



Baltimore County
Department of Planning

Quarterly
Subdivision Report
April 1, 2012 – June 30, 2012



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Introduction

Baltimore County Department of Planning is pleased to present the Second Quarter 2012 Subdivision Report. This report tracks all development plans approved between April 1, 2012 and June 30, 2012. The Department of Planning compiles the data from plans forwarded from the Department of Permits, Approvals and Inspections.

The purpose of the Quarterly Subdivision Report is to monitor where development takes place in the County. The report helps evaluate the effectiveness of the growth management policies presented in Master Plan 2020. Future development will continue to be directed within The Urban Rural Demarcation Line (URDL) to help preserve agriculture and protect natural resources, including the drinking water reservoirs.

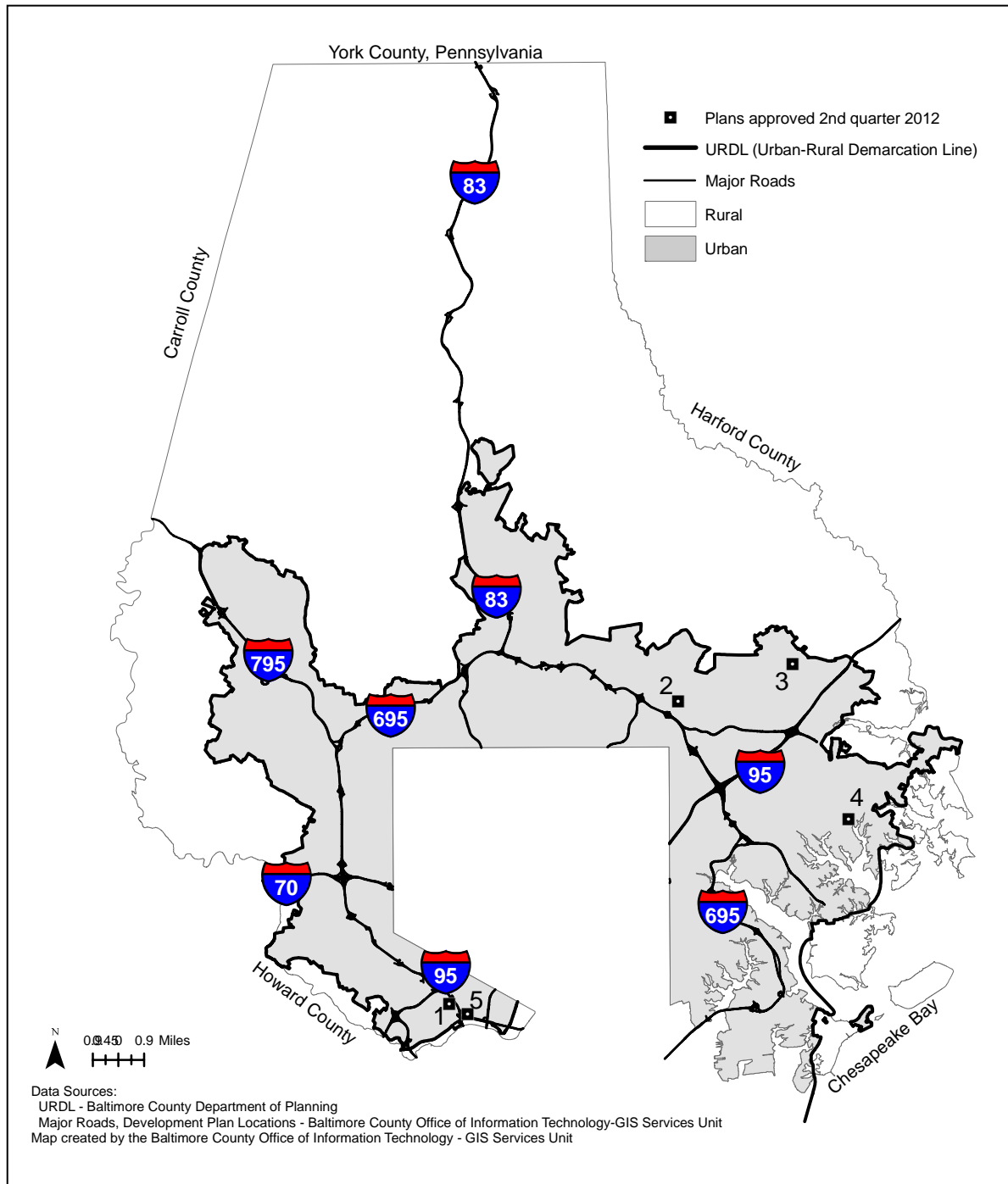
Implementation of these growth management policies are effective, evidenced by the fact that almost 55,000 acres of agricultural land are permanently preserved, working towards the goal of more than 80,000 acres in land preservation. Growth has been directed within the urban areas evidenced by the fact that approximately 90 percent of the County's residents live within the URDL.

In this report, information relating to all development plans is shown first followed by data relating to residential plans and then non-residential plans. The analyses compare the projects in regards to development type, zoning, and land management areas for the current quarter and for previous quarters. This report also includes housing permit data by dwelling type. The appendix presents data on each development plan approved during the second quarter of 2012. Organized alphabetically by project name, data found in this section include location, proposed units by number and development type, acreage, and zoning.

If you have any questions or comments, please contact the Department of Planning at 410-887-3211.

Development Summary

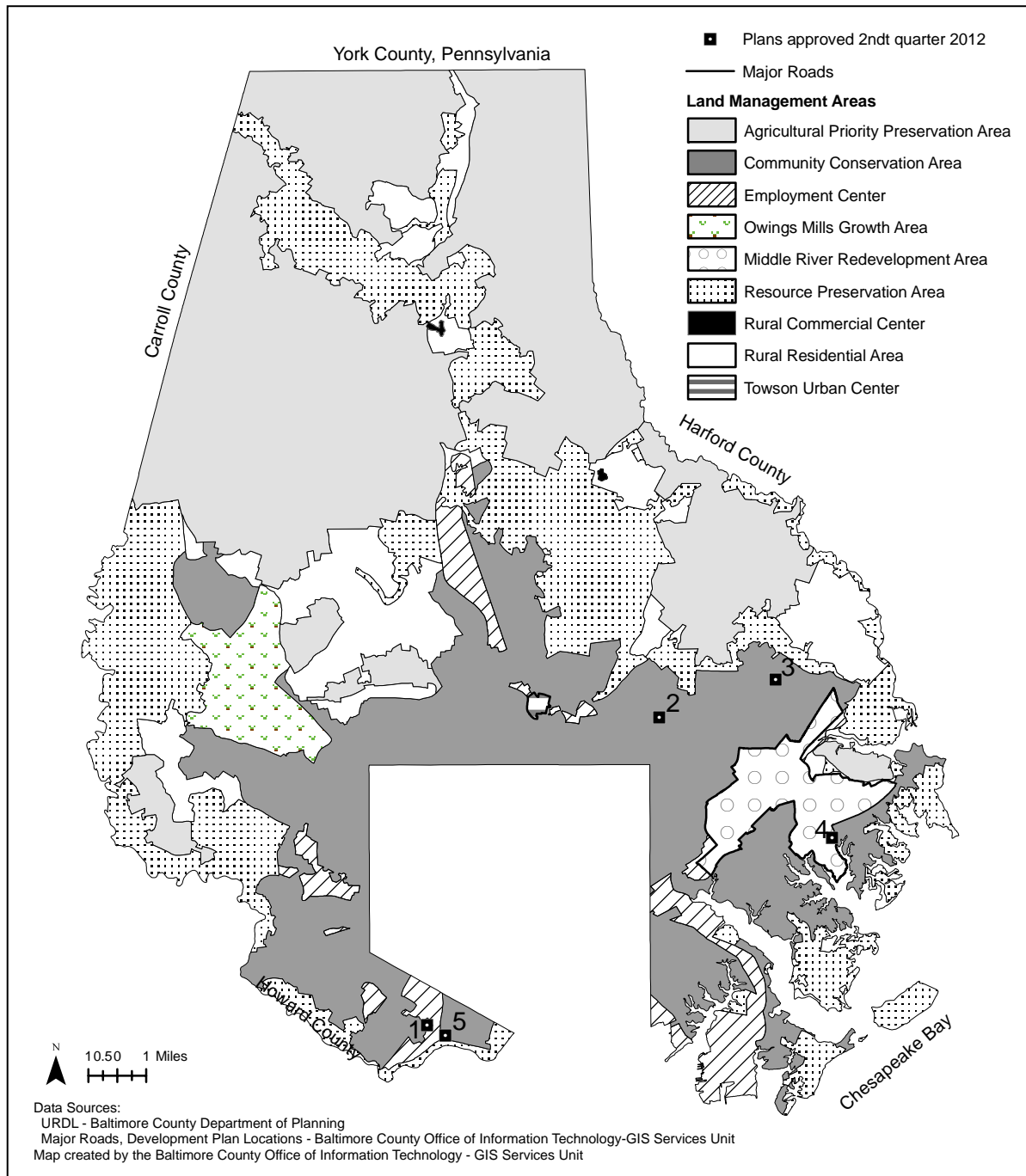
Between April 1, 2012 and June 30, 2012, Baltimore County approved 5 development plans. The map below illustrates the distribution of these plans and their location in relation to the Urban-Rural Demarcation Line (URDL). Established as a growth management tool in 1967, the URDL divides the County into the urban and rural land areas. Properties in the urban area may use public water and sewer, thereby enabling growth inside the URDL, and helping to limit development in the rural parts of the County.



Map Key **Project Name**

- 1 1904, 1907, And 1909 Sherwood Road
- 2 9610 Harford Road
- 3 Bishops Meadow
- 4 Intercoastal Marine
- 5 Pullen Property

The following map illustrates the location of development plans approved during the second quarter of 2012 in relation to the Land Management Areas (LMAs). This report will refer to the LMAs in a number of table and charts.



During the second quarter, the majority of development plans approved were of a commercial development type (Chart 1). Chart 2 reflects the zoning acreage from the plans.

Chart 1. Approved Plans by Development Type, 2nd Quarter 2012

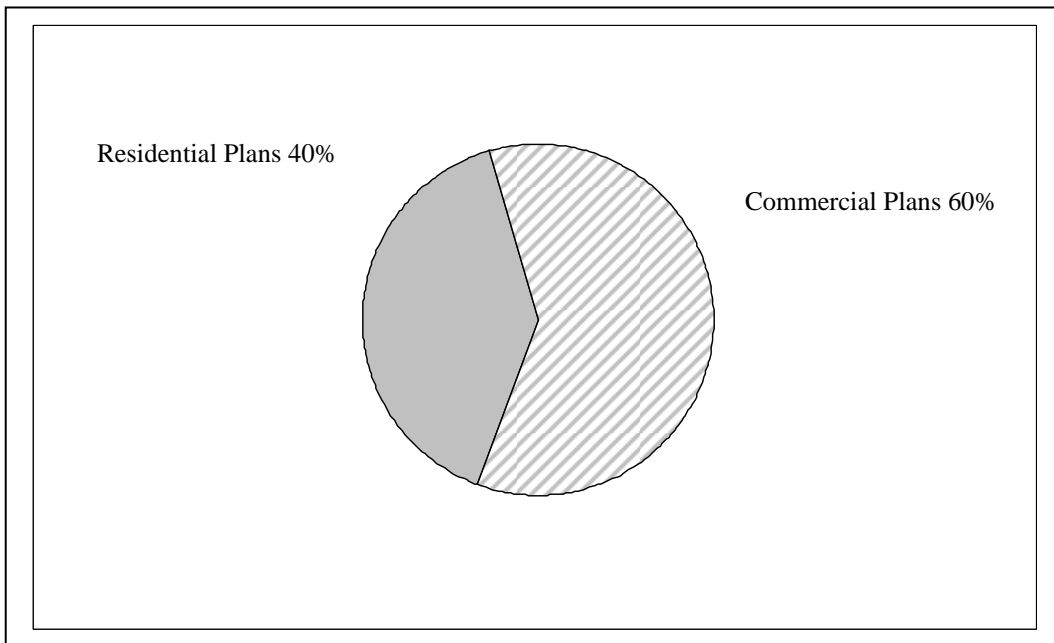
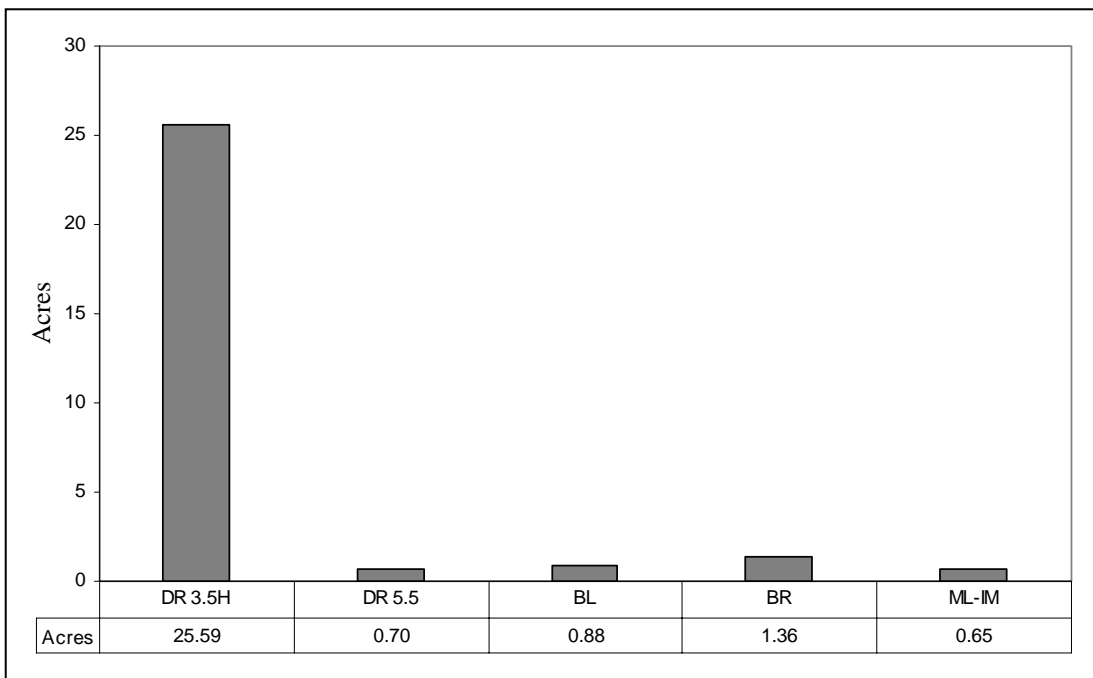


Chart 2. Total Acreage of Approved Plans by Zoning, 2nd Quarter 2012



* BL includes BL and BL-AS

The next series of figures compares the second quarter of 2012 to previous quarters by the total number of approved plans (Chart 3) and by Land Management Area (Chart 4). Once the Administrative Law Judge approves a plan, the developer has six years to apply for a building permit. There is no time limit to apply for a permit for a plan approved in the minor subdivision process (3 lots or fewer).

Chart 3. Total Approved Plans, April 2011 to June 2012

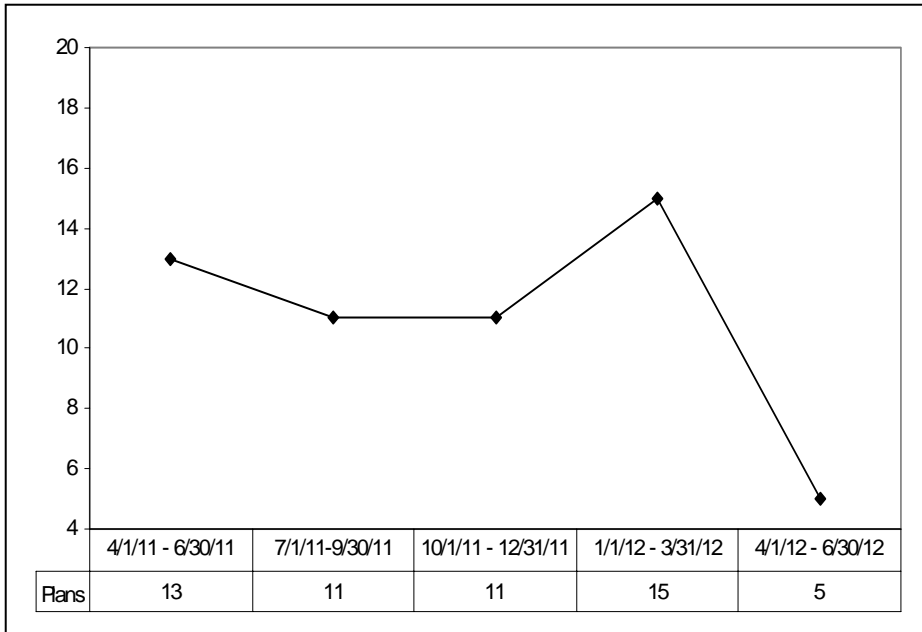
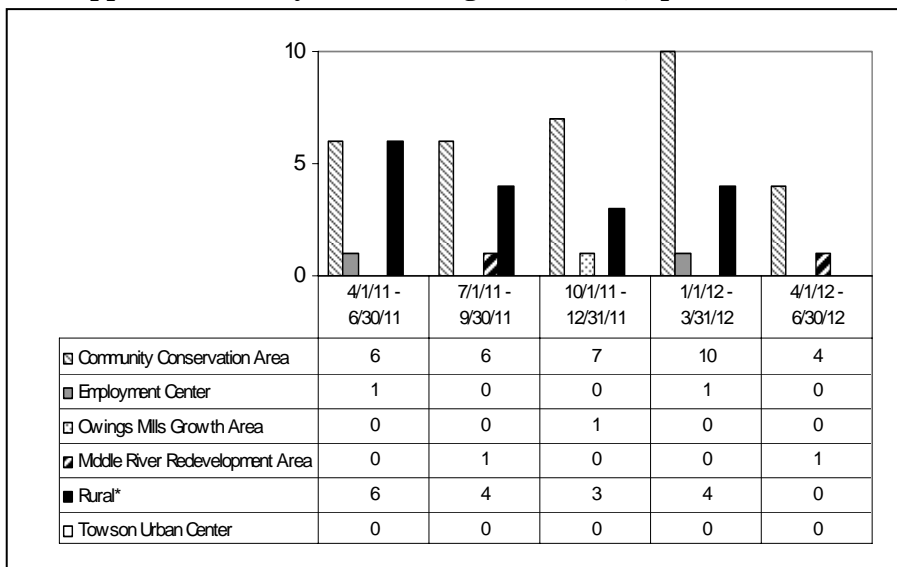


Chart 4. Total Approved Plans by Land Management Area, April 2011 to June 2012



*Rural Land Management Area includes Agricultural Preservation Areas, Resource Preservation Areas, Rural Commercial Centers, and Rural Residential Areas.

As of January 2011, the Master Plan 2020 has changed the Land Management Areas as reported in the Quarterly Subdivision Report. As a result, Growth Area-White Marsh is no longer valid and Middle River Redevelopment Area now captured. Also, the geographies of other areas have changed.

Residential Development

For the second quarter of 2012, there were 2 plans approved for residential development. These plans will generate an additional 53 new residential lots/units in Baltimore County over the next several years. All of these lots/units are located inside the Urban-Rural Demarcation Line (URDL) (Table 1).

Table 1. Approved Residential Plans within the URDL, 2nd Quarter 2012

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/ units	Existing lots/ units	Homes Per Acre
1904, 1907, And 1909 Sherwood Road	SFD	CCA	0.70	DR 5.5	3	0	4.32
Bishops Meadow	SFD	CCA	25.59	DR 3.5H	50	0	1.95
TOTAL			26.29		53	0	

*Development Type:

SFD = Single Family Detached

**Land Management Areas:

CCA = Community Conservation Areas

There were 0 plans approved outside the URDL during the 2nd quarter.

The number of new lots/units is displayed below by housing type (Chart 5) and by Land Management Area (Table 3) for development plans approved for the second quarter of 2012 in comparison to the previous four quarters.

Chart 5. Approved New Residential Lots/Units by Housing Type, April 2011 to June 2012

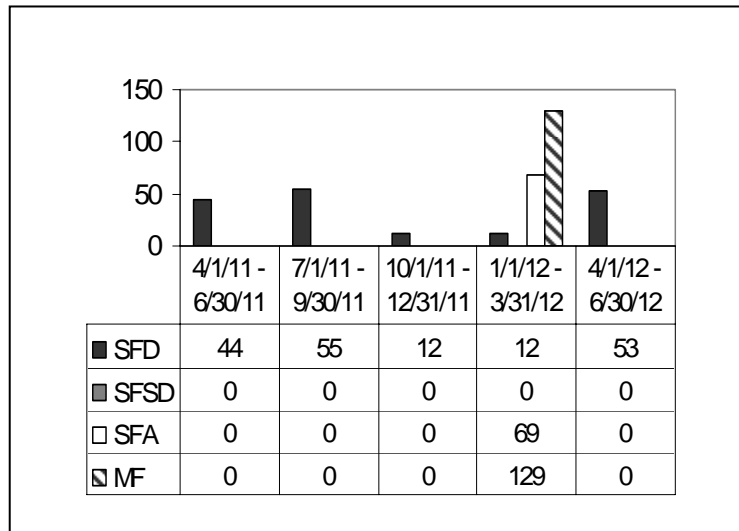
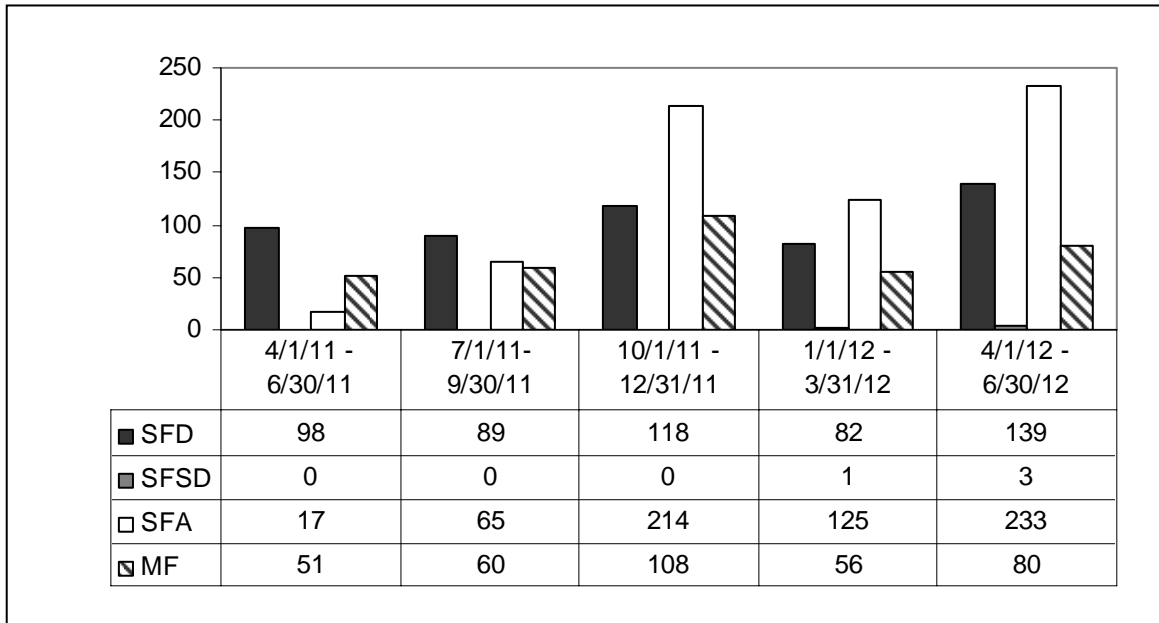


Table 3. Approved New Residential Lots/Units by Land Management Area, April 2011 to June 2012

Land Management Area*	4/1/11 - 6/30/11	7/1/11 - 9/30/11	10/1/11 - 12/31/11	1/1/12 - 3/31/12	4/1/12 - 6/30/12
Agricultural Priority Preservation Area	11	4	4	0	0
Community Conservation	31	32	6	204	53
Employment Center	0	0	0	0	0
Owings Mills Growth Area	0	0	1	0	0
Middle River Redevelopment Area	0	0	0	0	0
Resource Preservation Area	0	19	0	6	0
Rural Commercial Center	0	0	0	0	0
Rural Residential Area	2	0	1	0	3
Towson Urban Center	0	0	0	0	0
Total	44	55	12	210	53

During the second quarter of 2012, 455 residential units were issued occupancy permits. The types of residential units issued occupancy permits between April 2011 and June 2012 are displayed in Chart 6.

Chart 6. Number of Units with Occupancy Permits by Dwelling Type, April 2011 to June 2012



Non-Residential Development

There were 3 plans approved for non-residential development during the second quarter of 2012 (Table 4). Tables 4 and 5 provide data on the new square footage and total acreage of the approved development by Land Management Area. For “9610 Harford Road”, the proposed portion of the plan is for a vacant lot.

Table 4. Approved Non-Residential Plans, 2nd Quarter 2012

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
9610 Harford Road	COMMERCIAL	CCA	0.88	BL-AS, BL	0
Intercoastal Marine	COMMERCIAL	MRRA	1.36	BR	9,600
Pullen Property	COMMERCIAL	CCA	0.65	ML-IM	765
Total			2.89		10,365

*Land Management Area:

CCA – Community Conservation Area

MRRA – Middle River Redevelopment Area

Table 5. Approved Non-Residential Plans, New Square Footage, 2nd Quarter 2012

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Preservation	-	-	-	-	0
Community Conservation	765	-	-	-	765
Employment Center*	-	-	-	-	0
Growth Area - Owings Mills	-	-	-	-	0
Middle River Redevelopment Area	9,600	-	-	-	9,600
Resource Preservation	-	-	-	-	0
Rural Commercial Center	-	-	-	-	0
Rural Residential	-	-	-	-	0
Urban Center	-	-	-	-	0
Total	10,365	0	0	0	10,365

*Employment Center includes Employment Center in Hunt Valley

Appendix

Project Data

This section of the report presents data for individual projects approved during the second quarter of 2012. Listed below are brief descriptions of the data fields found in this report.

Definitions

REFERENCE #	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK	The development track of the project (MAJOR, MINOR, LIMITED, or PUD).
MINOR SUB #	The 5-digit reference assigned to minor subdivisions by PAI
RPD	Regional Planning District - Aggregates of census tracts used for data collection and analysis
TAZ	Transportation Analysis Zone - Geographic subset of Regional Planning Districts used in forecasting traffic
COUNCIL DISTRICT	Geographic areas which define the extent of legislative representation on the Baltimore County Council
ALIAS	An alias for the project name
LOCATION	Address of project
TAX MAP/BLOCK/PARCEL	Tax map reference numbers
DEVELOPMENT TYPE	Type of development proposed
PROPOSED UNITS/LOTS	Number of proposed lots/units for a project
SFD	Single family detached units, also includes sfd condominiums
SFSD	Single family semi-attached units, duplex
SFA	Single family attached units, also includes sfa condominiums
MULTI FAM	Apartments, condominium buildings, elderly housing apartments
SPECIAL	Special units – assisted living
OTHER	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS/LOTS	Number of developed lots/units so far, includes existing to remain
PLAN SUBMITTED	The date the plan was received by the Department of Planning
PLAN APPROVAL	The date the plan was approved
PLAT APPROVAL	The date the record plat was approved
PLAT RECORDED	The date the plat was recorded in land records
TOTAL ACREAGE	Acreage of entire project
ZONING 1	Largest zoning area on site with its acreage
ZONING 2	2nd largest zoning area with its acreage
ZONING 3	3rd largest zoning area with its acreage
EXISTING LOTS/UNITS	Existing lots/units to remain
ZIP	Postal code
LMA	Land Management Areas – area designations that define land uses consistent with County policy, implemented through the <i>Master Plan</i>
WATER ZONE	Water Service Area designation
CENSUS TRACT	Areas that are sectioned according to population used in making funding decisions and legislative representation.
BLOCK GROUP	Geographic subset of Census tracts
DEED REF	The deed file number when recorded into land records
PLAT REF	The plat file number when recorded into land records
CONDO	Indicates if the project contains condo units.

1904, 1907, AND 1909 SHERWOOD ROAD

REFERENCE # **1300216001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **08031M** RPD **325** TAZ **702** COUNCIL DISTRICT **1**

ALIAS

LOCATION **END OF SHERWOOD RD, SE OF OLD WASHINGTON RD**

TAX MAP 109	BLOCK 07	PARCEL 355	ZIP 21227
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 4/30/2008	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 4/19/2012	
UNITS/LOTS 3	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE W 2
SFD 3	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 430400
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.695	BLOCK GROUP 4304003
SFA 0	DVLP SFA 0	ZONING1 DR 5.5 ACRES 0.695	DEED REF 24690/606
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Existing dwelling (#1907 Sherwood Rd) to be razed. Proposed dwelling (#1907) on lot 1 (0.15ac), (#1909) on lot 2 (0.21ac), and (#1911) on lot 3 (0.28).



9610 HARFORD ROAD

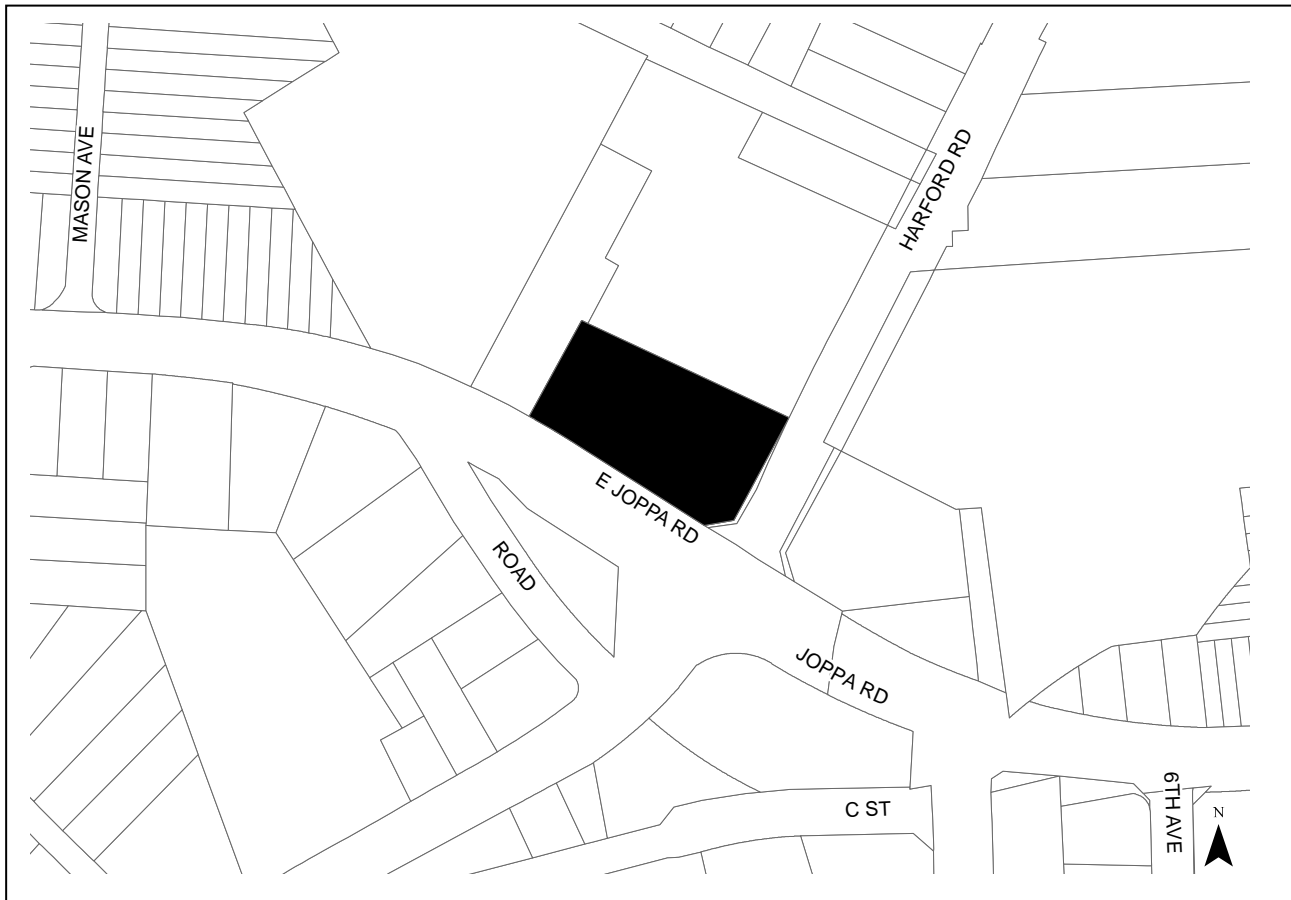
REFERENCE # **900830001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **11029** RPD **316** TAZ **599** COUNCIL DISTRICT **5**

ALIAS

LOCATION **N COR HARFORD RD AND JOPPA RD**

TAX MAP 071	BLOCK 15	PARCEL 628	ZIP 21234
DEVELOPMENT TYPE MIXED	PLAN SUBMITTED 10/3/2011	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 5/1/2012	
UNITS/LOTS 1	UNITS/LOTS 1	PLAT APPROVAL 6/5/2012	WATER ZONE E 3
SFD 0	DVLP SFD 0	PLAT RECORDED 6/6/2012	CENSUS TRACT 492200
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.8778	BLOCK GROUP 4922002
SFA 0	DVLP SFA 0	ZONING1 BL-AS ACRES 0.8778	DEED REF 24138/477
MULTIFAM 0	DVLP MFAM 0	ZONING2 BL ACRES 0	PLAT REF 79/236
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 1	DVLP OTHER 1	EXISTING LOTS/UNITS 1	

COMMENTS: DRC#081611C. Existing gas station to remain on lot 1 (0.66ac). Proposed vacant lot on lot 2 (0.22ac).



BISHOPS MEADOW

REFERENCE # 1101112001 DEVELOPMENT TRACK MAJOR
 MINOR SUB # RPD 317 TAZ 602 COUNCIL DISTRICT 5
 ALIAS

LOCATION N COR HONEYGO BLVD AND CROSS RD

TAX MAP 063	BLOCK 22	PARCEL 24, 31, 41, 452, 581, 686	ZIP 21128
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 10/24/2011	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 4/30/2012	
UNITS/LOTS 50	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 3
SFD 50	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 411304
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 25.59	BLOCK GROUP 4113043
SFA 0	DVLP SFA 0	ZONING1 DR 3.5H ACRES 25.59	DEED REF 30040/53
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Also a 2.36ac parcel for public use.



INTERCOASTAL MARINE

REFERENCE # **1500969001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **10058** RPD **327** TAZ **724** COUNCIL DISTRICT **6**
 ALIAS

LOCATION **SW COR EASTERN BLVD AND LYNBROOK RD**

TAX MAP 091	BLOCK 08	PARCEL 53	ZIP 21220
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 2/8/2011	LMA MRRA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 4/19/2012	
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 451600
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.36	BLOCK GROUP 4516001
SFA 0	DVLP SFA 0	ZONING1 BR ACRES 1.36	DEED REF 15982/144
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 1	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: DRC#110910F. Existing service garage to be razed (old #2925 Eastern Blvd). Proposed Retail and Service garage (new #2925 Eastern Blvd-9,600sf).



PULLEN PROPERTY

REFERENCE # **1300218001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **11032** RPD **325** TAZ **700** COUNCIL DISTRICT **1**

ALIAS

LOCATION **NW COR HAMMONDS FERRY RD AND VIRGINIA AVE**

TAX MAP 109	BLOCK 08	PARCEL 324	ZIP 21227
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 11/14/2011	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 6/14/2012	
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE W 2
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 430300
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.649	BLOCK GROUP 4303003
SFA 0	DVLP SFA 0	ZONING1 ML-IM ACRES 0.649	DEED REF 15838/557
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 2	DVLP OTHER 1	EXISTING LOTS/UNITS 0	

COMMENTS: Existing trailer to remain. Proposed repair garage (765sf).





Baltimore County
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<http://www.baltimorecountymd.gov/planning>