

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 16

Resolution No. 30-26

Mr. Michael Ertel, Chair
By Request of County Executive
&
Mr. Nino Mangione, Councilman

By the County Council, September 8, 2026

A RESOLUTION endorsing the designation of the proposed *Lutherville Station* transit-oriented mixed-use development and the associated 12.77± acre site, located at 130 W. Ridgely Road, under the State of Maryland’s Transit-Oriented Development (TOD) Designation Program.

WHEREAS, the State created the TOD Designation Program to recognize and support efforts by local jurisdictions to advance TODs at eligible sites. Sites adjacent to a planned or existing transit corridor are eligible to receive TOD Designation; and

WHEREAS, as defined in Section 7-101(m) of the Transportation Article, Annotated Code of Maryland, Transit-Oriented Development includes “a mix of private or public parking facilities, commercial and residential structures, and uses, improvements, and facilities” on property that is adjacent to a planned or existing transit station that involves a deliberate development plan or strategy intended “to maximize the use of transit, walking, and bicycling by residents and employees”; and

WHEREAS, the TOD designation promotes the use of transportation alternatives including transit accessibility by bicycles and pedestrians, and increases transit ridership, thereby supporting broader transportation network efficiencies and reducing congestion, and promoting community safety, convenience and economic development objectives, and augmenting land use and

environmental conservation efforts by helping minimize air and water quality impacts, and enhancing accessibility to jobs, housing and other destinations for all residents; and

WHEREAS, the State provides such designation following adoption of a resolution by the local legislative body and submission of an application to Maryland Department of Transportation (MDOT), which reviews in coordination with members of the Sustainable Growth Subcabinet and provides a recommendation to the Sustainable Growth Subcabinet, which then issues a resolution approving/denying the designation; and

WHEREAS, Baltimore County has developed a process for consideration of TOD Designation Applications. The process begins with the submission of an application to the Department of Planning (Planning). Planning holds a pre-concept meeting with appropriate County agencies to accept preliminary feedback on the application. Thereafter, the applicant conducts a public informational meeting to inform, educate, and discuss the potential TOD. Following this meeting, Applicant submits to Planning feedback from the meeting and provides supplemental detailed information on the TOD. Planning then submits a recommendation to the County Executive for consideration and action, including adoption of a resolution by the County Council; and

WHEREAS, on March 27, 2026, Applicant Lutherville Station LLC submitted its TOD Designation Application for *Lutherville Station* to Planning, requesting designation of 12.77± acres located on the north side of W. Ridgely Road, immediately adjacent to the Lutherville Light Rail Station in Timonium, as a State-Designated TOD.

WHEREAS, the proposed State-Designated TOD is improved with 269,000± square feet of commercial (retail and office) space and associated off-street parking spaces. As reflected on the Concept Plan included with the Application, Applicant proposes a mixed-use, transit-oriented

development with 325 multi-family residential (for lease) units and 120,000± square feet of commercial space for retail, restaurant, office, or other uses. Applicant proposes to process this development through the County's Planned Unit Development (PUD) process as the project will require a modification of uses and/or densities under Section 32-4-242(d)(2) of the Baltimore County Code (BCC); and

WHEREAS, as proposed, *Lutherville Station* will provide an active pedestrian connection to the adjacent Lutherville Light Rail Station and connections throughout the project in the form of public sidewalks, hardscaped areas, and gathering places that support the use of public transit and enhance the walkability of the project within its larger context in the neighborhood. *Lutherville Station* will create residential, business, and leisure spaces within immediate walking distance of the Lutherville Light Rail Station and multiple bus routes, providing an opportunity to increase ridership and reduce demands on area roads; and

WHEREAS, the County conducted a Pre-Concept Meeting, attended by County agency representatives, on the Application on May 14, 2026. Thereafter, on July 23, 2026, Applicant hosted the required Public Informational Meeting at the Cockeysville Branch Public Library. Following the meeting, Applicant submitted to Planning a written summary of the Public Informational Meeting and provided supplemental information in conjunction with the Application; and

WHEREAS, on September 1, 2026, Steve Lafferty, Director of the Department of Planning, submitted his Department's recommendation of the TOD designation to the County Executive. The recommendation for the TOD designation includes the entire 12.77± acre site that would be the subject of the PUD; and

WHEREAS, the County Council has reviewed the application and related materials,

considered input from County agencies and attendees of the Public Informational Meeting, and the recommendation of Planning; now, therefore,

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Baltimore County hereby endorses the designation of the proposed *Lutherville Station* transit-oriented mixed-use development and the associated 12.77± acre site, located at 130 W. Ridgely Road, under the State of Maryland's Transit-Oriented Development Designation (TOD) Program; and

BE IT FURTHER RESOLVED, that copies of this Resolution shall be sent to the Maryland Department of Transportation; and

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



LEGISLATION DETAIL

LEGISLATION

RESOLUTION 30-26

DISPOSITION

PASSED

ENACTED

N/A

EFFECTIVE

N/A

AMENDMENTS

NO

ROLL CALL - BILL

ROLL CALL - AMENDMENTS

MOTION MANGIONE

SECOND JONES

MOTION

SECOND

AYE

NAY

AYE

NAY



Councilman Young



Councilman Young



Councilman Patoka



Councilman Patoka



Councilman Mangione



Councilman Mangione



Councilman Jones



Councilman Jones



Councilman Marks



Councilman Marks



Councilman Ertel



Councilman Ertel



Councilman Crandell



Councilman Crandell

ROLL CALL - AMENDMENTS

ROLL CALL - AMENDMENTS

MOTION

SECOND

MOTION

SECOND

AYE

NAY

AYE

NAY



Councilman Young



Councilman Young



Councilman Patoka



Councilman Patoka



Councilman Mangione



Councilman Mangione



Councilman Jones



Councilman Jones



Councilman Marks



Councilman Marks



Councilman Ertel



Councilman Ertel



Councilman Crandell



Councilman Crandell