



Baltimore County
Department of Planning

Quarterly Subdivision Report

4th Quarter

October 1, 2013 -- December 31, 2013



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Policy Framework

Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies established the master planning process, which is essential to sustainable development and ensuring the continued health and safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The URDL accommodates an overwhelming majority of the population living and working in the County. Conversely, in the rural areas, the reliance of on-site well and septic systems limits the capacity for development. This planning mechanism increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County (Map 1 on pg 3).

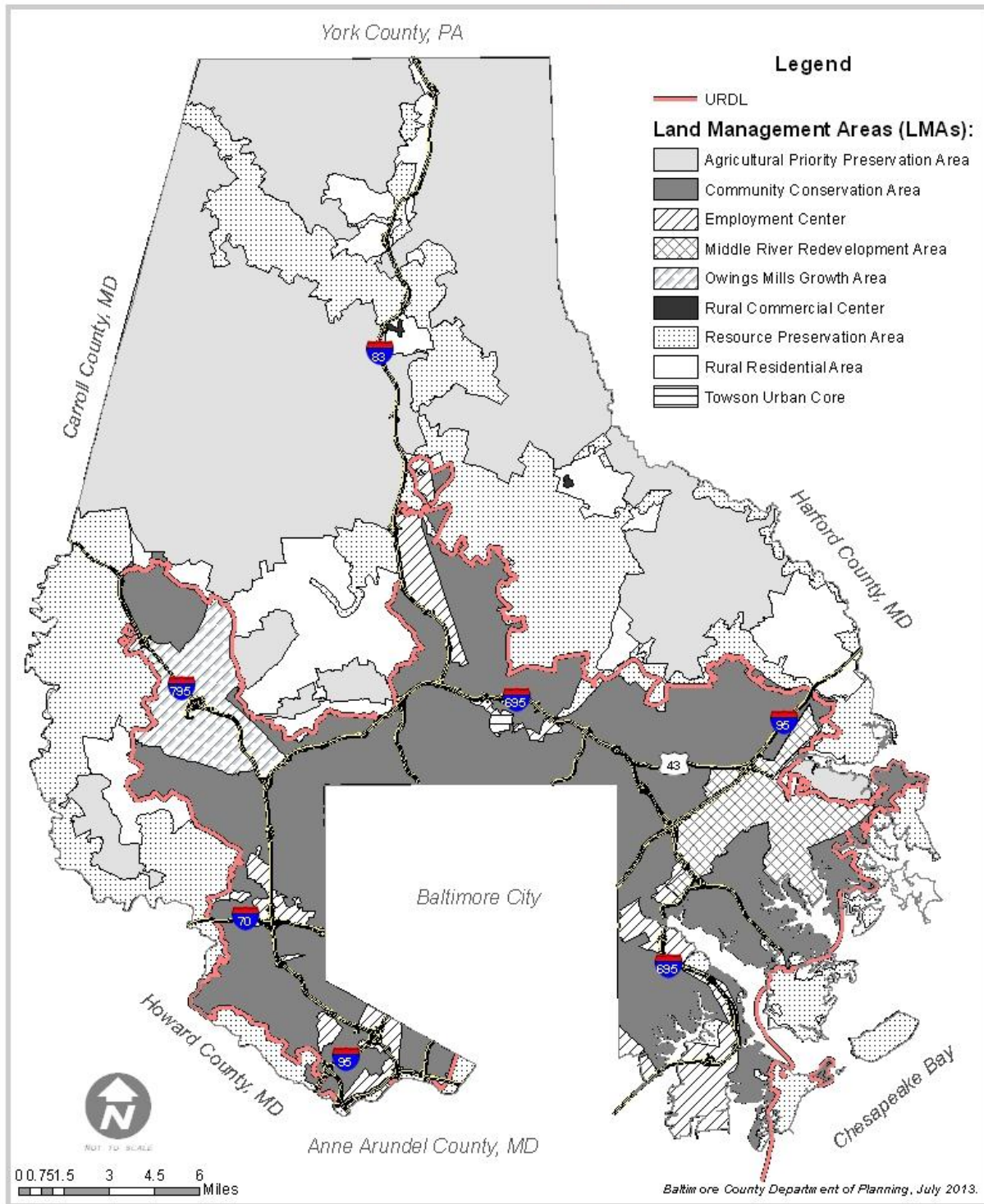
The County, through its Master Plan 2020, utilizes various tools to implement sustainable growth policies to include Land Management Areas, Priority Funding Areas, Community Enhancement Areas and the Baltimore County Growth Tiers. These tools ensure that Baltimore County remains a national leader in the implementation of responsible land use.

The Quarterly Subdivision Report (the “Report”) compiles and analyzes approved development plans within Baltimore County. The Report tracks the County’s progress in the implementation of the Master Plan 2020.

This issue of the Report summarizes County approved development plans for residential and non-residential activities for the time period beginning October 1, 2013 and ending December 31, 2013. The Report utilizes current data maintained by the Baltimore County Department of Permits, Approvals, and Inspections (PAI). Detailed information on each of the approved development plans in the reporting quarter is presented in chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number
- Building permits by dwelling type
- Non-Residential development types and square footage of proposed improvements.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



The diagram below illustrates the relationship between the URDL and land management areas (LMAs) and each LMA's full name. The LMAs were established in the *Master Plan 2010* and revised in the *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

LMA Code	LMA Name	Location with Reference to the URDL
CCA	Community Conservation Area	In
EC	Employment Center	In
EC HV	Employment Center- Hunt Valley	In
MRRA	Middle River Redevelopment Area	In
OMGA	Owings Mills Growth Area	In
TUC	Towson Urban Center	In
APPA	Agricultural Priority Preservation Area	Out
RCC	Rural Commercial Center	Out
RPA	Resource Preservation Area	Out
RRA	Rural Residential Area.	Out

Development Summary

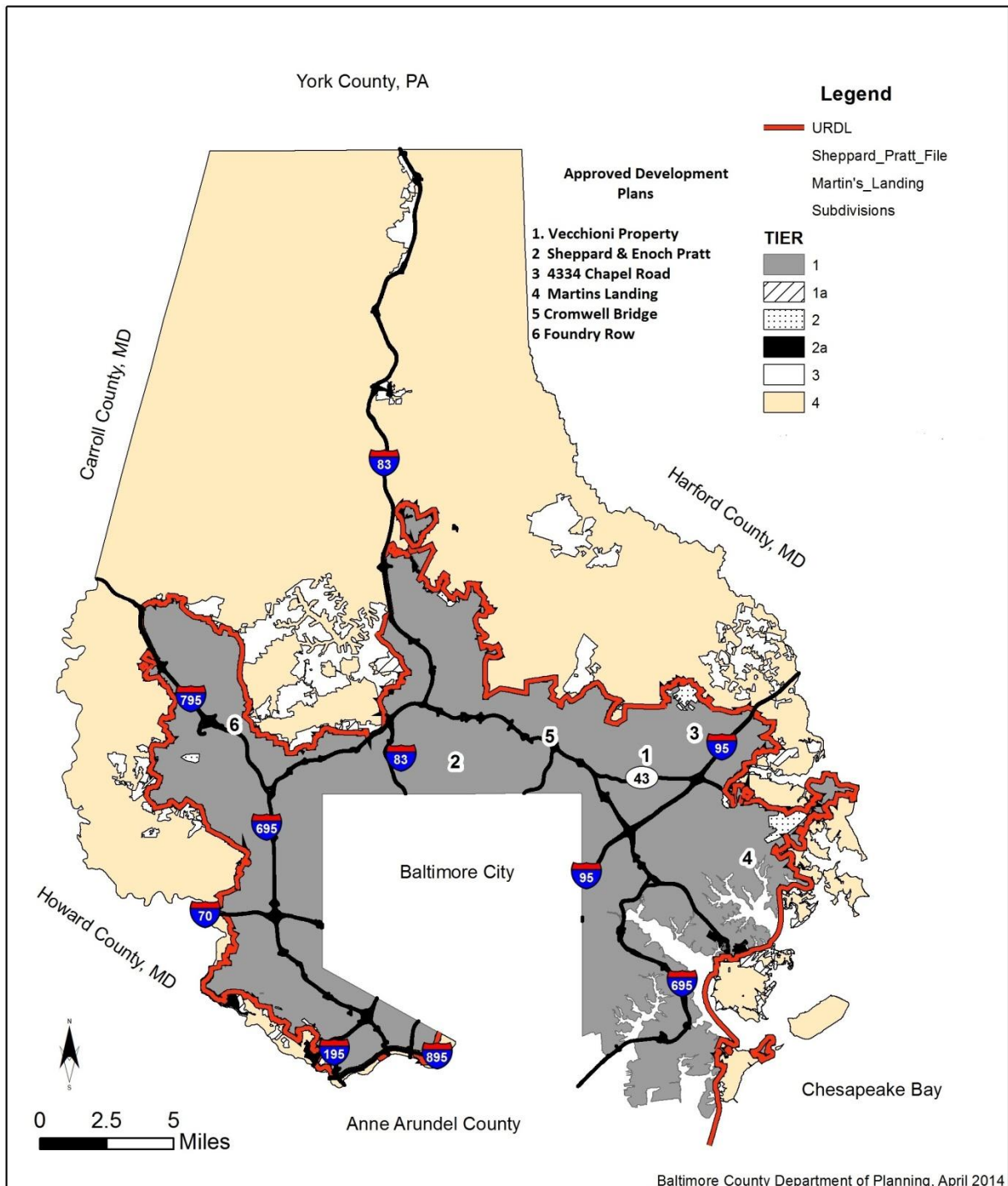
During the 4th quarter of 2013, Baltimore County approved six development plans. During this reporting period, one minor subdivision plan, two limited exemptions and three major developments were approved (Figure 1). We also find that all of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 4th Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	111113	VECCHIONI PROPERTY	10/16/2013	MINOR	SFD	DR 5.5	1.462	CCA	1
2	90717	SHEPPARD & ENOCH PRATT HOSPITAL	10/21/2013	LIMITED	INSTITUTION	DR 2	21.00	CCA	1
3	111116	4334 CHAPEL ROAD	11/7/2013	MAJOR	SFD	DR 3.5H	9.960	CCA	1
4	150981	MARTIN'S LANDING	11/21/2013	LIMITED	MIXED	BM-CT	50.94	MRRA	1
5	90829	CROMWELL RIDGE	11/27/2013	MAJOR	SFD	DR 3.5, DR 2, DR 5.5	14.60	CCA	1
6	30496	FOUNDRY ROW	12/16/2013	MAJOR	MIXED	BM	49.49	OMGA	1

Source: Baltimore County Government, May 2014.

Approved Development Plans, 4th Quarter, 2013



Residential Development

In the 4th quarter of 2013, Baltimore County approved 294 housing units, most (or 85%) being multi-family units (See Figure 2). The rest of the housing units were single-family detached. There were no semi-detached or attached units approved in this reporting quarter. We find that 250 of the 294 units are in the Middle River Redevelopment Area (MRRA) and Growth Tier 1. The remaining 44 units are in the Community Conservation Area (CCA) and Growth Tier 1 (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 4th Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	SFD	SFSD	SFA	MF	LMA	Growth Tier
1	111113	VECCHIONI PROPERTY	10/16/2013	MINOR	SFD	2	0	0	0	CCA	1
3	111116	4334 CHAPEL ROAD	11/7/2013	MAJOR	SFD	11	0	0	0	CCA	1
4	150981	MARTIN'S LANDING	11/21/2013	LIMITED	MIXED	0	0	0	250	MRRA	1
5	90829	CROMWELL RIDGE	11/27/2013	MAJOR	SFD	31	0	0	0	CCA	1
Sum						44	0	0	250		
Grand Total:						294	SF =	15%			
							MF =	85%			

Source: Baltimore County Government, May 2014.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

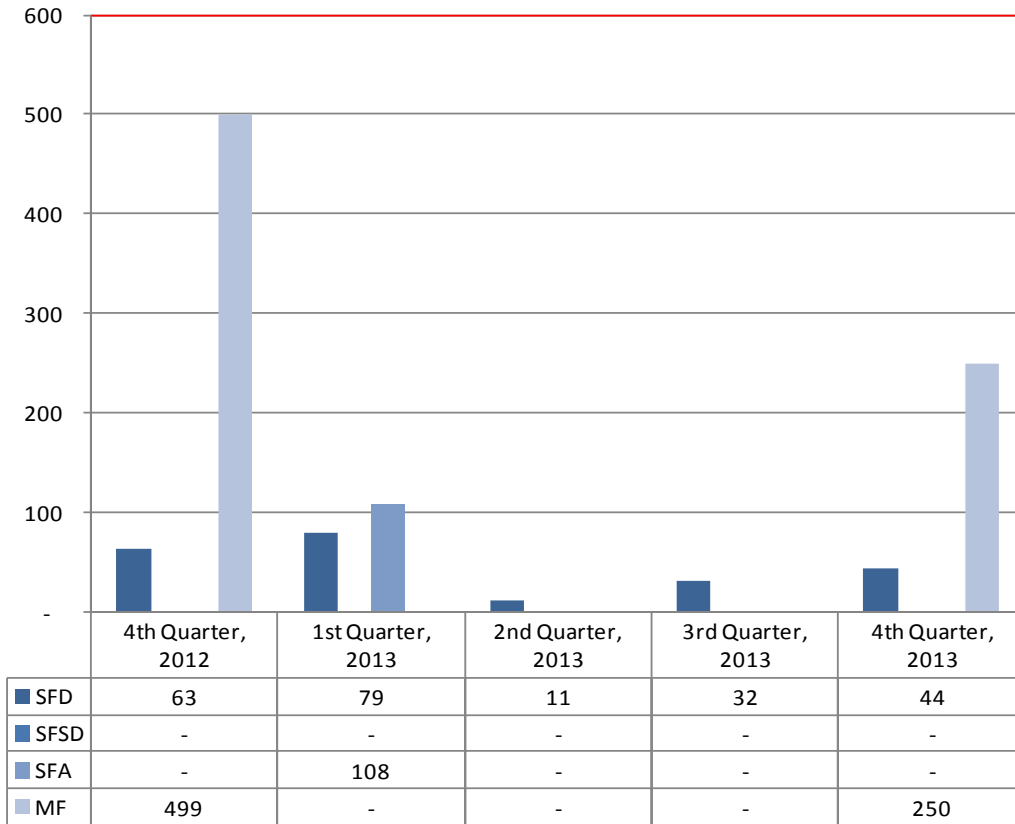
Figure 3. Number of Units by LMA in Approved Development Plans, 4th Quarter, 2012 - 4th Quarter, 2013

LMA Code	LMA Name	4th Quarter, 2012	1st Quarter, 2013	2nd Quarter, 2013	3rd Quarter, 2013	4th Quarter, 2013	Total
APPA	Agricultural Priority Preservation Area	5	6	7	0	0	18
CCA	Community Conservation Area	557	181	4	29	44	815
EC	Employment Center	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	0	0	0	250	250
OMGA	Owings Mills Growth Area	0	0	0	3	0	3
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	0	0	0	0	0	0
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	562	187	11	32	294	1,086

Source: Baltimore County Government, May 2014

The graph in Figure 4 shows the approved development plans by type over the year beginning with 4th quarter 2012 continuing through 4th quarter 2013.

Figure 4. Units by Type in Approved development plans
4th Quarter 2012- 4th Quarter 2013



The Report also compiles residential units that are newly permitted by occupancy permits in the quarter. The units approved by occupancy permits are on development plans approved and recorded prior to the reporting quarter or on existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being implemented.

In the yearly period from 4th quarter 2012 to 4th quarter 2013, 1,221 units were approved for occupancy. Of them, 95.5% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 4th quarter of 2013; over 84% of new units in occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 4th Quarter, 2012 - 4th Quarter, 2013

Housing Type	4th Quarter, 2012	1st Quarter, 2013	2nd Quarter, 2013	3rd Quarter, 2013	4th Quarter, 2013	Total
SFD	122	118	103	102	145	590
SFSD	3	6	2	6	10	27
SFA	140	108	64	144	94	550
MF	-	27	-	27	-	54
Sum	265	259	169	279	249	1,221

Source: Baltimore County Government, May 2014.

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 4th Quarter, 2013

LMA	SFD	SFSD	SFA	MF	Total			
APPA	11	-	-	-	11			
EC	1	-	-	-	1			
CCA	72	10	68	-	150			
MRRRA	18	-	-	-	18			
OMGA	15	-	26	-	41			
RPA	16	-	-	-	16	Policy Area Type	# of Units	% Share of Total
RRA	12	-	-	-	12	Urban LMA	210	84.34%
TUC	-	-	-	-	0	Rural LMA	39	15.66%
Sum	145	10	94	0	249			

Growth Tier	SFD	SFSD	SFA	MF	Total			
1	112	10	94	-	216	Policy Area Type	# of Units	% Share of Total
1a	3	-	-	-	3	Tier 1	216	86.75%
2	-	-	-	-	0	Tier 1a	3	1.20%
2a	-	-	-	-	0	Tier 2	0	0.00%
3	8	-	-	-	8	Tier 2a	0	0.00%
4	22	-	-	-	22	Tier 3	8	3.21%
Sum	145	10	94	0	249	Tier 4	22	8.84%

Source: Baltimore County Government, May 2014.

Non-Residential Developments:

There were three non-residential development plans approved in the 4th quarter of 2013 (Figure 7). The largest of these consist of a 671,816 square foot mixed use approved within the Middle River Redevelopment Area (MRRRA) LMA.

Figure 7. Approved Non- Residential/Mixed Development Plans, 4th Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Type	Square Feet	Use Type	LMA
2	90717	SHEPPARD & ENOCH PRATT HOSPITAL	10/21/2013	INSTITUTION	410,000	2nd amend (DRC# 093002E) approved 030303. 3rd Amend (DRC# 082013B) approved 192X2 Inpatient beds in 2 phases (210,000 sf, ADT=3524 in phase 1; 200,000 sf and ADT=3356 in phase 2).	CCA
4	150981	MARTIN'S LANDING	11/21/2013	MIXED	671,816	A mixed use development containing an existing building converted to 4 levels. 490,250 sf retail & office, a 2,000 seat cinema & 250 residential units on the upper 2 levels. There is also a 181,566 sf Walmart Supercenter. DRC # 010213C.	MRRA
6	30496	FOUNDRY ROW	12/16/2013	MIXED	424,680	Existing vacant warehouse (241,603 sf) to remain for future development. Proposed mixed use building and 12 Commercial buildings.	OMGA

Source: Baltimore County Government, May 2014.

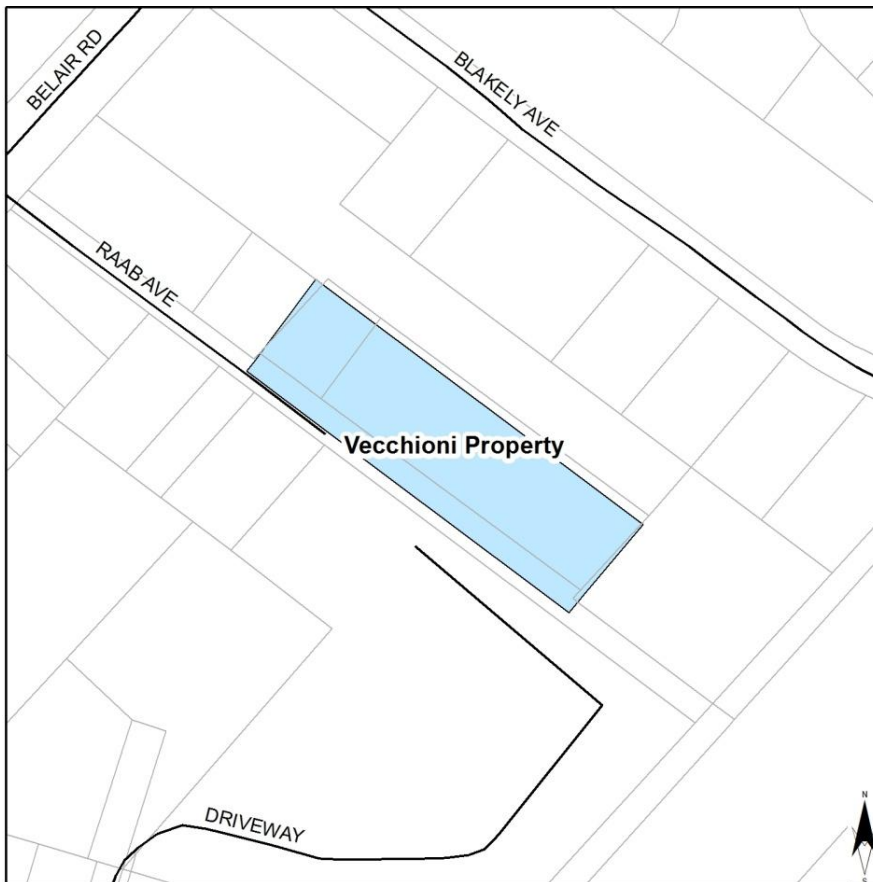
Appendix

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
TAZ.....	Transportation Analysis Zone for regional transportation planning
COUNCIL DISTRICT.....	County Councilmanic District
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 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.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
ZIP.....	Postal code
LMA.....	Land Management Areas
WATER ZONE.....	Water Service Area designation
CENSUS TRACT.....	A Census Bureau geographic unit
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

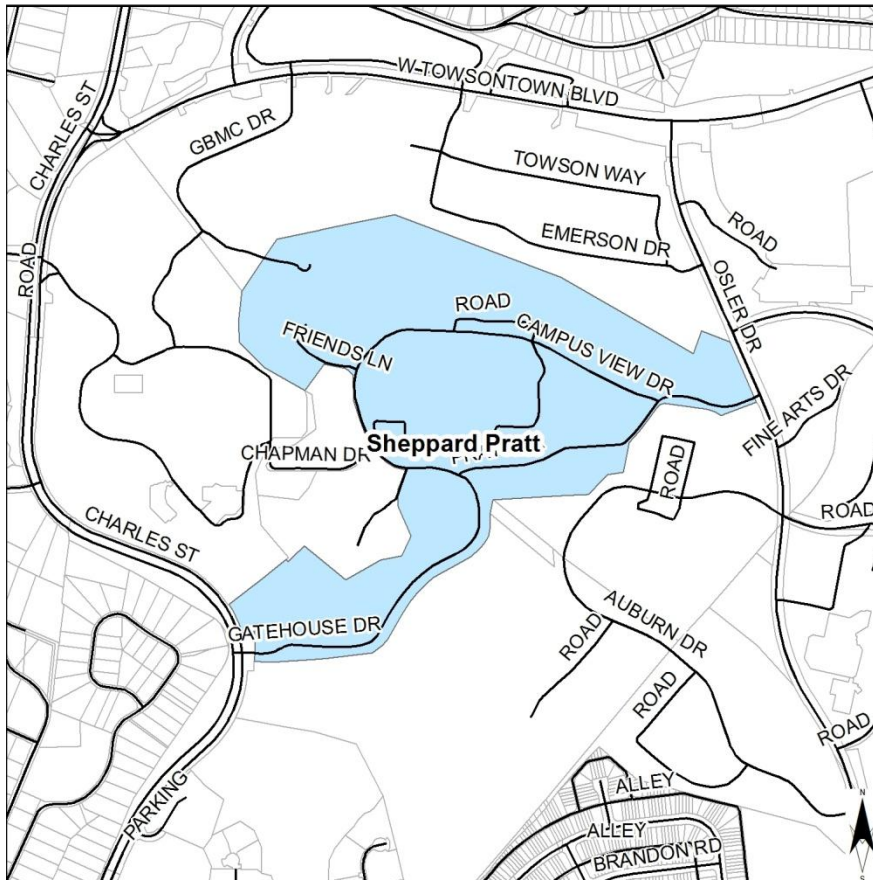
Vecchioni Property

DEVELOPMENT TRACK:	Minor	PAI #	111113				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	11038M				
		LIMITED #					
LOCATION:	4206 Raab Ave						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	12/16/2011		
BLOCK	13	LMA	CCA	PLAN APPROVAL	10/16/2013		
PARCEL	538	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	1.462
SFD	2	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL		1.462	
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwelling (4206 Raab Ave) to remain on lot 2 (0.90 ac). Proposed dwelling (4204 on lot 1 (0.21 ac)						



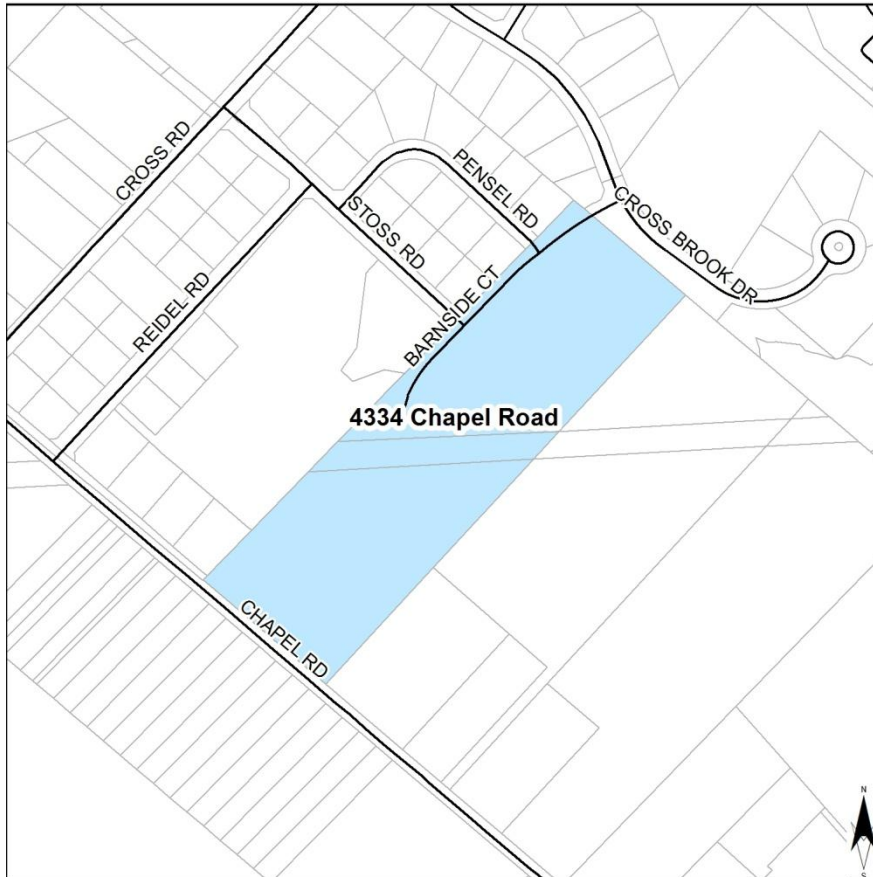
Sheppard & Enoch Pratt Hospital

DEVELOPMENT TRACK:	Limited	PAI #	90717			
DEVELOPMENT TYPE:	Institution	MINOR SUB #:				
		LIMITED #				
LOCATION:	6501 N Charles St, Towson, MD 21204					
MAP	69	COUNCIL DISTRICT	4	PLAN SUBMITTED	7/22/2013	
BLOCK	18	LMA	CCA	PLAN APPROVAL	10/21/2013	
PARCEL	1289	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	DR 2	ACRES 21.00
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 21.00
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			
COMMENTS:	2nd Amend (DRC 093002E) Approved 030303. 3rd Amend (DRC 82013B) Approved 192x2 Inpatient beds in 2 phases (210,000 sf, ADT+3524 in phase 1; 200,000sf and ADT =3356 in Phase 2).					



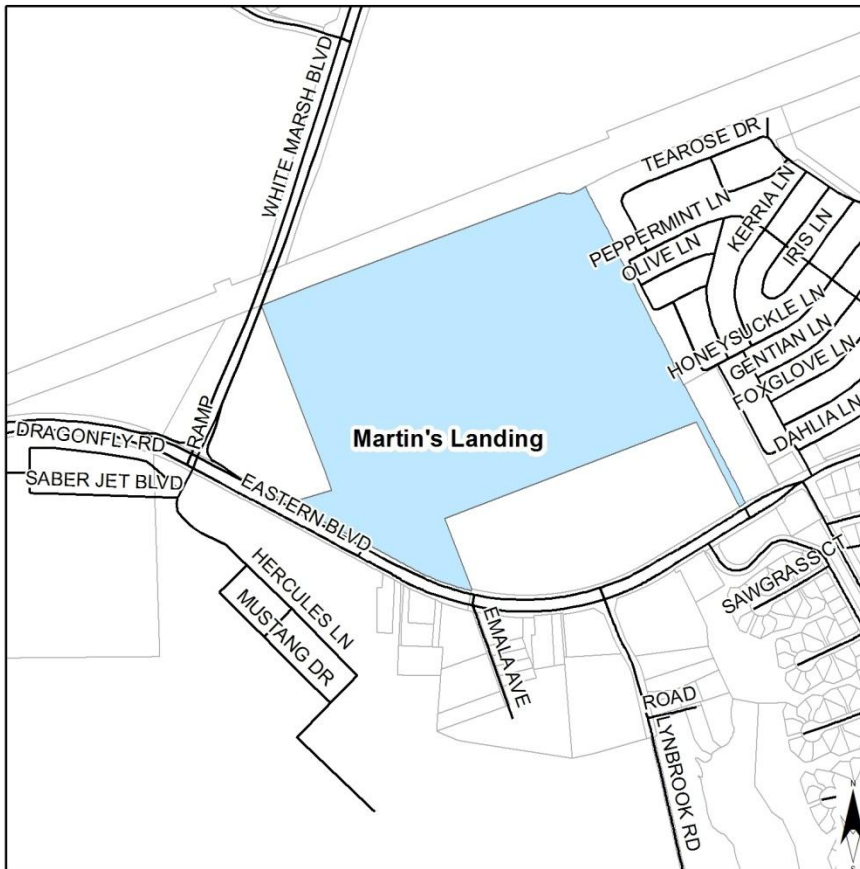
4334 Chapel Road

DEVELOPMENT TRACK:	Major	PAI #	111116				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	NE/S Chapel RD, SE of Cross RD						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	11/26/2012		
BLOCK	4	LMA	CCA	PLAN APPROVAL	11/7/2013		
PARCEL	840	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	11	UNITS/LOTS	0	ZONING1	DR 3.5H	ACRES	9.96
SFD	11	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	9.96
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing out buildings to be razed. Existing dwelling off Chapel Rd. is to be razed.						



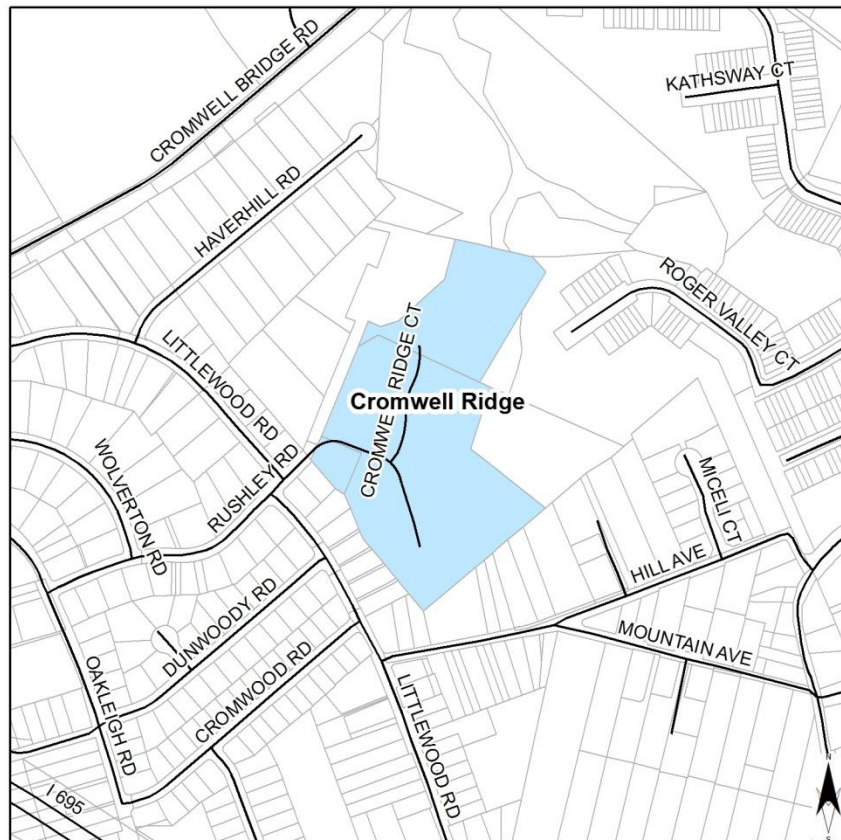
Martin's Landing

DEVELOPMENT TRACK:	Limited	PAI #	150981			
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:				
		LIMITED #				
LOCATION:	2088 Eastern Blvd					
MAP	91	COUNCIL DISTRICT	6	PLAN SUBMITTED	6/3/2013	
BLOCK	8	LMA	MRRA	PLAN APPROVAL	11/21/2013	
PARCEL	41	Growth Tier	1			
#PROPOSED:	#DEVELOPED:					
UNITS/LOTS	253	UNITS/LOTS	0	ZONING1	BM-CT	ACRES 50.94
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 50.94
MULTIFAM	250	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	3	DVLP OTHER	0			
COMMENTS:	A mixed use development containing an existing building converted to 4 levels: 671,816 sf retail & office, a 2,000 seat cinema & 250 residential units on the upper 2 levels.					



Cromwell Ridge

DEVELOPMENT TRACK: Major PAI # 90829							
DEVELOPMENT TYPE: SFD MINOR SUB #: LIMITED #							
LOCATION: SW/S Rushley Rd, E of Littlewood Rd							
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	4/21/2011		
BLOCK	7	LMA	CCA	PLAN APPROVAL	11/27/2013		
PARCEL	124, 1060, 1073, 1092	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	31	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	11.1
SFD	31	DVLP SFD	0	ZONING2	DR 2	ACRES	3.4
SFSD	0	DVLP SFSD	0	ZONING3	DR 5.5	ACRES	0.1
SFA	0	DVLP SFA	0			TOTAL	14.6
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwellings (#1905 and 1907 Rushley Rd) to be razed. Revised plan approved 11/27/2013 reduced the number of units to 31. 2nd ref (HOH 2/27/2014) for forest buffer, drainage util. easement, SWM.						



Foundry Row

DEVELOPMENT TRACK:							
TRACK:	Major	PAI #	30496				
DEVELOPMENT TYPE: Mixed							
		MINOR SUB #:					
		LIMITED #					
LOCATION: SW COR Reisterstown RD and Painters Mill RD							
MAP	67	COUNCIL DISTRICT	2	PLAN SUBMITTED	11/14/2012		
BLOCK	4	LMA	OMGA	PLAN APPROVAL	12/16/2013		
PARCEL	42,43,44,53,90	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	14	UNITS/LOTS	1	ZONING1	BM	ACRES	49.49
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			49.49
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	14	DVLP OTHER	1				
COMMENTS: Existing vacant warehouse (241,603sf) to remain for future development. Proposed mixed use bldg (office-60000sf, comm-26000sf), 12 bldgs commercial-356,680sf (116000sf, 26000sf, 13500sf,4000sf, 4300sf, 7000sf, 3680sf, 130000sf, 26000sf, 9100sf, 9100sf, 8000sf). HOH approval							

