

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 16

Resolution No. 51-25

Mr. Julian E. Jones, Jr., Councilman

By the County Council, October 6, 2025

A RESOLUTION of the Baltimore County Council to approve the review of a proposed general development planned unit development in accordance with County law.

WHEREAS, County law requires that an application for approval of a site for a planned unit development be submitted to the County Councilmember in whose district the development is proposed to be located; and

WHEREAS, on December 26, 2024, ETMAC Companies, LLC (hereinafter “Applicant”) submitted an application for review and approval of an approximately 29.38 +/- acre site, that portion of the approximately 29.68 +/- acre site which is located inside the Urban Rural Demarcation Line (“URDL”) zoned predominantly O-3 with a small area zoned M.L. and R.C. 5, located at 11601 & 11625 Red Run Boulevard in the Owings Mills area in the 4th Councilmanic District, to be developed as a general development planned unit development (“PUD”) known as Red Run Meadows (changed from Red Run Overlook); and

WHEREAS, after much consideration of Governor Moore’s Executive Order 01.01.2025.19 which provided that “the State of Maryland faces an unprecedented and rapidly growing housing affordability crisis caused by a shortage of at least 96,000 housing units and driven by insufficient housing construction over the past 15 years”; and

WHEREAS, this project, which is being proposed on land that has been zoned O-3 for

decades and still remains undeveloped, will help reach housing production targets for the State, each county, and each municipality that exercises zoning or planning authority which shall be published on or before January 1, 2026 possibly leading to Baltimore County receiving a Maryland Housing Leadership Award; and

WHEREAS, the County Council finds that redeveloping the currently unimproved site with up to one hundred fifty-three (153) dwelling units with a mix of front and rear loaded townhomes, as indicated in the schematic representation of the proposed PUD that was filed with the PUD Application, will include significantly less density than is permitted for a PUD in an office zone for a property of this size as provided in § 430.3.C.2 of the Baltimore County Zoning Regulations (“BCZR”); and

WHEREAS, the County Council finds that the proposed residential use is permitted in the underlying zones subject to the compatibility requirements of § 32-4-402 of the Baltimore County Code (“BCC”) as provided in BCZR §§ 430.3.B.1 & 430.3.D; and

WHEREAS, the proposed townhome development will achieve a development of substantially higher quality than a conventional development because it will allow a significant portion of the property to be placed into Forest Conservation Easements and Forest Buffer Easements as well as providing open space throughout the development;

WHEREAS, in satisfaction of BCC § 32-4-242(b)(6), applicant proposes the following community benefits: (i) An environmental benefit by proposing to achieve at least a silver rating according to the U.S. Green Building Council’s LEED Green Building Rating System or proposing residential structures that achieve at least a silver rating according to the ANSI (American National Standards Institute) NGBS (National Green Building Standard); and (ii) A land use benefit by proposing a higher quality architectural design or use of higher quality building materials that

enhance the development for its residents; and

WHEREAS, Applicant has conducted a post-submission community input meeting on February 12, 2025, in compliance with BCC § 32-4-242(c); and

WHEREAS, Applicant has compiled comprehensive minutes of the meeting, together with a record of the names, addresses, and electronic mail addresses, if available, of the attendees and has forwarded the same to the Councilmember in whose district the property is located and to the Department of Permits, Approvals, and Inspections; and

WHEREAS, Applicant has submitted copies of the application to the Department of Permits, Approvals, and Inspections, and the appropriate County reviewing agencies have provided written preliminary evaluations of the proposed PUD to the Councilmember, all of which the County posts on the County internet website; and

WHEREAS, this Resolution has been introduced within 270 days of the last post-submission community meeting, which was held on February 12, 2025; and

WHEREAS, the subject property has been posted with notice at least 10 business days prior to the final vote on the Resolution in accordance with BCC § 32-4-242(d)(1); and

WHEREAS, after review of the application and related materials, written preliminary evaluation from County agencies, input from attendees of the post-submission community meeting, and written input and comments regarding the proposed development from community residents and organizations, the County Council finds that the proposed PUD will achieve a development of substantially higher quality than a conventional development and will constitute a good design, use, and layout of the proposed site; and

WHEREAS, the County Council finds that, according to the *Master Plan 2030*, the proposed PUD meets the goals and actions of the Vision Framework and the Established

Neighborhood place type for new and infill development and redevelopment within the County consistent with the Department of Planning's Post-Submission Preliminary Review Comment; and

WHEREAS, having considered the layout and the design of the project, and in anticipation of modifications of the applicable requirements of the underlying zone that will likely be necessary to achieve the intent and purpose of BCC § 32-4-245, the County Council finds this proposed redevelopment is in conformance with the BCZR, the development regulations, the Comprehensive Manual of Development Policies and other County policies; now therefore,

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development PUD filed by Applicants is eligible for County review in accordance with BCC § 32-4-241, *et seq.*; and

BE IT FURTHER RESOLVED, that the County Council approves Applicant's proposed community benefits, in accordance with BCC § 32-4-242(b)(6); and

BE IT FURTHER RESOLVED, that the County Council finds that the density and uses are permitted for the proposed PUD to permit up to one hundred fifty-three (153) dwelling units, with a mix of front and rear loaded townhomes, without the need for any amendments or modifications of uses or densities under BCZR § 430.3; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be sent to the Department of Permits, Approvals, and Inspections and the Department of Planning for processing the PUD plan in accordance with County law.

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.