining momentum as the market for these types of communities expands.

As part of the Baltimore County Master Plan 2020, the Office of Planning identified locations within the county that seemed “ripe” for redevelopment as

mixed use centers. These are areas that have been identified as town or village centers, or are aging shopping or business centers well-served by the existing transportation network that could become redevelopment projects. Also included are the county’s commercial corridors. These low-density business corridors have great potential for redevelopment as higher-density, transit and pedestrian-oriented mixed use environments.

Estimating Potential Units from PUDs

Looking back at the number of units that have been developed by PUD, and projecting that into the future, will not provide a good estimate of the number of units possible through redevelopment of parcels using the PUD process. The county is no



Figure 18: *The 17-story Palisades high-rise in Towson contains nearly 380 units as well as office and retail uses. The structure replaces a group of former residences that had been converted to offices.*

longer a developing county, but is a re-developing county. Other than infill opportunities, the greenfields are mostly gone, but development pressures are likely to remain strong given the county's location within the Washington-New York region. In concept, the number of potential residential units by PUD is unlimited. In practice, the number of units will be limited by a proposal's impact on the surrounding community, including the ability of the underlying infrastructure to support the project and the amount of community support the project generates.