2018 Annual Report on Growth

Baltimore County Department of Planning
June 20, 2019
- Development patterns
  - Approved plans
  - Occupancy permits
- Legislative amendments
  - Zoning map change
  - Resolutions & Bills
- Master Plan amendments
  - Sustainable communities
  - Water Supply and Sewerage Master Plan
- Adequate public facilities
  - Schools
  - Transportation
  - Water and sewerage
- Land preservation
Development patterns:

Approved residential plans:

<table>
<thead>
<tr>
<th>Plan Type</th>
<th># of Plans</th>
<th># of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>10</td>
<td>947</td>
</tr>
<tr>
<td>Minor</td>
<td>19</td>
<td>44</td>
</tr>
<tr>
<td>Limited</td>
<td>1</td>
<td>52*</td>
</tr>
<tr>
<td>PUD</td>
<td>3</td>
<td>676</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>33</strong></td>
<td><strong>1,719</strong></td>
</tr>
</tbody>
</table>

*: 52 independent units including 70 beds.

Multifamily units: 850.

Units by Housing Type:

- SFD (single family detached): 51%
- SFSD (single family semi-detached): 9%
- SFA (single family attached): 38%
- MF (multifamily): 2%
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:

<table>
<thead>
<tr>
<th>Plan Type</th>
<th># of Plans</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited</td>
<td>24</td>
<td>969,117</td>
</tr>
<tr>
<td>Major</td>
<td>6</td>
<td>868,002</td>
</tr>
<tr>
<td>PUD</td>
<td>1</td>
<td>58,900</td>
</tr>
<tr>
<td>Total</td>
<td>31</td>
<td>1,896,019</td>
</tr>
</tbody>
</table>

Square Feet by Type:

- **Retail**: 51% (961,456 sf)
- **Industrial**: 8% (148,744 sf)
- **Institutional**: 4% (73,064 sf)
- **Mixed Use**: 37% (712,755 sf)
Development patterns (cont’d):  

Approved non-residential plans:  
Total square feet = 1,896,019  
95.75% inside PFA  

<table>
<thead>
<tr>
<th>Use</th>
<th>Retail</th>
<th>Industrial</th>
<th>Institutional</th>
<th>Mixed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>S.F.</td>
<td>961,456</td>
<td>73,064</td>
<td>148,744</td>
<td>712,755</td>
</tr>
<tr>
<td>% in PFA</td>
<td>100%</td>
<td>100%</td>
<td>56.97%</td>
<td>97.66%</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Housing Type</th>
<th># of Units</th>
<th>Units inside PFA</th>
<th>% Units inside PFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFD</td>
<td>471</td>
<td>368</td>
<td>78.13%</td>
</tr>
<tr>
<td>SFSD</td>
<td>62</td>
<td>62</td>
<td>100%</td>
</tr>
<tr>
<td>SFA</td>
<td>1,096</td>
<td>1,096</td>
<td>100%</td>
</tr>
<tr>
<td>MF</td>
<td>188</td>
<td>188</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Total units</strong></td>
<td><strong>1,817</strong></td>
<td><strong>1,714</strong></td>
<td><strong>94.33%</strong></td>
</tr>
</tbody>
</table>
Development patterns (cont’d)

New non-residential occupancy permits:

Major uses: Industrial.

99.61% of non-residential construction inside PFA

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Square Feet (S.F.)</th>
<th>% S.F. inside PFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>923,882</td>
<td>99.95%</td>
</tr>
<tr>
<td>Industrial</td>
<td>2,192,726</td>
<td>100%</td>
</tr>
<tr>
<td>Institutional</td>
<td>288,760</td>
<td>88.82%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>129,312</td>
<td>100%</td>
</tr>
<tr>
<td>Office</td>
<td>258,564</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Total S.F.</strong></td>
<td><strong>3,793,244</strong></td>
<td><strong>99.61%</strong></td>
</tr>
</tbody>
</table>
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.
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 adopt 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. 13-18 To adopt the Baltimore County 2019-2028 Solid Waste Management Plan.

No. 113-18 To adopt the Baltimore County 2019-2028 Solid Waste Management Plan.

Source: Baltimore County Council.

No. 121-18 To adopt the Baltimore County 2019-2028 Solid Waste Management Plan.

Source: Baltimore County Council.

Adopted Legislative Bills, 2018

Bill No. Bill Summary
No. 23-18 For the purpose of permitting a cold rolling mill in the M.L. Zone, if it is located in an M.L. 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 a additional uses; permitting Commercial Recreational Facilities by right in certain businesses and manufacturing zones; etc.

No. 30-18 For the purpose of adopting certain M.L. Zone use in the B.I. Zone in certain circumstances; and generally relating to uses in the B.I. 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. 60-18 For the purpose of authorizing and empowering Baltimore County, Maryland and to borrow money in a principal amount not exceeding $4,000,000 for the purpose of parks, preservation and greenway projects. A referendum of registered voters of Baltimore County is required for approval or rejection for the full amount of borrowing.

No. 65-18 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 relocation 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 Shore Subarea of the Homongy Area.

No. 66-18 For the purpose of exempting a certain portion of the Homongy District from the prohibition on parking lots in the Homongy 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 in 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.

No. 90-18 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. 92-18 For the purpose of repealing the limitation on the percentage of the open space fees allocated to Neighbors Parcel of Baltimore County, Inc. that may be spent on the purchase of land for open space acquisition, and generally relating to the open space fees allocated to Neighbors Parcel of Baltimore County, Inc.

No. 104-18 For the purpose of amending certain provisions relating to the process for the approval of a bed-and-breakfast inn in certain areas 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:
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.
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.
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.