

Lutherville Community Association

January 2023 Survey regarding Lutherville Station
February 9th)

(Due Date

In the fall of 2021 the Lutherville Community Association surveyed its members and voted at an LCA General Meeting to oppose the development at Lutherville Station of over 400 apartments, and additional retail / M
M office space.

Much time has passed. The LCA is conducting this survey to clarify what, if anything, has changed. This survey is to obtain a snapshot of the views of our community specifically as it relates to the potential types of development possible at the Lutherville Station site.

Personally identifiable information will not be shared outside of the LCA Board. A summary of the responses will be posted to the LCA website.

If after answering this survey, you have additional comments please submit them to the LCA at luthervillecommunity@gmail.com



* Required

Email *

Your email

Name *

Your answer



Address *

Your answer

Phone Number

Your answer

Community *

- Lutherville Community Association
- York Manor
- Orchard Hills
- Dulaney Valley Improvement Association
- Other:



The Lutherville Station is zoned primarily BL (Business Local). "Typical Uses Permitted by Right: Retail Sales, Personal Services, Resturant, Bank, Office, Tavern, Food Store and Medical Clinic." There are other uses allowed by Special Exemption which include "Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place Class A, Theater.

Do you believe that any future development should be only within the existing zoning?

- Yes
- No
- Unsure

During 2021, the community reviewed a proposal for a PUD (Planned Unit Development) which would have permitted a mixed use development outside of the existing zoning.

"A Planned Unit Development (PUD) is a mixed-use development that may combine residential, recreational, industrial and commercial elements. The approval process for a PUD is similar to that of other land development projects, except that the County Council must determine that the PUD will achieve substantially higher-quality development than a conventional development or provide a public benefit that would otherwise not be obtained."

Do you understand the concept of a PUD?

- Yes
- No
- Unsure



Do you believe that some PUD, not necessarily the same proposal offered in 2021, can lead to the redevelopment of Lutherville Station?

- Yes
- No
- Unsure

If the zoning was changed to allow residential use, would you support -

- Apartments
- Condominiums
- Townhouses
- Single Family Homes
- Senior Living
- None of the above

If the zoning was changed to permit apartments (rental units), how many units would you support?

- I do not support apartments being built on this site
- Less than 200
- 200 - 299
- 300 - 399
- 400 or more



If the zoning was changed to permit condominiums (owned units), how many units would you support?

- I do not support condominiums being built on this site
- Less than 200
- 200 - 299
- 300 - 399
- 400 or more

If the zoning was changed to permit townhouses or single family homes, how many units would you support on this 12 acre lot.

DR 3.5 (Typical uses - Single Family, Semi-Detached, Duplex Dwellings)
Same zoning as much of the non-historic parts of Old Lutherville (Approximately 42 homes)

DR 5.5 (Typical uses - Single Family, Semi-Detached, Duplex, Single Family Attached, And Multifamily Dwellings.) Same zoning as most of County Club Park. (Approximately 66 homes)

- I do not support townhouses being built on this site.
- I do not support single family homes being built on this site.
- I do not support townhouses or single family homes being built on this site.
- DR 3.5 (Approximately 42 homes)
- DR 5.5 (Approximately 66 homes)

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