

Resolution 4-24 – Master Plan 2030 & Nodes

- Baltimore County Master plan is an aspirational planning document that charts the course for the County throughout the next 10 years and beyond.
- Master Plan was adopted 3 years late, partially due to Covid
- Master Plan 2030 has 4 Node types
 - Urban Center – Towson
 - Regional Commercial – Hunt Valley (reduced)
 - Neighborhood – None in our area
 - Mobility – **Lutherville Station (removed)**, Greenspring Dr (South of Timonium Rd & North of Business Park Dr, reduced), Greenspring Dr (Around new Kaiser building, reduced), **Beaver Dam Rd (Between Beaver Dam and Lowes / BJ's, added)**
- Mobility Nodes
 - Mixed use (Commercial, office, multi-family residential & civic / institutional)
 - Maryland State House Bill 538
 - Baltimore County Bill 9-24
 - Allows 40 residential units per acre which may increase to 60 residential units if affordable / inclusionary housing is included
 - Must be designated by the County Council Members

Reference

- Resolution 4-24 Adoption of Master Plan 2030 ([r00424.pdf \(baltimorecountymd.gov\)](#))
- Master Plan 2030 Hub ([MasterPlan2030 \(arcgis.com\)](#))

Bill 32-24 - Zoning Regs. - R.A.E 1

- Increases the properties within the URDL where R.A.E 1 zoning may be applied
 - Any property within the URDL and within 2000 feet of a property commercially zoned (BL, BR, BM, CB or BLR) that abuts a state road can now be zoned R.A.E 1
- Allows for up to 40 residential density units per acre
- Building may be up to 5 stories
- R.A.E. 1 Zoning now does not just apply to properties along roads like York Road but also to many more rural state roads like Seminary Avenue where a property as a business zoning
- A 2000-foot arc from a business zoned property (just one side of the road) equates to about 140 acres and at 40 units per acre, 5,600 residential units could be added using R.A.E.1 zoning
- Could significantly change the landscape within the URDL