


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>TJS</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0378/Zoning – Conditional Use – Amending Ordinance #13-176		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

June 6, 2014

At its regular meeting of June 5, 2014, the Planning Commission considered City Council Bill #14-0378, for the purpose of amending Ordinance 13-176 to amend the site plan attached to and made part of that Ordinance, which permitted the establishment, maintenance, and operation of housing for the elderly on the property known as 1600 North Chester Street (Block 1469, Lots 11-22, 24-31A, and 67-75); permitting modification of the site plan by approval of the Planning Commission; and modifying the variance granted by Ordinance 13-176 for a certain yard setback requirement.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #14-0378 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #14-0378 be amended and passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA/aeh

Attachment

Cc: Ms. Kaliope Parthemos, Chief of Staff
Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.

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Ms. Karen Randle, Council Services
Ms. Melissa Krafchik, PABC
Ms. Caroline Hecker



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 5, 2014

REQUEST: CCB #14-0378/Zoning – Conditional Use – Amending Ordinance #13-176

For the purpose of amending Ordinance 13-176 to amend the site plan attached to and made part of that Ordinance, which permitted the establishment, maintenance, and operation of housing for the elderly on the property known as 1600 North Chester Street (Block 1469, Lots 11-22, 24-31A, and 67-75); permitting modification of the site plan by approval of the Planning Commission; and modifying the variance granted by Ordinance 13-176 for a certain yard setback requirement.

RECOMMENDATION: Approval with an amendment to decrease the requested rear yard setback requirement from 29 feet to 25 feet as a result of a minor site plan change during the development of the construction documents and to amend accordingly to the version presented in Exhibit 2 of the Staff Report dated May 29, 2014.

STAFF: Alexandra Hoffman

COMPREHENSIVE PLANNER: Tamara Woods

PETITIONER: Councilman Stokes at the request of Mary Harvin Center Limited Partnership

OWNER(S): Mayor and City Council and Southern Baptist Church

SITE AREA

Site Conditions: The subject site lies at the confluence of North Chester, East Federal, and Gay Streets in East Baltimore. It is 37,748 square feet in size, zoned R-7 and B-3-2. The site was acquired from the Department of Housing and Community Development (DHCD), and the former rowhouse structures on site have been demolished. A remaining row home within the block lies at the corner of North Chester and East Federal Streets and is privately owned and used as a convenience store. This property is not part of the subject site and will remain.

General Area: The site lies within the Broadway East Urban Renewal Plan Area, which is characterized by a mix of residential (row house), commercial, and institutional uses. The main Southern Baptist Church facility is located directly across the street at 1701 N. Chester Street. There is another senior housing facility nearby on Gay Street, across from the historic American Brewery site.

BACKGROUND

On August 8, 2013, the Planning Commission recommended approval of CCB #13-0231/Conditional Use Elderly Housing –1600 N. Chester Street (Mary Harvin Center) to permit the development of a 5-story, 57 unit senior housing building on the site. This bill, as adopted (Ordinance #13-176), references a site plan for the proposed building which the Petitioner now seeks to amend.

ANALYSIS

Southern Baptist Church, in partnership with The Woda Group, Inc., proposes to construct a 5-story, 57-unit senior housing building on the property known as 1600 North Chester Street. The facility will also feature a small walk-in clinic as an accessory use on the ground floor, intended for building residents and parishioners. This location is adjacent to their main church campus as 1701 North Chester Street and is seen as a compliment to their mission. The site was acquired from DHCD via a Land Disposition Agreement in December of 2011 and will utilize a combination of City, State, and private funding sources.

Since the original approval of the conditional use ordinance on October 28, 2013 the site plan has changed as a result of the administrative closure of several 3 to 6 foot alleys that bisect the site which previously constrained the layout. The updated site plan features the senior housing building fronting East Federal Street with the parking lot accessed from North Castle Street and received approval with comments by the Urban Design and Architectural Review Panel on April 24, 2014 (see Exhibit 1, attached). This bill grants the authority to the Planning Commission to approve future amendments to the site plan. Additionally, Ordinance #13-176 included a variance from the rear yard setback requirement of 30 feet. As a result of the updated site plan this bill as introduced increases the rear yard setback requirement from 5.5 feet to 29 feet.

The site plan, although substantially similar to that included at introduction of this bill, has shifted slightly in the development of the final construction documents, resulting in a rear yard setback of only 28 feet at this time. Therefore, staff is recommending that this bill be amended to reduce the rear yard setback requirement to 25 feet, which would allow the updates to the site plan and provide for any additional adjustments as a result of the design process. Additionally, the site plan is proposed to be amended, replacing Exhibit 1 with Exhibit 2, to reflect this change (see Exhibits, attached).

CONFORMITY TO PLANS

Comprehensive Master Plan: This bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically:

LIVE

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

Objective 1: Expand Housing Choices for All Residents

Objective 2: Strategically Redevelop Vacant Properties throughout the City

Goal 2: Elevate the Design and Quality of the City's Built Environment

Broadway East Urban Renewal Plan: The subject site lies within the Broadway East Urban Renewal Plan Area and conforms to all requirements of that plan.

COMMUNITY NOTIFICATION

The New Broadway East Community Association and the Historic East Baltimore Community Action Coalition, Inc. have been notified of the requested action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large initial 'T' and a stylized 'S'.

Thomas J. Stosur
Director

