

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1993, LEGISLATIVE DAY NO. 2
BILL NO. 12-93

MR. DOUGLAS B. RILEY, COUNCILMAN

BY THE COUNTY COUNCIL, JANUARY 19, 1993

A BILL ENTITLED

AN ACT concerning

Design Review Panel

FOR the purpose of creating the Baltimore County Design Review Panel to serve as a consulting and advisory body to the County agencies involved in the process of reviewing development plans in Baltimore County, establishing the purpose, membership, and duties of the Panel, designating the plans subject to review, requiring a concept plan to indicate if a plan is subject to review by the Panel, and generally relating to the Baltimore County Design Review Panel.

BY adding

Section 26-219

Title 26 - Planning, Zoning and Subdivision Control

Baltimore County Code, 1988

BY repealing and re-enacting, with amendments,

Sections 26-202(a), as amended by Bill No. 1-92, and 26-281

Baltimore County Code, 1988

WHEREAS, the Baltimore County Council received a final report of the Planning Board, dated January 23, 1992, concerning the subject legislation, and held a public hearing thereon, on March 10, 1992, now, therefore

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1. SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY,
2. MARYLAND, that Section 26-219 be and it is hereby added to Title 26 - Planning,
3. Zoning and Subdivision Control, of the Baltimore County Code, 1988, to read as
4. follows:

5. Section 26-219. BALTIMORE COUNTY DESIGN REVIEW PANEL

6. (A) THERE IS A BALTIMORE COUNTY DESIGN REVIEW PANEL. IN ORDER TO
7. ENCOURAGE DESIGN EXCELLENCE, THE PANEL SHALL ACT IN A CONSULTING AND ADVISORY
8. CAPACITY TO THE AGENCIES INVOLVED IN THE INTERAGENCY PROCESS FOR REVIEWING
9. DEVELOPMENT PLANS UNDER SECTION 26-205.

10. (B) THE PANEL'S OVERALL CHARGE IS TO APPLY THE GUIDELINES, PLANS, AND
11. ARCHITECTURAL PRINCIPLES IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES AND
12. IN THE MASTER PLAN IN ASSESSING THE ACHIEVEMENT OF THE FOLLOWING OBJECTIVES IN A
13. PROPOSED PLAN:

14. 1) SITE PLANNING: THAT A PROJECT DEMONSTRATES A SATISFACTORY
15. SPATIAL, VISUAL AND FUNCTIONAL RELATIONSHIP TO THE TOPOGRAPHIC CHARACTERISTICS,
16. THE NATURAL FEATURES, AND THE BUILT FEATURES OF THE SITE AS WELL AS THE
17. SURROUNDING FEATURES OF THE SITE.

18. 2) OPEN SPACE: THAT PRIMARY DESIGN CONSIDERATION IS GIVEN TO THE
19. VISUAL AND FUNCTIONAL INTEGRATION OF STREETScape, PEDESTRIAN PATHWAYS,
20. PLAYGROUNDS, RECREATIONAL AMENITIES, OR PARKS.

21. 3) CIRCULATION: THAT STREETS AND SIDEWALKS ARE LAID OUT AS SAFE
22. AND CONVENIENT LINKAGES AND THAT PARKING BECOMES A POSITIVE DESIGN ELEMENT WHICH
23. CONTRIBUTES TO THE OVERALL IMAGE OF THE SITE.

24. 4) BUILDING: THAT BUILDINGS, PARKING GARAGES, AND OTHER
25. ACCESSORY STRUCTURES ARE SPATIALLY AND VISUALLY INTEGRATED AND SUITABLE TO THEIR
26. SURROUNDINGS IN PROPORTION, MASSING AND TYPE, MATERIAL(S) AND COLOR(S), SIGNAGE,
27. AND OTHER ELEMENTS OF URBAN DESIGN.

1. 5) LANDSCAPING: THAT PLANT MATERIALS ARE DESIGNED TO DEFINE THE
2. SITE, PROVIDE A THEME OR IMAGE APPROPRIATE TO THE DEVELOPMENT, FRAME VIEWS,
3. ENHANCE ARCHITECTURE AND STREET CHARACTERISTICS, DEVELOP CONTINUITY OF ADJACENT
4. OPEN SPACES, IMPROVE THE MICRO-CLIMATE, PROVIDE TRANSPORTATION BETWEEN DISSIMILAR
5. USES, SCREEN THE OBJECTIONABLE VIEWS AND USES, REDUCE NOISE LEVEL AND GLARE, AND
6. PROVIDE SEASONAL COLORS AND OTHER VISUAL AMENITIES.

7. (C) 1) THE PANEL SHALL CONSIST OF NINE MEMBERS WHO BY PROFESSION OR
8. EXPERIENCE ARE KNOWLEDGEABLE IN MATTERS OF DESIGN, SUCH AS ARCHITECTS, LANDSCAPE
9. ARCHITECTS, AND OTHER DESIGN PROFESSIONALS.

10. 2) PANEL MEMBERS SHALL BE APPOINTED BY THE COUNTY EXECUTIVE AND
11. CONFIRMED BY THE COUNTY COUNCIL. THE EXECUTIVE SHALL DESIGNATE ONE MEMBER TO
12. SERVE AS CHAIRMAN OF THE PANEL.

13. (D) THE TERM OF A PANEL MEMBER IS THREE YEARS. HOWEVER, OF THE
14. INITIAL APPOINTEES, THREE SHALL SERVE FOR ONE YEAR, THREE FOR TWO YEARS, AND THREE
15. FOR THREE YEARS. A MEMBER IS ELIGIBLE FOR REAPPOINTMENT, BUT MAY NOT SERVE MORE
16. THAN TWO CONSECUTIVE TERMS.

17. (E) THE DIRECTOR OF PLANNING AND ZONING, OR THE DIRECTOR'S DESIGNEE,
18. SHALL SERVE AS THE PANEL'S NON-VOTING EXECUTIVE SECRETARY.

19. (F) THE COUNTY ADMINISTRATIVE OFFICER SHALL SET FEES TO ADEQUATELY
20. COVER THE COST OF THE PANEL'S REVIEW ACTIVITIES. THE PROPOSED FEES SHALL BE
21. SUBMITTED TO THE COUNTY COUNCIL IN ACCORDANCE WITH SECTION 15-9 OF THIS CODE.

22. (G) THREE MEMBERS OF THE PANEL, AS DESIGNATED BY THE CHAIRMAN, SHALL
23. CONSTITUTE A REVIEW PANEL FOR THE PURPOSE OF REVIEWING A PLAN. MEETINGS ARE OPEN
24. TO THE PUBLIC, AND NOTICE OF MEETINGS SHALL BE PROVIDED, PURSUANT TO THE
25. PROCEDURES CONTAINED IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

26. (H) A PLAN IS SUBJECT TO REVIEW UNDER THIS SECTION IF THE PROPOSED
27. DEVELOPMENT IS LOCATED IN ANY OF THE FOLLOWING AREAS OF THE COUNTY, AS THESE AREAS

1. ARE MORE PARTICULARLY DESCRIBED BY MAP IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT
2. POLICIES:

3. 1) THE TOWSON MASTER PLAN URBAN DESIGN STUDY AREA

4. 2)--THE-DUNBALK-REVITALIZATION-AREA

5. -3- 2) THE ESSEX REVITALIZATION AREA

6. 4)--THE-OVERLEA-FULLERTON-REVITALIZATION-AREA

7. 5)--THE-PIKESVILLE-REVITALIZATION-AREA

8. 6)--THE-LIBERTY-ROAD-REVITALIZATION-AREA

9. 7)--THE-PARKVILLE-REVITALIZATION-AREA

10. -8- 3) THE CATONSVILLE REVITALIZATION AREA

11. -9- 4) THE ARBUTUS REVITALIZATION AREA

12. (I) THE REVIEW PANEL SHALL CONSULT AND ADVISE UPON THE PLAN AND SHALL
13. MAKE A RECOMMENDATION TO THE HEARING OFFICER WITHIN THE TIME REQUIRED BY SECTION
14. 26-205(B)(2).

15. (J) THE FAILURE OF THE PANEL TO MAKE A RECOMMENDATION DOES NOT PREVENT
16. THE PLAN FROM BEING PROCESSED. A RECOMMENDATION OF THE PANEL IS ADVISORY TO THE
17. HEARING OFFICER.

18. (K) THE HEARING OFFICER MAY IMPOSE A RECOMMENDATION OF THE PANEL AS A
19. CONDITION FOR APPROVAL OF A DEVELOPMENT PLAN.

20. (L) IF NO DEVELOPMENT PLAN OR HEARING OFFICER HEARING IS REQUIRED, THE
21. RECOMMENDATIONS OF THE PANEL SHALL BE CONSIDERED BY THE DIRECTORS OF THE OFFICE OF
22. PLANNING AND ZONING, THE DEPARTMENT OF PUBLIC WORKS, ZONING ADMINISTRATION AND
23. DEVELOPMENT MANAGEMENT, AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND
24. RESOURCE MANAGEMENT OR THEIR DESIGNEES, AND MAY BE IMPOSED AS CONDITIONS OF
25. APPROVAL PRIOR TO EITHER APPROVAL OF A PLAN OR THE ISSUANCE OF A PERMIT, WHICHEVER
26. OCCURS FIRST.

SECTION 2. AND BE IT FURTHER ENACTED, that Sections 26-202(a), as amended by Bill No. 1-92, and 26-281 of Title 26 - Planning, Zoning and Subdivision Control, Baltimore County Code, 1988, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

Sec. 26-202. Preparation of the Concept Plan.

(a) Informational conference (optional). Prior to the preparation of a concept plan, an applicant is encouraged to meet with county agencies to obtain information about government policies, standards and legislation which could pertain to the applicant's property. The provision of such information shall be coordinated through the department of public works. Such information shall include, but not be limited to:

17) A STATEMENT WHETHER THE PLAN IS LOCATED WITHIN AN AREA SUBJECT TO REVIEW BY THE DESIGN REVIEW PANEL.

Sec. 26-281. Designated areas.

(A) For those improvements described in sections 26-263, 26-264, and 26-265, the county may require specifications for materials and design that further the objectives of revitalization areas, growth areas, and rural agricultural areas.

(B) A DESIGN REVIEW PANEL SHALL PROVIDE THE COUNTY WITH ANALYSIS AND COMMENTS ON SITE DESIGN REVIEW AND ARCHITECTURAL DESIGN REVIEW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 26-219 AND THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

Section 3. And be it further enacted, that this Act shall take effect forty-five days after its enactment.

B01293/BILLS93

READ AND PASSED this 16th day of February, 1993

BY ORDER

Thomas J. Peddicord, Jr.
Thomas J. Peddicord, Jr.
Secretary

PRESENTED to the County Executive for his approval this 17th day
of February, 1993.

Thomas J. Peddicord, Jr.
Thomas J. Peddicord, Jr.
Secretary

APPROVED AND ENACTED:

2/19/93

Roger B. Hayden
Roger B. Hayden
County Executive

I HEREBY CERTIFY THAT BILL NO. 12-93 IS TRUE AND CORRECT

AND TOOK EFFECT ON April 5, 1993.

C. A. Dutch Ruppertsberger, III
C. A. Dutch Ruppertsberger, III
Chairman, County Council

