

# LUTHERVILLE STATION REDEVELOPMENT

COMMUNITY INTERACTION NOVEMBER 2021-PRESENT

**NOVEMBER 2, 2021**  
**COMMUNITY VOTE**

1

- Community overwhelmingly rejected developer Mark Renbaum's initial 450-unit proposal. Councilman suggested exploring Senior housing; developer declined.

"I'd say something under 300," said Rockel

**JANUARY 3, 2023**  
**WBAL NEWS REPORT**

3

- Plans: 400 apartments, 200K sq ft office, 21.3K sq ft retail. Community resistance with 3,450 petition signatures. Concerns about overcrowding and traffic.
- [WBAL NEWS REPORT](#)



In the Balt Fishbowl August 19, Mark Renbaum quoted as saying "The site is down"

**MAY 3, 2023**  
**COUNCILMAN MEETING**

5

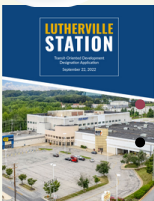
- David Karcheksi left due to lack of another attorney presence; Mark Renbaum took notes but never returned revised documents.
- Developer seen as having walked away from the table; this was communicated to Councilman Kach.

Renbaum said Lutherville Station would include more than 2 acres of open space, an event lawn, retail and office space, and a proposed 560 apartments. But, there could be more.

**SEPTEMBER 22, 2022**  
**TOD APPLICATION SUBMITTED**

2

- Developer submits conflicting Transit Oriented Development (TOD) application with varying unit counts and retail/office space
- [TOD Application](#)
- Application is not seen in advance by the community association.



**SEPT 1, 2023 - AUG 27, 2024**  
**CZMP PROCESS**

4

- Rezoning request from BL to BL CCC opposed by LCA.

**NOTABLE LEGISLATION**  
**2024 HB 538 PASSED**



Increased density allowed with affordable housing near transit. Density potential: up to 1327 units on site. Effective Nov 1, 2025.

**MAY 30, 2024**

**STAKEHOLDER MEETING W/O DEVELOPER**

6

- Stakeholders suggest 150-425 units; LCA - 280, GTCC President - 250 to 300, GTCC VP offered 280.
- Continued meetings and deadlock over unit count.
- The Councilman stated that Mark Renbaum presented a plan for 500 apartments on Lutherville Station and another 500 apartments on Yorkridge Shopping Center.

**AUGUST 14, 2024**  
**NEW TOD APPLICATION**

8

- Developer submits application for 1300+ units, not shared with stakeholders. Media highlights the site as a dilapidated tear down.



**JUNE/JULY 2024**  
**STAKEHOLDER MEETINGS**

7

- Small group stakeholder meetings (without developer or Councilman) were held on 6/5 and planned for 7/29, but the latter was cancelled as parties could not agree on apartment numbers; developer's allies insisted on profit and were unwilling to compromise.

**AUGUST 27, 2024**  
**CZMP FINAL VOTE**

9

- REZONING TO DR-16
- Residential density zoning approved, favoring townhouses/garden apartments.

**NOV-DEC 2024**  
**DEVELOPER MEETINGS**

10

- Plans included 40 townhouses, 80 "2-over-2" townhouses, 400 apartments (total 520 units, density unknown), and 51K sq ft of commercial/retail, including building on the MTA lot.



**DEC 3, 2024**  
**EXECUTIVE ORDER BY COUNTY EXECUTIVE**

11

- Mandates affordable units set aside for projects receiving county support. no less than 10 percent of the total units in the development reserved for households at or below 80% of AMI.
- [Executive Order](#)

**LATE 2024 - EARLY 2025**  
**PLANS UNFILED**

12

- The Developer tells Councilman Kach that plan will be submitted to "build by-right".
- No formal by-right plan filed.

**FEBRUARY 3, 2025**  
**URBAN LAND INSTITUTE MEETING**

13

- New plan presented but not shared with stakeholders before meeting.



**MAR 28, 2025**

**COMPLETELY NEW PLAN PRESENTED**

15

- Plans reuse the existing building, include 325 apartments of unknown configurations, over 100K sq ft of retail, and a standalone two-story building with 20K+ sq ft of restaurant space near Ridgely Rd.



**MAR 13, 2025**  
**HUNT VALLEY BUSINESS FORUM**

14

- New design shown without developer present.

**JULY-AUGUST 2025**  
**COUNCILMAN REQUESTS MEETING**

16

- The stakeholders met for 2 days. Groups were formed to edit PUD application.
- Restrictive Covenant Agreement independently with a deadline of Oct 7 for edits.



**SEPTEMBER 22, 2025**  
**DEVELOPER MEETINGS WITH ATTORNEY**

17

- LCA, GTCC presidents and attorneys meet developer's attorney to clarify 10 issues.