COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 10

Resolution No. 16-26

Mr. Julian E. Jones, Jr., Councilman

By the County Council, May 4, 2026

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 Council member in whose district the development is proposed to be located; and

WHEREAS, on February 4, 2026, Frederick Hamilton LLC (hereinafter "Applicant") submitted an application for review and approval of an approximately 15.33 +/- acre site which is located inside the Urban Rural Demarcation Line ("URDL") zoned predominantly OR-2 with a small area zoned D.R. 5.5 and B.M.-C.C.C., off Liberty Road with frontage on Old Court Road and Church Lane in the Randallstown area in the 4th Councilmanic District (Tax ID No. 1600002568), to be developed as a general development planned unit development ("PUD") known as *Harmony Garden* to the Councilmember in whose district the development is located; and

WHEREAS, Applicant also 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, Applicant proposes to develop the PUD site with up to 182 dwelling units with a combination of approximately 24' wide and 50' deep 2 over 2 units and 20' wide by 42'

deep townhomes, as indicated in the schematic representation of the proposed PUD that was filed with the PUD Application; 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 OR-2 for decades and still remains undeveloped, will help reach housing production targets for the State and Baltimore County, so the Department of Housing and Community Development can publish its required annual report on January 1, 2027, and each year thereafter, that assesses progress with meeting applicable housing production targets and provides potential solutions to assist the State or a local jurisdiction with meeting applicable housing production targets; and

WHEREAS, the County Council has acknowledged that the office market has changed significantly since 1980, including the onset of the COVID-19 global pandemic and the corresponding implementation of technology to facilitate the prevalence of working remotely, outside of a traditional office setting (Bill No. 80-24) so the property will likely never be utilized for the intended purpose of the OR-2 zoning; and

WHEREAS, the County Council finds this proposal to be consistent with the objectives for the area in all applicable area plans including the Liberty Road Action Plan Update and Northwest Gateways Sustainable Community Area Plan and *Master Plan 2030*, consistent with the Department of Planning's Post-Submission Preliminary Review Comment; and

WHEREAS, this proposal will achieve a development of substantially higher quality than a conventional development because it will contribute to the long-term corridor revitalization by providing reinvestment, housing diversification, and improved multimodal

connectivity, as noted by the Department of Planning; and

WHEREAS, the property's current underlying zoning classification would not permit the proposed 182 dwelling units with a combination of approximately 24' wide and 50' deep 2 over 2 units and 20' wide by 42' deep townhomes, without utilization of the PUD process under § 430 of the Baltimore County Zoning Regulations and § 32-4-242(d)(2) of the Baltimore County Code; and

WHEREAS, pursuant to Baltimore County Code § 32-4-242(d)(2), the Council finds the requested modification of uses and densities, to allow the 182 dwelling units, to be appropriate; and

WHEREAS, the County Council finds that, after consideration of any detrimental impact upon adjacent residential communities, redeveloping the currently unimproved site with up to 182 dwelling units with a combination of approximately 24' wide and 50' deep 2 over 2 units and 20' wide by 42' deep townhomes will achieve the compatible and efficient use of land, as provided in Baltimore County Zoning Regulations § 430.1.A; and

WHEREAS, the County Council finds that the proposed residential use is permitted in the underlying zones subject to the compatibility requirements of Baltimore County Code §§ 32-4-402 & 32-4-402.1 as provided in Baltimore County Zoning Regulations §§ 430.3.B.1 & 430.3.D; and

WHEREAS, in satisfaction of Baltimore County Code § 32-4-242(b)(6), applicant proposes a capital improvement benefit of ~~$30,000~~ $40,000 to Baltimore County to be used ~~to create~~ for Baltimore County Public Schools ("BCPS") to construct a marquee sign and to install bicycle racks at Church Lane Elementary School, and $15,000 to Baltimore County towards the creation of a fully walkable and accessible sidewalk from the project's access onto Church Lane to Liberty Plaza to the neighboring shopping center~~, with any portion thereof remaining to be used for a capital project identified by the Councilmember in whose~~

~~District the proposed PUD is located such as the construction of the proposed Randallstown Recreation Center at 8212 Liberty Road property, Stevenswood Park, or Rockdale Park as the Department of Recreation and Parks suggested in their preliminary comments regarding the PUD~~; and

WHEREAS, Applicant has conducted a post-submission community meeting on March 4, 2026, in compliance with Baltimore County Code § 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, this Resolution has been introduced within 270 days of the last post-submission community meeting, which was held on March 4, 2026; 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 Baltimore County Code § 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, 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 Baltimore County Code § 32-4-245, the County Council finds this proposed redevelopment is in conformance with the Baltimore

County Zoning Regulations, 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 Baltimore County Code § 32-4-241, *et seq.*; and

BE IT FURTHER RESOLVED, that the County Council finds that a modification of uses and density are permitted for the proposed PUD to permit up to 182 dwelling units, with a combination of approximately 24' wide and 50' deep 2 over 2 units and 20' wide by 42' deep townhomes under Baltimore County Code § 32-4-242(d)(2); and

BE IT FURTHER RESOLVED, that the County Council approves Applicant's proposed community benefit of ~~$30,000~~ $40,000 to Baltimore County to be used ~~to create~~ for Baltimore County Public Schools ("BCPS") to construct a marquee sign and to install bicycle racks at Church Lane Elementary School, with any portion thereof remaining to be used by Baltimore County, and $15,000 to Baltimore County towards the creation of a fully walkable and accessible sidewalk from the project's access onto Church Lane to Liberty Plaza to the neighboring shopping center, ~~with any portion thereof remaining to be used for a capital project identified by the Councilmember in whose District the proposed PUD is located such as the construction of the proposed Randallstown Recreation Center at 8212 Liberty Road property, Stevenswood Park, or Rockdale Park as the Department of Recreation and Parks suggested in their preliminary comments regarding the PUD,~~ in accordance with Baltimore County Code § 32-4-242(b)(6); and

BE IT FURTHER RESOLVED, that the County Council strongly encourages that any of the anticipated approximately $300,000 to $400,000 open space waiver fees not allocated to Neighborspace of Baltimore County in accordance with Baltimore County Code § 32-6-108(f)(3) should be credited toward the projects identified by the Department of Recreation

and Parks in their preliminary comments regarding the PUD; 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.

LEGISLATION DETAIL

LEGISLATION	RESOLUTION 16-26
DISPOSITION	PASSED AS AMENDED
ENACTED	N/A
EFFECTIVE	N/A
AMENDMENTS	YES (1)

ROLL CALL - BILL

MOTION JONES SECOND ERTEL

AYE	NAY	
☑	☐	Councilman Young
☑	☐	Councilman Patoka
☑	☐	Councilman Mangione
☑	☐	Councilman Jones
☑	☐	Councilman Marks
☑	☐	Councilman Ertel
☑	☐	Councilman Crandell

ROLL CALL - AMENDMENTS

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