

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2011, Legislative Day No. 15

Bill No. 64-11

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Councilmembers Quirk & Marks

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By the County Council, September 19, 2011

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A BILL  
ENTITLED

AN ACT concerning

PUD Application - Community Benefit

FOR the purpose of including, as a permissible community benefit for a proposed PUD, the provision of a capital improvement benefit to property owned by NeighborSpace of Baltimore County and for use by community residents; revising the standards for a capital improvement benefit and a public policy benefit; and generally relating to the contents of a PUD application.

BY repealing and re-enacting, with amendments

Section 32-4-242(b)  
Article 32 - Planning, Zoning and Subdivision Control  
Title 4 - Development  
Baltimore County Code, 2003, as amended

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section 32-4-242(b) of Article 32-Planning, Zoning and Subdivision Control, Title 4. Development, of the Baltimore County Code, 2003, be and it is hereby repealed and re-enacted, with amendments, to read as follows:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

1 §Section 32-4-242. Application.

2 (b) Contents. The application for a Planned Unit Development shall include:

3 (1) The identification of the proposed project site, the total tract acreage, and an explanation  
4 of how the site and the acreage meet the criteria for the type of Planned Unit Development that is  
5 proposed;

6 (2) A schematic representation of the proposed PUD, including the general site layout, the  
7 proposed building types and uses and the proposed number of units;

8 (3) A tabulation of the permitted existing density, the floor area ratio allowed and number  
9 of parking spaces required in the underlying zones, contrasted with a tabulation of the proposed  
10 density, floor area ratio, and number of parking spaces proposed in the PUD;

11 (4) The projected impact of the Planned Unit Development on the surrounding community;

12 (5) A statement of how the Planned Unit Development will comply with the compatibility  
13 requirements of § 32-4-402; and

14 (6) A statement of how the Planned Unit Development will provide a community benefit  
15 that shall include one or more of the following:

16 (i) An environmental benefit by proposing to achieve at least a silver rating according  
17 to the U.S. Green Building Council's LEED Green Building Rating System or proposing residential  
18 structures that achieve at least a silver rating according to the ANSI (American National Standards  
19 Institute) NGBS (National Green Building Standard);

20 (ii) A land use benefit, including proposing a higher quality architectural design or use  
21 of higher quality building materials that enhance the development for its residents;

1           (iii) A capital improvement benefit to an onsite or nearby county-owned OR STATE-  
2 OWNED facility, OR TO PROPERTY OWNED BY NEIGHBORSPACE OF BALTIMORE  
3 COUNTY, INC., for use by community residents, or to a volunteer fire company that serves the  
4 planned unit development; or

5           (iv) A public policy benefit promoting economic development opportunities BY  
6 LOCATING THE PLANNED UNIT DEVELOPMENT IN A COMMERCIAL REVITALIZATION  
7 DISTRICT, or providing ~~senior or~~ workforce housing.

8           SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days  
9 after its enactment.