

January 2022

Proposed Assisted Living Facility Development

A developer, Burkard Homes, LLC of Arnold, Maryland is proposing to build an 82 unit (94 beds) Assisted Living facility at 900 S. Rolling Rd. (bordering Collegiate Drive). By comparison the Brightview Assisted Living facility next to the Y is 140 units. The proposed structure would be located where the current Magnolia Manor Assisted Living facility is located. This 3.7-acre property is currently zoned DR 2 and the developer will need to get a zoning exception using the PUD process; be supported by Councilman Tom Quirk and be approved by the Baltimore County. Plans call for access to the facility to be from S. Rolling Rd. and would include a 40-car parking lot for staff and visitors. The structure would be three stories high facing Rolling Rd. and four stories high facing Collegiate. See schematic rendering below.



Zoning Information for DR 2

Zone Description:

Density Residential; 2 Units/Acre

Intent:

Density Residential; 2 Units/Acre

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

For more information see: [The Citizen's Guide to Planning and Zoning \(PDF\)](#)