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Baltimore County  
Department of Planning

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# Quarterly Subdivision Report

2nd Quarter

**April 1, 2014 -- June 30, 2014**



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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, 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 the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL 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 pg 3).

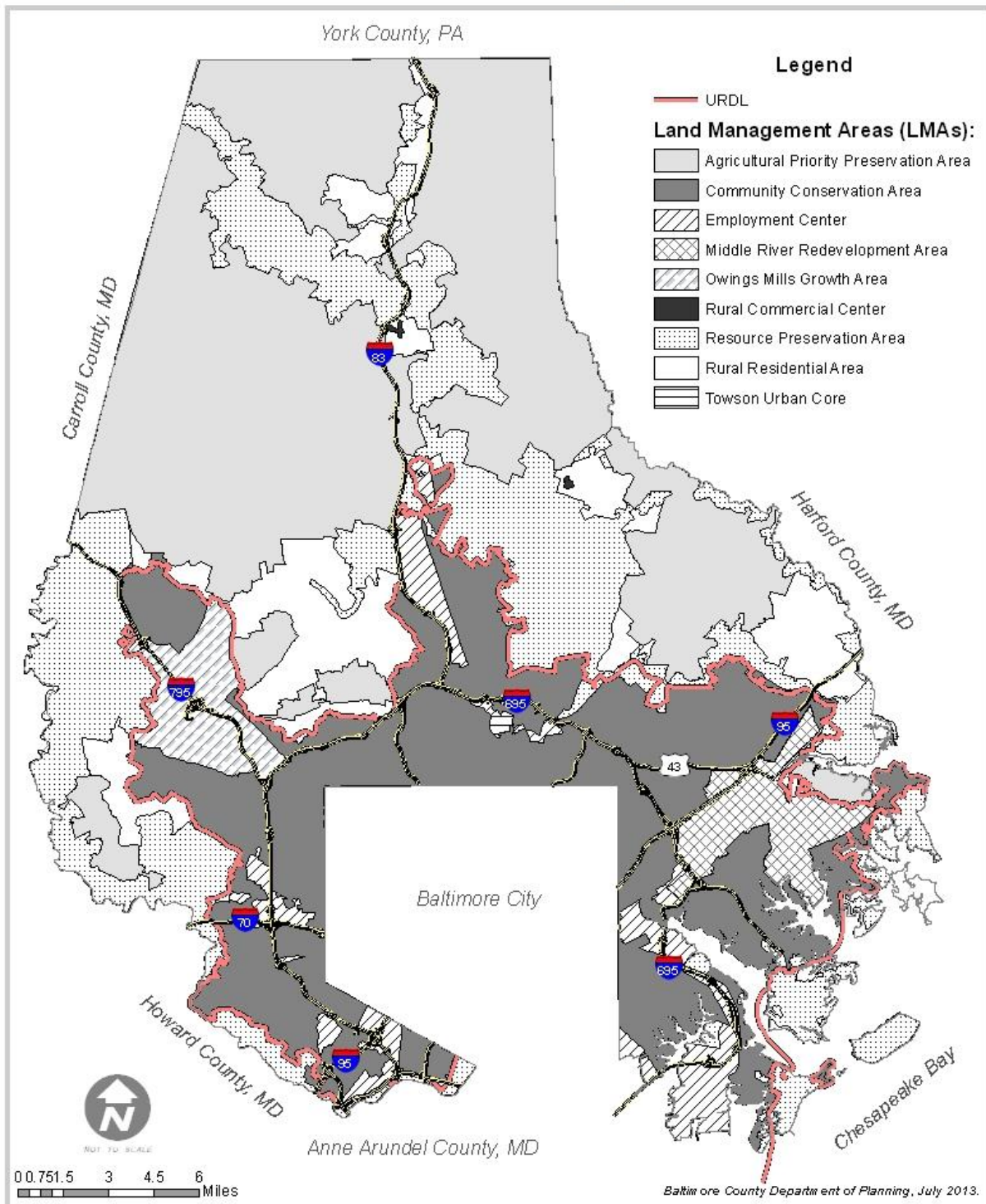
The County utilizes the Master Plan 2020 to implement sustainable growth policies to include Land Management Areas, Priority Funding Areas, Community Enhancement Areas and the Baltimore County Growth Tiers. These tools ensure that Baltimore County remains a national leader in the implementation of responsible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

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 April 1, 2014 and ending June 30, 2014. 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
MRRRA	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

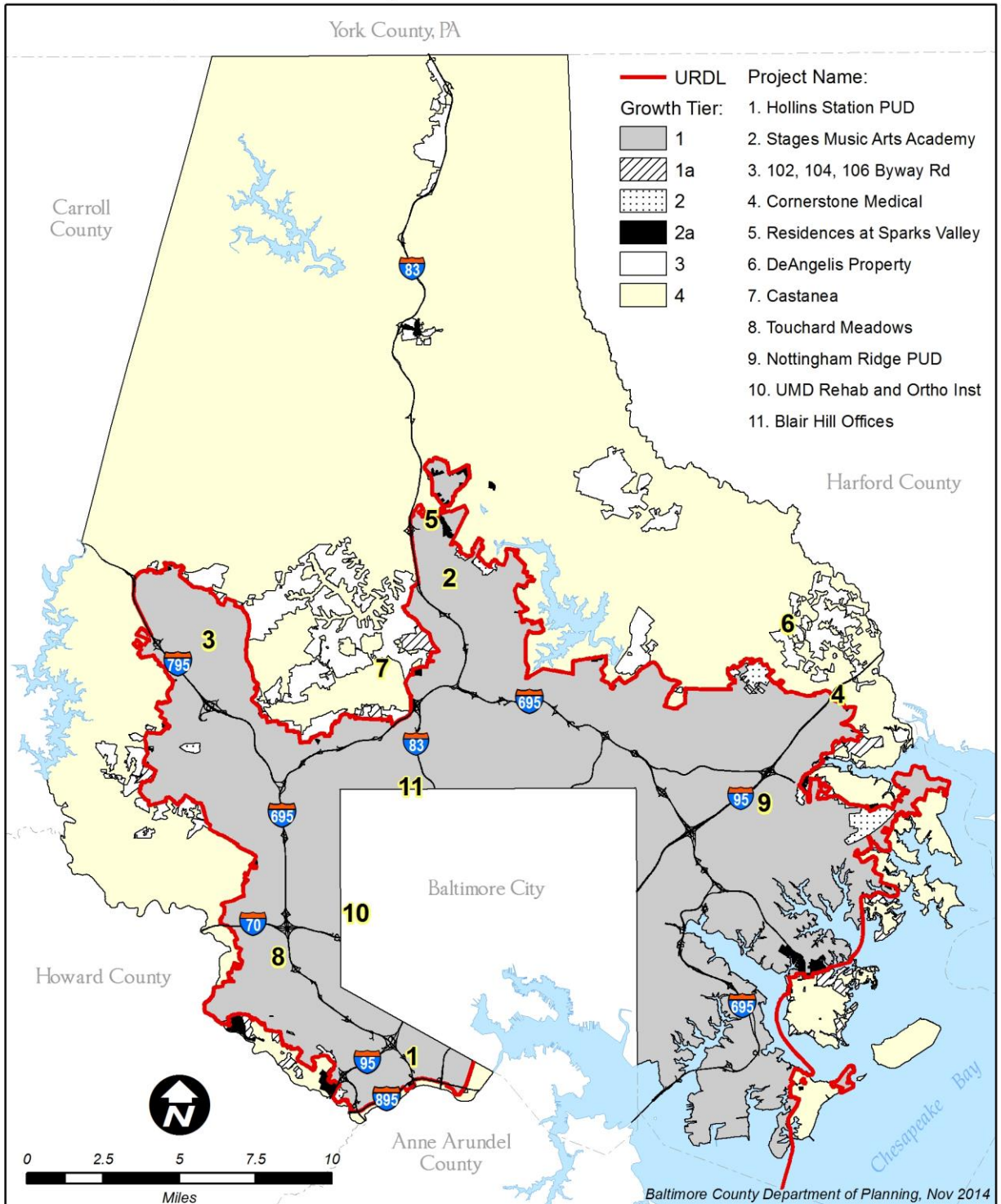
During the 2nd quarter of 2014, Baltimore County approved 11 development plans. During this reporting period, two planned unit developments, two minor developments and seven major developments were approved (Figure 1). We also find that nine of the approved development plans are within the urban LMAs 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, 2nd Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	130224	HOLLINS STATION PUD	4/1/2014	PUD	SFA	DR 5.5	6.22	CCA	1
2	80885	STAGES MUSIC ARTS ACADEMY	4/4/2014	Limited	COMMERCIAL	ML-IM	1.471	EC	1
3	40724	102,104,106 THE BYWAY ROAD	4/15/2014	MINOR	SFD	DR 3.5	0.8134	OMGA	1
4	111123	CORNERSTONE MEDICAL	4/18/2014	Limited	OFFICE	BM	0.459	MRRRA	1
5	80722	RESIDENCES AT SPARKS VALLEY	4/23/2014	MAJOR	SFA	DR 10.5	18.66	EC	1
6	111117	DEANGELIS PROPERTY	5/7/2014	MINOR	SFD	RC 5	7.325	RRA	3
7	80886	CASTANEA	5/8/2014	MAJOR	SFD	RC 7, RC 5	229.43	RRA	4
8	10568	TOUCHARD MEADOWS	5/29/2014	MAJOR	SFD	DR 3.5	10.93	CCA	1
9	111091	NOTTINGHAM RIDGE PUD	6/4/2014	PUD	MIXED	ML-IM	84.08	MRRRA	1
10	10577	UMD REHAB & ORTHOPEDIC INSTITUTE	6/17/2014	Limited	INSTITUTION	DR 5.5	32.00	CCA	1
11	30498	BLAIR HILL OFFICES	6/20/2014	Limited	OFFICE	ML	1.410	CCA	1

Source: Baltimore County Government, September 2014.

# Approved Development Plans, 2nd Quarter, 2014



## Residential Development

In the 1st quarter of 2014, Baltimore County approved 1405 housing units, 89% being Multi-family units (See Figure 2). There were 34 Single family detached and 121 Single family attached units. We find that 1395 of the 1405 units are in land management areas that are inside the URDL and are Growth Tier 1. The remaining 10 units are in the Rural Residential Area with two units in Growth Tier 3 and 8 units in Growth Tier 4 (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 2nd Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	130224	HOLLINS STATION PUD	4/1/2014	CCA	1	PUD	SFA	0	0	48	0	48
3	40724	102, 104, 106 THE BYWAY ROAD	4/15/2014	OMGA	1	MINOR	SFD	3	0	0	0	3
5	80722	RESIDENCES AT SPARKS VALLEY	4/23/2014	EC	1	MAJOR	SFA	0	0	73	0	73
6	111117	DEANGELIS PROPERTY	5/7/2014	RRA	3	MINOR	SFD	2	0	0	0	2
7	80886	CASTANEA	5/8/2014	RRA	4	MAJOR	SFD	8	0	0	0	8
8	10568	TOUCHARD MEADOWS	5/29/2014	CCA	1	MAJOR	SFD	21	0	0	0	21
9	111091	NOTTINGHAM RIDGE PUJD	6/4/2014	MRRA	1	PUD	MIXED	0	0	0	1250	1250
<b>SUM:</b>								34	0	121	1250	1405
<b>Percentage:</b>								2%	0%	9%	89%	100%

Source: Baltimore County Government, September 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, 2nd Quarter, 2013 - 2nd Quarter, 2014

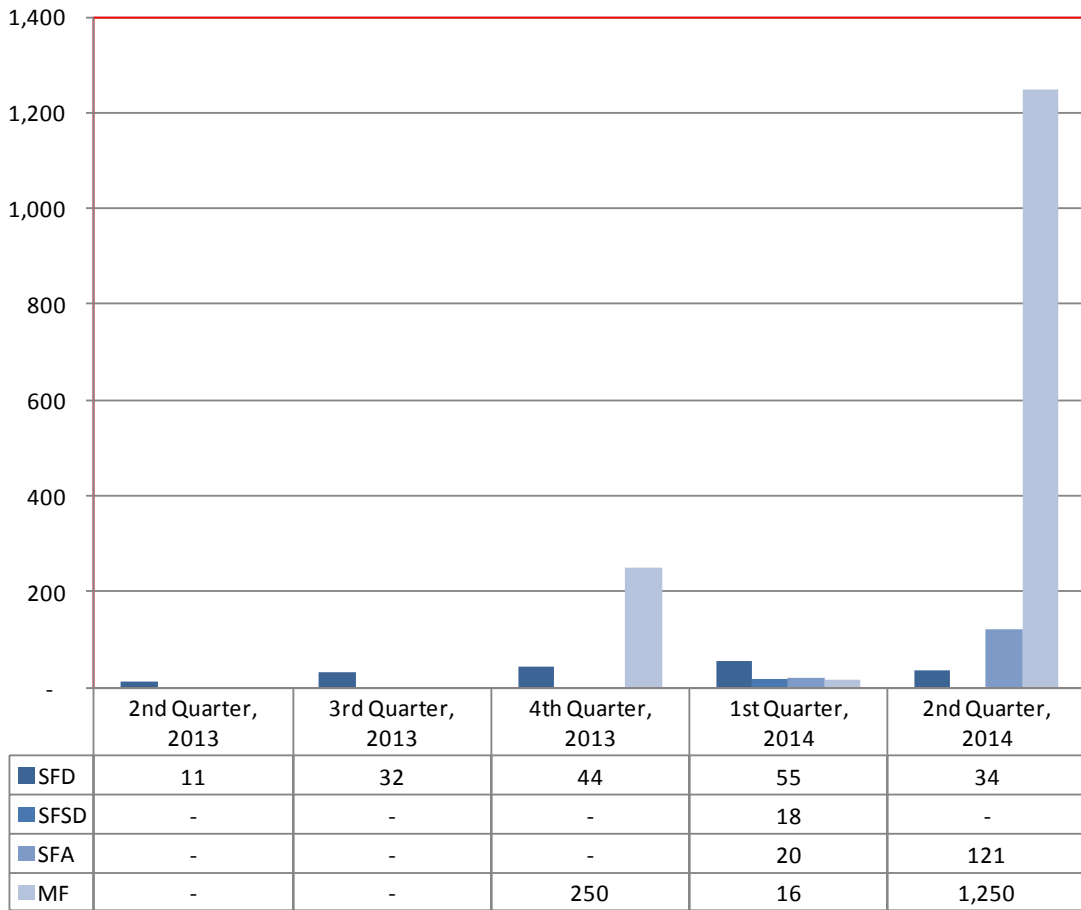
LMA Code	LMA Name	2nd Quarter, 2013	3rd Quarter, 2013	4th Quarter, 2013	1st Quarter, 2014	2nd Quarter, 2014	Total
APPA	Agricultural Priority Preservation Area	7	0	0	0	0	7
CCA	Community Conservation Area	4	29	44	36	69	182
EC	Employment Center	0	0	0	0	73	73
MRRA	Middle River Redevelopment Area	0	0	250	0	*1250	1500
OMGA	Owings Mills Growth Area	0	3	0	38	3	44
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	35	10	45
TUC	Towson Urban Center	0	0	0	0	0	0
	<b>Total</b>	11	32	294	109	1405	1,851

Source: Baltimore County Government, September 2014

\* See also Paragon at Nottingham Ridge 1st PUD Amendment Development Plan

The graph in Figure 4 shows the approved development plans by type over the year beginning with the 2nd quarter of 2013 continuing through the 2nd quarter of 2014.

Figure 4. Units by Type in Approved Development Plans  
2nd Quarter 2013- 2nd Quarter 2014



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 2nd quarter 2013 to 2nd quarter 2014, 1389 units were approved for occupancy. Of them, 82.6% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 2nd quarter of 2014; over 84% of new units in occupancy permits are within the URDL and Growth Tier 1.



**Figure 5. Units in Occupancy Permits, 2nd Quarter, 2013 - 2nd Quarter, 2014**

Housing Type	2nd Quarter, 2013	3rd Quarter, 2013	4th Quarter, 2013	1st Quarter, 2014	2nd Quarter, 2014	Total
SFD	103	102	145	108	132	590
SFSD	2	6	10	6	6	30
SFA	64	144	94	144	82	528
MF	0	27	0	188	26	241
<b>Sum</b>	169	279	249	446	246	1,389

Source: Baltimore County Government, September 2014.

**Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 2nd Quarter, 2014**

LMA	SFD	SFSD	SFA	MF	Total			
APPA	8	-	-	-	8			
EC	-	-	-	-	0			
CCA	71	6	73	-	150			
MRRRA	15	-	-	-	15			
OMGA	4	-	9	26	39			
RPA	16	-	-	-	16	<b>Policy Area Type</b>	<b># of Units</b>	<b>% Share of Total</b>
RRA	18	-	-	-	18	Urban LMA	204	82.93%
TUC	-	-	-	-	0	Rural LMA	42	17.07%
<b>Sum</b>	132	6	82	26	246			

Growth Tier	SFD	SFSD	SFA	MF	Total			
1	94	6	82	26	208	<b>Policy Area Type</b>	<b># of Units</b>	<b>% Share of Total</b>
1a	1	-	-	-	1	Tier 1	208	84.55%
2	-	-	-	-	0	Tier 1a	1	0.41%
2a	-	-	-	-	0	Tier 2	0	0.00%
3	15	-	-	-	15	Tier 2a	0	0.00%
4	22	-	-	-	22	Tier 3	15	6.10%
<b>Sum</b>	132	6	82	26	246	Tier 4	22	8.94%

Source: Baltimore County Government, September 2014.

***Non-Residential Developments:***

There were five non-residential development plan approved in the 2nd quarter of 2014 (Figure 7). The largest development consisted of a 557,500 square foot mixed use PUD approved within the Middle River Redevelopment Area (MRRRA) LMA.

Figure 7. Approved Non- Residential/Mixed Development Plans, 2nd Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total	
2	80885	STAGES MUSIC ARTS ACADEMY	4/4/2014	EC	Proposed building with commercial use. DRC 031913B	Limited	Commercial	0sf	0sf	0sf	0sf	0sf	12,640sf	12,640sf	
4	111123	CORNERSTONE MEDICAL	4/18/2014	MRRA	Two floor medical office. DRC 071613B	Limited	Office	0sf	0sf	5,454sf	0sf	0sf	0sf	5,454sf	
9	111091	NOTTINGHAM RIDGE PUD	6/4/2014	MRRA	Proposed office, retail, 2 hotels, restaurant, and conference building	PUD	Mixed	0sf	0sf	129,000sf	82,500sf	311,000sf	35,000sf	557,500sf	
10	10577	UMD REHAB & ORTHOPEDIC INSTITUTE	6/17/2014	CCA	Two floor institution 30 beds in 20 rooms. DRC 060413B	Limited	Institution	0sf	12,272sf	0sf	0sf	0sf	0sf	12,272sf	
11	30498	BLAIR HILL OFFICES	6/20/2014	CCA	Proposed 4 story office with 1 & 2 for garage and 3 & 4 for office. DRC 060413A	Limited	Office	0sf	0sf	44,946sf	0sf	0sf	0sf	44,946sf	
								<b>SUM:</b>	0sf	12,272sf	179,400sf	82,500sf	311,000sf	47,640sf	632,812sf
								<b>Percentage:</b>	0%	2%	28%	13%	49%	8%	100%

Source: Baltimore County Government, September 2014.

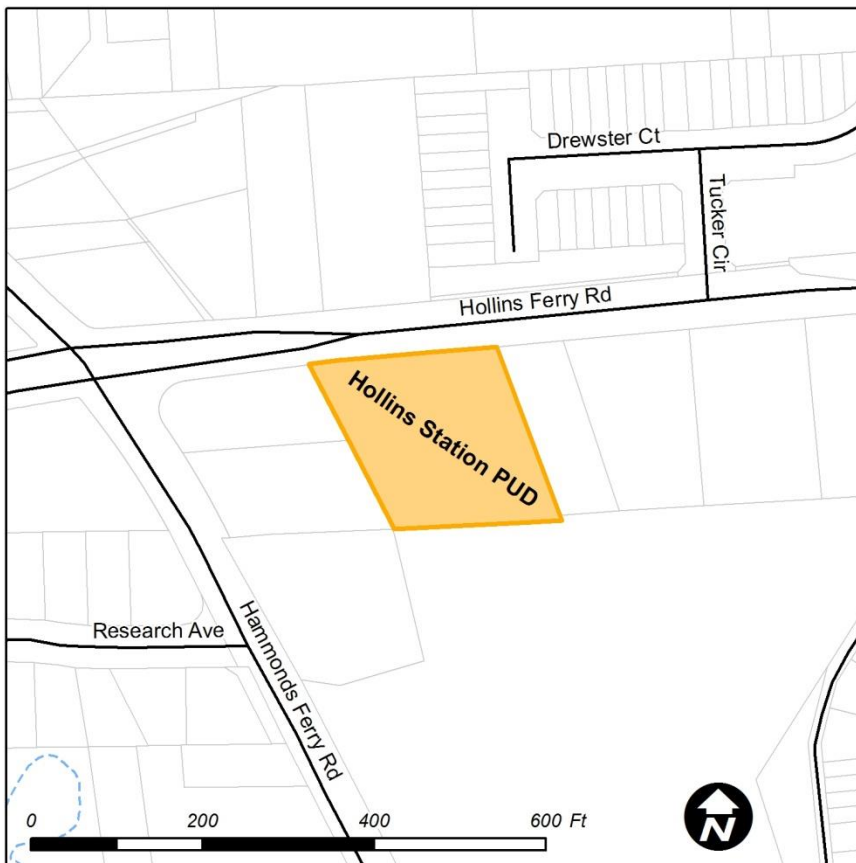
## Appendix

### *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 <sup>nd</sup> largest zoning area with its acreage
ZONING 3.....	3 <sup>rd</sup> 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

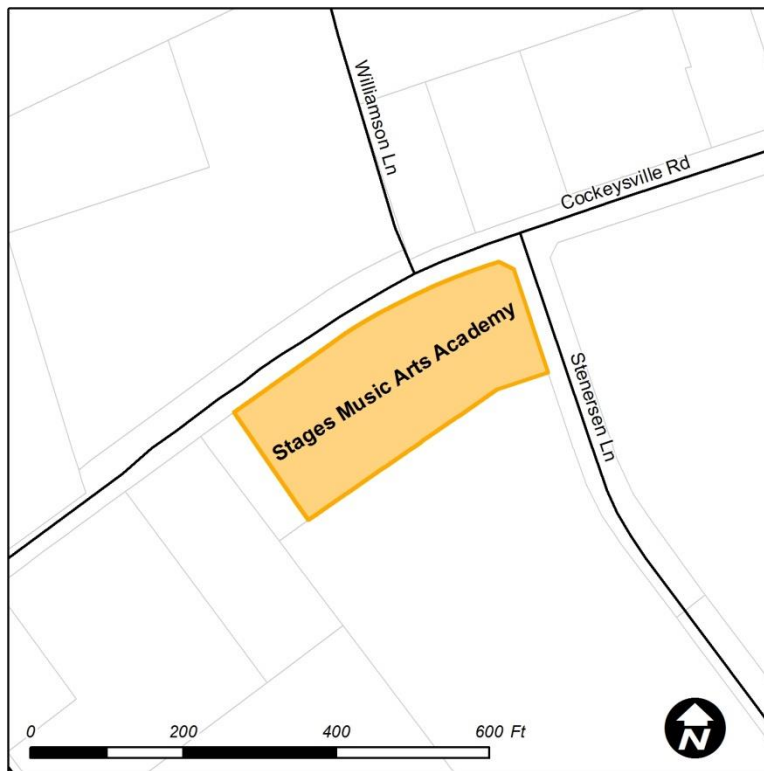
**Hollins Station PUD**

DEVELOPMENT TRACK:	PUD	PAI #	130224				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
		LIMITED #					
LOCATION:	4374 Hollins Ferry Rd.						
MAP	109	COUNCIL DISTRICT	1	PLAN SUBMITTED	2/3/2014		
BLOCK	8	LMA	CCA	PLAN APPROVAL	4/1/2014		
PARCEL	414	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	48	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	6.22
SFD	0	DVLP SFD	1	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	48	DVLP SFA	0	TOTAL			6.22
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing use: wooded vacant.						



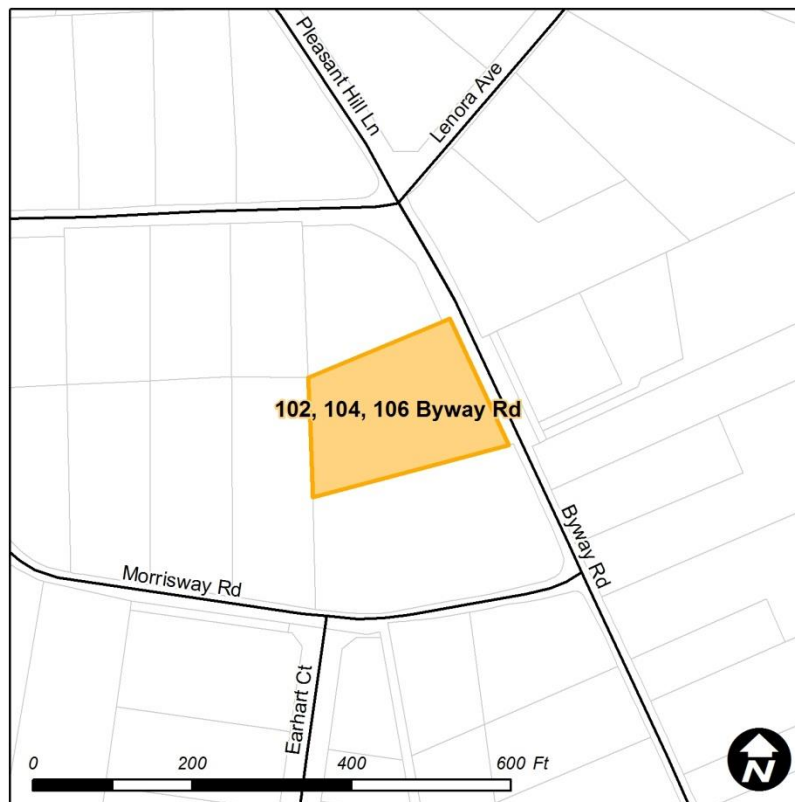
### Stages Music Arts Academy

DEVELOPMENT TRACK:							
Limited	PAI #	80885					
DEVELOPMENT TYPE: Commercial							
MINOR SUB #:							
LIMITED #							
LOCATION: 201-211 Cockeysville Rd.							
MAP	42	COUNCIL DISTRICT	3	PLAN SUBMITTED	10/28/2013		
BLOCK	0	LMA	EC	PLAN APPROVAL	4/4/2014		
PARCEL	247,248,249,250,251		Growth Tier	1			
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	1.471
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL		1.471	
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				
COMMENTS: 5 residential/office buildings to be razed. DRC 031913B							

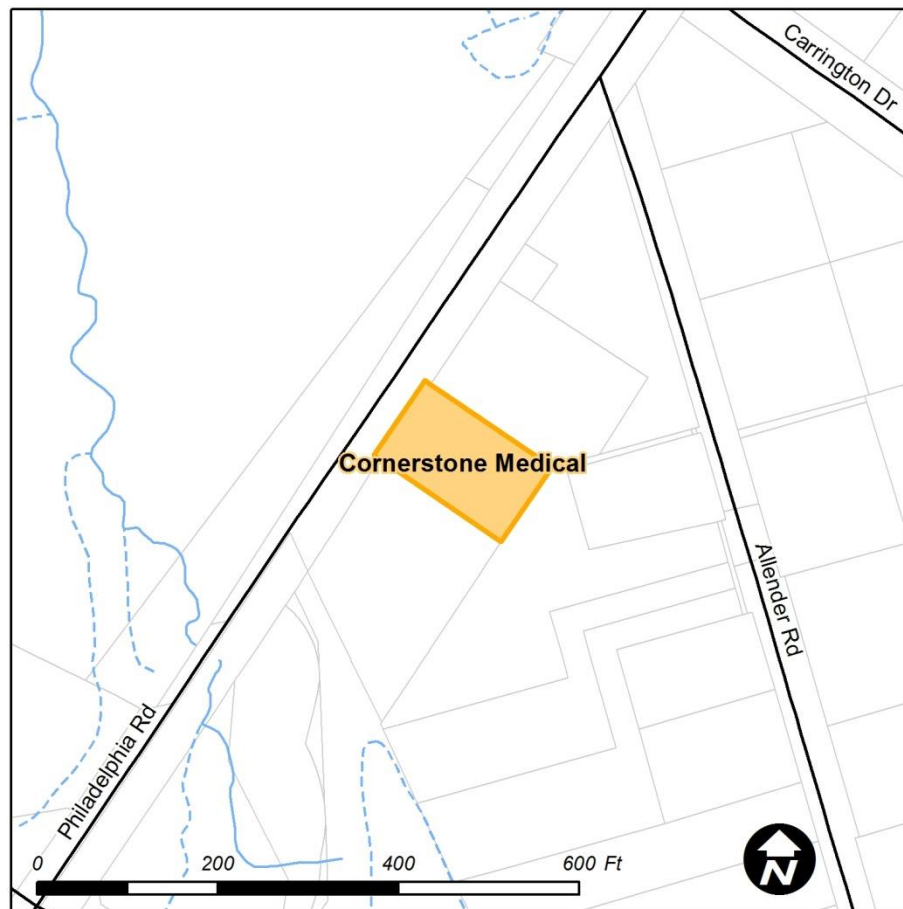


**102, 104, 106 The Byway Road**

DEVELOPMENT TRACK:	Minor	PAI #	40724				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	09058M				
		LIMITED #					
LOCATION:	102, 104, 106 The Byway Rd.						
MAP	58	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/24/2009		
BLOCK	9	LMA	OMGA	PLAN APPROVAL	4/15/2014		
PARCEL	146	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	0.8134
SFD	3	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.8134
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwellings (#102, #104 The Byway Rd) to be razed. Proposed dwelling (new#102 The Byway Rd) on lot 6A (0.25ac), (new #104) on lot 6B (0.23ac), and (#106) on lot 6C (0.29ac).						

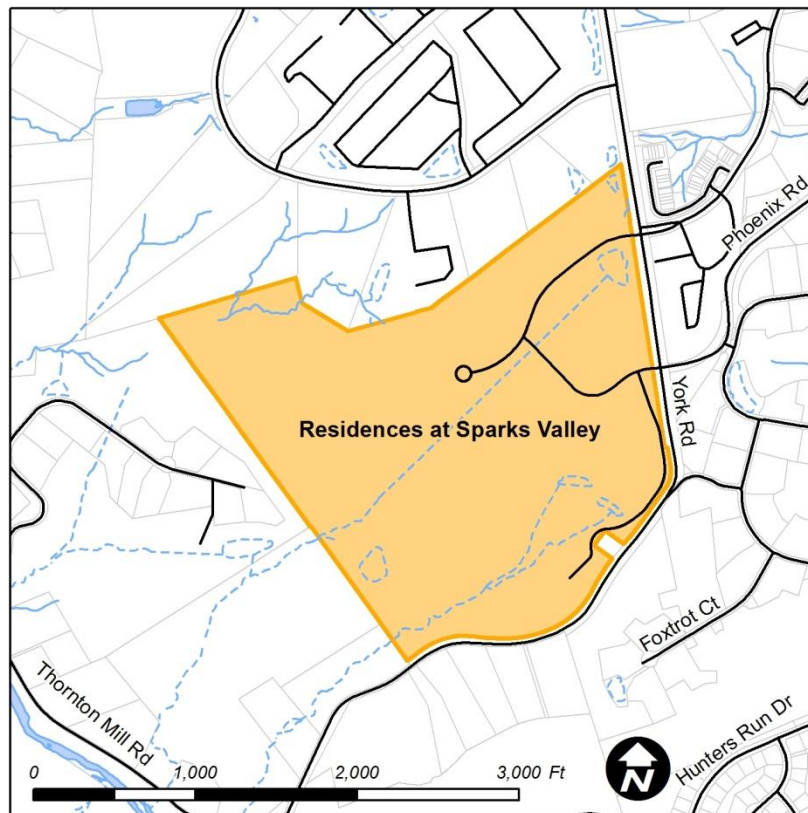


DEVELOPMENT TRACK:	Limited	PAI #	111123				
DEVELOPMENT TYPE:	Office	MINOR SUB #:					
		LIMITED #					
LOCATION:	11623 Philadelphia Rd.						
MAP	73	COUNCIL DISTRICT	5	PLAN SUBMITTED	7/16/2013		
BLOCK	2	LMA	MRRA	PLAN APPROVAL	4/18/2014		
PARCEL	192	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM	ACRES	0.459
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.459
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				
COMMENTS:	2 floor medical office. DRC 071613B						



## Residences at Sparks Valley

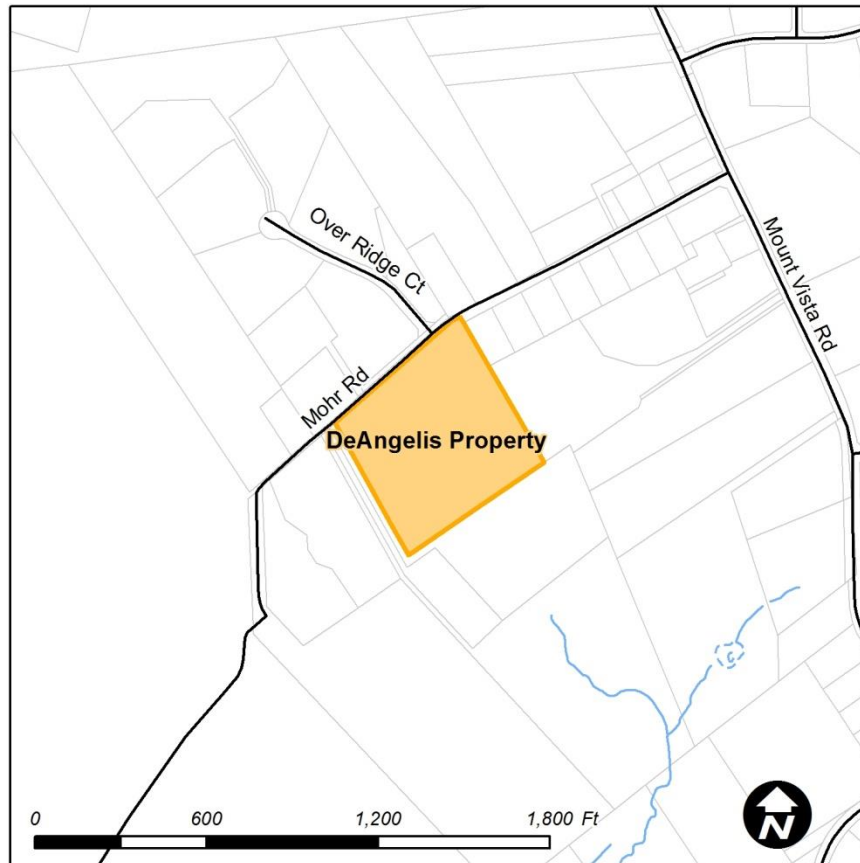
DEVELOPMENT TRACK:	Major	PAI #	140471			
DEVELOPMENT TYPE:	SFA	MINOR SUB #:				
		LIMITED #				
LOCATION:	N/S and W/S, OPP END OF PHOENIX RD.					
MAP	42	COUNCIL DISTRICT	3	PLAN SUBMITTED	7/17/2013	
BLOCK	4	LMA	EC	PLAN APPROVAL	4/23/2014	
PARCEL	41	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	73	UNITS/LOTS	0	ZONING1	DR 10.5	ACRES 18.66
SFD	2	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	73	DVLP SFA	0		TOTAL	18.66
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	4			
COMMENTS:	14th amend: 6 existing bldgs (26350, 30153, 106000, 22250, 19150 office/flex; 2030 bank). Prop 6 office/flex (263520) & 153752 Manufacturing; 3100 Restaurant.					





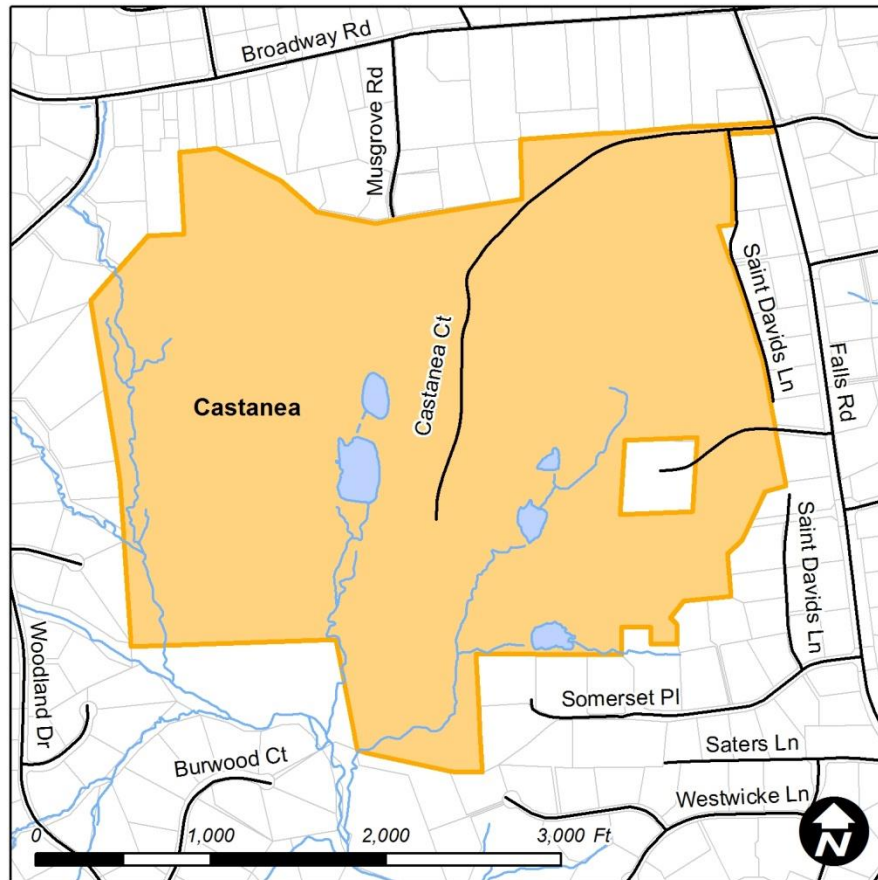
**DeAngelis Property**

DEVELOPMENT TRACK:	Minor	PAI #	111117				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	12030M				
		LIMITED #					
LOCATION:	11617 & 11611 Mohr Rd.						
MAP	63	COUNCIL DISTRICT	3	PLAN SUBMITTED	3/29/2013		
BLOCK	5	LMA	RRA	PLAN APPROVAL	5/7/2014		
PARCEL	92	Growth Tier	3				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 5	ACRES	7.325
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.325
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwelling (#11617 Mohr Rd) to remain on lot 2 (3.82ac). Proposed dwelling on lot 1 (3.51ac).						



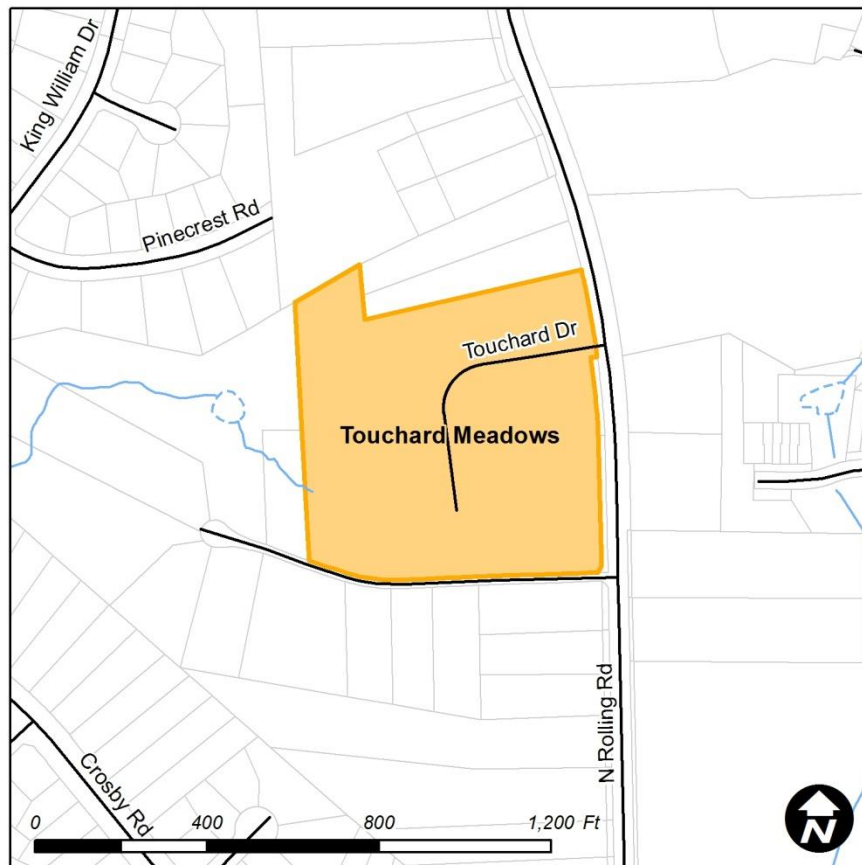
## Castanea

DEVELOPMENT TRACK:							
Major	PAI #	80886					
DEVELOPMENT TYPE: SFD							
MINOR SUB #:							
LIMITED #							
LOCATION: 11700 Falls Rd.							
MAP	59	COUNCIL DISTRICT	2	PLAN SUBMITTED	2/19/2014		
BLOCK	6	LMA	RRA	PLAN APPROVAL	5/8/2014		
PARCEL	5,551	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	8	UNITS/LOTS	0	ZONING1	RC 7	ACRES	227.92
SFD	8	DVLP SFD	0	ZONING2	RC 5	ACRES	1.51
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			229.43
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:		Current use: country club/golf course.					



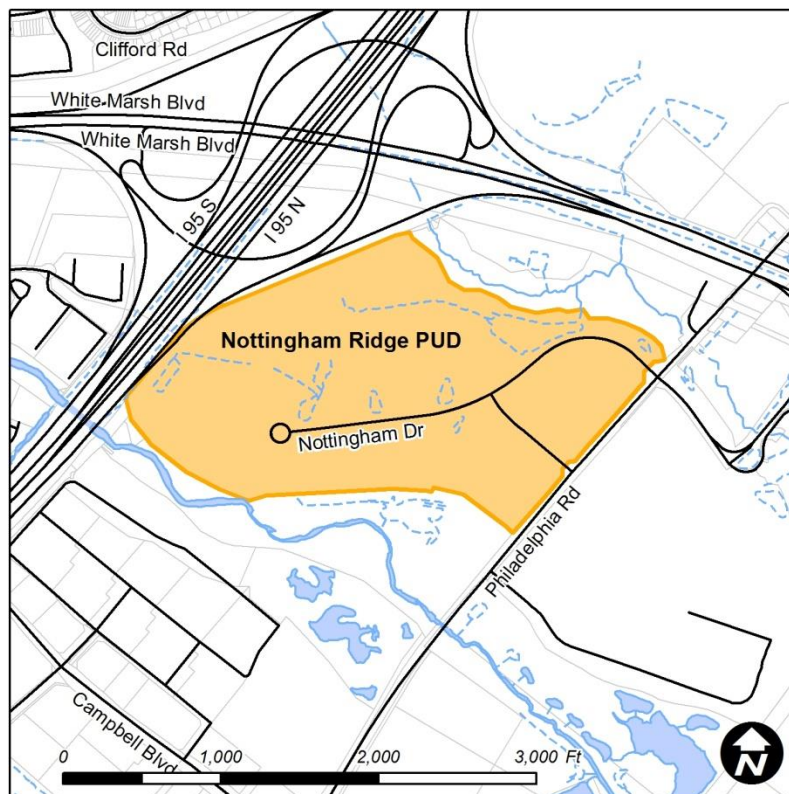
### Touchard Meadows

DEVELOPMENT TRACK:	Major	PAI #	10568				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	North off Rolling Glen Rd.						
MAP	94	COUNCIL DISTRICT	1	PLAN SUBMITTED	2/4/2014		
BLOCK	0	LMA	CCA	PLAN APPROVAL	5/29/2014		
PARCEL	22, 44, 45	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	24	UNITS/LOTS	2	ZONING1	DR 3.5	ACRES	10.93
SFD	24	DVLP SFD	2	ZONING2		ACRES	0
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	10.93
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwellings on Lots 1 and 19 to remain; existing dwelling on b/w Lots 21/22 to be removed. Deeds (more):						
	25700/152, 160. HOH approval 05292014.						



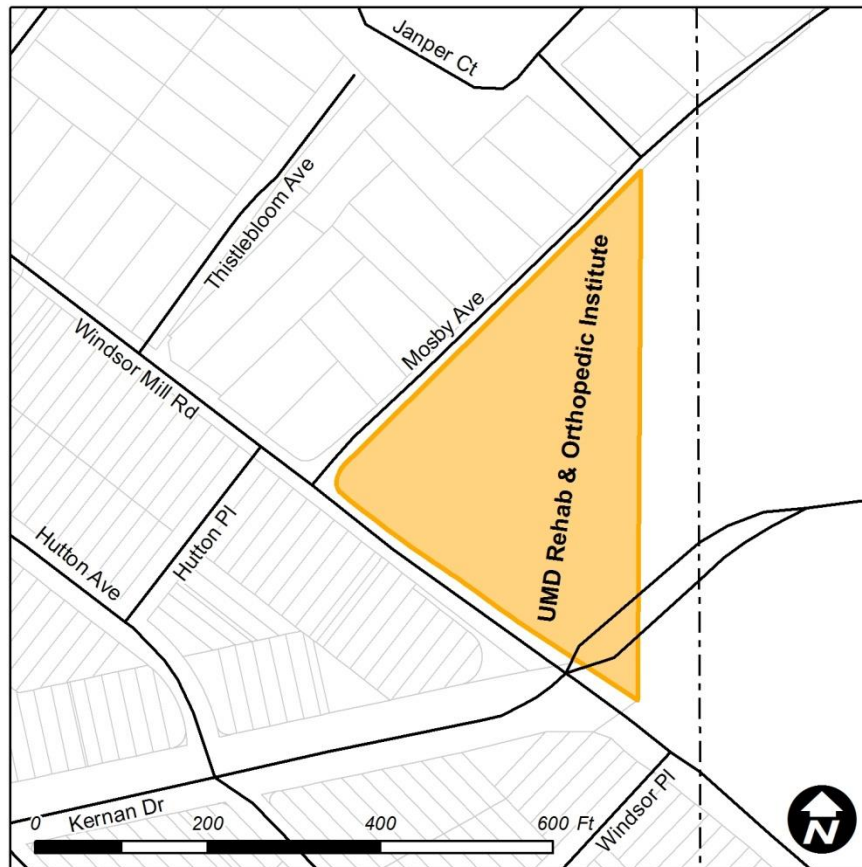
### Nottingham Ridge PUD

DEVELOPMENT TRACK:	PUD	PAI #	111091				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	10250-10348 Philadelphia Rd.						
MAP	82	COUNCIL DISTRICT	5	PLAN SUBMITTED			
BLOCK	5	LMA	MRRA	PLAN APPROVAL	6/4/2014		
PARCEL	910	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1266	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	84.08
SFD	2	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	84.08
MULTIFAM	1250	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	16	DVLP OTHER	0				
COMMENTS:	Council Resolution: 59-09. 2 existing single story offices to be razed. Proposed office (129000), retail (311000), 2 hotels (500 rooms, 12500 each bldg), restaurant (882500), conference (10000). Phase I for all non-residential and 500 units. Phase II for 750 units. * See also Parragon at Nottingham Ridge 1st PUD Amendment Development Plan						



**UMD Rehab & Orthopedic Institute Hackerman Patz Family Lodge**

DEVELOPMENT TRACK:	Limited	PAI #	10577			
DEVELOPMENT TYPE:	Institution	MINOR SUB #:				
		LIMITED #				
LOCATION:	2100 Kernan Drive					
MAP	95	COUNCIL DISTRICT	4	PLAN SUBMITTED	1/15/2014	
BLOCK	4	LMA	CCA	PLAN APPROVAL	6/17/2014	
PARCEL	450	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES 32
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 32
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	1	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			
COMMENTS:	2 floors with 30 beds in 20 rooms (383.5'X32'). DRC 060413B					



**Blair Hill  
Offices**

DEVELOPMENT TRACK: Limited PAI # 30498							
DEVELOPMENT TYPE: Office MINOR SUB #: LIMITED #							
LOCATION: 6300 Blair Hill Lane							
MAP	79	COUNCIL DISTRICT	2	PLAN SUBMITTED	6/4/2013		
BLOCK	2	LMA	CCA	PLAN APPROVAL	6/20/2014		
PARCEL	193	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	ML	ACRES	1.41
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			1.41
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				
COMMENTS: DRC 060413A. Existing use - 1 story office; Prop. 4 story office with 1 & 2 for garage and 3 & 4 for office. Bldg coverage= 22473 SF; Bldg height= 47.28ft.							

