

MINUTES
Baltimore County Planning Board Meeting,
May 21, 2009

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Minutes
May 21, 2009

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Chair Mr. Edward Gilliss called the regularly scheduled meeting of the Baltimore County Planning Board to order at 4:05 p.m. The following Board members were:

Present

Dr. Robert Gregory
Mr. Wayne C. McGinnis
Mr. Dennis P. Hoover
Ms. Dorothy Foos
Mr. William Moore (5:15)
Mr. Dean Hoover
Mr. Gordon K. Harden, Jr.
Mr. Adam T. Sampson
Mr. Gerard Wit (4:20)
Mr. H. Edward Parker

Absent

Mr. Paul Miller
Mr. Robert J. Palmer
Mr. Aaron Dock
Ms. Nellie Grinage

County staff present included Pat Keller, Jeff Long, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeff Mayhew, Bruce Seeley, Lloyd Moxley, and Jen Nugent from the Office of Planning.

Review of today's Agenda

The agenda was revised to include the addition of the Landmarks Preservation Commission's Report of May 14, 2009. The revised agenda is filed as Appendix A.

Minutes of the May 7, 2009 meeting

Mr. Dennis Hoover moved the acceptance of the minutes of the May 7, 2009 meeting as published. The motion was seconded by Ms. Dorothy Foos and passed unanimously at 4:07 p.m. Absent were Messrs. Dock, Palmer, Miller, Wit, Moore, and Ms. Grinage. A copy of the approved Minutes of the May 7, 2009 meeting is filed as Appendix B.

Items for Introduction

1. Request for a Planned Unit Development, (PUD), PDM No. XII-153, known as Yorkway. Introductory remarks by Office of Planning Staff

Mr. Moxley introduced the request for a Planned Unit Development (PUD) known as Yorkway, located in the 7th Councilmanic District, N & S/S Yorkway; N Shipway. The applicant proposes a Planned Unit Development (PUD) of 66 single-family detached dwellings on 12.38 total acres of D.R. 5.5 zoned property.

The County Council found the site is eligible for County review and by adoption of Resolution No. 9-09 approved the continued review of the PUD in accordance with Section 32-4-242. A Pre-Concept Plan Conference was held on March 3, 2009, a Concept Plan Conference on April 6, 2009, and a Community Input Meeting on April 27, 2009. As detailed in the Report of the Planning Staff, which is filed as Appendix C, (and also available on line at

www.baltimorecountymd.gov/agencies/planning/PUD/index.html), the proposed PUD:

- Will provide a community benefit by providing improvements to Heritage Park, which serves the greater Dundalk community
- Is in keeping with the Master Plan 2010's urban strategy
- Is compatible with the eight objectives as spelled out in Section 32-4-402 of The Baltimore County Code
- The eight Modifications of Standards allow for redevelopment design that meets the goals of the Master Plan, allows the housing types desired by the Community and is compatible to the neighborhood.

The Planning Staff recommends approval with conditions, which are also spelled out under Recommendations in the Staff Report filed as Appendix C and on line. A Public Hearing is scheduled for June 4, 2009.

Questions raised centered on 2-foot set back on end units and what concerns came out of the Community Input Meeting. Mr. Parker noted that the developer held many meetings with the community and incorporated their feedback. He supports the project.

2. Request for a Planned Unit Development, (PUD), PDM No. II-739, known as Plinlimmon. Re-introductory remarks by Office of Planning Staff. Item for re-introduction and initial discussion

Ms. Lanham re-introduced the Board to the Plinlimmon PUD and Involvement of a Historic structure. The proposal first came before the Planning Board in November of 2008. Questions were raised at that time that required research, and, although there were Minutes of the meeting, there were technical difficulties with the recording. It was, therefore, decided to re-introduce the proposal at this time and hold another Public Hearing, which is scheduled for June 4, 2009.

Using a PowerPoint and referring to the Third Amended Comments, which are filed as Appendix D, (and also available on line at www.baltimorecountymd.gov/agencies/planning/PUD/index.html), Ms. Lanham described the proposal to develop the site located in the 4th Councilmanic District at 9401 Lyons Mill Road; E Lyonswood Drive. The proposal envisions 646 residential units (346 single family attached, 300 multi-family) along with 24,000 square feet of retail and office space, 53 acres of green space of which 16.2 acres is public space and the preservation and reuse of the existing historic structure, including community gathering space on the 105-acre site, which is zoned DR 3.5, DR 5.5 and DR 16.

Ms. Lanham highlighted:

- History from the Council’s passing of Resolution 84-07 stating eligibility for review to setting date for June 4, 2009 Public Hearing
- Conformity with 2010 Master Plan
- Compatibility Report
- Community Benefit: 14 acres, at least 10 of which shall not be environmentally constrained; approximately 75 dwelling units “workforce housing;” approximately 209 dwelling units age-targeted
- Role of the Planning Board
- Modification of Standards as detailed in the Staff Report (filed as Appendix D and online)
- Agency Review (No comments that would prevent from proceeding)
- Historic Involvement of structure on the Final Landmarks National Register of Historic Places #70
- Issues identified at the November 6, 2009, including schools/school site, architectural, road improvements trail, and rental versus for-sale units.
- Recommendations: (See the 21 spelled out under Recommendations in the Staff Report filed as Appendix D and online.)

Dean Hoover expressed concerns about garage entries/widths. Applicant will detail at the Public Hearing June 4, 2009.

Item for discussion and vote

3. Broadmead, Petition for Urban-Rural Demarcation Line (URDL) relocation

Mr. Mayhew reviewed the property owner’s request to move the URDL line to coincide with a zoning map change enacted in the 2008 CZMP. The property is located in the 3rd Councilmanic District, at 13801 York Road, Hunt Valley. During the 2008 CZMP, two zoning map issues were filed by Broadmead, Issue 3-041 and Issue 3-079. These issues requested D.R. 5.5 zoning on approximately 11.3 acres of R.C. 6 zoned property, and the requests were granted. As Mr. Mayhew demonstrated with maps that are filed as Appendix E, the net change to the URDL is 1.6 acres.

Mr. Harden moved that the Baltimore County Planning Board recommends that the Urban Rural Demarcation Line (URDL) be amended along the Broadmead property to reflect the zoning changes made during the 2008 Comprehensive Zoning Map Process (CZMP). The new URDL will move the newly zoned DR 5.5 zoned area inside the URDL and move the existing RC 6 outside the UDRL as presented by the Office of Planning staff. Mr. Parker seconded the Motion, which passed unanimously at 4:59 p.m. Absent were Messrs. Miller, Palmer, Dock, and Ms. Grinage.

Item for continued discussion

4. The Preserve at Windlass Run, PDM No. XV-948

The Preserve at Windlass Run, PDM No. 15-948, located in the 6th District, SE/S Campbell Boulevard (Prop.); S White Marsh Bouelvard, proposes a Planned Unit

Development (PUD) of residential townhouse and single-family detached development of 424 units on 120.94± acres of land zoned BL (0.13+/- acres), DR 2 (1.09+/- acres), DR 3.5 (118.51+/- acres) and ML-IM-M43 (1.21+/- acres). The site is located to the west of the White Marsh Boulevard extension (MD Route 43) and the commercial Baltimore Crossroads @ 95 development.

Using a PowerPoint presentation, which is filed as Appendix F along with a copy of the Staff Report, a summary of comments from the community, emails from Ed Adams regarding Campbell Boulevard, and a chart of community associations in the area, Ms. Nugent updated the Board on issues raised at the last Board meeting.

- Demonstrate by-right development with 75-foot lots: The majority of the site is zoned DR 3.5. A by-right plan of 75-foot lots would allow for 150 single-family detached homes with specified open space. If all single-family homes were developed, the project would essentially result in reverse frontage or interior frontage, which the Planning Office does not feel would work.
- Reconcile the differences in the Master Plan and Community Plan relative to this project and density shown and the requirement for the 75-foot wide lot: Cited specifics of the plans which support the appropriateness of the PUD
- Provide the traffic study to show how the area will handle the traffic: Consider concerns about the impacts on Eastern Ave., etc. and lack of connectivity as well as the timeframe for the County to complete Campbell Blvd., which the developer stated is now a developer road rather than a capital project. Per Ed Adams Memo, filed as Appendix G, Campbell Boulevard will be broken into three phases of capital construction—MD 7 to US 40 (Phase 1) and US 40 to Bird River Road (Phase 2), and Bird River Road to MD 43 (Phase 3), which intended to be completely built by development. The timeline is not in a position to be firm at this point.
- Provide copies of documents to the Planning Board that were given to staff by speakers at the public hearing. These were passed out after the May 7, 2009 meeting and anything after that was emailed.
- Provide a list of area community associations coincident and adjacent to the property, when formed, membership, and position on this PUD: Information on the community associations, as much as was available, was communicated using a spreadsheet.

A copy of the Staff Report and other supporting material for the PUD can be found online at: www.baltimorecountymd.gov/agencies/planning/PUD/index.html

Other Business

5. Report of the Landmarks Preservation Commission Meeting of May 14, 2009

Mr. Dean Hoover highlighted the major issues of the Landmarks, which included denying the demolition request on the White & Covin House, placing “Notting Hill” on the Preliminary Landmarks List, and granting alterations to several properties. The report is filed as Appendix G.

Adjournment of the Board meeting

Dr. Gregory moved the adjournment of the Board meeting. The Motion was seconded by Mr. Parker and passed unanimously at 5:20 p.m. Absent were Messrs. Dock, Miller, Palmer, and Ms. Grinage.

bw

Approved 6/04/09