

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald  
Director, Department of Permits, Approvals and Inspections

**DATE:** 6/30/2021

**FROM:** Steve Lafferty   
Director, Department of Planning

**SUBJECT: DEVELOPMENT PLAN CONFERENCE**  
Project Name: Southern Crossroads  
PAI #XIII-239

### GENERAL INFORMATION:

**Applicant Name:** H & H Rock Companies  
6800 Deerpath Road Ste 100  
Elkridge, MD 21075

**Location:** 4100 Maple Avenue  
**Council District:** First

**Growth Tier:** I

**Zoning:** DR 5.5, DR 2, ML, BR

**Acres:** 71.98

### Surrounding Zoning and Land Use:

<b>North:</b>	ML	Industrial, Mixed Office/Industrial, Commercial
<b>South:</b>	DR 5.5, BR	Single-Family Detached Residential
<b>East:</b>	BR	Industrial, Commercial
<b>West:</b>	DR 5.5, DR 2	Institutional (Public School), Single-Family Detached Residential

### Project Proposal:

The project proposes a townhouse development of 196 units with 71 single-car garage units and 125 double-car garage units on approximately +/- 71.98 acres. The site is currently improved with several buildings centrally located within the site surrounded largely by wooded areas constrained by streams, wetlands, and steep slopes which extend to the periphery of the site.

Records indicate that the existing buildings were once associated with a school owned by the House of the Good Shepherd of the City of Baltimore. The plan further indicates that the site was formerly used as a treatment facility for adolescents, but such structures are now vacant. The plan proposes to raze the

majority of the existing structures on the site to accommodate the proposed development. An existing water tower appears to be the only structure proposed to remain.

**Project History:**

Previous records show that the subject site has never been the subject of a Concept Plan or Development Plan. A petition was filed in 1964 to rezone the property from R-6, M-L, B-R zones to the R-A zone. However the petitioner withdrew their request later that same year. In 1994, zoning case 94-317-A approved variances for setbacks in order to permit a transmitting and receiving antenna structure on the site. The antenna was approved to be placed on top of an existing water tank on the site.

The site has also been included in issues among numerous Comprehensive Zoning Map Process (CZMP) cycles. In 2004, the site was the subject of CZMP issue 1-053 in which the petitioner, the Department of Planning Staff, requested that a portion of the site’s frontage along Washington Boulevard be rezoned from BR AS to BR. However, the County Council final decision rezoned this portion BR and ML.

Issue Number	Owner, Petitioner		Location								Comment
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendation		Planning Board Recommendations		County Council Decision		
1-053	Staff		North and South sides of Washington Blvd, East of Monumental Rd								
	BR	AS	19.455	BR	19.455	ML	0.675	BR	18.780	BR	18.780
	Total		19.455	Total	19.455	BR	18.780	ML	0.675	ML	0.675
					Total	19.455	Total	19.455	Total	Total	19.455

Figure 1: 2004 Rezoning issue of the subject site.

In 2008, the site was the subject of CZMP issue 1-056 in which the petitioner, the County Council, requested that the entirety of the site be rezoned from BR, DR 5.5, and ML to either DR 1, 2, or 3. While Planning Staff and the Planning Board recommended that the site be rezoned to DR 2, the County Council’s final decision was to retain the existing zoning.

Issue Number	Owner, Petitioner		Location								Comments
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendation		Planning Board Recommendations		Final County Council Decision		
1-056	County Council		East side of Woodside Ave, 295 ft south of Sulphur Spring Rd								August 26, 2008
	BR	15.2	DR 1 or DR 2 or DR 3	75.7	DR 2	75.7	DR 2	75.7	BR	15.2	See Issue 1-055
	DR 5.5	47.6		75.7		75.7		75.7	DR 5.5	47.6	
	ML	12.9							ML	12.9	
										75.7	

Figure 2: 2008 Rezoning issue of the subject site.

**Other Anticipated Actions and Additional Review Items:**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Variance | <input checked="" type="checkbox"/> Complete Streets*      | <input checked="" type="checkbox"/> School Impact Analysis    |
| <input type="checkbox"/> Special Exception   | <input type="checkbox"/> Scenic Route                      | <input type="checkbox"/> PUD                                  |
| <input type="checkbox"/> Special Hearing     | <input type="checkbox"/> Compatibility                     | <input type="checkbox"/> Design Review Panel                  |
| <input type="checkbox"/> RTA Modification    | <input checked="" type="checkbox"/> Section 260 Standards* | <input type="checkbox"/> Referral to Planning Board           |
| <input type="checkbox"/> Waiver              | <input checked="" type="checkbox"/> Pattern Book*          | <input checked="" type="checkbox"/> Microwave Path Protection |

\* Information about the requirements for these items is located on the Baltimore County web page at [www.baltimorecountymd.gov/devrev](http://www.baltimorecountymd.gov/devrev)

**MEETINGS**

Post Submission Community Input Meeting:	N/A	Pre-Concept Plan Conference:	N/A
Concept Plan Conference:	8/25/2020	Community Input Meeting:	10/1/2020
Development Plan Conference:	6/30/2021	Administrative Law Judge's Hearing:	TBD

**Community Associations To Be Contacted (For Concept and PUD projects):**

Halethorpe Improvement Association  
Michael McAuliffe, President  
PO Box 7306  
Halethorpe, MD 21227  
Phone: 410-247-9470, 443-742-0870  
Email: [halethorpe.improvement.assn@gmail.com](mailto:halethorpe.improvement.assn@gmail.com)  
Website: [www.halethorpemd.org](http://www.halethorpemd.org)

Relay Improvement Association  
Frank Meek, President  
Email: [fcn1900@comcast.net](mailto:fcn1900@comcast.net)  
Website:  
<http://www.relaymaryland.com/Welcome.html>

Halethorpe Civic League  
Otis Collins, President  
Phone: 410-247-6792  
Email: [otis7743@gmail.com](mailto:otis7743@gmail.com)

**ANALYSIS**

**Master Plan:**

The *Master Plan 2020* “Land Management Area Plan” designation for the subject site is Community Conservation Area. The CCAs generally consist of lower to moderate density suburban residential neighborhoods and the concept plan shows a proposed density of approximately 2.72 dwelling units per acre. (196 units/71.98 acres).

The “Proposed Land Use, Baltimore County Smart Coded” designation is T4 General Urban. The T4 transect consists of mixed use, but is primarily residential urban fabric comprised of a range of housing types to include attached and detached single family dwellings with varying setbacks (Page 31). The

submitted development plan proposes a development, which is walkable and incorporates streets with curbs and sidewalks in keeping with the T4 transect designation. The layout maximizes the potential of the density while providing adequate open space, site amenities, connectivity and pedestrian friendly circulation in keeping with the vision of the Master Plan 2020 and promoting the health, safety and wellness of the surrounding community.

### **Community Plan:**

The site is within the area covered by the Southwest Baltimore County Revitalization Strategy, adopted by the County Council as part of the Baltimore County Master Plan in 1997. This strategy was established for the purpose to identify actions that government and the community at large should take to strengthen the local economy, stabilize and enhance neighborhoods, and capitalize upon the unique concentrations of institutions in the area. While this strategy does not give any specific guidance on land use or development of the subject property, it does recommend that residential zoning should be comparable to the existing built out density in the neighborhood. The current DR 5.5 zoning covering the subject property, extends to the south covering adjacent residential properties along Maple Avenue and this area also maintains a density consistent with DR 5.5.

### **Pedestrian and Bicycle Access Plan**

The Western Baltimore County Pedestrian and Bicycle Access Plan, which is adopted as part of the Baltimore County Master Plan 2020, proposes pedestrian improvements to the following streets impacting the subject site; Sidewalks on both sides of Maple Avenue from Arbutus Avenue to the road end of Maple Avenue. Similar improvements in the area of the subject site include Arbutus Avenue (from Potomac to Maple Avenue) and Winans Avenue (from Selma Avenue to Washington Boulevard) (Page 25).

The subject site provides adequate pedestrian circulation along with sidewalk connections that provide access to the proposed open space areas and trails. The design as proposed provides a walkable development and promotes connectivity throughout the site and to surrounding communities.

### **School Impact:**

This development is subject to Section 32-6-103 of the Baltimore County Code, Adequate Public Facilities Ordinance (APFO). A school impact analysis was submitted on May 14, 2021. The Department of Planning has reviewed the school impact analysis and offers the following comments:

- On Form 2, since the pupil yield factors for single family attached (own) for Election District 13 are zero, the applicant was right with regard to using the average of pupil yield factors available in some Election Districts, per the School Impact Analysis Regulations, Section 04 (2) (h). However, the applicant's average for Lansdowne High School is incorrect. Pupil yield factors at the high school level are presented at only nine (9) schools instead of 10.

### **SIA Approval Finding:**

The Department of Planning finds that the subject Development Plan meets the requirements of BCC § 32-6-103 at the time of the filing date, May 14, 2021. The School Impact Analysis performed by the Department of Planning indicates that none of the schools referenced in the SIA has a projected full time equivalent enrollment (FTE) equal to or over 115% of the state rated capacity (SRC). The projected number of pupils as a percentage of the net SRC is:

- Halethorpe ES: 87.26%
- Arbutus MS: 100.86%

- Lansdowne HS: 92.66%

## **EVALUATION AND RECOMMENDATION**

The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

### **Residential Performance Standards:**

The Baltimore County Zoning Regulations (BCZR) § 260 requires the Director of the Department of Planning to make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line. The pattern book received on May 14, 2021 has been reviewed and is consistent with the spirit and intent of §260 of the BCZR. The Department of Planning recommends approval of the submitted pattern book pending the comments below are addressed.

### **Additional Comments to the Pattern Book:**

- Identify the highly visible lots in the pattern book. High visibility lots are lots with side facades that are visible from public roads. These lots require additional architectural treatments. Illustrations with element counts should be provided in the proposed pattern book. High visibility lots are subject to change with alterations to the proposed site layout.
- Provide details for all proposed signage. Signage should comply with BCZR section 450 and be illustrated in the proposed pattern book. Materials, dimensions and colors should be labeled as well.
- Provide details of the site amenities including trash receptacles, and keystone style retaining wall. Details should include materials, dimensions and colors to be used. Illustrations should be provided in the proposed pattern book.
- Provide details of the proposed open space areas. Provide amenities to serve the residents such as trash receptacles, bench seating and tot lot in order to comply with BCZR Section 260.3. These amenities should also be illustrated in the proposed pattern book.
- Provide dimensions and required element counts pursuant to the Manual of Regulations section 260.2. Garage dimensions should be provided to ensure they do not exceed 45% of the front façade.

### **Additional Comments on the Plan**

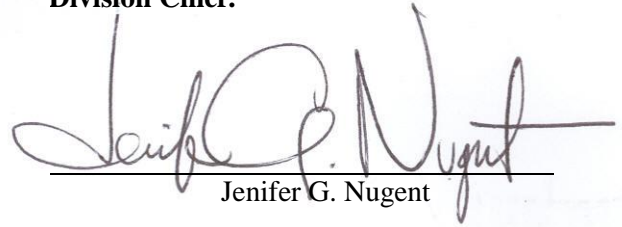
- Comment “k” on the concept plan states that extreme grading should be avoided. Areas of extensive grading, particularly located on private lots should be avoided to the greatest extent possible, such as on Lot 60 shown on sheet C-303. The development should be designed in concert with the existing grades as indicated in Division 2, Section B, Residential Guidelines, Site Planning section of the CMDP (pages 43-45). Provide a narrative with cross-sections of existing vs. proposed grades to demonstrate how the dwelling units will follow the proposed grades and how mass grading of the tract will be avoided. The Department also defers the environmental constraints of the site to the Department of Environment Protection and Sustainability (EPS).
- The developer stated on the CPC sheet is SCLN, LLC. The developer of the project stated on the CPC plan is H&H Rock Companies. Clearly identify all developers included on this project. Provide an explanation for the disparity and the current ownership of the site to address comment “X” on the concept plan. Provide a lighting plan to the Baltimore County Landscape Architect for review and approval.
- Existing specimen trees should be preserved to the fullest extent possible.
- The proposed plan shows areas “reserved for future use”. Remove the language from the plan as it is not part of this review.

**Prepared by:**



Brett M. Williams

**Division Chief:**



Jenifer G. Nugent

SL/JGN/MK/BMW/

c: James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Vishnu Desai, Department of Permits, Approvals and Inspections