

2018 Annual Report on Growth

Baltimore County Department of Planning

June 20, 2019



Baltimore County, Maryland
2018 Annual Report on Growth

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Development patterns:

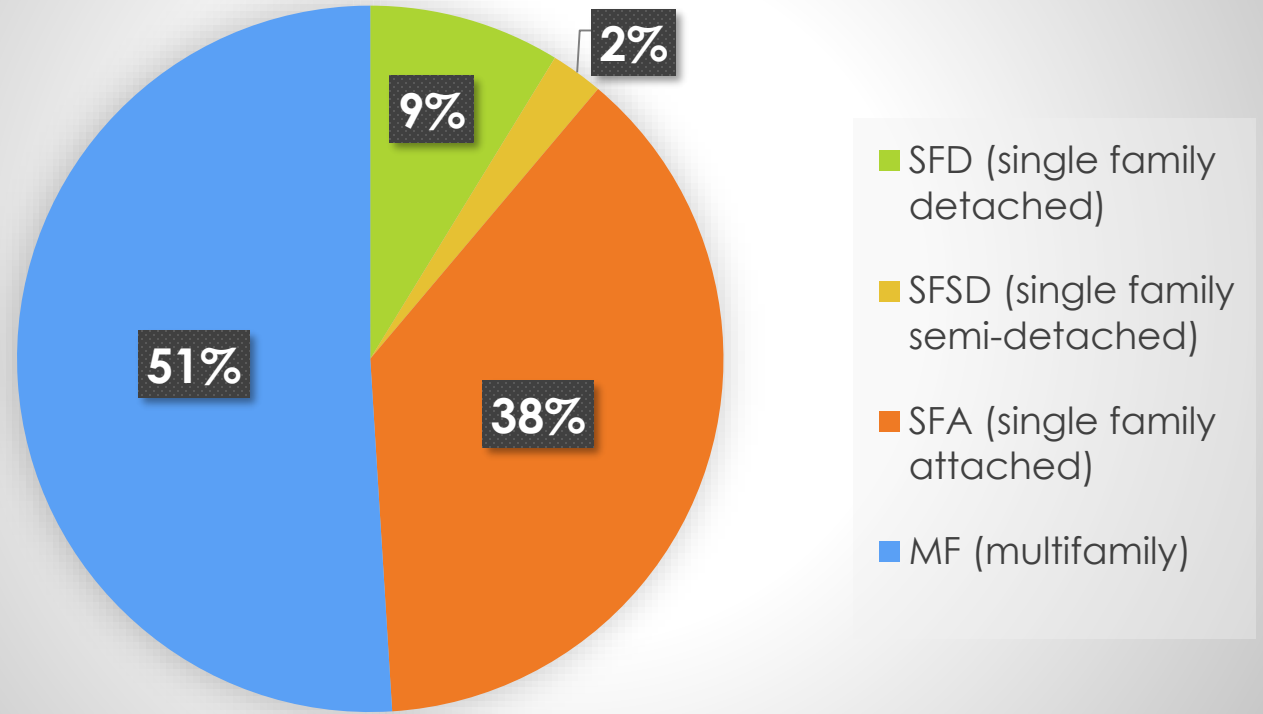
Approved residential plans:

Plan Type	# of Plans	# of Units
Major	10	947
Minor	19	44
Limited	1	52*
PUD	3	676
Total	33	1,719

*: 52 independent units including 70 beds.

Multifamily units: 850.

Units by Housing Type



Development patterns (cont'd):

Approved residential plans:

Percent units inside PFA:

SFD: 65.75%

SFSD: 100%

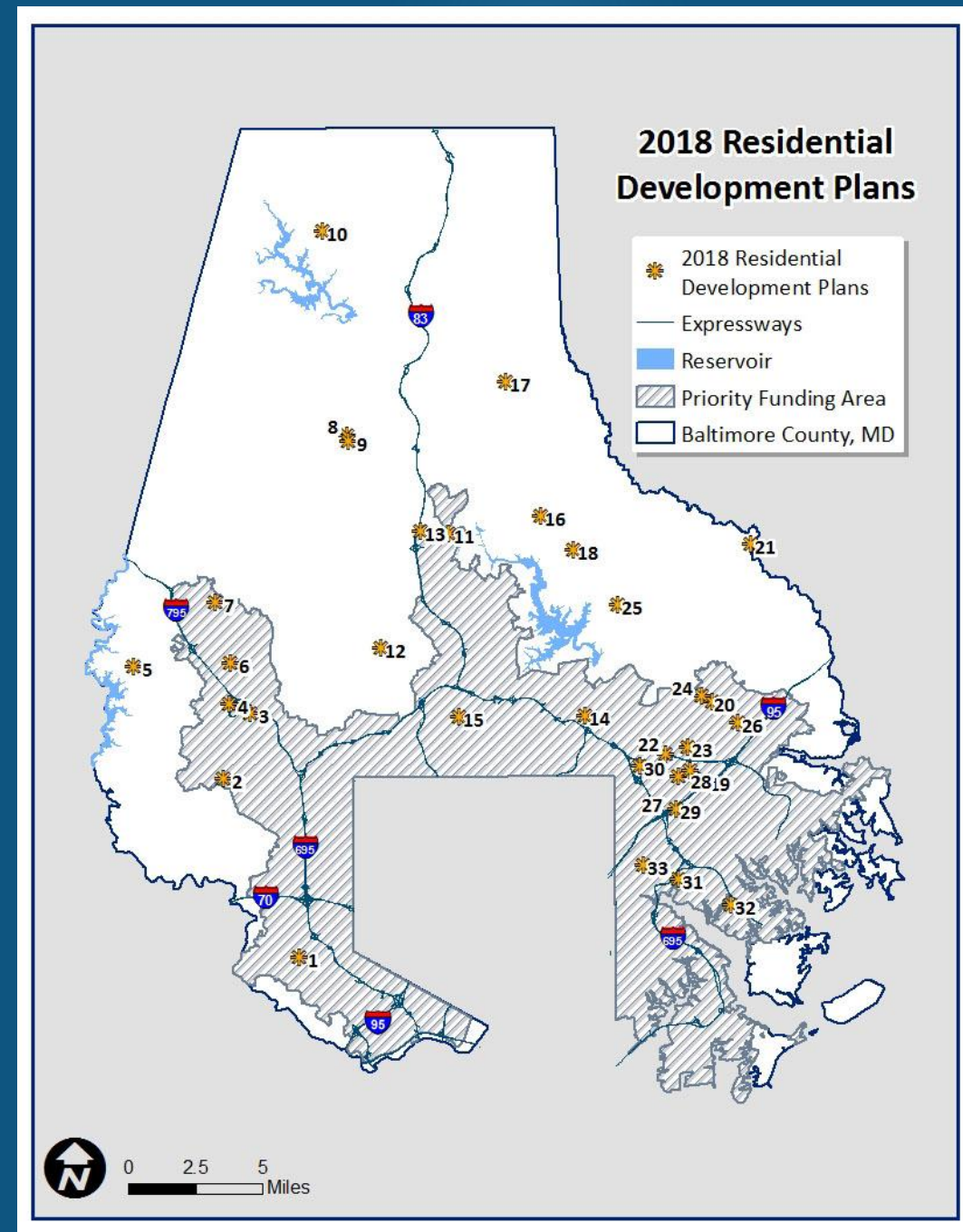
SFA: 100%

MF: 100%

Other: 100%

Overall: 97.09%

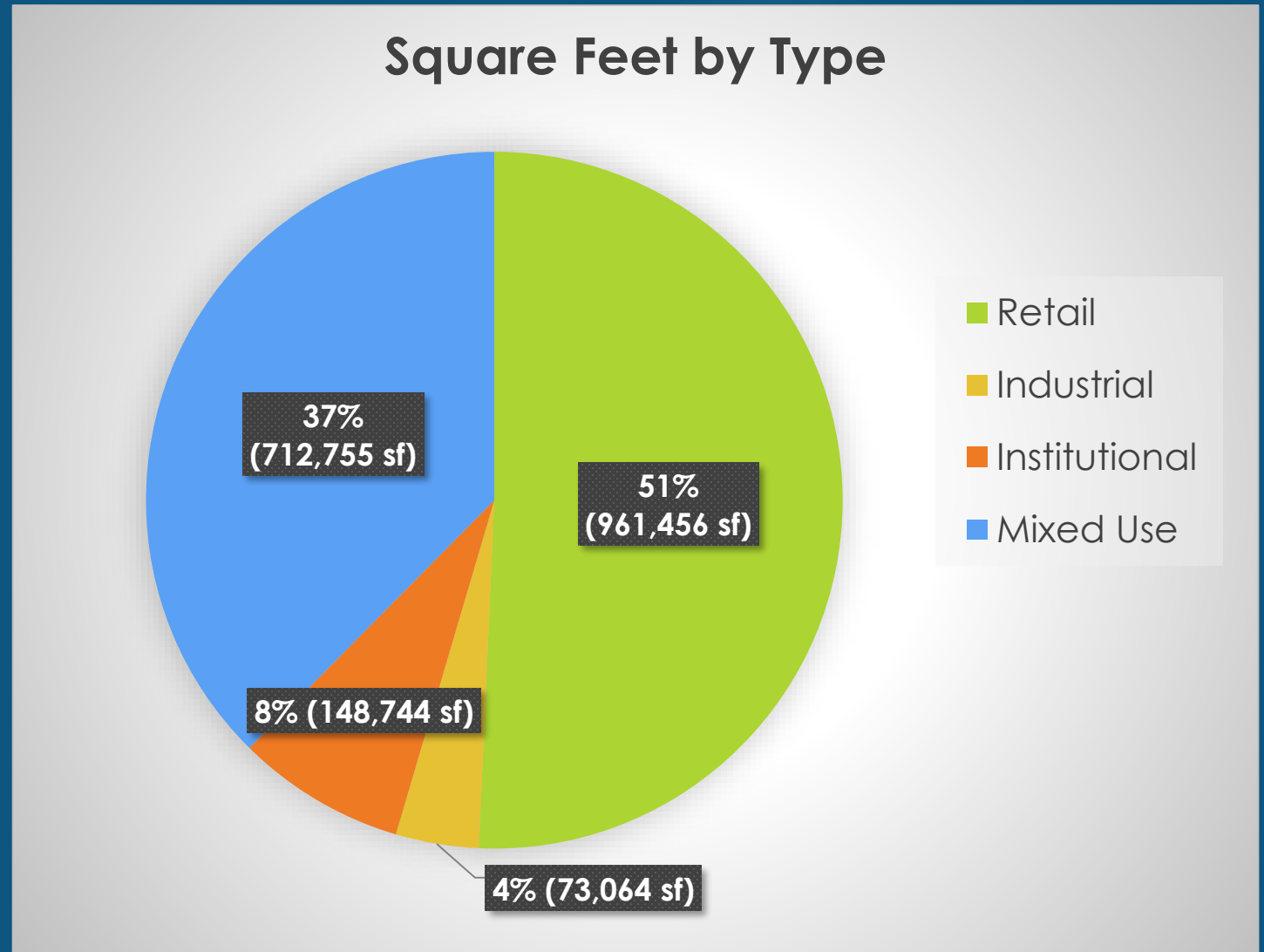
Total units = 1,719



Development patterns (cont'd):

Approved non-residential plans:

Plan Type	# of Plans	Square Feet
Limited	24	969,117
Major	6	868,002
PUD	1	58,900
Total	31	1,896,019



Development patterns (cont'd):

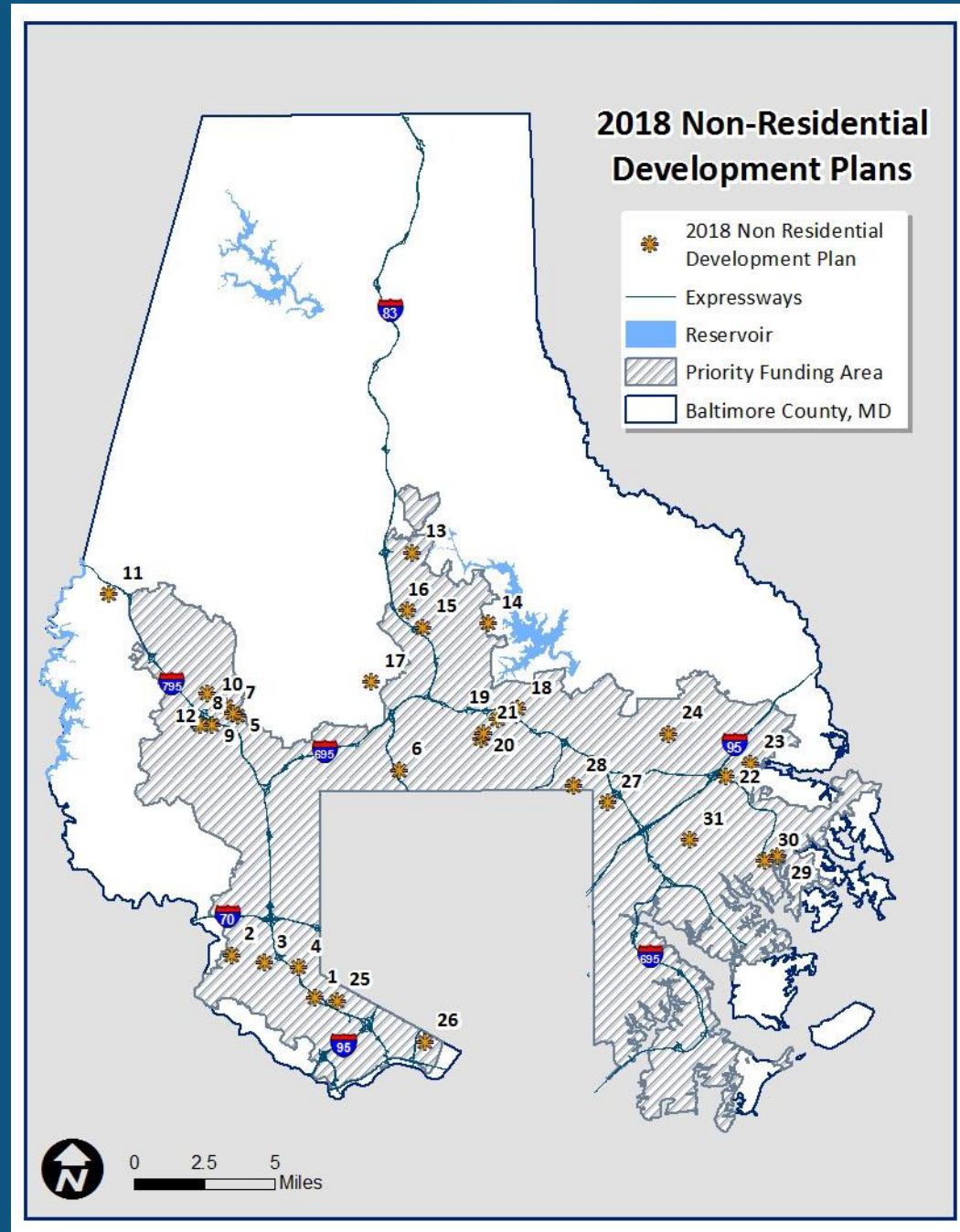
Approved non-residential plans:

Total square feet = 1,896,019

95.75%

inside PFA

Use	Retail	Industrial	Institutional	Mixed Use
S.F.	961,456	73,064	148,744	712,755
% in PFA	100%	100%	56.97%	97.66%



Development patterns (cont'd)

New occupancy permits:

1,629 single family units
188 multi-family units } 1,817

94.33% of total units inside PFA

Housing Type	# of Units	Units inside PFA	% Units inside PFA
SFD	471	368	78.13%
SFSD	62	62	100%
SFA	1,096	1,096	100%
MF	188	188	100%
Total units	1,817	1,714	94.33%

Development patterns (cont'd)

New non-residential occupancy permits:

Major uses: Industrial.

99.61% of non-residential construction inside PFA

Use Type	Square Feet (S.F.)	% S.F. inside PFA
Retail	923,882	99.95%
Industrial	2,192,726	100%
Institutional	288,760	88.82%
Mixed Use	129,312	100%
Office	258,564	100%
Total S.F.	3,793,244	99.61%

Legislative Amendments

Zoning Map Correction:

Pursuant to Section 32-3-233 of the Baltimore County Code: The Baltimore County Board of Appeals approved a zoning map correction case to amend a technical error on zoning for the property in Towson from DR 1-NC to DR 5.5.

Zoning Map Correction, M.C. 18-02: Correct Zoning on 9 & 15 Aigburth Road
Approved by the Baltimore County Board of Appeals on July 25, 2018.



Department of Planning, April 2019.

Legislative Amendments (cont'd)

Adopted Resolutions, 2018

Res. No	Bill Summary
No. 5-18	To adopt the report of the 2017 Triennial Review of the Baltimore County Water Supply and Sewerage Plan pursuant to Title 9, Subtitle 5 of the Environment Article of the Annotated Code of Maryland.
No. 7-18	To approve the extension of the sanitary sewer system of Baltimore County in the Turkey Point Area in the 7th Council District of Baltimore County.
No. 13-18	To approve the County's contribution toward the purchase of certain development rights easements on property in accordance with Title 2, Subtitle 5, Agriculture Article, Annotated Code of Maryland, and Article 24 Land Preservation, Baltimore County Code.
No. 14-18	To approve the review of a proposed Planned Unit Development sited at 400 Georgia Court applied by Bosley Estates, LLC in accordance with County law.
No. 23-18	To approve the review of a proposed Planned Unit Development on the south side of Wise Avenue, west of Grays Road applied by CRD Golf, LLC in the 7th Councilmanic District in accordance with County Law.
No. 24-18	To request the United States Board on Geographic Names to approve the naming of a presently unnamed cove on Seneca Creek in the Bowleys Quarters area as "Baynes Cove."
No. 28-18	To support designation by the Maryland State Arts Council of an Arts and Entertainment District in the Arbutus-Catonsville area.
No. 29-18	To approve the review of a proposed planned unit development located at 6811 Campfield Road applied by Augsburg Lutheran Home of Maryland, Inc. in accordance with County law.
No. 33-18	To designate the Essex area as a Sustainable Community for approval either directly by the Department of Housing and Community Development (the "Department") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.
No. 41-18	To rank five Rural Legacy Area Plan applications submitted to the Maryland Department of Natural Resources for consideration and approval by the Maryland Rural Legacy Board for funding in fiscal year 2019. These plans include the Baltimore County Coastal, Gunpowder Valley, Long Green Land Trust, Manor, and Piney Run Watershed.
No. 46-18	To amend the Baltimore National Pike Commercial Revitalization District.
No. 74-18	To approve the review of a proposed planned unit development located on the south side of Old Eastern Avenue, west of Back River Neck Road in the 7th Councilmanic District in accordance with County law.
No. 92-18	To approve certain applications for the sale of development rights easements on property located on farms that meet the State criteria in accordance with Agriculture Article, Section 2-509 of the Annotated Code of Maryland.
No. 113-18	To adopt the Baltimore County 2019-2028 Solid Waste Management Plan.
No. 121-18	To approve the County's Financial Assurance Plan under the Watershed Protection and Restoration Program per the of the Environment Article of the Annotated Code of Maryland.

Source: Baltimore County Council.

Adopted Legislative Bills, 2018

Bill No.	Bill Summary
No. 21-18	For the purpose of permitting a cold rolling mill in the M.L. Zone, if it is located in an I.M. District; defining certain terms; providing certain restrictions and requirements; and generally relating to cold rolling mills in M.L. zones.
No. 25-18	For the purpose of adopting a new Basic service water supply map, new sewerage map, and transportation map.
No. 29-18	For the purpose of amending the definition of "Commercial Recreational Facilities" in the Baltimore County Zoning Regulations to include additional uses; permitting Commercial Recreational Facilities by right in certain business and manufacturing zones; etc.
No. 30-18	For the purpose of permitting certain M.L. Zone uses in the B.L. Zone in certain circumstances; and generally related to uses in the B.L. Zone.
No. 38-18	For the purpose of authorizing and empowering Baltimore County, Maryland to borrow money in a principal amount not exceeding \$2,000,000 for land preservation. A referendum of registered voters of Baltimore County is required for approval or rejection for the full amount of borrowing.
No. 40-18	For the purpose of authorizing and empowering Baltimore County, Maryland to borrow money in a principal amount not exceeding \$4,000,000 for the purpose of parks, preservation and greenways projects. A referendum of registered voters of Baltimore County is required for approval or rejection for the full amount of borrowing.
No. 45-18	For the purpose of amending the uses permitted by special exception in the Neighborhood Commons Overlay District; and generally relating to the Neighborhood Commons Overlay District.
No. 47-18	For the purpose of permitting businesses devoted to concerts in the M.L. Zone under certain circumstances; and generally relating to the uses permitted in the M.L. Zone.
No. 51-18	For the purpose of providing limits on the vesting of certain residential development plans which received growth allocation.
No. 53-18	For the purpose of redefining and providing certain uses that are permitted within Planned Drive-In Clusters; and generally relating to Planned Drive-In Clusters.
No. 62-18	For the purpose of modifying the off-street parking requirements for residential uses located in certain areas within the boundaries of the Towson Community Plan; and generally relating to parking requirements.
No. 64-18	For the purpose of amending the conditions under which new authorizations are issued in the Eastern Subarea of the Honeygo Area.
No. 66-18	For the purpose of exempting a certain portion of the Honeygo District from the prohibition on panhandle lots in the Honeygo Area.
No. 67-18	For the purpose of requiring the Director of Recreation and Parks to consult with the Director of Environmental Protection and Sustainability with respect to the regulation of certain activities and the protection of certain resources in or on County park property; and generally relating to the regulation of activities in County parks.
No. 74-18	For the purpose of amending the 2018-2019 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of Housing and Urban Development.
No. 82-18	For the purpose of increasing the penalty for the unlawful parking of certain commercial vehicles on a shopping center lot at certain times; and generally relating to the parking of commercial vehicles.
No. 88-18	For the purpose of amending the 2018-2019 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of Housing and Urban Development (HUD).
No. 90-18	For the purpose of permitting private college uses in the D.R. Zone in certain circumstances.
No. 92-18	For the purpose of repealing the limitation on the percentage of the open space fees allocated to Neighborspace of Baltimore County, Inc. that may be spent on its operating costs; and generally relating to the use of open space fees allocated to Neighborspace.
No. 104-18	For the purpose of amending locations where fuel service stations are permitted by special exception and generally relating to fuel service stations allowed by special exception.
No. 100-18	For the purpose of repealing certain provisions relating to the process for the approval of a bed-and-breakfast inn; adopting a new process for the approval of a bed-and-breakfast inn in certain zones of the County.

Source: Baltimore County Council.



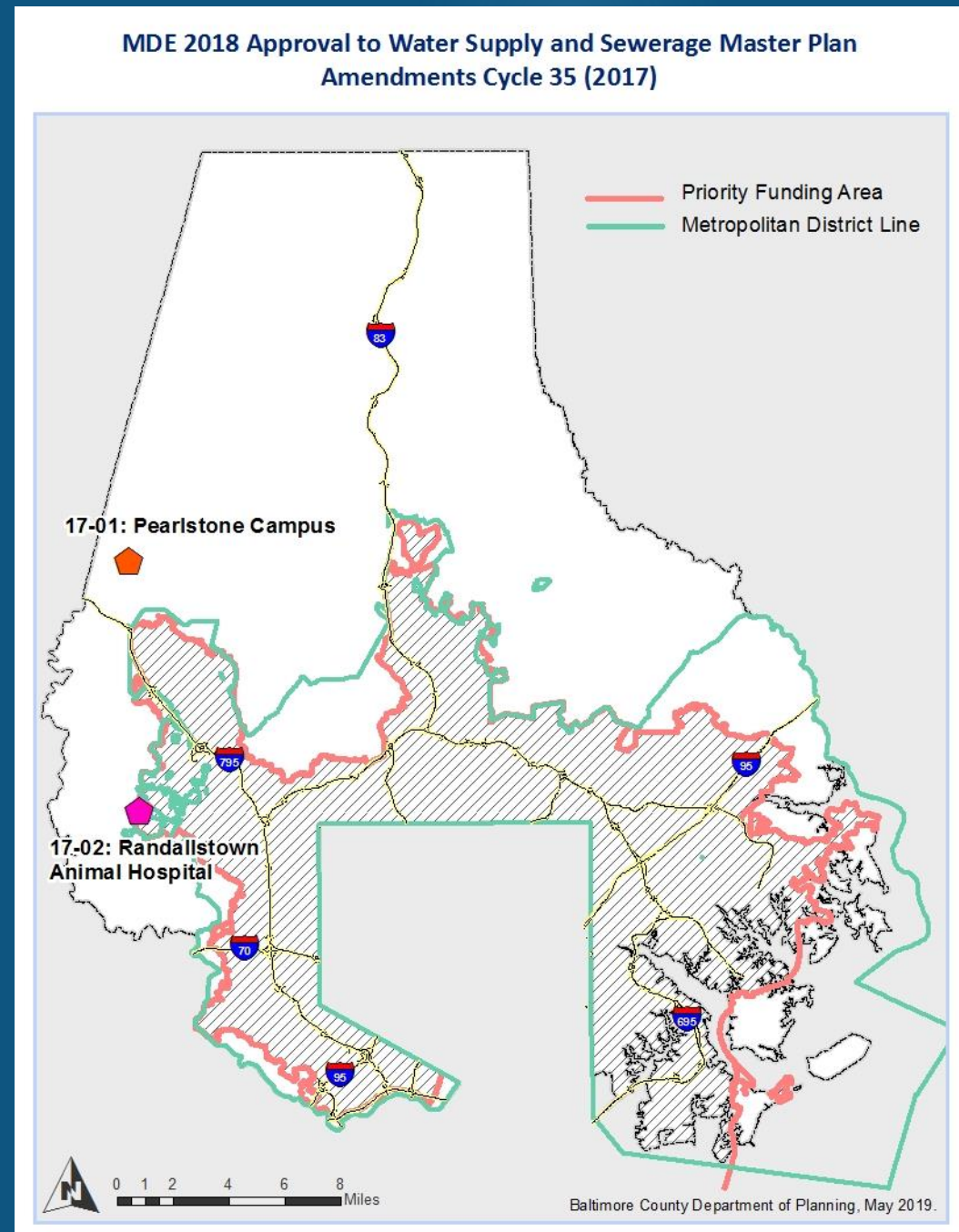
Master Plan Amendments

Sustainable Communities:

- Pulaski Highway Redevelopment Area
- Greater Dundalk-Sparrows Point
- Essex

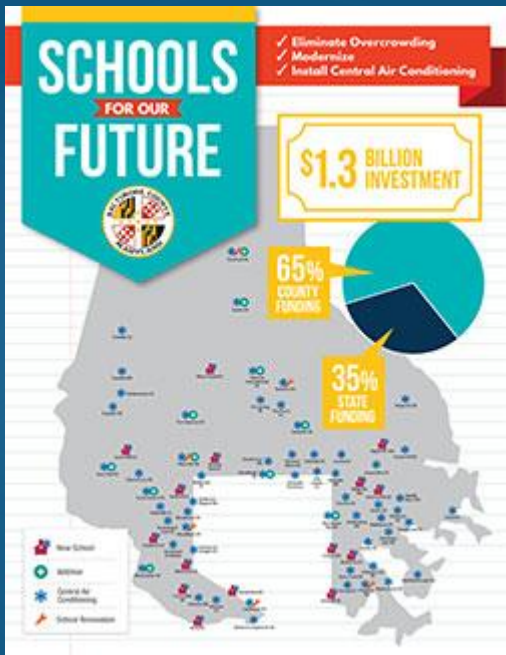
Water Supply & Sewerage Master Plan amendments:

- 17-01: with an increase in daily design flow;
- 17-02: capital facility areas for water & sewer.



Adequate Public Facilities

Public schools:

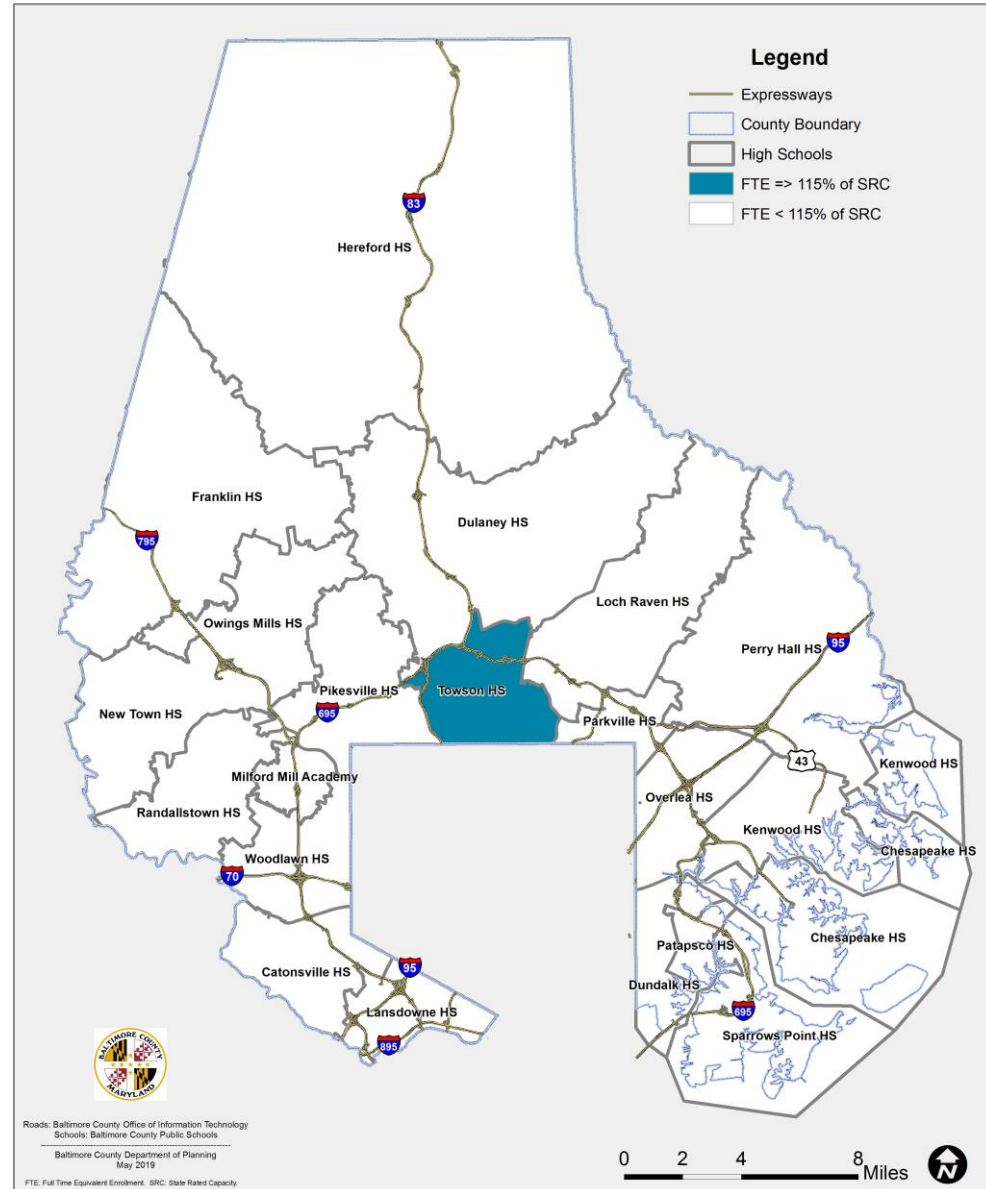


Adequate Public Facilities (cont'd)

In the 2018-2019 school year, the full-time equivalent enrollments of 23 elementary schools and one high school were at or over 115% of their state rated capacity.

The County's \$1.3 billion for the Schools for Our Future capital program will factor into the school impact analysis as required by Section 32-6-103(f) of the County Code.

Baltimore County Adequate Public Facilities High Schools, 2018-2019 School Year



Adequate Public Facilities (cont'd)

Transportation:

- 26 new road construction or extension projects (4.65 miles).
- All new or extension were inside PFA.



The new Ballard Green Drive from Lyons Mill Road to Owings Mills Boulevard.

Adequate Public Facilities (cont'd)

Water and Sewerage:

- Water: no deficiencies.
- Sewerage:
 - One area of concern
 - Rehabilitation projects.



Prettyboy Reservoir. Source: USGS MD-DE-DC Water Science Center.

Land Preservation

Preservation acreage:

In 2018, the County added 926.02 acres to easements.

As of 2018, 65,975 acres were preserved, accounting for 82.47% of the Master Plan goal of 80,000 acres.

