



Baltimore County, Maryland

2015 Annual Report on Growth

As approved by the Baltimore County Planning Board on June 16, 2016

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Introduction

The Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland* requires that charter counties prepare the *Annual Report on Growth*. The Report summarizes residential and non-residential development in Baltimore County in 2015 and analyzes whether the new development is consistent with the county's growth management policies, *Master Plan 2020* land use goals, and state smart growth principles. The Report is due to the Maryland Department of Planning (MDP) by July 1, 2016. It is worthwhile noting that in Baltimore County, its Urban Rural Demarcation Line (URDL) corresponds to the state's Priority Funding Areas (PFA) for sustainable development.

Section A. Annual Report on Growth Related Changes

A-1. Changes to Development Patterns

A-1-1. New Subdivisions Created

Baltimore County, Maryland -- a desirable place to live, raise families, or work -- continued to experience residential growth in 2015. In this preceding year, 23 minor subdivisions, 13 major subdivisions, and two planned unit developments (PUDs) were approved for 1,025 housing units (Table 1). This number of units approved in 2015 was a decrease from 2,160 in 2014.

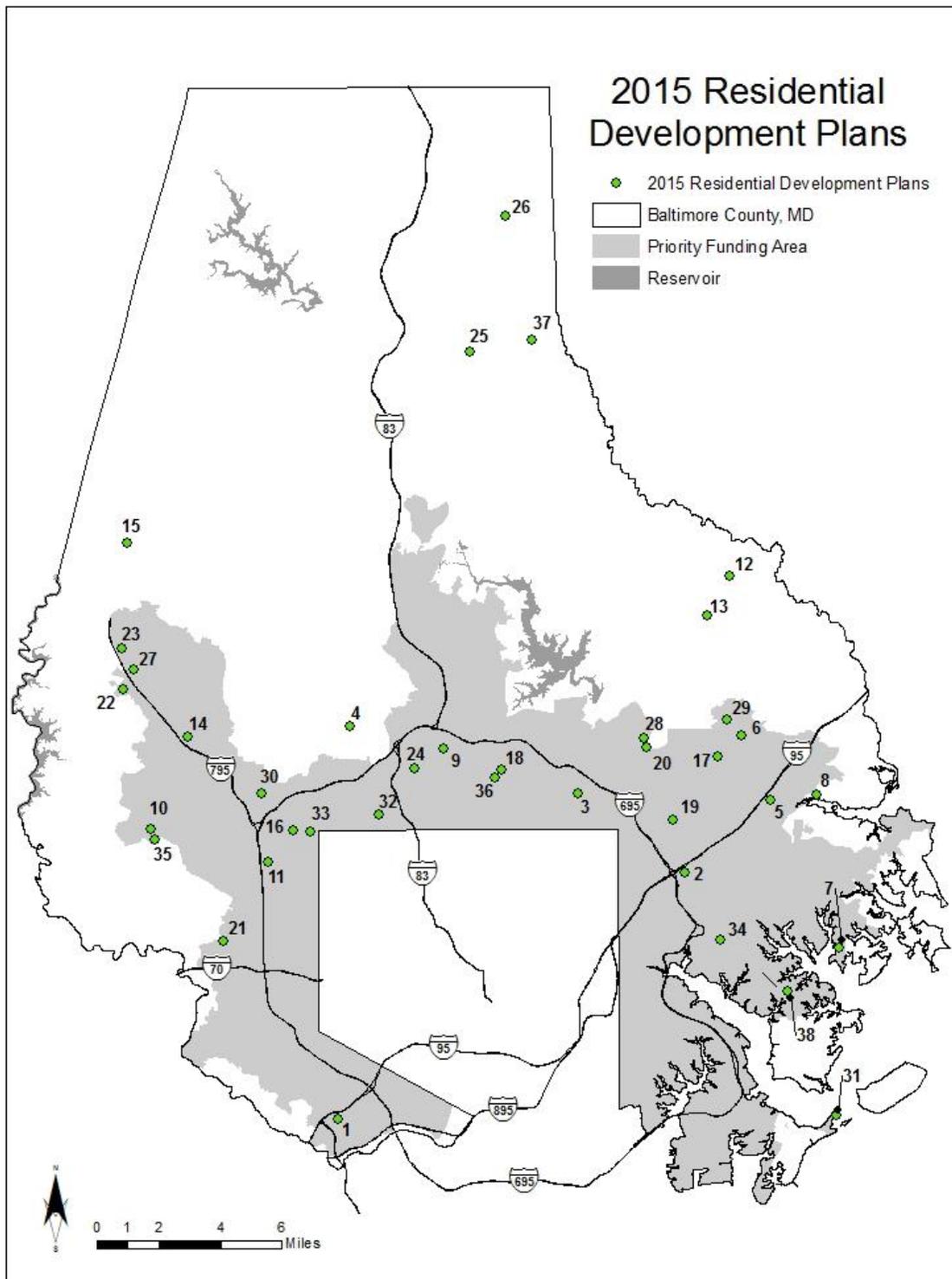
Among total housing units, the percent share of multi-family (MF) units approved was smaller than that in 2014 (67.71% vs. 74.44 %). The multifamily units include 356 units in Franklin Square Mixed Use Development and 311 from the 4th refinement to Cowenton South. Albeit a reduction in percent share, the number of multi-family units continued to reflect the emerging housing choice desire and needs in this type of housing market. Single-family housing types include detached (SFD), semi-detached (SFSD), and attached (SFA). SFD was the predominant single family unit type, amounting to 15.90% of the total or 49.24% of all single family units.

Table 1. New Residential Units in Approved Development Plans, 2015

Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	13	64	18	150	694	926
Minor Subdivision	23	65	0	0	0	65
Limited Exemption	0	0	0	0	0	0
Planned Unit Development	2	34	0	0	0	34
Total Units by Type		163	18	150	694	1,025
Percent total units		15.90%	1.76%	14.63%	67.71%	100.00%

Source Baltimore County Government, approved development plans, 2015.

Percent total units = total units by type / total units (1,025)



Map Key for Approved Residential Plans, 2015

Key	Plan Name	SFD	SFSD	SFA	MF
1	1207 Francis Avenue	2	0	0	0
2	Franklin Square Mixed Use Development	0	0	0	356
3	1914 Clearwood Road	2	0	0	0
4	10806-10808 Greenspring Ave	2	0	0	0
5	Cowenton South- 4 th Refined Plan	0	0	0	311
6	Forge Reserve	6	0	0	0
7	The Edward Property	2	0	0	0
8	Benicewicz Property	2	0	0	0
9	Knott Property	3	0	0	0
10	Carriage Hills Townhouses- 1 st Material Amendment	0	18	0	0
11	Prince Georges Close	10	0	0	0
12	13324 Fork Road	2	0	0	0
13	5714 Williams Road	2	0	0	0
14	Dolfield Townhouses- 1 st Material Amendment	0	0	24	0
15	Blum Property	5	0	0	0
16	201 Sudbrook Lane	3	0	0	0
17	Avgerinos Property	3	0	0	0
18	Towson Mews PUD	34	0	0	0
19	4511-4515 Bucks School House Road- 1 st Material Amendment	6	0	0	0
20	The Townes at Gunpowder Falls	0	0	28	0
21	Helfrich- Section 2	0	0	62	0
22	Delight Quarry- 1 st Material Amendment	0	0	0	27
23	Cook, Stephen W. Property	3	0	0	0
24	W. Wallace Lanahan Property	3	0	0	0
25	Farzadegan and Shamszad Property Parcel 2	2	0	0	0
26	Reed, Charles J. Property (Parcel 2)	1	0	0	0
27	Westbury Section 8 Westfield- Greens Property	3	0	0	0
28	Muir Kenneth Property	2	0	0	0
29	Furnkas Property	3	0	0	0
30	Falbo Property	2	0	0	0
31	Sisolak Property	3	0	0	0
32	Bais Hamedrash	1	0	0	0
33	Suburban Greene	0	0	36	0
34	735 Essex Ave	2	0	0	0
35	Hoffmaster Property	37	0	0	0
36	101 York Road PUD	0	0	0	0
37	Troyer Property- Resub of Lot 2	1	0	0	0
38	Osprey Pointe	16	0	0	0
Grand Total		163	18	150	694

Source: Baltimore County Government, approved plans, 2015.

In addition, 28 non-residential development plans – including 16 limited exemptions, 11 major developments, and one planned unit development (PUD) were approved in 2015 (Table 2) for retail, industrial, institutional, mixed-use, office, or other uses.

The square feet for the limited exemption plans account for 59.73% of the total in the approved non-residential development plans in 2015. The approved plans for mixed use development were prevailing, representing 60.56% of the total square feet. The PUD is the plan for the 101 York Road project that proposes a 611-bed dormitory with some retail and a restaurant.

In addition, four development projects – Jesus House Baltimore Expansion (limited exemption), Goucher College (major), Corporate Headquarters (limited exemption), and Noxell Property (major) – together represented 74.42% of the total square feet approved in 2015.

Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2015

Project Track	Project Count	Square Feet by Use Type						Total
		Retail	Industrial	Institutional	Mixed Use	Office	Other	
Limited Exemption	16	41,616	0	133,534	865,252	67,530	8,000	1,115,932
Major Development	11	20,333	0	330,840	256,768	135,000	0	742,941
Planned Unit Development	1	0	0	0	9,300	0	0	9,300
Total square feet by use type		61,949	0	464,374	1,131,320	202,530	8,000	1,868,173
Percent total square feet		3.32%	0.00%	24.86%	60.56%	10.84%	0.43%	100.00%

Source: Baltimore County Government, approved development plans, 2015.

Percent total square feet = total square feet by use type / total square feet (1,868,173)

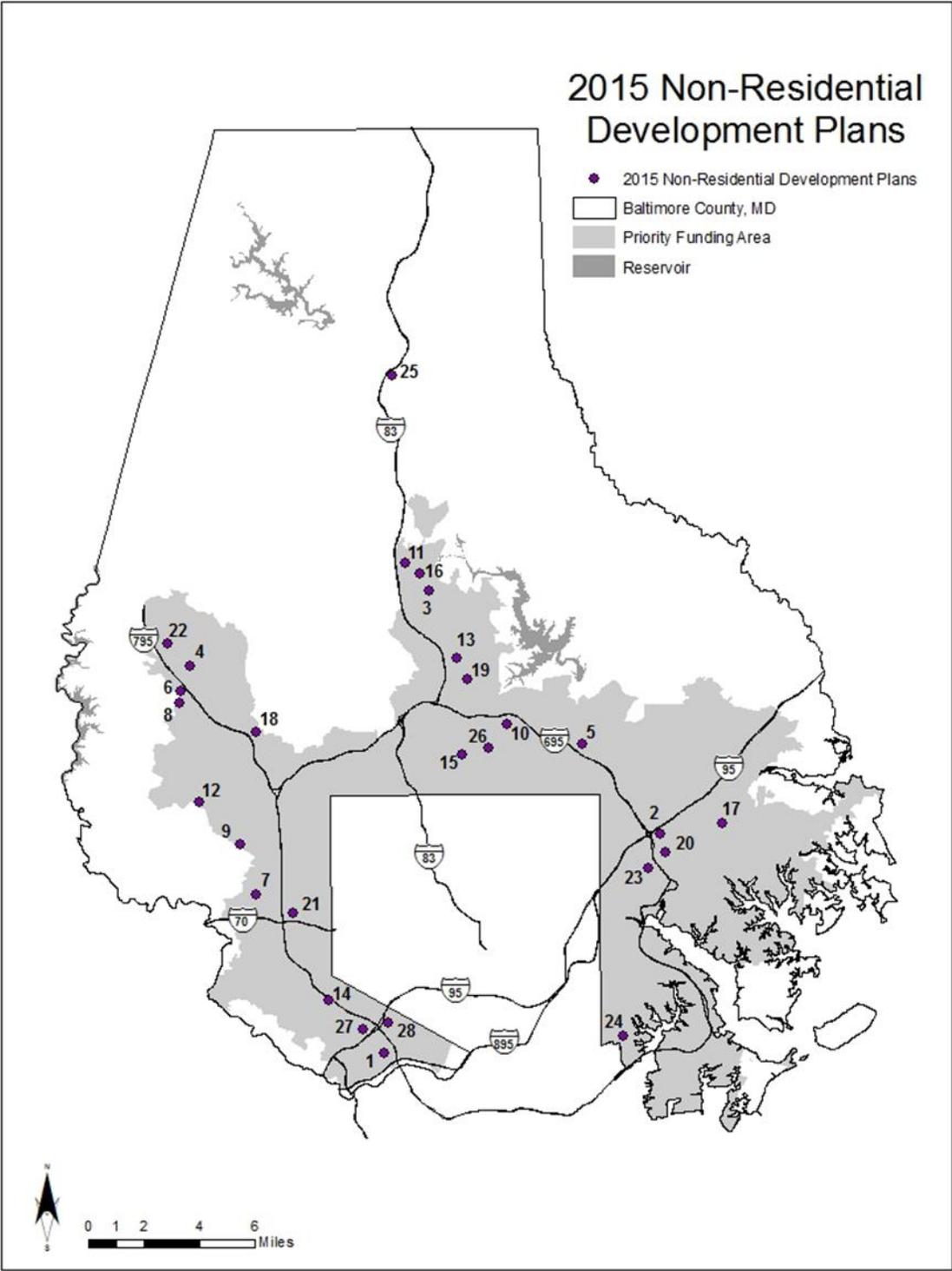
"Other" is the Solovyousky Property proposing a flex space.



The Baltimore Sun, June 30, 2015: The 101 York project proposed by DMS Development will feature student housing and retail space, the front of the building faces York Road. At left is the Towson University Marriott (Rendering provided by Marks, Tho).

2015 Non-Residential Development Plans

- 2015 Non-Residential Development Plans
- Baltimore County, MD
- Priority Funding Area
- Reservoir



Map Key for Approved Non-Residential Plans, 2015

Key	Plan Name	Type	Square Feet	Plan Area (Acre)
1	TPDH Properties, LLC	Mixed	4,876	2.23
2	Franklin Square Mixed Use Development	Mixed	71,112	37.15
3	Bill Kidds Volvo	Commercial	4,500	1.50
4	Royal Farms Store 180	Commercial	5,166	2.46
5	2100 East Joppa Road	Office	8,921	0.41
6	Your Space Self Storage	Mixed	10,400	6.58
7	Rolling Run Tech Park	Office	58,609	5.61
8	Easter Court Property- 5th Refinement to CRG	Mixed	78,680	28.40
9	Jesus House Baltimore Expansion	Institution	103,534	9.25
10	Goucher College (CRG Plan)- 7th Amendment	Institution	330,000	297.51
11	Texas Roadhouse	Commercial	7,163	24.26
12	Advance Auto Parts	Commercial	6,400	1.11
13	Timonium Square, Lot 2- 5th Refinement to JSPC Plan	Commercial	4,000	2.03
14	Corporate HQ- Anchored Mixed Use Project- 1 Refinement	Mixed	831,600	17.32
15	Gilchrist Center for Hospice Care	Institution	840	2.60
16	Noxell Property- 6th Amendment Plan	Office	135,000	3.06
17	Al Packer Ford Property- 3rd Development Refinement Plan	Commercial	9,933	22.15
18	Northwest BMW/Honda (6th Refinement)	Commercial	4,742	2.90
19	Church of the Nativity	Institution	30,000	13.82
20	Ferraro and Spanellis LLC Property	Commercial	3,400	1.58
21	Morning Star Baptist Church of Baltimore County	Mixed	28,776	8.54
22	Solovyousky Property	Other	8,000	0.78
23	Rosedale Federal Savings and Loan Association	Commercial	3,200	2.16
24	Family Dollar	Commercial	8,320	1.79
25	Royal Farms #185	Commercial	5,125	6.11
26	101 York Road Planned Unit Development	Mixed	9,300	2.05
27	Arbutus Station	Commercial	27,576	2.46
28	Beltway Business Community (Lot 6B)	Mixed	69,000	7.60
Grand Total			1,868,173	513.42

Source: Baltimore County Government, approved plans, 2015.

A-1-2. Occupancy and Razing Permits

Occupancy permits. Table 3 shows that in 2015, the number of units constructed for occupancy was 1,508. This figure was higher than that in 2014 (1,225). Table 3 also exhibits that approximately 82.29 % of residential units built in 2015 were single-family structures (SFA, SFD, or SFSD). The single family attached structures were predominant among all units and all single family units, representing 52.06% of the total units in occupancy permits issued in 2015. The multi-family's share was 17.71 %.

Table 3. New Residential Units in Occupancy Permits, 2015

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	267	17.71%
Single Family Attached (SFA)	785	52.06%
Single Family Detached (SFD)	448	29.71%
Single Family Semi-Detached (SFSD)	8	0.53%
<i>All single family units</i>	<i>1,241</i>	<i>82.29%</i>
Total Residential Units	1,508	

Source: Baltimore County Government, occupancy permits, 2015.

Percent total units = units by type / total residential units (1,508)



Occupancy permits for non-residential construction indicate that the square feet or percent share of retail development represents the largest use type among the non-residential buildings constructed in 2015 (Table 4). The square feet or percent share of the office uses ranked second, yet far lower than the retail use. The significant construction of retail uses is attained for a continued growth of population, business establishments, or tourism in the county and proves that the county's economy is service-oriented, which is also evident the federal economic data.

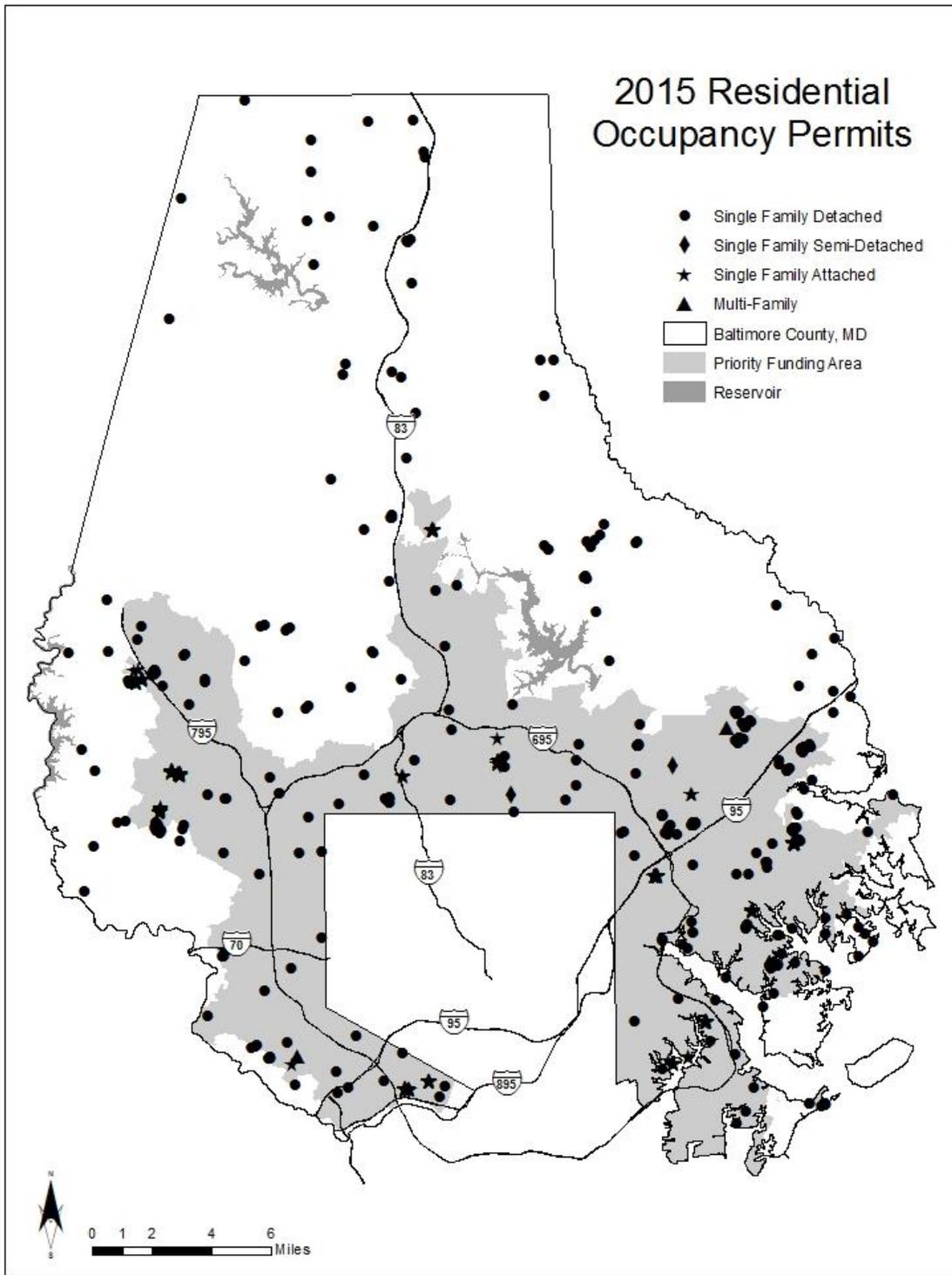
Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2015

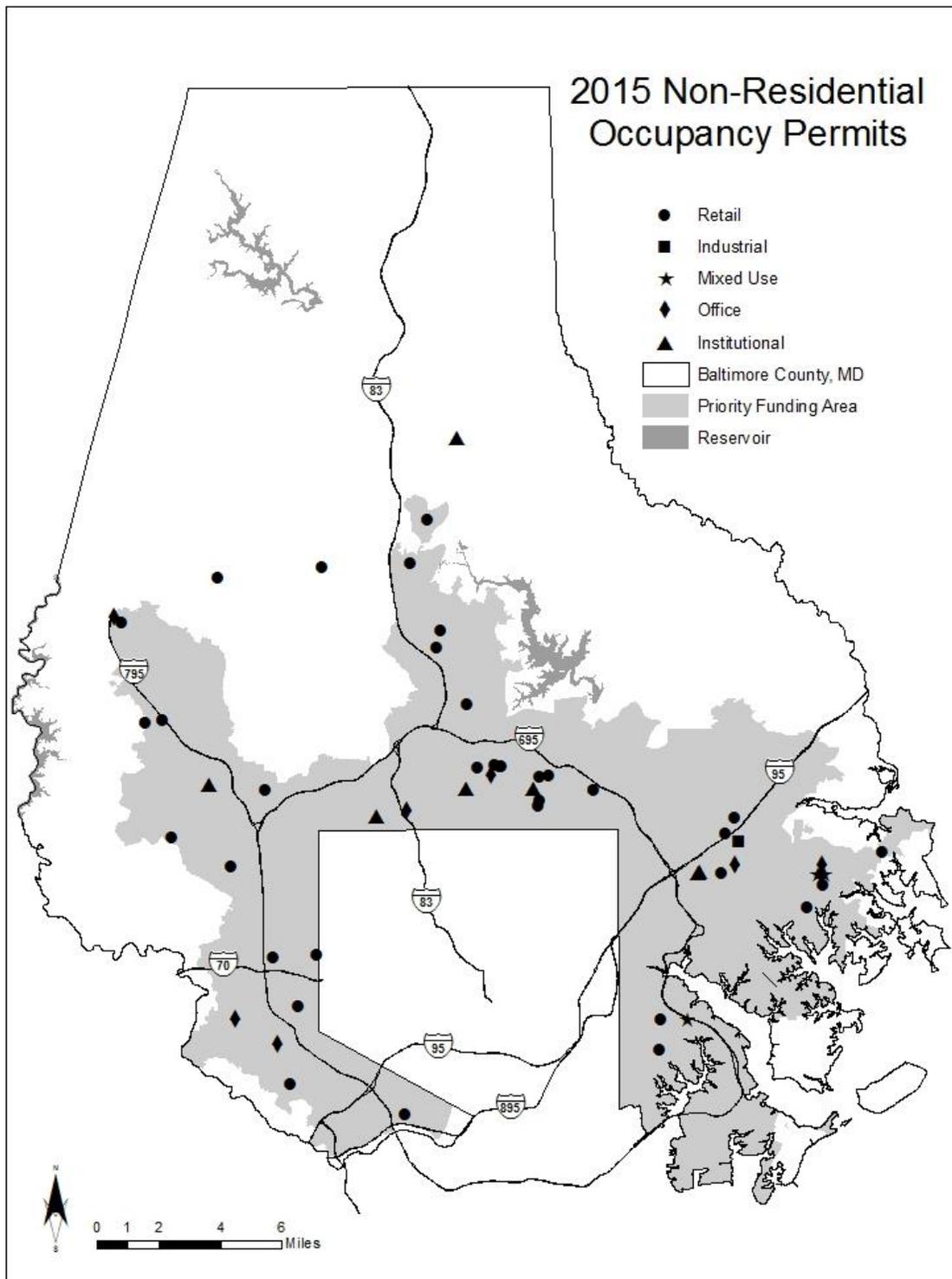
Data Type	Use Type					Total
	Retail	Industrial	Mixed Use	Office	Institutional	Square Feet
Square Feet by Use Type	846,012	192,000	147,519	231,690	40,199	1,457,420
<i>Percent total square feet</i>	<i>58.05%</i>	<i>13.17%</i>	<i>10.12%</i>	<i>15.90%</i>	<i>2.76%</i>	<i>100.00%</i>

Source: Baltimore County Government, occupancy permits, 2015.

Percent Total Square Feet = square feet by use type / total square feet (1,457,420)

2015 Residential Occupancy Permits







Rebusiness Online, July 7, 2015: St. John Properties Inc. has started construction on 9,500 square feet of additional retail space within Windsor Office Park in Milford Mill. The retail space will address the need for restaurants and shopping that can be accessed during lunch hours by the existing business community in the area. St. John Properties expects to have the space available for occupancy in late 2015.

Razing permits. There were 89 units in residential razing permits issued in Baltimore County in 2015 (Table 5). In comparison, 105 units were issued with razing permits in 2014. All of the residential units issued with razing permits in 2015 were single family detached structures. Like in 2012, 2013, and 2014, there were no razing permits issued for multi-family structures.

Table 5. Residential Units in Razing Permits, 2015

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	0	0.00%
Single Family Attached (SFA)	0	0.00%
Single Family Detached (SFD)	-89	100.00%
Single Family Semi- Detached (SFSD)	0	0.00%
Total Residential Units	-89	

Source: Baltimore County Government, razing permits, 2015
 Percent total units = units by type / total residential units (-89)

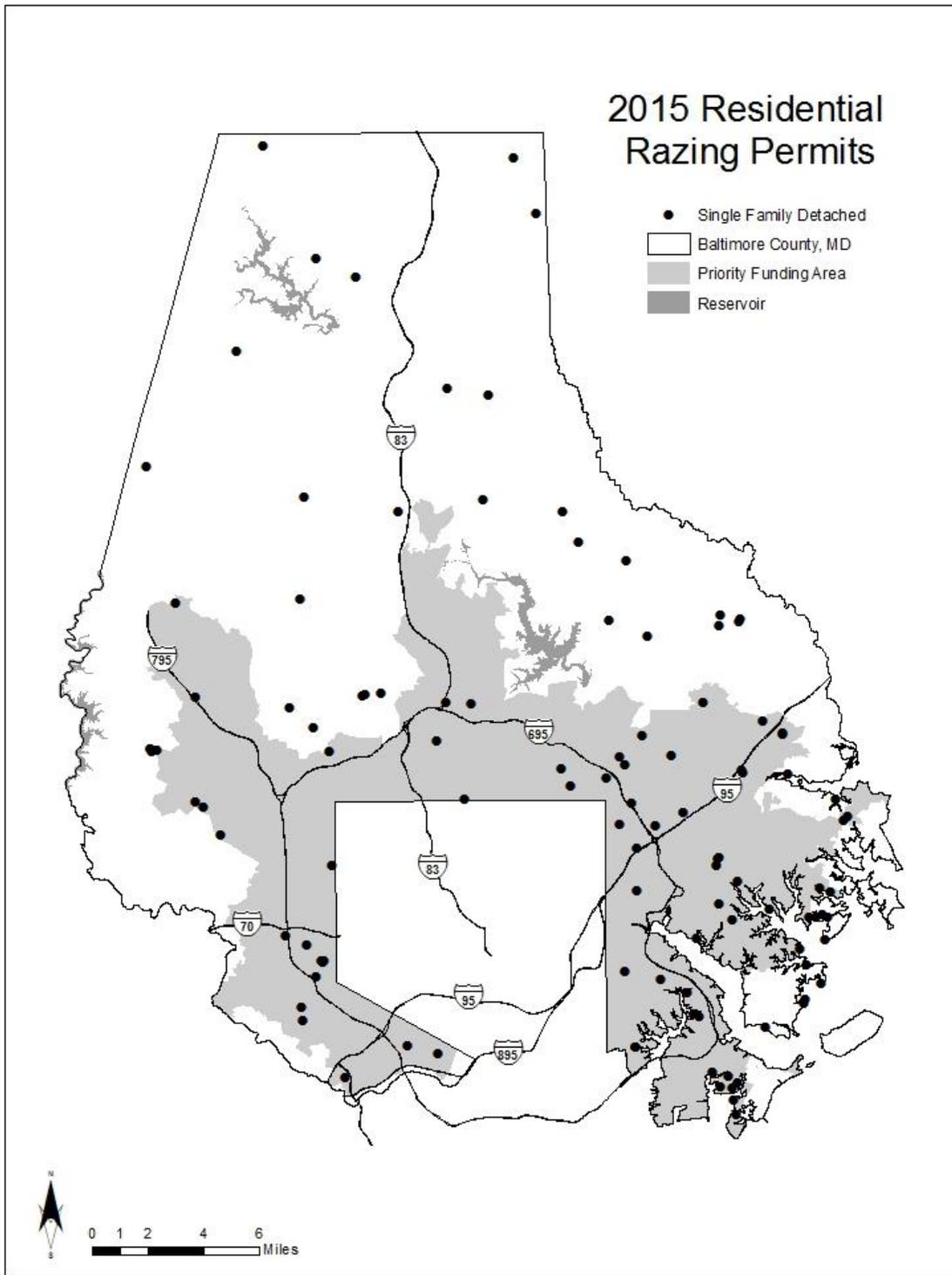
Table 6 displays that the non-residential razing permits were issued largely for industrial and office uses in terms of square footage, accounting for 38.57% and 33.87% of the total respectively. The razing permits for industrial uses were issued for demolishing maintenance structures, sheds, or warehouses. The razing permit for “Other” is for a firehouse demolition.

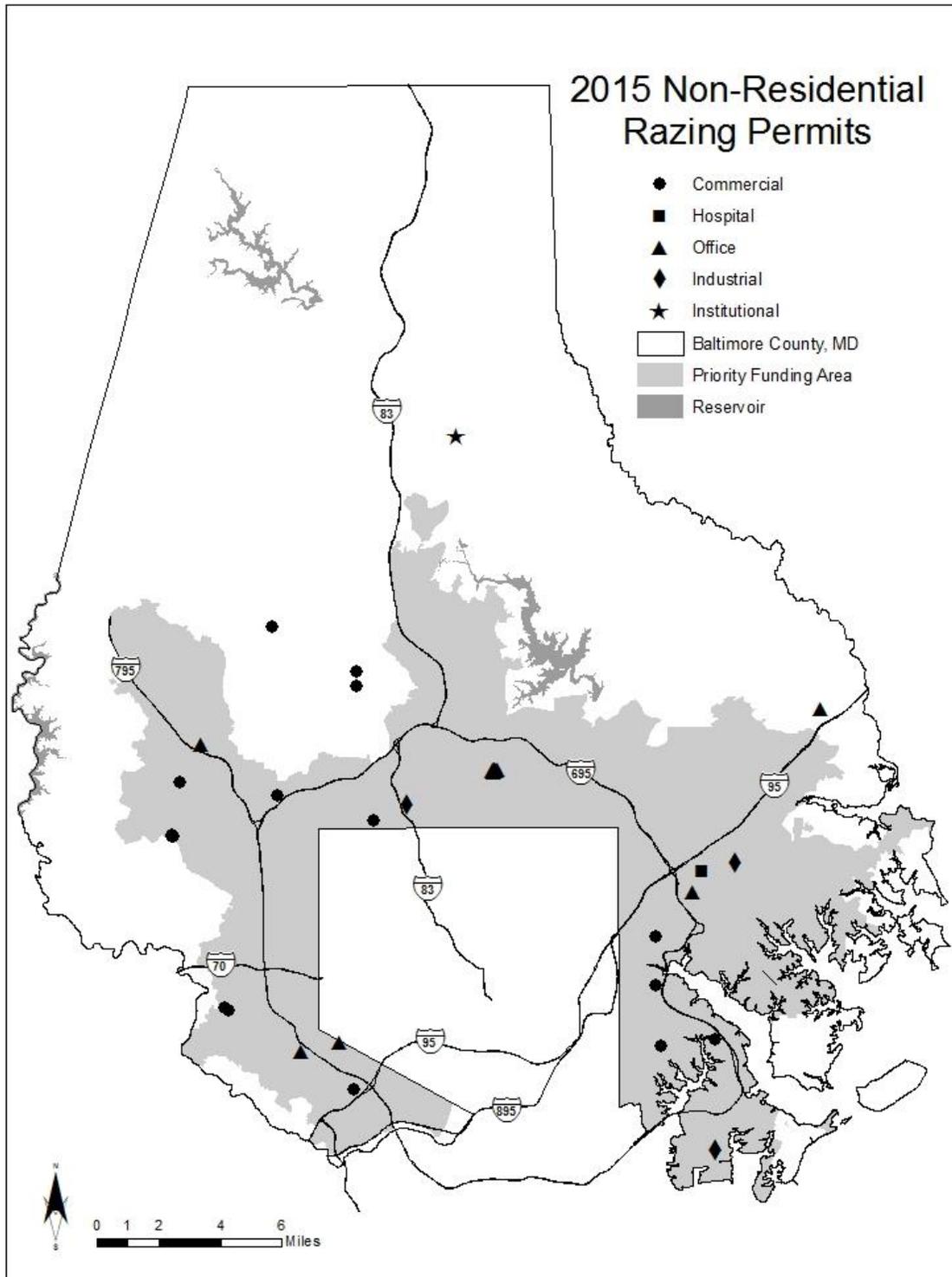
Table 6. Square Footage of Non-Residential Uses in Razing Permits, 2015

Data Type	Use Type					Total
	Retail	Industrial	Other	Office	Institutional	
Square Feet by Use Type	146,951	240,324	22,000	211,016	2,750	623,040
<i>Percent total square feet</i>	<i>23.59%</i>	<i>38.57%</i>	<i>3.53%</i>	<i>33.87%</i>	<i>0.44%</i>	<i>100.00%</i>

Source: Baltimore County Government, razing permits, 2015.
 Percent total square feet = square feet by use type / total square feet (623,040)

2015 Residential Razing Permits





A-1-3. Zoning Map Corrections

There was no granted zoning map correction in 2015.

A-1-4. Legislative Text Amendments

In 2015, the Baltimore County Council adopted legislative bills or resolutions with regard to the county's development, which are consistent with the county's *Master Plan 2020*. Those adopted legislative bills and resolutions are summarized as the follows:

Adopted Legislative Bills, 2015

Bill No.	Council Member	Bill Summary
No. 16-15	Jones	FOR the purpose of providing certain regulations for a state designated transit oriented development located in the C.T. District of Owings Mills; providing certain exceptions to the general height, area, use, parking and sign regulations for a transit oriented development located in the C.T. District of Owings Mills and generally relating to transit oriented development in the C.T. District of Owings Mills.
No. 26-15	Bevins	FOR the purpose of amending the Zoning Regulations to permit a community building by special exception in the R.C.2 (Agricultural) Zone; and generally relating to the R.C.2 (Agricultural) Zone.
No. 46-15	Marks	FOR the purpose of eliminating certain subareas and creating new subareas in the Honeygo Area; deleting certain terms; deleting the area threshold limits; establishing new subarea limits; prohibiting the transfer of authorizations and granting of a variance to transfer authorizations for a project that spans two subareas; providing certain exemptions; amending the Zoning Commissioner's powers pertaining to variances; and generally relating to the Honeygo Area.
No. 51-15	Bevins	FOR the purpose of repealing the Official Chesapeake Bay Critical Area Map and Chesapeake Bay Critical Area Modified Buffer Area Maps; adopting the new Chesapeake Bay Critical Area Geodatabase to replace these maps; making conforming changes to the Baltimore County Code and Baltimore County Zoning Regulations; and generally relating to the Official County Chesapeake Bay Critical Area Map Geodatabase.
No. 53-15	Bevins & Quirk	FOR the purpose of providing the definition of a Regional Outlet Shopping Center; permitting such a use under certain circumstances in the B.L. (Business, Local) and M.L.-I.M. (Manufacturing, Light-Industrial Major) zones; and generally relating to a Regional Outlet Shopping Center.
No. 66-15	Kach, Crandell & Marks	FOR the purpose of authorizing the application of the N.C. District to certain property owned by Baltimore County; and generally relating to the Neighborhood Commons Overlay District
No. 68-15	Kach	FOR the purpose of amending the Zoning Regulations to permit a winery in the Manufacturing, Light (M.L.) Zone; and generally relating to the Manufacturing, Light (M.L.) Zone.
No. 86-15	Crandell	FOR the purpose of permitting certain uses on certain large tracts of land in the Manufacturing, Heavy (M.H.) Zone by right and by special exception; providing for the process of development for uses permitted by right on certain large tracts in the Manufacturing, Heavy (M.H.) Zone; and generally relating to the Manufacturing, Heavy (M.H.) Zone.
No. 92-15	Marks	FOR the purpose of exempting a certain portion of the Honeygo District from the prohibition on panhandle lots in the Honeygo Area.

Source: Baltimore County Council.

Adopted Resolutions, 2015

Resolution No.	Council Member	Resolution Summary
No. 5-15	Almond	For the purpose of amending the boundaries of the Pikesville Commercial Revitalization District.
No. 6-15	Bevins	To adopt the Baltimore County, Maryland 2005-2006 Land Preservation, Parks and Recreation Plan Update (LPPRP Update) as part of the Master Plan 2020.
No. 7-15	Marks	Designating the Towson community as a design review area.
No. 10-15	Marks	For the pending Towson Mews Planned Unit Development in accordance with County law for creation of an open area and improvement to a future park.
No. 18-15	Bevins	Supports and gives its consent to the application to designate the Chesapeake Enterprise Zone
No. 23-15	Quirk & Jones	For the purpose of amending the boundaries of the Arbutus Commercial Revitalization District.
No. 25-15	Bevins	To adopt the Baltimore County Multi-Hazard Mitigation Plan in compliance with the Federal Disaster Mitigation Act of 2000
No. 32-15	Bevins	To rank five Rural Legacy Area Plan applications submitted to the Maryland Department of Natural Resources for consideration and approval by the Maryland Rural Legacy Board for funding in fiscal year 2016.
No. 37-15	Marks	To amend the Towson Business Core Design Principles in order to more comprehensively and more appropriately permit development in line with the vision for Towson as described in Master Plan 2020.
No. 39-15	Marks	To encourage Baltimore County Public Schools and Baltimore County Government to bank land for future school siting and construction in order to alleviate current and projected overcrowding in the County's public schools.
No. 47-15	Bevins	To approve the review of a proposed planned unit development in Middle River in accordance with County law to allow a combination of single family detached dwellings and townhomes up to 207 units total and corresponding signage as needed.
No. 56-15	Jones	To approve the review of a proposed planned unit development in Owings Mills for a residential apartment community with 72 units in accordance with County law.
No. 57-15	Jones	To approve the review of a proposed planned unit development in accordance with County law to allow the entire 18± acre PUD area (Quarry Place) to be used for retail/commercial purposes consistent with the regulations pertaining to the BM zone.
No. 66-15	Marks	Designating the Towson Estates Community as a design review area.
No. 67-15	Marks	To amend the Perry Hall Community Plan, as amended by Resolution 61-12, to provide further guidelines for Design Panel review of development plans
No. 73-15	Marks	For the purpose of expanding the Towson Commercial Revitalization District.
No. 75-15	Bevins	To approve the application by the Dundalk Renaissance Corporation for financing of Baltimore Regional Neighborhood Initiative Projects directly from state agencies.
No. 89-15	Quirk	Requesting the Planning Board to recommend to the County Council the manner in which open space waiver fees may be used to meet the County's local open space needs as those needs are identified in the Baltimore County Land Preservation, Parks and Recreation Plan.
No. 90-15	Marks	To amend certain Local Open Space Waiver fees. The County Administrative Officer concurs with the recommendation of the Department of Planning retain the existing fee structure and all exemptions.
No. 98-15	Bevins	For the purpose of approving the extension of the sanitary sewer system of the County in the Middle River Area.
No. 102-15	Bevins	To approve the application and receipt of financing from state agencies for a Community Legacy Project, the Winters Lane Housing Rehabilitation Project
No. 107-15	Bevins	To approve the County's contribution toward the purchase of certain development rights easements on four properties.

Source: Baltimore County Council.

A-1-5. Comprehensive Plan or Plan Elements

Sustainable Communities. In February 2015, the Maryland Department of Housing and Community Development (DHCD) approved one sustainable community in Baltimore County. The new sustainable community – Northwest Gateway -- joined the Pulaski Highway Redevelopment Area, Catonsville/Patapsco, Greater Dundalk, Hillendale/Parkville/Overlea, Towson, and Reisterstown Main Street for strengthening reinvestment and revitalization in residential or business communities within the PFA.

The Northwest Gateways area is the seventh Sustainable Community in Baltimore County. It targets the Liberty and Reisterstown Road corridors and includes various commercial revitalization nodes, the Fieldstone and Sudbrook Park historic districts and the Old Court and Millford Mill Metro Stations. Key revitalization strategies include renovating or redeveloping deteriorating commercial buildings and strip shopping centers, improving aesthetic appeal of streetscape, upgrading curbs, sidewalks, alleys and other infrastructure, offering no or low-interest loans to low-moderate income home owners for energy efficiency upgrades and working with the State Highway Administration to improve pedestrian, bike and transit access (Source: Maryland Department of Housing and Community Development, February 2015).

Water and Sewerage Master Plan Update. Baltimore County's Urban Rural Demarcation Line (URDL) has been an effective growth management tool for more than 40 years. The PFA, Metropolitan District Line, and zoning classifications are the primary mechanisms for evaluating water and sewer changes in Baltimore County.

In May 2015, the Maryland Department of the Environment (MDE) completed the review of the Cycle 32 Amendment (Case 14-01 for the Timothy Norris property) to the 2011 Baltimore County Water Supply and Sewerage Plan. During MDE's review of the referenced Amendment, the Maryland Department of Planning (MDP) advised MDE that the Amendment be consistent with the county's *Master Plan 2020*. MDE granted the approval to Case 14-01 to change the sewer service designation from an existing S-5 (Master Plan Area) to S-3 (Capital Facilities Area). The water service designation will remain unchanged as W-1 (Existing Service Area). Thereby, MDE approved this Cycle 32 Amendment to the 2011 Baltimore County Water Supply and Sewerage Plan.

A-1-6. School Facilities

The southwest area. The Baltimore County FY2016 Adopted Capital Budget authorized \$44,893,000 for funding the construction of additional elementary seats for schools in the southwest area. An addition is programmed for Westchester Elementary School to be completed in August 2016. Catonsville, Relay, Westowne, and Lansdowne elementary schools are programmed for replacements.

The northwest area. The new, 700-seat, Lyons Mill Elementary School on the Ballard Property was opened in August 2015.



Baltimore County Public Schools: Lyons Mill Elementary School opened in August 2015. This new school is located in the Owings Mills area.

The central area. The Baltimore County FY2016 Adopted Capital Budget authorized \$1,027,000 for funding the construction of additional elementary seats for schools in the central area. Padonia will add 75 to 155 seats through a reconfiguration resulting from the construction of an adjacent new community center. The addition will be completed and opened in August 2018.

The northeast area. The Baltimore County FY2016 Adopted Capital Budget authorized \$2,800,000 for funding the construction of a new, 700-seat elementary school in this area.

A-1-7. Transportation Facilities

In 2015, 15 road projects were constructed or extended, totaling 3.39 miles in length. Among those projects, 11 (or 2.64 miles) were constructed within the PFA, accounting for 77.88% of the total length in 2015. Four of them, totaling 0.75 mile, were located outside the PFA. The limited amount of roads constructed in the rural area of the county does not have a significant impact on the county's development patterns. The road construction or extension is consistent with the county's growth management goals and objectives in *Master Plan 2020*.

No.	Type	Road Name	From	To	Mile		
					Total	In PFA	Out PFA
1	NEW	BARRANCO CT	WOODBINE AV	WOODBINE AV	0.05	0.05	-
2	NEW	WEITZ MANOR LA	SILVER SPRING RD	SILVER SPRING RD	0.1	0.1	-
3	NEW	MISTY MORNING DR	HILLTOP RD S.	HILLTOP RD S.	0.23	0.23	
4	NEW	MOON CRADLE LA	MISTY MORNING DR	MISTY MORNING DR	0.14	0.14	
5	EXTENSION	WESTFORD RD	VALLEYFIELD RD	SPRINGVALE DR	0.39	0.39	
6	NEW	HOLLY CREST DR	WESTFORD RD	SPRINGVALE DR	0.06	0.06	
7	NEW	SPRINGVALE DR	HOLLY CREST DR	HOLLY CREST DR	0.28	0.28	
8	NEW	MONTCLAIR CT	MD45 YORK RD	YORK RD	0.44	-	0.44
9	EXTENSION	WEYWOOD DR	HANOVER PIKE	HANOVER PIKE	0.1	-	0.1
10	EXTENSION	MITCHELL DR	WESTMINSTER PIKE	WESTMINSTER PIKE	0.03	-	0.03
11	NEW	RAINTREE CT	GREENSPRING AV	GREENSPRING AV	0.18	-	0.18
12	EXTENSION	DIETZ PL	CHAPEL RD	CHAPEL RD	0.08	0.08	-
13	NEW	COUNTRY FARM RD	RED LION RD	RED LION RD	0.6	0.6	-
14	EXTENSION	CAMPBELL BL	MACINTOSH CT	VAN WINKLE LA	0.33	0.33	
15	EXTENSION	DOLFIELD BL	MILLPOND CT	CHURCH RD	0.38	0.38	
Sum					3.39	2.64	0.75

Source: Baltimore County Department of Public Works, 2015.

A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether or not the development in 2015 is consistent with:

- Each other regarding development patterns
- The recommendations of the last annual report
- The adopted plans of the local jurisdiction
- The adopted plans of all adjoining local jurisdictions
- The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan

Development patterns, public facilities improvement, and legislative amendments in Baltimore County in 2015 continued to prove the county's commitment and success in the direction and processes regarding planning and growth management.

As indicated previously, the new residential and non-residential development, designation of sustainable communities, public facilities improvement, and new legislation and resolutions all compellingly prove that Baltimore County has been vigorous in maintaining its growth management policies to ensure quality and sensible development within the PFA and preserve resources outside the PFA.

Baltimore County is steadfast, on the foundation of success in previous decades, to continuing its effective collaboration with the state agencies, Baltimore Metropolitan Council, neighboring jurisdictions, and all other stakeholders for a sustainable future.

A-3. Process Improvements

Baltimore County continues to implement the policies and actions of *Master Plan 2020* that will improve the development process and planning activities. The approved designations of sustainable communities will assist in providing the resources needed to strengthen the viability of neighborhoods and businesses financially and strategically within their boundaries.

In addition to the physical development of land, Baltimore County is proactive in advocating and providing fair housing for its diverse residents. The overall objective of the Housing Opportunities Program is to improve housing stock and preserve neighborhoods by working with community-based organizations, creating homeownership opportunities, assisting homeowners to bring their residences up to Baltimore County codes and standards, and to stimulate the development and redevelopment of high quality multifamily housing for county renters.

The county's commitment within its fiscal capacity is to ensure that each of its residents has the resources to enjoy a high quality of life and that each of its communities is livable and attractive. Among these resources is the right of fair and equal access to housing that is decent, safe, sanitary, and affordable. Baltimore County is making an effort to maintain its institutional and financial capacity to ensure the availability of housing for all its citizens.

The Department of Planning also updates the *Development Guide* that provides housing developers who desire to develop affordable housing with information to apply for Baltimore County supplemental funding for the development of new construction or rehabilitation of affordable housing in accordance with the county's requirements.

A-4. Ordinances or Regulations

Over the years, numerous zoning ordinances or regulations have been adopted or changed, which implement the planning visions of the state Land Use Article. Baltimore County will continue to ensure that future amendments to the legislation or regulations as effective mechanism for the master plan implementation shall be in concert with the state's planning goals and objectives. In 2015, the legislative changes as indicated in Section A-1-3 and A-1-4 fundamentally demonstrated zoning designations and regulations consistent with *Master Plan 2020*.

Section B. Adequate Public Facilities

B-1. Adequate Public Facilities Ordinance for Schools

The *Adequate Public Facilities Ordinance for Schools* is required in the *Annual Report on Growth* in an even year per requirements of the Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland*.

The *Baltimore County Code* as of March 1, 2000 requires that the Department of Planning create regulations to assess development impact on schools. The adopted *School Impact Regulations* outline requirements developers need to submit to the Department of Planning in order to determine the impact of projects with a residential component on public school facilities.

The Baltimore County Board of Education released September 30, 2015 enrollment and state rated capacity for the 2015-2016 school year in March 2016, because of the Board's reevaluation of the Public School System's enrollment methodology. The maps and summary of the 2015-2016 APFO School Report will be included in the *2016 Annual Report on Growth*.

B-2. Water, Sewerage, and Transportation Capacity

In accordance with Subsection 4A01.3.E of the Baltimore County Zoning Regulations, annual updates to maps of areas within Baltimore County that are deficient with respect to Public Water Service, Public Sewer Service and Transportation are required. Building permits may be withheld or deferred in areas designated as deficient on these maps.

On May 4, 2015, Bill 28-15 was signed and enacted by the Baltimore County Council, adopting the revised maps. The following maps are hereby adopted and identified as follows and displayed on pages 26, 27, and 28:

- 2015 Basic Services Sewerage Map;
- 2015 Basic Services Water Supply Map; and
- 2015 Basic Services Transportation Map

B-2-1. Water and Sewerage

Water Services. The Department of Public Works indicated that there were no deficiencies in public water status known to exist in 2015.

Sewerage Services. The Department has monitored and closed Sanitary Sewer Overflows (SSO) #47 (DuBois Avenue), #104 (Sussex Road Bridge), and #105 (Sussex Road Alley). The areas of concern upstream of these SSOs #104 and #105 have been removed from the Basic Services Map. The area of concern upstream of SSO #47 has not been removed from the Basic Service Map as this area is still upstream of SSO #130 (Bagley Avenue).

The Department of Public Works has completed several rehabilitation projects and has been performing post-monitoring to determine the projects' effectiveness. In addition, the Department

has had projects in construction and design that would eventually eliminate the areas of concern. This, however, does not mean that those areas have unlimited development potential. All developments are evaluated hydraulically on a case-by-case basis and determinations have been made to see if the development will need downstream supplementation.

B-2-2. Transportation

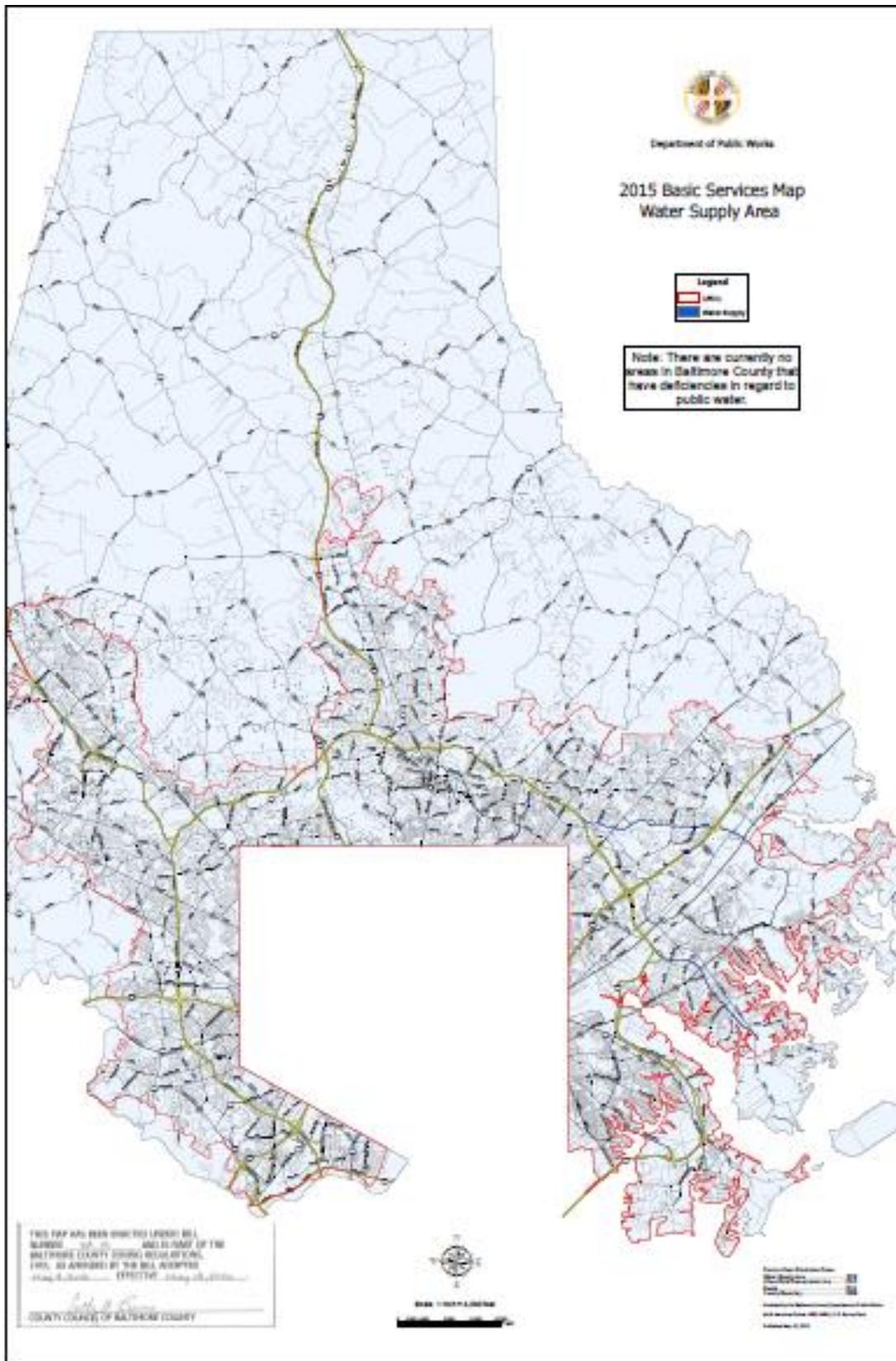
The Department of Public Works recommends the following changes to the Transportation Map for 2015, based on the studies of all signalized intersections (LOS: Level of Service):

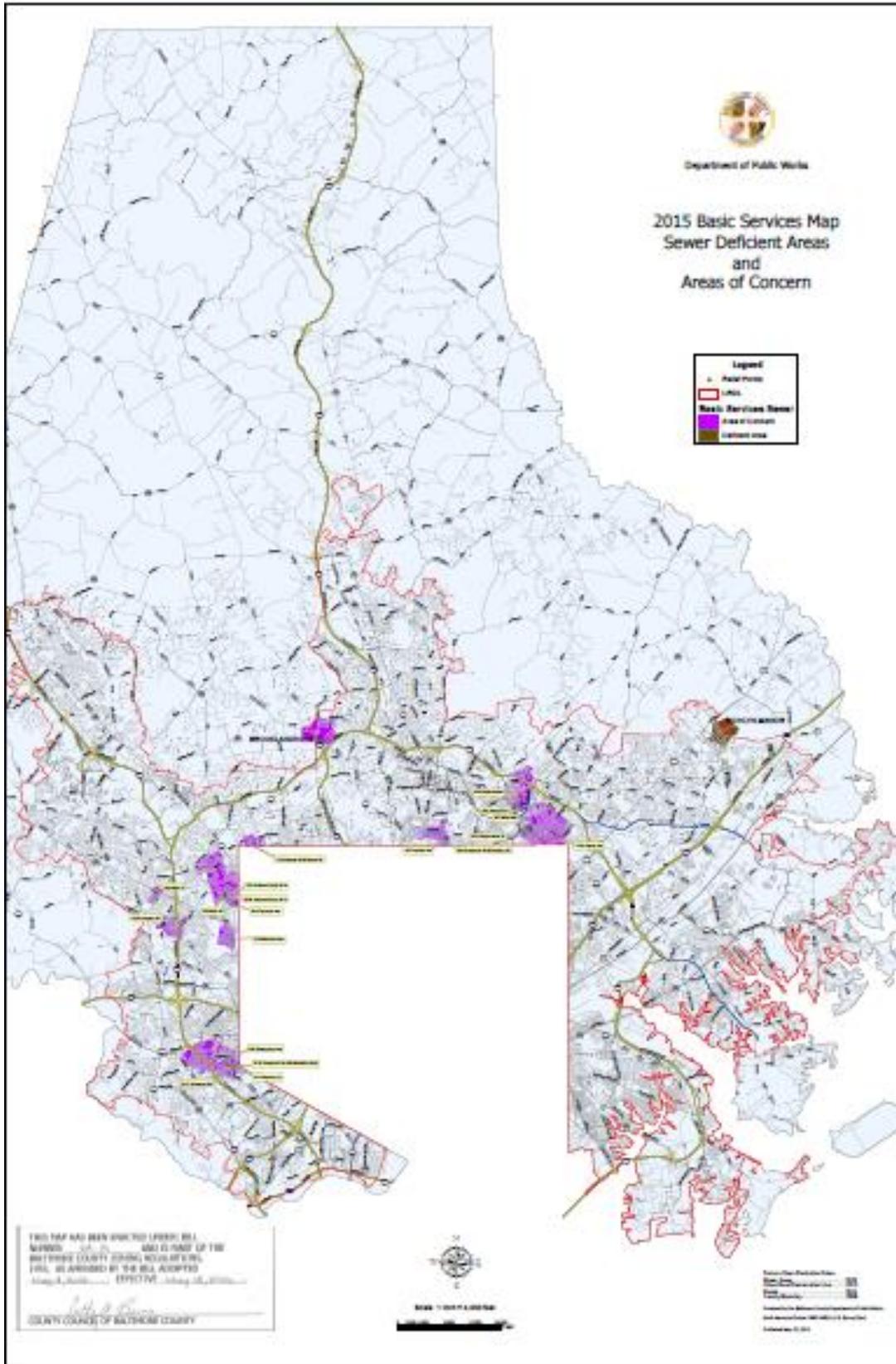
- Additions: York Road (MD 45)/Fairmount Avenue, LOS-D
- Deletion: Eastern Avenue (MD 150)/Stemmers Run Road, LOS-C (D on 2014 Map)
- Other changes:
 - Pulaski Highway(US 40)/Ebenezer Road, LOS D to E
 - Falls Road (MD 25)/Greenspring Valley Road, LOS D to F
 - Perring Parkway (MD41)/Joppa Road, LOS E to D

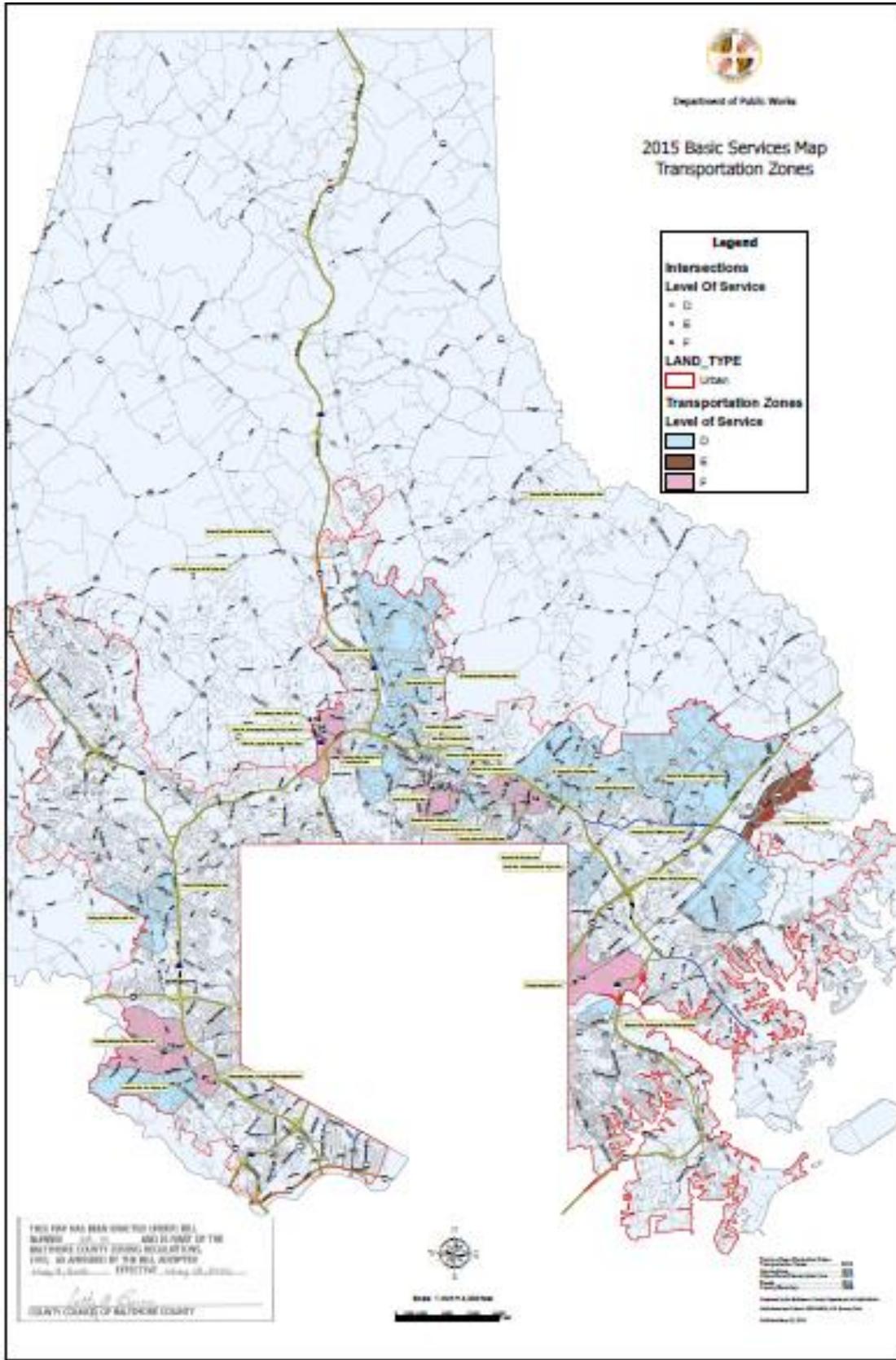
The 2015 Basic Services Transportation Map identifies the E and F level intersections throughout the county, which also reflects the above addition, deletion, and changes:

Loch Raven Blvd (MD 542) /E. Joppa Rd	LOS = F
Falls Rd (MD 25) /W. Seminary Ave (MD 131)	LOS = F
Falls Rd (MD 25) /W. Joppa Rd	LOS = F
Falls Rd(MD 25)/Greenspring Valley Rd	LOS = F
Frederick Rd (MD 144) and Bloomsbury Ave-Ingleside Ave	LOS = F
Baltimore National Pike(US 40)/N. Rolling Rd	LOS = F
York Rd(MD 45)/Burke Ave	LOS = F
Perring Pkwy(MD 41)/Putty Hill Ave	LOS = F
Pulaski Hwy(US 40)/66 th Street	LOS = F
Pulaski Hwy(US 40)/Ebenezer Rd	LOS = E

Numerous attempts were made by the Maryland State Highway Administration to retime the traffic signals at the intersections noted above. Following these timing changes, field observations were conducted but these intersections remained at the D, E, or F levels (Level of Service). The Department will continue to work with the Maryland State Highway Administration on the timings and system coordination and hope that some improvements can be realized in the future, especially at York Road (MD 45)/Fairmount Avenue.







Section C. Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

C-1. Measures and Indicators

This section furnishes and furthers detailed data analyses on residential and non-residential development in 2015 with reference to the Maryland’s Priority Funding Areas (PFAs). The analysis results show that Baltimore County continued to direct the development within the PFA and made progress achieving its preservation goals for areas outside the PFA.

C-1-1. Growth Within and Outside the PFA

Table 7 through 14 point out that in 2015, Baltimore County continued its legacy of growth management by directing the majority of development within the PFA. This long-term effort has been in accordance with Maryland’s smart growth principles and land use legislations, 12 visions outlined in the state’s smart growth principles, and goals and objectives highlighted in the county’s *Master Plan 2020*. Table 7 shows that 98.34 % of residential units (1,008 out of 1,025) in approved development plans were within the PFA. Twelve (12) major subdivisions, 16 minor subdivisions, and all two PUDs were within the PFA. Among SFD units, 89.57% were within the PFA. Seven minor subdivisions and one major subdivision (Blum Property, 5 units) were planned outside the PFA.

Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2015

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision	Total	13	64	18	150	694	926
	Inside PFA	12	59	18	150	694	921
	Outside PFA	1	5	0	0	0	5
Minor Subdivision	Total	23	65	0	0	0	65
	Inside PFA	16	53	0	0	0	53
	Outside PFA	7	12	0	0	0	12
Limited Exemption	Total	0	0	0	0	0	0
	Inside PFA	0	0	0	0	0	0
	Outside PFA	0	0	0	0	0	0
Planned Unit Development	Total	2	34	0	0	0	34
	Inside PFA	2	34	0	0	0	34
Total units by type			163	18	150	694	1,025
Units by type in PFA			146	18	150	694	1,008
Percent units in PFA of total			89.57%	100.00%	100.00%	100.00%	98.34%

Source Baltimore County Government, approved development plans, 2015.

Percent Units in PFA of total = units by type inside PFA / total units by type.

The majority of approved development for non-residential buildings – retail, institutional, office, mixed-use, or other projects -- was all located within the PFA (Table 8). The retail use outside the PFA is a 5,125-square foot Royal Farms store off Mount Carmel Road in Parkton. Even though it is outside the PFA, the site for this plan is located in Growth Tier 2a. The approved non-residential development proves that the county continued to expand businesses to ensure job creation and provide services in areas where infrastructure is in place or planned.

Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2015

Project Track	Location of PFA	Project Count	Square Feet by Use Type						Total
			Retail	Industrial	Institutional	Mixed Use	Office	Other	
Limited Exemption	Total	16	41,616	0	133,534	865,252	67,530	8,000	1,115,932
	Inside PFA	15	36,491	0	133,534	865,252	67,530	8,000	1,110,807
	Outside PFA	1	5,125	0	0	0	0	0	5,125
Major Development	Total	11	20,333	0	330,840	256,768	135,000	0	742,941
	Inside PFA	11	20,333	0	330,840	256,768	135,000		742,941
	Outside PFA	0	0	0	0	0	0	0	0
Planned Unit Development	Total	1	0	0	0	9,300	0	0	9,300
	Inside PFA	1	0	0	0	9,300	0	0	9,300
	Outside PFA	0	0	0	0	0	0	0	0
Total Square Feet by Use Type			61,949	0	464,374	1,131,320	202,530	8,000	1,868,173
Square feet inside PFA			56,824	0	464,374	1,131,320	202,530	8,000	1,863,048
Percent total feet inside PFA of total			91.73%	-	100.00%	100.00%	100.00%	100.00%	99.73%

Source: Baltimore County Government, approved development plans, 2015.

Percent total feet inside PFA of total = square feet inside PFA / total square feet by use type

C-1-2. Occupancy and Razing Permits

Occupancy permits. Among all 1,508 new residential units that were permitted for occupancy in 2015, 93.04 % were within the PFA and the remaining 6.96 % were built outside the PFA (Table 9). SFD units within the PFA approximated 76.56% of the total SFD units (343 in number).

Table 9. New Residential Units Built by Housing Type by PFA in Occupancy Permits, 2015

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-Family (MF)	267	267	100.00%	0
Single Family Attached (SFA)	785	785	100.00%	0
Single Family Detached (SFD)	448	343	76.56%	105
Single Family Semi-Detached (SFSD)	8	8	100.00%	0
Total Residential Units	1,508	1,403		105
<i>Percent Units inside or outside PFA of total units</i>		93.04%		6.96%

Source: Baltimore County Government, occupancy permits, 2015.

Percent units by type = number of units inside PFA by type / units by type

Percent units inside or outside PFA of total units = number of units inside PFA / total residential units (1,508)

Table 10 illustrates that in 2015, non-residential construction was predominately (98.77%) situated within the PFA for sustained growth in the urban setting where residential and business communities have been established, existing or planned infrastructure has been in place. Specifically, all the industrial uses, mixed use, and office were built within the PFA. Approximately 98.77% of retail uses and 81.12% of institutional uses were constructed within the PFA. The uses that were outside the PFA include a live/work unit for a farm off Belmont Road in Reisterstown, an addition to a store at the corner of Falls Road and Shawan Road, and additional faculty housing to a private school (Oldfields School) off Glencoe Road in Sparks.

Table 10. Square Footage of Non-Residential Uses by PFA in Occupancy Permits, 2015

Data Type	Use Type					Total
	Retail	Industrial	Mixed Use	Office	Institutional	Square Feet
Total Square Feet by Use Type	846,012	192,000	147,519	231,690	40,199	1,457,420
Square feet by use type inside PFA	835,612	192,000	147,519	231,690	32,609	1,439,430
<i>Percent total square feet by use type</i>	98.77%	100.00%	100.00%	100.00%	81.12%	98.77%
Square feet by use type outside PFA	10,400	0	0	0	7,590	17,990
<i>Percent total square feet by use type</i>	1.23%	0.00%	0.00%	0.00%	18.88%	1.23%

Source: Baltimore County Government, occupancy permits, 2015.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

Razing permits. Table 11 shows that in 2015, among 89 dwelling units issued with razing permits, 61.80 % were within the PFA; 38.20 % were outside the PFA. There was a reduction of residential units issued in razing permits from 2014 to 2015 (105 vs. 89 respectively).

Table 11. Residential Units by PFA in Razing Permits, 2015

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-family (MF)	0	0	0.00%	0
Single Family Attached (SFA)	0	0	0.00%	0
Single Family Detached (SFD)	-89	-55	61.80%	-34
Single Family Semi-Detached (SFSD)	0	0	0.00%	0
Total Residential Units	-89	-55	61.80%	-34
<i>Percent units inside PFA of total units</i>		61.80%		38.20%

Source: Baltimore County Government, razing permits, 2015.

Percent units by type = number of units inside PFA by unit type / units by type

Percent units inside PFA of total units = number of units inside PFA / total residential units

Table 12 shows that 84.64% of non-residential uses issued in razing permits were within the PFA. All the industrial and other uses issued in razing permits were within the PFA. Roughly 96.59% of the office uses in razing permits were within the PFA. Outside the PFA, the retail

uses were for demolishing a swim club house and structures on a golf course in Lutherville, a clubhouse in Kingsville, and a dormitory in Sparks (Oldfields School).

Table 12. Square Footage of Non-Residential Uses by PFA in Razing Permits, 2015

Location of PFA	Use Type					Total
	Retail	Industrial	Other	Office	Institutional	
Total Square Feet by Use Type	146,951	240,324	22,000	211,016	2,750	623,040
Square feet by use type inside PFA	60,851	240,324	22,000	203,816	330	527,320
<i>Percent total square feet by use type</i>	<i>41.41%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>96.59%</i>	<i>12.00%</i>	<i>84.64%</i>
Square feet by use type outside PFA	86,100	0	0	7,200	2,420	95,720
<i>Percent total square feet by use type</i>	<i>58.59%</i>	<i>0.00%</i>	<i>0.00%</i>	<i>3.41%</i>	<i>88.00%</i>	<i>15.36%</i>

Source: Baltimore County Government, razing permits, 2015.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

C-1-3. Net Density in Development

Table 13 portrays that for all approved residential plans in 2015, the net density for residential units per acre within the PFA was explicitly higher than outside the PFA (14.14 vs. 0.34). The net density of the minor or major subdivisions within the PFA was greater than the units per acre in the minor or major subdivisions outside the PFA respectively. The two approved PUDs were within PFA. Information in Table 13 is evident that the county has achieved much denser development within the PFA in compliance with the Maryland smart growth principles and its goals in *Master Plan 2020*.

Table 13. Total Acreage and Density of Residential Development in Approved Plans, 2015

Project Track	Location of PFA	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	921	361.17	2.55
	Outside PFA	5	18.75	0.27
Minor Subdivision	Inside PFA	53	42.0709	1.26
	Outside PFA	12	159.2748	0.08
Limited Exemption	Inside PFA	0	0	0
	Outside PFA	0	0	0
Planned Unit Development	Inside PFA	34	3.29	10.33
	Outside PFA	0	0	0
Total units inside PFA		1,008	406.53	14.14
Total units outside PFA		17	178.02	0.34
Sum		1,025	584.55	14.49

Source: Baltimore County Government, approved development plans, 2015.

Net density = total units / total acres

Table 14 presents that in 2015, most of the total square footage for non-residential uses in the approved development plans was within the PFA, indicating the continued or emerging needs of residential and business expansion in the urbanized area. Data on approved non-residential development plans also signify the county’s mission on promoting non-residential uses by utilizing existing or planned infrastructure within the PFA. As mentioned in C-1-1, the approved plan for a retail use outside the PFA is a 5,125-square foot Royal Farms store in Growth Tier 2a off Mount Carmel Road in Parkton.

Table 14. Total Acreage and Density of Non-Residential Development in Approved Plans, 2015

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	1,110,807	94.61	11,741.03
	Outside PFA	5,125	6.11	838.79
Major Development	Inside PFA	742,941	410.65	1,809.17
	Outside PFA	0	0	0
Planned Unit Development	Inside PFA	9,300	2.05	4,536.59
	Outside PFA	0	0	0
Total		1,868,173	513.42	18,925.57

Source: Baltimore County Government, approved development plans, 2015.

Net density = total square feet / total acres

C-1-4. Development Capacity Analysis

Baltimore County updates the development capacity analysis every three years. The first report on the county’s development capacity analysis was issued in October 2010. The analysis is based on a GIS model that identifies residential vacant or under-developed parcels and calculates the potential for new residential units based on zoning. This calculation results in the maximum residential development capacity figure for land within the PFA.

The model also calculates the potential number of units based on a historical density factor. This factor was developed by averaging the actual density of development constructed in each residential zone during the last 5 years. The model takes into account stream and slope affected parcels and adjusts the final figures accordingly. This calculation results in a moderate or more realistic development capacity figure. The residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

The most recent development capacity analysis was done for 2014 using the last adopted comprehensive zoning maps. The outcome was reported in the *2014 Annual Report on Growth*. The next analysis will be performed after the 2016 Comprehensive Zoning Map Process (CZMP). The County Council may make the final decision on zoning reclassifications in summer or autumn 2016.

C-1-5. Land Preservation

Baltimore County has initiated policies and launched programs to protect the county's agricultural and natural resources. The county has established a nationally recognized land preservation strategy via advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection strategies through a network of land trusts.

As of the end of 2015, a total of 63,554 acres of land have been preserved through permanent easements, amounting to 79.44% of the *Master Plan 2020* goal of 80,000 acres. The acreage of land in easements augmented decreased from 883 acres in 2014 to 726 in 2015. The county's land preservation endeavors encompass a number of different programs, being funded by the state government, county government, private entities, or via donations. Others were achieved through requirements as part of the development process.

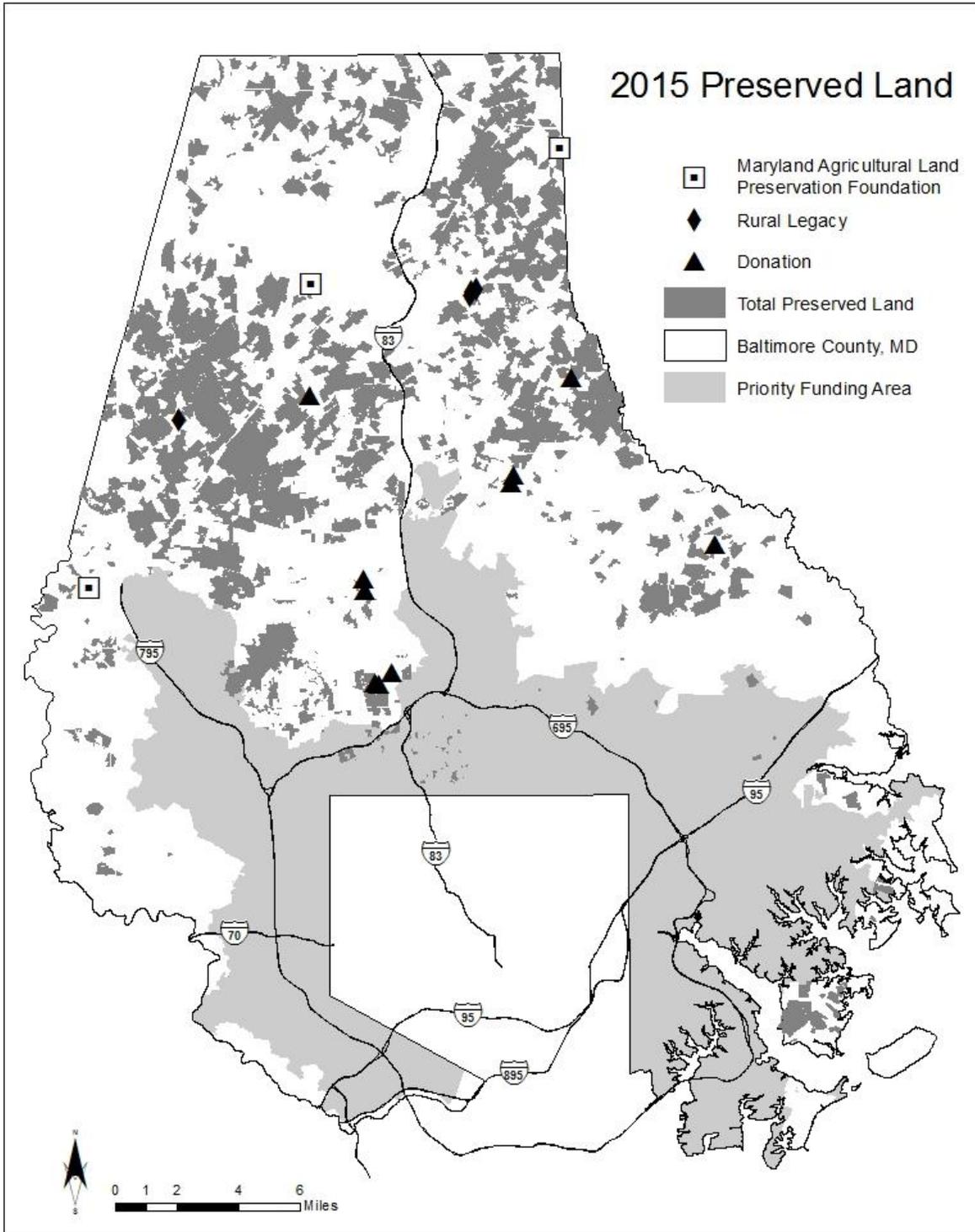
Summary of Preservation Easements in 2015

Type	Acres	Percent of Total
Donated	413	56.89%
Purchased Rural Legacy Easements	145	19.97%
Maryland Agricultural Land Preservation Foundation	168	23.14%
Total	726	100.00%

Source: Baltimore County Government, 2015.



Maryland Department of Natural Resources: Preservation of the Moore and Skaggs Property permanently protects 31 acres and its tree-lined streams filter polluted runoff of tributaries leading to Loch Raven Reservoir and Gunpowder Falls.



C-2. Compliance with the County Land Use Goal

Baltimore County established its land use goal over 40 years ago by creating the Urban-Rural Demarcation Line (URDL) that corresponds to the PFA and establishes land preservation programs to protect the rural area. The URDL, in large part, has remained consistent, with one-third of the county designated as urban, and two-thirds as rural.

For decades, Baltimore County has continued to enact regulations and zoning changes as effective mechanisms to implement the master plan for strengthening its growth management policies. The success of master plan implementation is evident in the consecutive decennial censuses, showing that 90% of the county's population resides within the PFA. The county has been a leader in sensible development and growth management in Maryland and the nation.

With the adoption of *Master Plan 2020* in November 2010, Baltimore County has continued its commitment to maintaining the PFA by achieving the master plan's three goals:

- Continue the Success of Growth Management;
- Improve the Built Environment; and,
- Strengthen Resource Conservation and Protection.

As a maturing jurisdiction, Baltimore County has become innovative and productive in maintaining and enhancing quality of life for its residents and businesses of various scales. Subsequently, the county has flourished in the locale or Baltimore-Washington market. The county has begun a new phase in its development -- redevelopment, to efficiently reuse land while continuing to grow and thrive. Through its land development policies and regulations, the county ensures that redevelopment is taking place in areas where infrastructure exists or is suitably planned for sustainable growth.

As part of redevelopment, the designation of sustainable communities have proven to be an effective instrument to revitalize aging or dilapidated areas in order to regain the vitality of residential and business communities. Baltimore County has been preparing specific project applications for receiving the state funding resources to rejuvenate these areas.

In order to continue sensible development and managed growth in the future, a variety of resources is needed in Baltimore County. The county's capital improvement program is prioritized on upgrading or expanding the county's public schools and maintaining other public infrastructure or facilities. The county continues to ensure that the capital expenditures will maintain and enhance vibrant communities for county residents, nourish economic development, preserve natural resources, and conserve cultural heritage.

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