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April 6, 2022

Via Hand Delivery and Electronic Mail

C. Pete Gutwald, Director
Baltimore County Department of Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

**Re: Ridgedale
PUD Application**

Dear Mr. Gutwald:

Enclosed please find 10 copies of the PUD Application for the above referenced project, filed on April 5, 2022 with Councilwoman Bevins. We look forward to receiving preliminary review comments from Planning, DEPS, and DPW within 15 days of filing the PUD Application pursuant to BCC §32-4-242(c)(3). We will schedule a Post Submission Community Meeting pursuant to BCC § 32-4-242(c)(2).

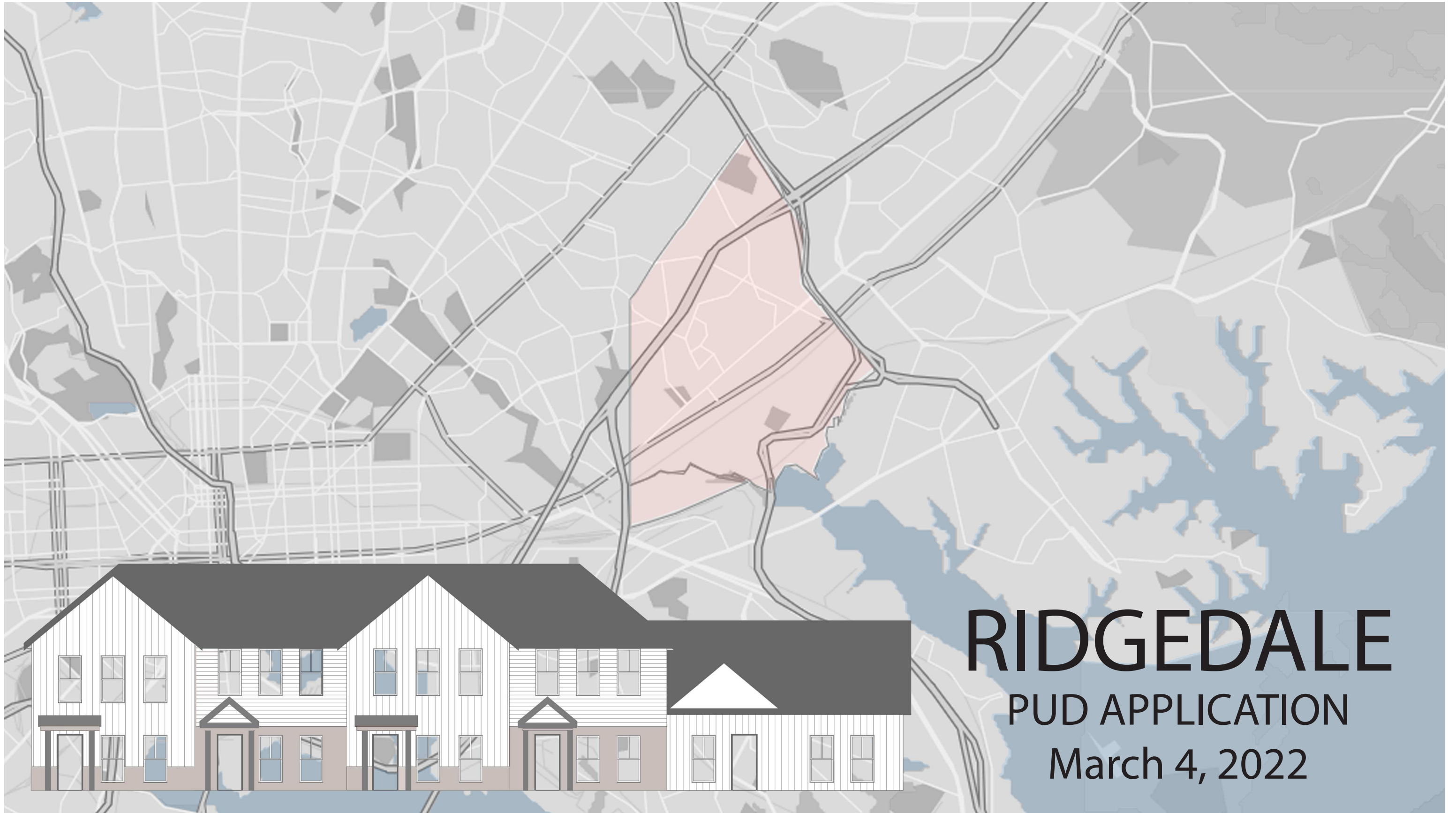
Should you have any questions or require additional information, please contact me.

Very truly yours,


Amy L. Grossi 

DKG:kmb

CC: Patrick Taylor (via email)
Thomas Bostwick (via email)
Lloyd Moxley (via hand delivery & email)
Ned Howe (via email)



RIDGEDALE

PUD APPLICATION

March 4, 2022



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Architectural building designs, unit layouts, unit mix and exterior elevations renderings shown hereon are for illustrative purposes only and subject to change with final design and permit documents.

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SCHEMATIC SITE PLAN

7500 Philadelphia Road - Rosedale, MD

Project Overview

The information provided in this Planned Unit Development ("PUD") Application is intended to demonstrate that the proposed PUD will provide a high-quality residential community, which will offer a clubhouse along with 40 three-bedroom townhomes, some of which will be fully accessible, and an 80-unit independent senior living apartment building. The community will be known as "Ridgedale". This community will be marketed towards attracting family and seniors within the Eastern Region of Baltimore County, as well as those looking for an intergenerational living opportunity. This will be a unique, first-of-its-kind housing option in Baltimore County with a continuum of housing options to age in place that is affordable to all. This creates housing stability and community stability, which will be an asset to the larger Rosedale area. The community will also create quality jobs from design and construction through to property management and the services and programs offered to residents.

Neighborhood

Located in Rosedale in Eastern Baltimore County, the proposed Ridgedale community is in close proximity to transportation, schools, and parks. A suburb of Baltimore, Rosedale sits east of Baltimore City and just to the north of Dundalk. Rosedale is situated within reach of the East Point Mall and White Marsh Mall with convenience to shopping, and daily conveniences. I-95 is located adjacent to Ridgedale, as is Route 40 and the Baltimore Beltway (I-695). MTA bus lines are located in close proximity and provide a convenient form of public transportation for local residents. The proposed community is located near Herring Run Park, a popular destination for picnicking and hiking.

In accordance with Master Plan 2020, the site is located in the T-4 (General Urban Zone) and T-5 (Urban Center Zone) transect zones. The characteristics of those zones fit well with the Ridgedale design and purpose. The T-4 transect zone is "characterized by mixed-use, but is *primarily residential urban fabric. It may have a wide range of building types including single family detached and attached houses and townhouses.* Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks." The T-5 transect zone "*includes higher density mixed-use buildings that accommodate retail, offices, townhouses, and apartments.* It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to sidewalks."

The Vision for the Project

America's population is growing older and deciding where to live as one ages presents new challenges for many seniors. The dramatic rise in America's senior population has triggered an unprecedented demand for affordable senior housing. In addition, there is a significant need for family housing. Ridgedale's vision is to develop a single-campus setting encompassing a variety of residential options for families and seniors. The proposed community will feature townhomes as well as an age restricted apartment building. The housing products will be consistent with the high-quality communities for which Enterprise is known, including the Park View at Rosedale community not far from this site. The housing options will be enhanced with community amenities and services.

The PUD Proposal

In compliance with Baltimore County Code (“BCC”) § 32-4-242, Enterprise Community Development (hereinafter “Applicant”), submits this application for a general development Planned Unit Development (“PUD”) for certain real properties known as located in Baltimore County, MD, most recently described in deed reference 45427/00257, 45427/00218, [45427/00232](#), [24934/00187](#) Plat reference 0007/0160 and tax account nos. 2500001608, [2500001609](#), [2500001610](#), 14260411040, containing approximately 9.12 acres (The parcel shall be known as the “Property”).

Architecture and Landscaping

The property will be designed to provide an architecturally unified appearance. The layout of the community will be organized around a central village green. The overall design objective for Ridgedale is to maintain a cohesive community and appeal to the intergenerational residents. Within the umbrella of smart growth principles, distinctive and attractive communities need be designed to respect local and surrounding natural features as this one does. The design of Ridgedale encourages social interaction. By providing an exercise trail within the green, the community will sufficiently meet the Master Plan’s expectations of promoting healthy living.

The design team of has adhered to several key standards, codes, and guidelines that apply to the building and design of living. Accessibility issues are addressed by the Americans with Disabilities Act (“ADA”) and Fair Housing Requirements. The buildings will be designed to comply with the International Building Code (“IBC”), which is updated every three years by the International Code Council.

The goals of the proposed landscape elements are to create an organized, well-defined theme throughout the development which is visually appealing for residents and visitors alike. Native and adaptive plant material will be used extensively in maintaining the fabric of the surrounding community. When used in conjunction with proper cultural techniques, these plants will reduce the need for heavy maintenance, including fertilization, insect and disease control, and irrigation.

Enterprise will be responsible for the clubhouse, and exterior ground maintenance of common areas. All landscaping and common areas will be cohesively planned and maintained.

Site History

Located in the Rosedale area of Baltimore County, the community consists of a mix of commercial businesses, offices, retail, and primarily residential uses. The property is four parcels with three existing homes. Two homes will be razed for the development. There is no history of additional development on the property. ((Tax Map 96, Parcel 10, Lot 1) Tax ID No. 2500001608)).

Requirements for PUD Applications

Identification of Site and Proposal

BCC § 32-4-242(b)(1) specifically requires that the proposed project site, the total tract Acreage, and an explanation of how the site and the acreage meet the criteria for the type of PUD that is proposed to be included in the application. The proposed project site and its total tract acreage has been identified in the PUD proposal portion of this application. The substantive and procedural requirements for a PUD are principally codified in Article 32, Title 4, Subtitle 2, Part IV of the BCC and Section 430 of the Baltimore County Zoning Regulations (“BCZR”). The instant general development PUD meets the zoning criteria required. It is located entirely within the Urban Rural Demarcation Line (“URDL”) as provided in BCZR § 430.3.A. BCC § 32-4-242 (b)(2) specifically requires that a schematic representation of the proposed PUD, including the general site layout, the proposed building types and uses and the proposed number of units, be included with this application. A copy of the schematic representation is included within this application.

Contrast PUD with Development Permitted by Underlying Zoning.

Contrasting the impact of the proposed intergenerational community with the matter-of-right mixed use commercial and residential development would yield that the intergenerational community would likely generate less traffic and impervious area. Further if the site was developed to its maximum allowable residential density without a commercial component, 13 additional nonage restricted housing units would be allowed than proposed in this application which would generate greater traffic and public facility impacts than the additional proposed age restricted units.

The following chart is provided in order to contrast the proposed PUD project with development under the development standards that would otherwise apply in accordance with the underlying zoning classification:

Existing Zoning	DR 5.5, B.L.-A.S., B.L., RO
Permitted Density (Entire Site)	53 Units* (one residence is to remain for a total permitted density of 54)
Proposed Density	40 Townhomes, 80 units in senior apartment building
Allowed Floor Ratio	2.91 *(Based on B.L., BL. A.S., and RO Zones)
Proposed Floor Ratio	0
Allowable Commercial Building Area	396,665* sf
Permitted Density with Allowable Commercial Building Area	35 Units plus 396,665*
Required Number of Parking Spaces	As provided in BCZR § 409.6 (depends upon the use)
Proposed Number of Parking Spaces	As provided in BCZR § 409.6.A.1 (depending upon the number of bedrooms)

+Permitted Density utilizes half of the adjacent Right of Way along the property frontage

*Subject to the bulk zoning regulations of the underlying zone

Impact of PUD on the Surrounding Community

BCC § 32-4-242(b)(4) specifically requires that the projected impact of the PUD on the surrounding community be outlined as part of the application process. The following information will address these issues.

1. **Water/sewer:** The project will be served by public water and sewer. According to the 2022 Basic Services Maps, the Property is not located within a deficient area for water or sewer. We have also contacted Baltimore County DPW Water Design Section and the Sewer Design Section to inquire about capacity issues near the project. We received no report of capacity issues from DPW. The public water and sewer service is sufficiently sized to accommodate the project. Every dwelling will be provided with an adequate supply of water for drinking, culinary use, and general domestic purposes. Therefore, the project will not result in any negative impact to Baltimore County's water and sewer infrastructure.
2. **Transportation/Roads:** According to the 2022 Basic Services Maps, the Property is not within a traffic deficient zone per the draft 2022 Baltimore County Basic Services Map Transportation Zones.
3. **Environmental:** The applicant will provide stormwater management facilities in accordance with MDE water quality requirements and meet local stormwater flood control requirements.
4. **Schools:** The property is served by Elmwood Elementary School, Golden Ring Middle School, and Overlea High School. The calculated pupil yield from the PUD includes: 15 Elementary School students, 5 Middle School Students, and 6 High School Students. Based on the information provided on the Baltimore County Website, there will be adequate capacity in all three schools.
5. **Police and Fire Resources:** The project will not adversely impact Baltimore County's ability to provide police and fire services. More specifically, neither the White Marsh Police Precinct nor the Rosedale Volunteer Fire Company will be adversely impacted by the proposed project. This area of Baltimore County is not overburdened from a public service capacity perspective. Additionally, all structures on the property will be constructed in compliance with all current County and State Building and Fire Code Regulations.

Compliance with Compatibility Objectives

Pursuant to BCC § 32-4-242(b)(5), a PUD application must include a statement of how the development will comply with the compatibility objectives set forth within BCC § 32-4-402.

BCC § 32-4-402 outlines the compatibility requirements to be analyzed in relation to the surrounding neighborhood as follows: (1) Site Development Context, (2) Building and Parking Layout, (3) Road Widths and Sidewalks, (4) Open Space Planning, (5) Site Features, (6) Site Landscaping, Streetscape and Buffers, (7) Exterior Signs, Lighting and Accessory Structures, and (8) Architectural Design.

1. SITE DEVELOPMENT CONTEXT

Pursuant to BCC § 32-4-402(d)(1), the Site Development Context objective contemplates whether, “[t]he arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

Thoughtfully designed housing can aid in creating a sense of community for residents. The combination of 3-bedroom townhouses and a senior building carefully sited will create a safe and accessible intergenerational neighborhood. The proposed site design envisions a residential community with a central green in which a community building will be located. The design creates a neighborhood fabric by connecting residents that resonates the small-town history of Rosedale and echoes areas of the community like Rosedale Park.

2. BUILDING AND PARKING LAYOUT

Pursuant to BCC § 32-4-402(d)(2), the Building and Parking Layout objective contemplates whether, “[t]he building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.”

The building design takes its cues from the formerly rural character of Rosedale. Adjacent existing buildings harken back to the farmhouse aesthetic. Design and orientation of the residential structures will reinforce a sense of community. Parking is located convenient to the townhouses and the senior building entrance. It will be either screened by the proposed buildings and/or landscape screening will be provided. The building, parking areas, and other improvements are laid out for convenient access by the residents, including those with disabilities, to site and community amenities, including public transportation. With this design the Building and Parking layout objective is satisfied.

3. ROAD WIDTHS AND SIDEWALKS

Pursuant to BCC § 32-4-402(d)(3), the Road Widths and Sidewalks objective contemplates whether, “[t]he proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.”

Walking and exercise are extremely important elements for any age group and these activities can be enhanced through pedestrian circulation design. Allowing the natural flow of movement, pedestrian circulation will provide easy and direct access to site facilities while supporting social interaction. By making walkways and sidewalks easily accessible and welcoming, it encourages people to safely utilize sidewalks more often and help curb their dependency on cars. The sidewalks and pathways will be disabled friendly as they will utilize non-slip materials for surfaces, be a minimum of 5-feet wide, and comply with ADA regulations. Areas between the sidewalk and the street curb will be designed for appropriate signage, landscaping, and other furnishings and amenities. A fitness trail will be provided in the open space for resident and community use.

4. OPEN SPACE PLANNING

Pursuant to BCC § 32-4-402(d)(4), the Open Space Planning objective contemplates whether, “[t]he open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.”

One of the most prominent and fulfilling planning techniques for communities is the integration with the natural environment. It is essential to incorporate open space within the built environment that is functional and connected for humans to interact with and experience. Leisure spaces are important to keep in mind when designing a residential community. Whether they are green, open spaces to get exercise or enclosed spaces where the residents can unwind, these areas are important not only for the mental health of the community but for their physical health. In such areas, the residents can engage in social activities. The design incorporates a central green, a patio at the senior building and private outdoor space at the townhouses to offer a variety of outdoor opportunities as well as a community fitness activity trail. These outdoor environments enhance connections and networks for physical activity. There are several parks in proximity to the proposed community, including Herring Run Park and Moore’s Run Park. Therefore, the proposed project is in conformance with the Open Space Planning objective.

5. SITE FEATURES

Pursuant to BCC § 32-402(d)(5), the Site Features objective contemplates whether, “[l]ocally significant features of the site such as distinctive buildings or vistas are integrated into the site design.”

There are no locally significant features of the site, nor any distinctive buildings or vistas. The site is currently unimproved without significant views; therefore, the construction of the project will enhance the existing conditions and improve this aspect of the community.

6. SITE LANDSCAPING, STREETSCAPES, AND BUFFERS

Pursuant to BCC § 32-4-402(d)(6), the Site Landscaping, Streetscapes, and Buffers objective contemplates whether, “[t]he proposed landscape design complements the neighborhood’s landscape patterns and reinforces its functional qualities.”

Landscaping will play an important role in the development. The senior-friendly outdoor landscapes adjacent to the senior building will include the best practices of barrier-free access, sensory design, and therapeutic gardens. Throughout the site the combination of native plants and careful siting and selection will enhance the open spaces. Natural and harmonizing materials for outdoor landscapes will ensure the future residents are physically stimulated by their surroundings. The proposed community will bring the subject site into conformance with current Baltimore County landscape requirements. The design will satisfy all screening requirements as provided within the Baltimore County Landscape Manual. The proposed community will provide a network of landscaped and/or natural areas threading through the site. For these reasons, the Site Landscaping, Streetscapes and Buffers objective is satisfied.

7. EXTERIOR SIGNS, LIGHTING AND ACCESSORY STRUCTURES

Pursuant to BCC § 32-4-402(d)(7), the Exterior Signs, Lighting and Accessory Structures objective contemplates whether, “[t]he exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.”

The design and materials used for signage and lighting will improve the visual continuity of the area. Lighting and signage will be in scale with the homes and building where possible, integrated into the building design. The lighting fixtures used throughout the proposed community will be modern, innovative, and designed for ADA compliance, thus adhering to the overall design theme. Site lighting will have fixtures which dim or cut off at set times so as to not cast light onto adjacent properties.

All of the electric for the new subdivision will be underground. There will be a right-of-way dedicated to the County. The goal of any signage will be to assist the public in locating the uses which are located onsite. All proposed signage will adhere to the Baltimore County design guidelines. The combination of high-quality materials and significant effort being devoted towards ensuring the exterior signs, site lighting, and accessory structures supports a uniform architectural theme while presenting a harmonious visual relationship with the surrounding neighborhood. For these reasons, the Exterior Signs, Lighting and Accessory Structures objective is satisfied.

8. ARCHITECTURAL DESIGN

Pursuant to BCC § 32-4-402(d)(8), the Architectural Design objective is as follows: “[t]he scale, proportions, massing and detailing of the proposed buildings are in proportion to these existing in the neighborhood.”

The architecture and design for the community is intended to create a sense of community. The building design takes its cues from the formerly rural character of Rosedale. Adjacent existing buildings hark back to the farmhouse. The buildings respond to the central green and landscape buffers provide a soft edge at the adjacent community. The scale, proportions, massing and detailing of the townhomes, and independent senior living building will be proportional in scale to each other and nearby developments. The proposed community will be constructed with high quality materials.

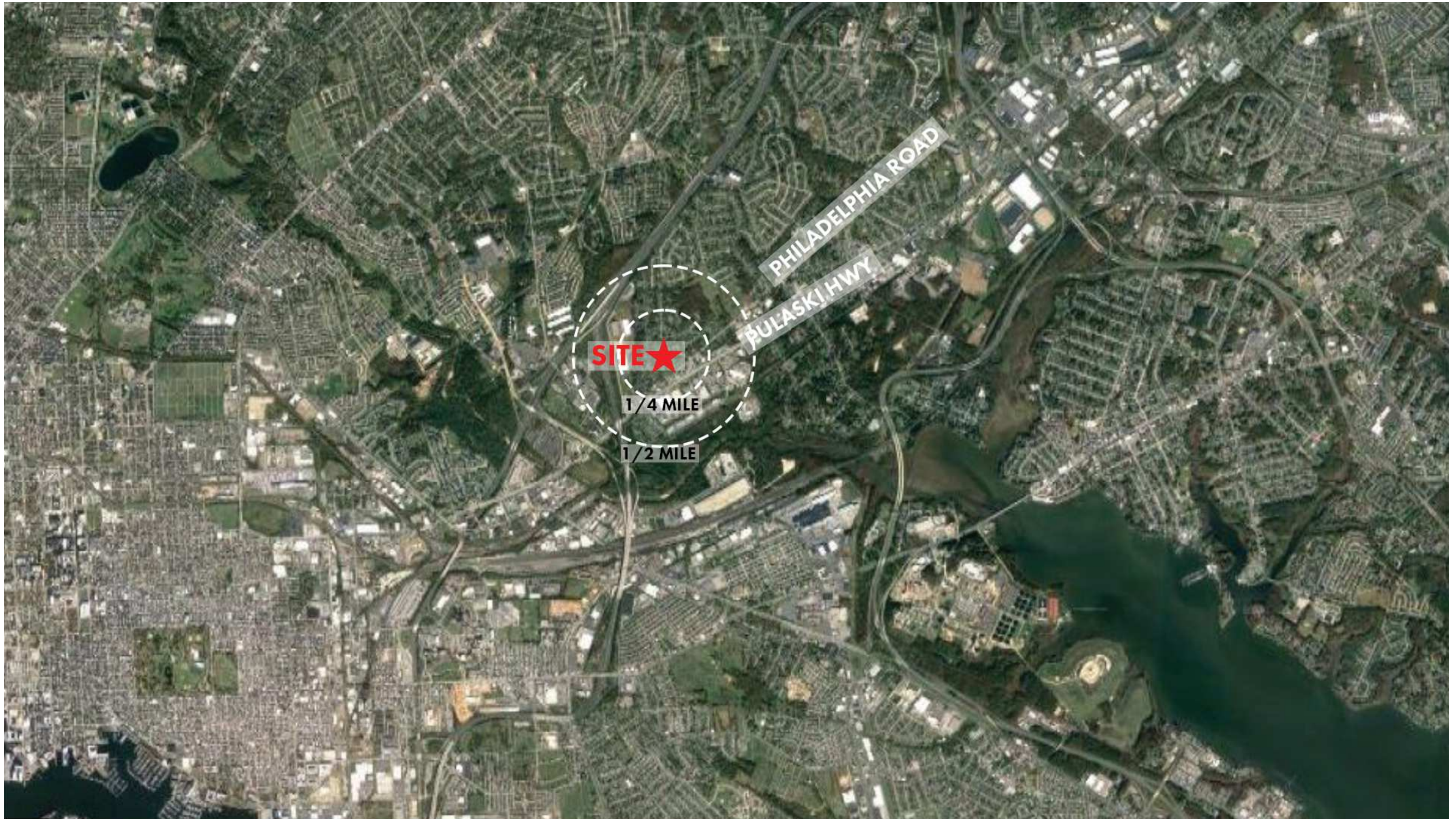
9. COMMUNITY BENEFIT

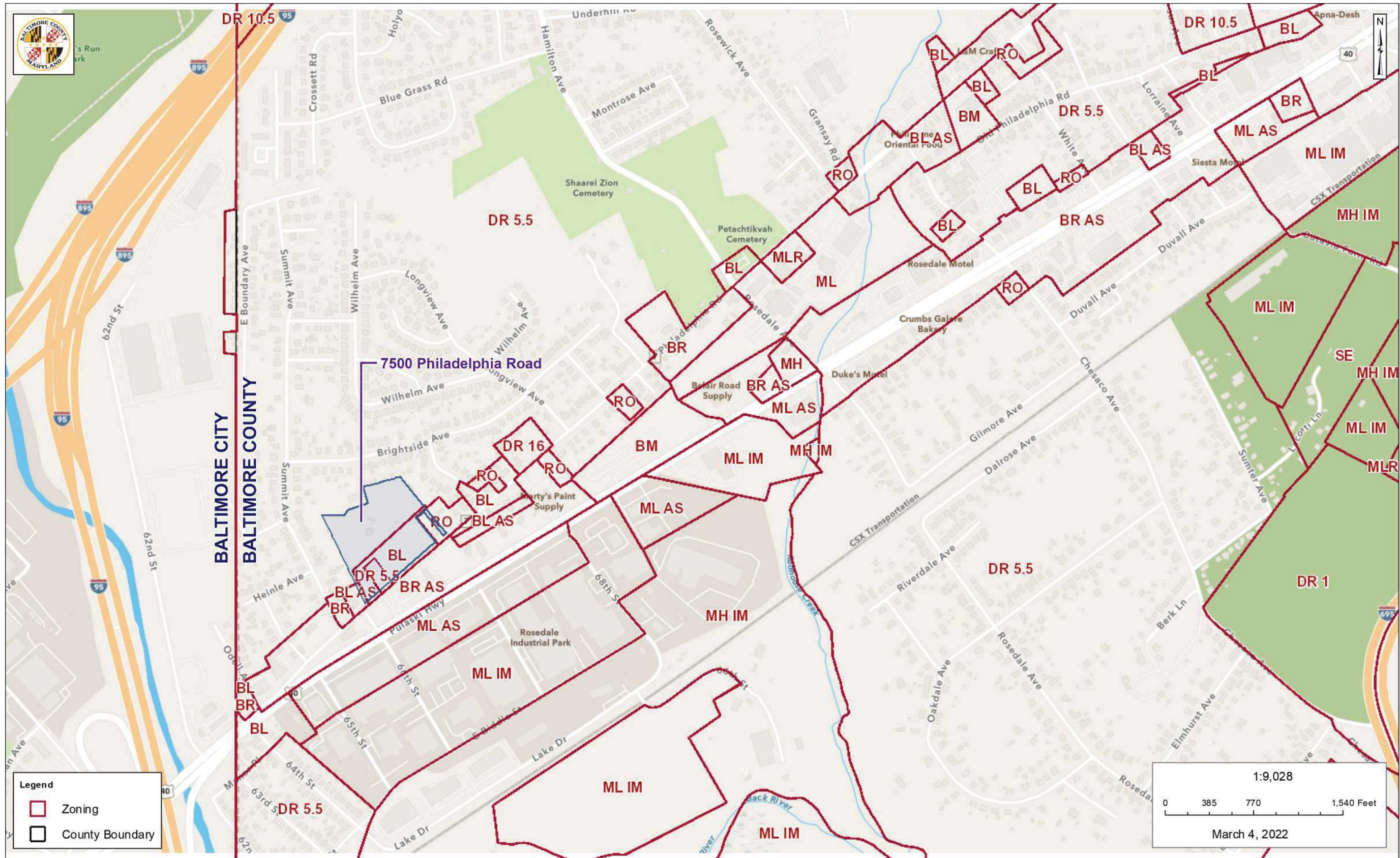
BCC § 32-4-242(b)(6) requires that an applicant state how the PUD will provide a community benefit, including one or more of the following:

- (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);
- (ii) A land use benefit, including proposing a higher quality architectural design or use of higher quality building materials that enhance the development for its residents;
- (iii) A capital improvement benefit to an onsite or nearby county-owned or state-owned facility, or to property owned or leased by NeighborSpace of Baltimore County, Inc., for use by community residents, or to a volunteer fire company that serves the planned unit development; or
- (iv) A public policy benefit promoting economic development opportunities by locating the Planned Unit Development in a Commercial Revitalization District, or providing workforce housing.

The Applicant aims to provide community benefits in all of the above categories.

- (i) The project will be designed to Enterprise Green Communities Standards which has a commitment to environmental design equal to if not greater than the NGBS standard.
- (ii) The architectural design will be of a higher quality to enhance the community and the lives of the residents.
- (iii) We will finalize the public benefit to the community residents after receiving input from stakeholders and holding open discussions with the community to determine appropriate actions the developer can undertake. At this time, we are proposing a fitness trail in the central green that can be accessed by the surrounding community. In addition, we have reached out to the Rosedale Volunteer Fire Company regarding the use of our site for training exercises prior to construction.
- (iv) The project will provide workforce housing.





ZONING MAP

7500 Philadelphia Road - Rosedale, MD

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T-4 GENERAL URBAN ZONE & T-5 URBAN CENTER ZONE



COMMUNITY CONSERVATION AREA



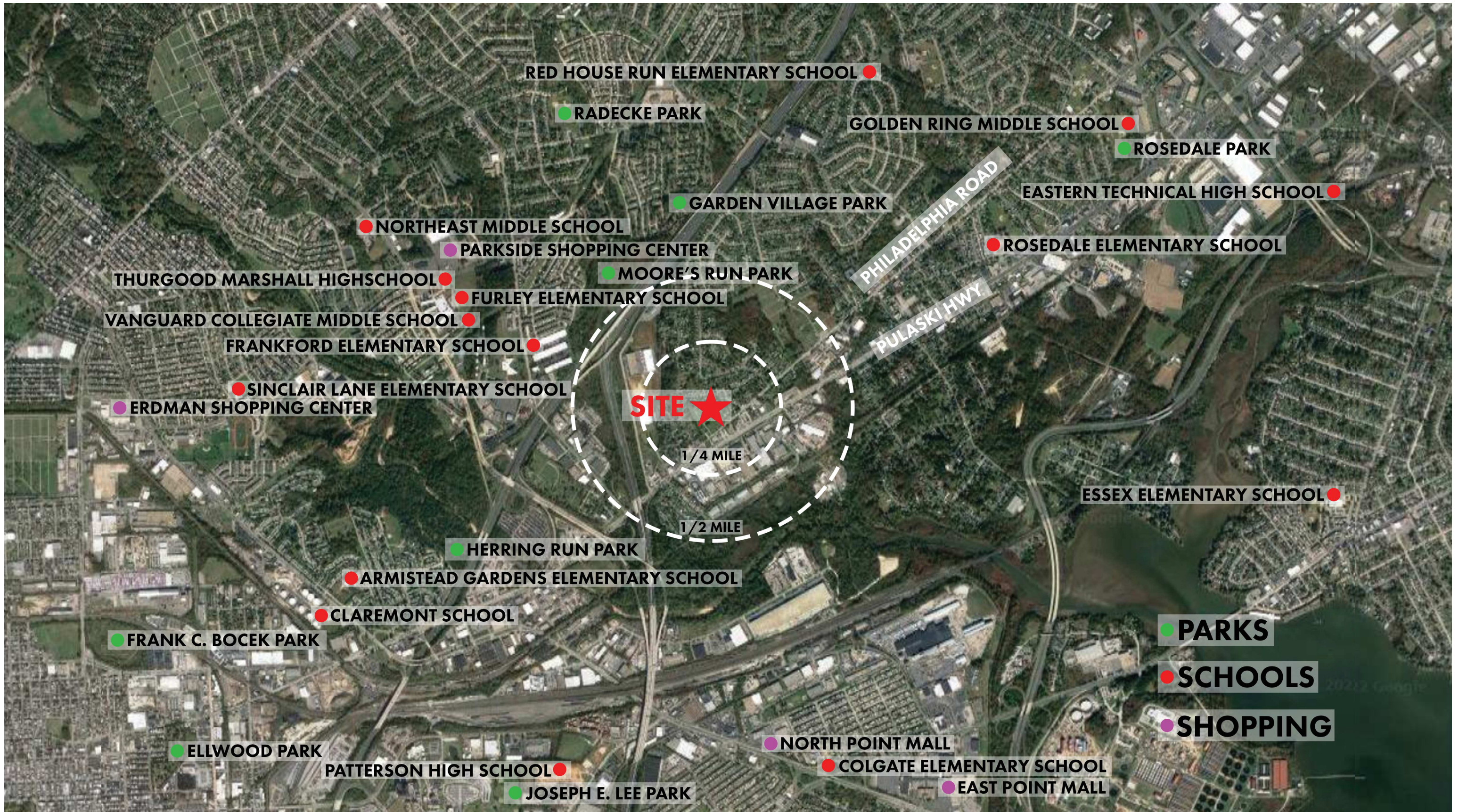
COMMUNITY ENHANCEMENT AREA

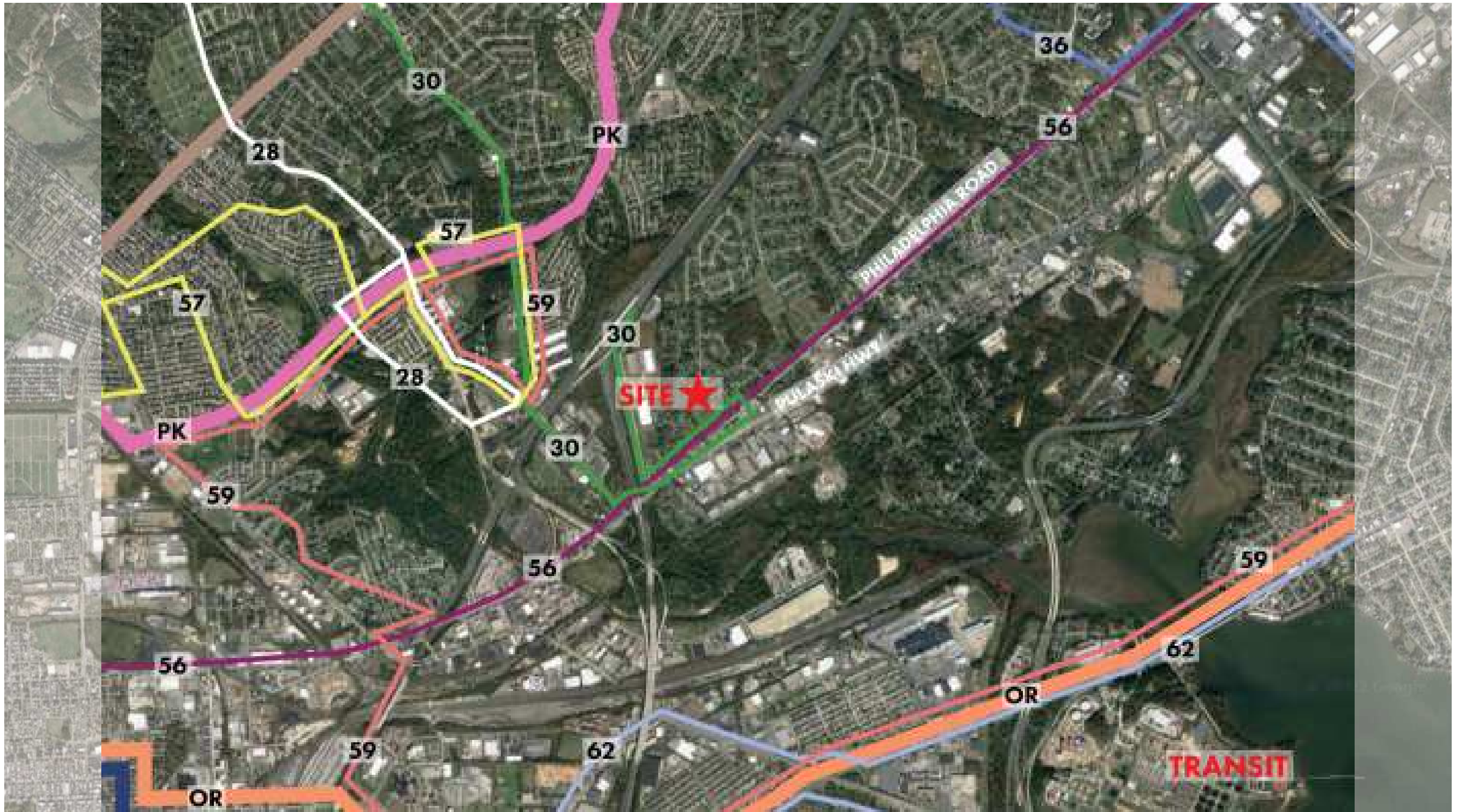
Our site is subject to two transects, the **T-4 GENERAL URBAN ZONE** is “characterized by mixed-use, but is primarily residential urban fabric. It may have a wide range of building types including single family detached and attached houses and townhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks”. The **T-5 URBAN CENTER ZONE** “includes higher density mixed-use buildings that accommodate retail, offices, townhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to sidewalks.” This PUD proposal is consistent with the goals of maintaining the residential urban fabric with a mix of building types. The proposed site plan achieves a tight network of streets with curbs, lined with regularly spaced street trees, with buildings set close to sidewalks.

Our site is located in a **COMMUNITY CONSERVATION AREA**, generally consisting of lower to moderate density suburban residential neighborhoods. The neighborhoods are served with public water and sewer service. The preservation and stability of these communities is of paramount importance. The majority of these areas have community plans adopted as part of the Master Plan. They also contain a significant amount of commercial development, located primarily along the commercial corridors. The proposed PUD maintains a moderately dense suburban residential community, served with public water and sewer service.

A portion of the site falls in a **COMMUNITY ENHANCEMENT AREA**, which are areas suitable for sustainable redevelopments that are compact, mixed-use, and walkable. Environmental Site Design and conversion of existing impervious surfaces to green spaces such as parks, greenways and public squares enhances the social and cultural life of the neighborhood and improves quality of stormwater runoff. These compact, mixed use walkable communities have excellent, sustainable design, using the latest technologies in energy savings and environmental protection, and will focus on walkability and pedestrian access. The proposed PUD is committed to creating a compact walkable neighborhood, providing the residents and larger community easy access to meaningful open green space with an integrated fitness trail.

The PUD relief is minimal. The project is consistent with all County long-term planning objectives.







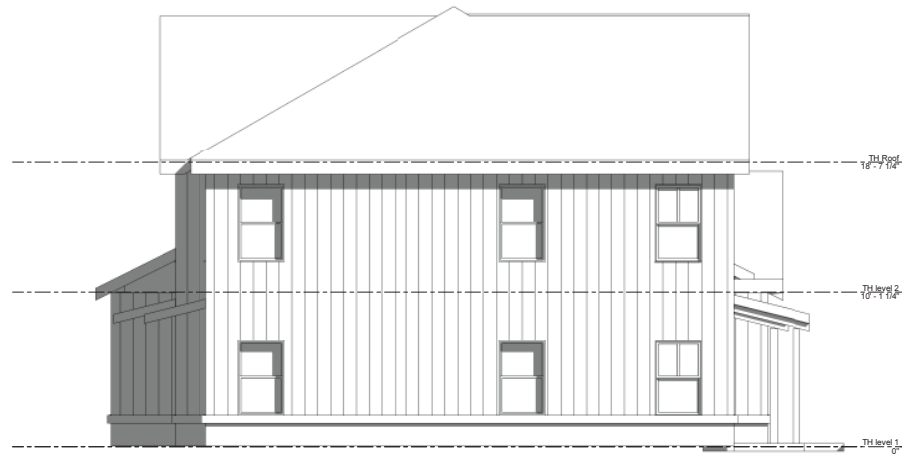




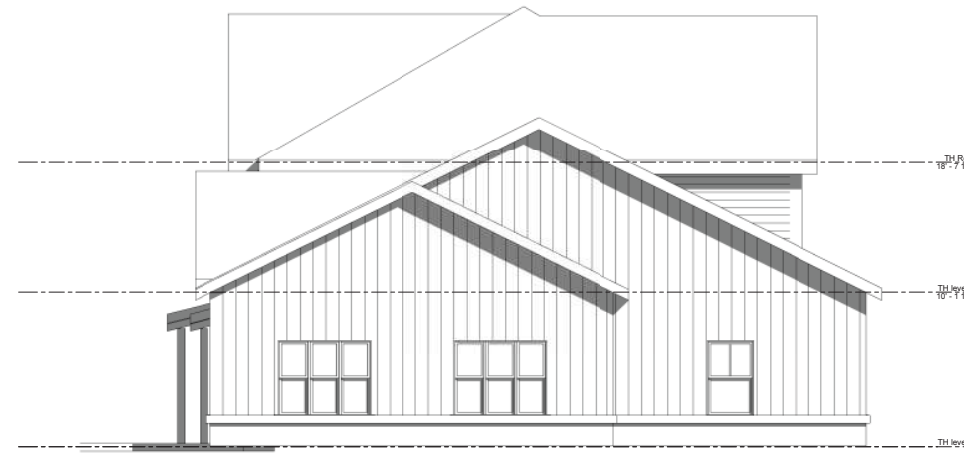




4 REAR ELEVATION
A10.1(A4.3)



3 SIDE ELEVATION
A4.3



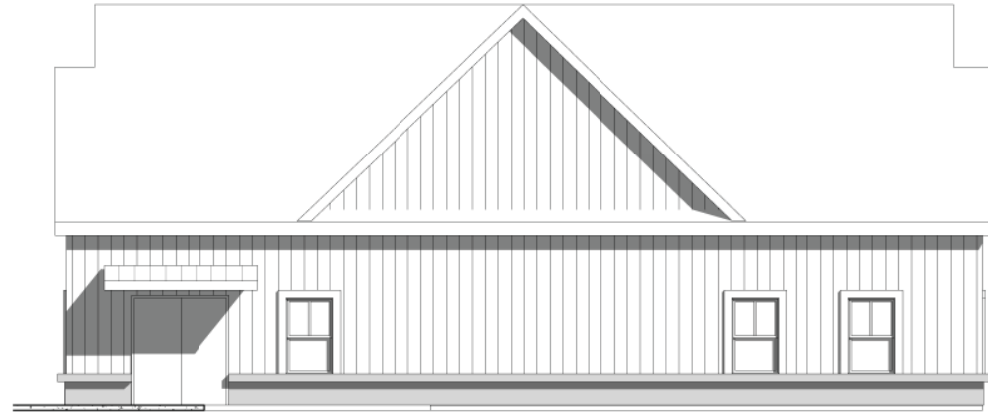
2 SIDE ELEVATION
A4.3



1 FRONT ELEVATION
A4.3



2 CB NORTH ELEVATION
A2.5/A4.4



3 CB REAR ELEVATION
A2.5/A4.4



1 CB FRONT ELEVATION
A2.5/A4.4



4 CB SOUTH ELEVATION
A2.5/A4.4



3 EAST ELEVATION
A2.1/A4.1

2 COURTYARD ELEVATION
A4.1/A4.1



1 NORTH ELEVATION
A2.1/A4.1



2 SOUTH ELEVATION
A2.3 | A4.2



1 WEST ELEVATION
A2.1 | A4.2





