

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 29

Resolution No. 151-20

Mr. Wade Kach, Councilman

By the County Council, December 21, 2020

A RESOLUTION of the Baltimore County Council to approve the review of a proposed 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, 932 Ridgebrook LLC (Applicant) has submitted an application for review and approval of a 6.95± acre site located at 932 Ridgebrook Road (PUD Area), in the Sparks area of the 3rd Councilmanic District, to be developed as a general development Planned Unit Development (PUD). The PUD Area is located within The Highlands Corporate Office Park. The PUD Area is located entirely within the Urban Rural Demarcation Line (URDL); and

WHEREAS, Applicant, the owner of both lots, proposes to adjust the lot line between 932 Ridgebrook Road and 936 Ridgebrook Road to create the PUD Area. Both lots are zoned predominantly M.L.R. (Manufacturing, Light, Restricted) with smaller amounts of M.L. (Manufacturing, Light) and M.H. (Manufacturing, Heavy) zoning. 932 Ridgebrook Road was previously approved for the construction of an office building (45,000-60,000 square feet), but Applicant has been unable to find a buyer for the approved office building; and

WHEREAS, Applicant instead proposes to develop the PUD Area with a senior care (assisted living and/or skilled nursing) facility with a total of 182 beds. Twenty-six of the 182 beds would be for specialized memory care. The other 156 beds would be beds in private rooms with a combination of studio units and one-bedroom units. The facility would offer interior amenities for both the memory care residents (dining/activity rooms, living rooms, and country kitchen) and the other residents (dining room, separate activity spaces, and a wellness and physical therapy center) and outdoor amenities, such as a secure memory care garden and a courtyard and walking paths; and

WHEREAS, recognizing the need to provide a development of substantially higher quality than a conventional development would provide, the Applicant retained experienced consultants to work on the project, including a top architecture firm. In designing a building, a skilled architect considers the context into which the building is being introduced as well as the purpose and needs of the building's occupants. The office buildings located within The Highlands have set a high standard, and the Sparks Senior Care building has been designed to uphold that standard. The proposed project features high-quality materials, such as brick, glass curtain wall, and metal panels, many of which are found on surrounding office buildings. The organization and detailing of those materials, however, has been adapted to the role of a building designed to deliver care to the elderly. The mass of the building has been broken down into smaller scale sections, which, visually, reduces the scale of the building and makes it more human and welcoming to the residents and their visitors. The interior organization is based on state of the art assisted living practice, with plenty of common amenity spaces and natural light from the plentiful windows. The landscaped walking paths and amenity-rich courtyard provide usable, high-quality outdoor space for the residents; and

WHEREAS, because otherwise the property's current underlying Manufacturing zoning classification(s) would not permit the proposed senior care facility, Applicant proposes to utilize the PUD process under Section 430 of the Baltimore County Zoning Regulations and requests a modification of uses and/or densities under Section 32-4-242(d)(2) of the Baltimore County Code; and

WHEREAS, in satisfaction of BCC Section 32-4-242(b)(6)(iii), Applicant proposes a capital improvement benefit of \$50,000 to be used for public improvements in the Sparks area or elsewhere in northern Baltimore County at the discretion of the 3rd District Councilman; 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 a written preliminary evaluation of the proposed PUD to the Council Member; and

WHEREAS, Applicant has conducted a post-submission community meeting in compliance with BCC Section 32-4-242(c) and has compiled comprehensive minutes of the meeting, together with a record of the names, addresses, and electronic mail addresses, if available, of the attendees. Applicant has forwarded the same to the Council member in whose District the property is located and to the Department of Permits, Approvals and Inspections; and

WHEREAS, after review of the application and related materials, written preliminary evaluation from County agencies, and input from attendees of the post-submission community meeting, the County Council finds that the proposed PUD will achieve a development of substantially higher quality than a conventional development and will achieve a compatible and efficient use of land; and

WHEREAS, the Council finds this proposal to be consistent with *Master Plan 2020* and the *Hunt Valley/Timonium Master Plan*. According to *Master Plan 2020*, the PUD Area is

identified on the Proposed Land Use Map as being within the T-4 (General Urban) Transect, which is described as being “characterized by mixed-use, but is primarily residential urban fabric.” *Master Plan 2020*, pp. 28-29. The proposed senior care facility would add a mix of uses to the existing corporate office park. The PUD Area also has a Land Management Area designation of Employment Center, which are described as “areas [that] consist of a variety of commercial uses predominantly employment-oriented, some with retail and housing.” *Master Plan 2020*, pp. 27, 40. In addition to providing housing and care for its residents, the facility is expected to offer a variety of employment opportunities for such positions as administrative, medical and nursing, housekeeping, and dining; and

The *Hunt Valley/Timonium Master Plan* states as its mission to “protect and enhance the HV/T are as an important employment and retail area” without adverse impacts. In furtherance of that mission, the *Hunt Valley/Timonium Master Plan* articulates the following, among others, as goals: encouraging development/redevelopment consistent with those goals, balancing the mix of uses in the area and minimizing any resulting impacts on manufacturing uses, and controlling growth to ensure that necessary infrastructure is in place for development. The proposed senior care facility is consistent with the stated goals. The PUD Area is within an established and almost built-out office park, where all necessary infrastructure is in place. As there has been no interest in developing the lot for a manufacturing use or even an office building, the project will not utilize land that would otherwise be developed for such use. Further, the use provides a diverse array of employment opportunities; and

WHEREAS, the Council also finds that the proposed residential community would help satisfy a demand for senior housing and senior care options. According to a study conducted by the Maryland Department of Aging, by 2020, 1 in 4 residents in Baltimore County will be over

the age of 60. Baltimore County has had and is projected to continue to have the second largest population of older adults in Maryland, second only to Montgomery County; and

WHEREAS, pursuant to BCC Section 32-4-242(d)(2), the Council finds the requested modification of the uses and/or densities allowed by the underlying Manufacturing zoning classifications, which will permit development of the PUD Area for the described senior care facility, to be appropriate; and

WHEREAS, the Council approves Applicant's commitment of \$50,000 to be an appropriate capital improvement benefit under BCC Section 32-4-242(b)(6)(iii). The monies will to be used for public improvements in the Sparks area or elsewhere in northern Baltimore County at the discretion of the 3rd District Councilman; and

WHEREAS, Applicant has posted the subject property at least 10 business days prior to the final vote on the resolution in accordance with BCC Section 32-4-242(d)(1); now therefore,

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development Planned Unit Development, filed by Applicant, is eligible for County review in accordance with BCC Section 32-4-241; and

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



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

AMENDMENTS _____

ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Quirk
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
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<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Bevins
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

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