(FOR LOTS 30 & 31)
ZONING RELIEF GRANTED ON SEPTEMBER 16, 2004 BY
ZONING COMMISSIONER LAWRENCE E. SCHMIDT
(ZONING CASE 05-058-SPHXA):

VARIANCE TO PERMIT A WINDOW FACING A PROPERTY LINE TO BE AS CLOSE AS 13 FT IN LIEU OF 25FT AND TO PERMIT THE MINIMUM DISTANCE BETWEEN THE CENTERS OF FACING WINDOWS OF DIFFERENT APARTMENTS ON THE SAME LOT TO BE AS CLOSE AS 10 FT IN LIEU OF 50FT.

VARIANCE TO PERMIT A MINIMUM HORIZONTAL SEPARATION OF BUILDINGS BETWEEN FACING ELEVATIONS OF AS LITTLE AS 10 FT IN LIEU OF 40 FT FOR APARTMENT GROUP HOUSES WITH HEIGHTS BETWEEN 30-50 FT AND A DISTANCE OF 60 FT IN LIEU OF 75 FT BETWEEN THE MID RISE APARTMENT BUILDING AND THE APARTMENT GROUP HOUSE.

VARIANCE TO PERMIT FACING OPEN PROJECTIONS AS CLOSE AS 21 FT IN LIEU OF 37.5 FT AND AN OPEN PROJECTION TO PROPERTY LINE SETBACK OF 8 FT IN LIEU OF 18.75 FT.

VARIANCE TO PERMIT UP TO 3 SIGNS WITH A TOTAL AREA OF 133 SF IN LIEU OF THE 100 SF PERMITTED.

SPECIAL HEARING TO PERMIT APARTMENTS ON THE FIRST STORY OF A BUILDING AND TO MODIFY THE PLAN APPROVED IN CASE # 97-516-SPHA.

SPECIAL EXCEPTION TO PERMIT A BUILDING LENGTH OF 650 FT IN LIEU OF 300 FT.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, THE PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL THE 30-DAY APPEAL PERIOD FROM THE DATE OF THIS ORDER HAS EXPIRED. IF AN APPEAL IS FILED AND THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREIN SHALL BE RESCINDED.

2. COMPLIANCE WITH THE ZAC COMMENT SUBMITTED BY THE OFFICE OF PLANNING AND BENCHMARK EXHIBITS ATTACHED THERETO, DATED SEPTEMBER 1, 2004.

3. WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.

CONDITIONS OF APPROVAL FROM THE OFFICE OF PLANNING: (FOR LOTS 30 & 31)

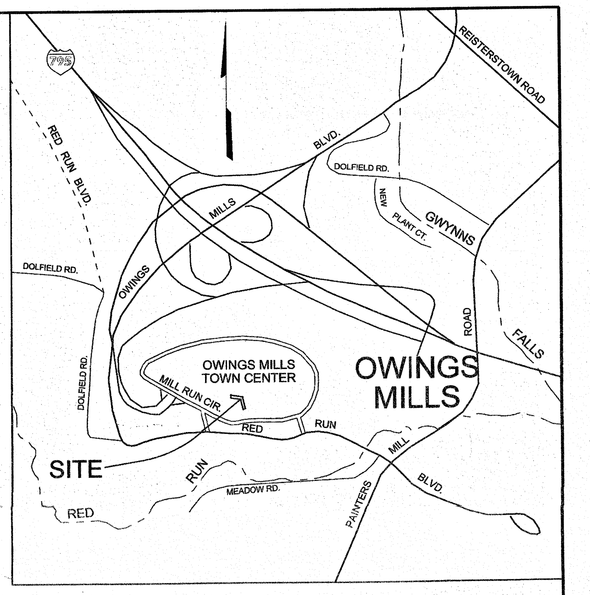
1. ARCHITECTURAL ELEVATIONS - ARCHITECTURAL ELEVATIONS CONSISTENT IN QUALITY AND DESIGN WITH THE BENCHMARK EXHIBITS SHALL BE PROVIDED TO THE DIRECTOR OF THE OFFICE OF PLANNING PRIOR TO THE APPLICATION FOR BUILDING PERMITS. IF THE DIRECTOR REASONABLY DETERMINES THAT THE ARCHITECTURE IS NOT CONSISTENT IN QUALITY AND DESIGN WITH THE BENCHMARK EXHIBITS, A HEARING BEFORE THE ZONING COMMISSIONER WILL BE REQUIRED TO RESOLVE ANY DISAGREEMENTS.

2. MAIN STREET - THE MAIN STREET CONCEPT SHALL INCLUDE A 6-FOOT PLANTED AREA (INCLUDING STREET TREES) ADJACENT TO THE CURB FOR THE RING ROAD IN FRONT OF THE PROJECT. A 6-FOOT WIDE SIDEWALK SHALL BE PROVIDED AND STREET TREE PLANTING SHALL BE PROVIDED ADJACENT TO THE PROPOSED BUILDINGS ALONG THE RING ROAD IN FRONT OF THE PROJECT.

3. ROAD CONNECTION TO METRO CENTER PROJECT - THE ROAD LOCATED BETWEEN THE PROPOSED MIDRISE (6) STORY APARTMENT BUILDING OF THE PROJECT AND THE MOVIE CENTER AS SHOWN ON THE APPROVED VARIANCE PLAN OF THE APPLICATION SHALL BE COMPLETED TO THE PROPERTY LINE OF METRO CENTER. ALTERNATIVE, AN EASEMENT FOR THIS ROAD CONNECTION TO THE METRO CENTER PROJECT SHALL BE PROVIDED ON THE REVISED CRG PLAN AND RECORDED.

4. SCREEN WALLS - PRIOR TO THE APPLICATION FOR BUILDING PERMITS, THE APPLICANT SHALL PROVIDE THE DIRECTOR OF THE OFFICE OF PLANNING WITH ELEVATIONS SHOWING THE DESIGN, MATERIALS AND LANDSCAPING OF THE SCREEN WALLS. MATERIALS SHALL BE CONSISTENT WITH THE MATERIALS USED IN THE TOWNHOUSES. IF THE DIRECTOR REASONABLY DETERMINES THAT THE SCREEN WALLS DO NOT MEET THESE REQUIREMENTS, A HEARING BEFORE THE ZONING COMMISSIONER WILL BE REQUIRED TO RESOLVE ANY DISAGREEMENTS.

5. LANDSCAPING - A LANDSCAPE PLAN MAY BE REQUIRED THAT EXCEEDS THE CURRENT LANDSCAPE MANUAL REQUIREMENTS, IF THE PETITIONER OBJECTS TO THE LANDSCAPE REQUIREMENTS A HEARING BEFORE THE ZONING COMMISSIONER MAY BE REQUESTED IN ORDER TO RESOLVE ANY DISAGREEMENTS.



LOCATION MAP

SCALE: 1" = 1000'

General Notes:

1. Owner/Developer:

OWINGS MILLS MALL LLC
PO BOX 87618
CHICAGO, IL 60680-7505

OM ANCHOR ACQUISITION LLC
115 N. WACKER DR.
CHICAGO, IL 60606

J C PENNEY CORPORATION INC.
(DBA J C PENNEY COMPANY INC.)
PO BOX 10001
DALLAS TX 75301-0001

MAY CENTERS ASS. CORP./ CO.
MACYS RETAIL HOLDINGS INC.
PROPERTY TAX DEPT
7 WEST 7TH STREET
CINCINNATI, OH 45202-2424

P. 0046 L. 13
TAX ACCT. NO. 2400011801
PLAT REF.: 76/281

P. 0046 L. 7
TAX ACCT. NO. 2000009732
DEED REF.: 3137/00072
PLAT REF.: 59/35

P. 0046 L. 14
TAX ACCT. NO. 2200004122
DEED REF.: 2726/502
PLAT REF.: 70/145

P. 0046 L. 14 (COR2)
TAX ACCT. NO. 2200008730
PLAT REF.: 59/111

P. 0046 L. 15
TAX ACCT. NO. 2400011802
PLAT REF.: 77/194

P. 0046 L. 8
TAX ACCT. NO. 2000009733
DEED REF.: 3137/00072
PLAT REF.: 59/35

P. 0046 L. 6
TAX ACCT. NO. 2000009731
DEED REF.: 11450/718
PLAT REF.: 59/35

P. 0046 L. 4 (COL)
TAX ACCT. NO. 2000008729
PLAT REF.: 59/35

P. 0046 L. 17
TAX ACCT. NO. 2200004125
PLAT REF.: 70/145

P. 0046 L. 18
TAX ACCT. NO. 2200004126
PLAT REF.: 70/145

P. 0046 L. 19
TAX ACCT. NO. 2200004127
PLAT REF.: 70/145

P. 0046 L. 21
TAX ACCT. NO. 2200004129
PLAT REF.: 70/145

3. Election District: 4
Councilmanic District: 4
Census Tract: 4041
Watershed: 28
Subwatershed: 65

4. Site Acreage: 122.56 Ac.+(5,338,714 SF) BMCT

5. Parking:

Inside Mill Run Circle & Theater

		Required	Provided
Proposed Retail/Restaurants	606,650 S.F. GFA 5/1,000 S.F. GLA	3,034	*2,432 (4.01/1000)
Theater	3,400 Seats	850	742

*A Zoning Spirit and Intent letter has been approved for the mall reconfiguration (8th Amended CRG).

Full Service Station:
The fuel service station will comply with all parking and stacking requirements per BCZR Section 405.

Restaurant Park Program (No Change with 8th Refinement)

		Required Parking			Provided Parking	
Restaurant 1	5,750 S.F. GFA	224	92	N/S of Red Run	281	114
Restaurant 2	8,250 S.F. GFA		112			167
Restaurant 3	7,000 S.F. GFA	372	120	S/S of Red Run	384	124
Restaurant 4	7,500 S.F. GFA		120			131
Restaurant 5	8,756 S.F. GFA		140			129
Total	37,256 S.F. GFA		596			665

6. Landscaping plan to be prepared in accordance with Baltimore County Review and Requirements.

7. There are no wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials sites located within the Owings Mills Town Center site.

8. Soil Types On Site:

BmA	Baltimore Silt Loam	0% - 3% Mod. Eroded
BmB2	Baltimore Silt Loam	3% - 8% Mod. Eroded
CcC2	Croessier Silt Loam	8% - 15% Mod. Eroded
Du	Duffy Silt Loam	
ElB2	Elioak Silt Loam	4% - 2% Mod. Eroded
ElC2	Elioak Silt Loam	8% - 15% Mod. Eroded
GnB	Glenville Silt Loam	3% - 8%
MbC2	Manor Loam	8% - 15% Mod. Eroded
MbD2	Manor Loam	15% - 25% Mod. Eroded
MbD	Manor & Brandywine Very Stony Loam	15% - 25%

9. Parking Note: The amount of parking spaces provided for the restaurant uses may be used interchangeably, as long as the amount of provided spaces exceeds required spaces for both separate sides of Red Run Boulevard.

STORMWATER MANAGEMENT POND DATA (PER 7TH AMENDED CRG)

2, 10 and 100-Year Management required per J.A.M. Baltimore County

Existing 100-Year Storm Runoff = 429.55 c.f.s.
Developed 100-Year Storm Runoff = 961.19 c.f.s.

On-Site Drainage Area = 126.0 Ac.
Off-Site Drainage Area = 23.3 Ac.

APPROXIMATE VOLUME OF STORAGE CALCULATION

QO=429.55
QI: 961.19

VR=149.3 (5.92) =73.65 AC - FT
12

VS =0.31 VR=0.31 (73.65) = 22.83 AC-FT*

*Includes 0.13 AC-FT storage for 2-Year Storm and 0.75 AC-FT storage for 100-Year Storm per S. Kourouppi (MD SHA) for water diverted to OMTC SWM Pond by construction of Northwest Expressway.

Note: Removal of 11 AC of paving in Lot 30 does not increase SWM requirements.

*NOTE: SEE NOTES BELOW FOR LOTS 30 & 31 PROPOSED DEVELOPMENT DATA

GENERAL NOTES FOR LOTS 30 & 31:

1. DEVELOPER\CONTRACT PURCHASER: TOWN CENTER ASSOC., LLC
C/O QUESTAR PROPERTIES, INC.
134 SLADE AVENUE SUITE 200
BALTIMORE, MD 21208
2. SITE ACREAGE: TOTAL - 15.0 AC.
LOT 30 - 6.4 AC.
LOT 31 - 8.6 AC.
3. SITE ZONING: BM-CT
4. COUNCILMANIC DISTRICT: 4
5. UNITS PROPOSED - TOTAL - 332 UNITS
LOT 30-212 (MIDRISE)
LOT 31 - 120 (APARTMENT GROUP HOUSE)
6. THERE ARE NO RESIDENTIAL BUILDING PERMITS ON THESE LOTS. THESE LOTS WERE A PARKING AREA FOR THE OWINGS MILLS MALL.
7. THESE LOTS ARE PART OF THE FIFTH AMENDED CRG PLAN FOR THE OWINGS MILLS TOWN CENTER APPROVED ON 9/27/04.
8. FAR: MAXIMUM PERMITTED - 0.5
LOT 30 - 1.76
LOT 31 - 0.63
9. AMENITY OPEN SPACE RATIO REQUIRED FOR LOTS 30 & 31: 0.10
10. AMENITY OPEN SPACE RATIO PROVIDED: LOT 30 - 0.22
LOT 31 - 0.17
11. PARKING REQUIRED: TOTAL - 332 (1 SPACE/UNIT)
LOT 31 - 120 (1 SPACE/UNIT)
LOT 30 - 212 (1 SPACE/UNIT)

PARKING PROVIDED:
LOT 30 - MID RISE APARTMENT GARAGE FACILITY.....308 SPACES
SURFACE PARKING SPACES.....57 SPACES
TOTAL LOT 30.....425 SPACES (2.00 SPACES/UNIT)

LOT 31 - APARTMENT GROUP HOUSE GARAGES.....240 SPACES
(@ 2 SPACES PER GARAGE FOR EACH UNIT)
SURFACE PARKING SPACES.....72 SPACES
TOTAL LOT 31.....312 SPACES (2.60 SPACES/UNIT)

TOTAL FOR LOTS 30 & 31.....737 SPACES (2.22 SPACES/UNIT)
ALL 90 DEGREE PARKING SPACES ARE A MINIMUM OF 8.5' X 18'
ALL PARALLEL PARKING SPACES ARE A MINIMUM OF 7.5' X 21'.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE AND THE SITE IS NOT WITHIN A HISTORIC DISTRICT.
13. THIS SITE IS NOT WITHIN THE CBCA AND IS NOT WITHIN A 100 YEAR FLOODPLAIN.
14. ADT's:
TOTAL: 2398 ADT's
LOT 30 (MID-RISE): 8.5 x 212 = 1378 ADT's
LOT 31 (TOWNHOMES): 8.5 x 120 = 1020 ADT's
15. SWM FOR LOTS 30 & 31 WILL BE PROVIDED IN THE EXISTING SWM POND FOR OWINGS MILLS TOWN CENTER.
16. SCHOOL DISTRICTS:
ELEMENTARY SCHOOL - NEW TOWN ELEMENTARY (0217)
MIDDLE SCHOOL - DEER PARK MIDDLE (0254)
HIGH SCHOOL - NEW TOWN HIGH (0473)

BALTIMORE COUNTY, MD
COUNTY REVIEW GROUP
ORIG APPROVAL DATE: Vested DRC NUMBER: 041415E
REFINEMENT/AMENDMENT NUMBER: 8th
APPROVED FOR DPW: Dennis A. Kennedy 5/12/15
APPROVED FOR PLANNING: Arthur Ludwick 5/12/15
DATE

Reason for 6th Amendment:

The purpose of this 6th Amended CRG is to provide for the addition of the residential use on Lots 30 & 31, including the Mid-rise Multi-family Building with Community Building (Lot 30) and Apartment Group Homes (Lot 31).

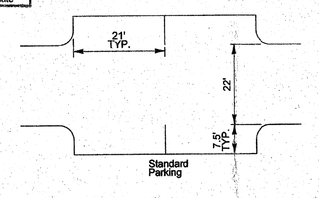
Reason for 7th Amendment:

Illustrate proposed addition and building envelope for addition onto Restaurant 5. Adjust parking data accordingly. DRC Approval Number 081009C by letter dated August 20, 2009. Title 7th Amended CRG Plan prepared by DMW, Inc.

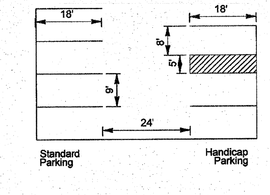
REASON FOR 8TH AMENDMENT:

ILLUSTRATE PROPOSED MALL RENOVATION.
ADJUST PARKING DATA ACCORDINGLY.

Parallel Parking
Not To Scale



90 Degree Parking
Not To Scale



Zoning History:

Case No. 86-374-A, Granted 04-02-86, Variance to permit 4000 parking spaces instead of the required 5037 spaces.

Case No. 97-516-SPHA, Granted 07-28-97, Variance to permit 5464 parking spaces instead of the required 6835 spaces.

Case No. 99-44-SPHA, Granted 09-17-98, Variance to permit a total of 5 wall-mounted signs in lieu of the permitted 3, a north elevation sign area of 671 sf in lieu of the permitted 396 sf, and one sign on a wall with no exterior entrance.

Case No. 99-27-A, Granted 09-02-98, Variance to permit single wall mounted sign areas of up to 240 sf in lieu of the permitted 150 sf and permission to install 10 wall-mounted signs in lieu of the permitted 4 signs.

Case No. 05-058-SPHXA (Lot 30), See upper left corner of sheet.

DMW
DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

OWINGS MILLS TOWN CENTER

EIGHTH AMENDED CRG PLAN OPTION 'A'

ELECTION DISTRICT: 4TH
COUNCILMANIC DISTRICT: 4TH

PAI No. 04-0240
DRC No. 041415E

THIS DEAL IS FOR THE BIM
STATE OF MARYLAND
JAMES T. LUDWICK
No. 21401
PROFESSIONAL ENGINEER
5/12/15

ISSUE DATES

REVIEW:	11/24/04
BID:	
PERMIT:	
CONSTRUCTION:	

BASE:	JLT
DRAWN:	GMR
DESIGNED:	MJP, JLT
CHECKED BY:	JLT
DATE CHECKED:	5/12/15
SCALE:	1"=100'
PROJECT NO.:	850485.Q
DRAWING:	1 of 1

DATE	BY	REVISIONS
8/22/05	DMW	7TH AMENDED CHANGES
5/12/15	DMW	8TH AMENDED CHANGES