


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #16-0690 / REZONING 3020 GARRISON BOULEVARD, 3013, 3015, 3017, 3019, and 3021 CHELSEA TERRACE, and 3805, 3807, and 3809 BONNER ROAD		

TO

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

DATE: July 15, 2016

At its regular meeting of July 14, 2016, the Planning Commission considered City Council Bill #16-0690, for the purpose of changing the zoning for the properties known as 3020 Garrison Boulevard, 3013, 3015, 3017, 3019, and 3021 Chelsea Terrace, and 3805, 3807, and 3809 Bonner Road, from the R-6 Zoning District to the R-8 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment and approval of City Council Bill #16-0690 and adopted the following resolution, eight members being present (seven in favor, one recusing self):

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #16-0690 be amended as recommended in its staff report and also be amended to delete all references to the property known as 3013 Chelsea Terrace from this bill, and be passed with these amendments 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

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
- Mr. Patrick Fleming, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Melissa Krafchik, PABC
- Ms. Natawna Austin, Council Services
- Mr. Laurence Campbell, WBC Community Development Corporation



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 14, 2016

REQUEST: City Council Bill 16-0690/ Rezoning – 3020 Garrison Boulevard, 3013, 3015, 3017, 3019, and 3021 Chelsea Terrace, and 3805, 3807, and 3809 Bonner Road

For the purpose of changing the zoning for the properties known as 3020 Garrison Boulevard, 3013, 3015, 3017, 3019, and 3021 Chelsea Terrace, and 3805, 3807, and 3809 Bonner Road, as outlined in red on the accompanying plat, from the R-6 Zoning District to the R-8 Zoning District.

RECOMMENDATION: Amendment, and Approval as amended

Amendments:

- Replace the Rezoning Plat dated May 26, 2016 attached to this bill with the Rezoning Plat dated June 13, 2016, in order to conform lot references contained on the map and in its Notes to the City of Baltimore plat map for Block 2755, dated June 1988 as amended, and to more accurately describe the properties that are the subjects of this rezoning action.
- Add to the initial statement of purpose of the bill and to Section 1 of the bill these properties: Block 2755, Lots 40, 40A, 40B, 40C, 40D, and 40E, and the unnamed public alley bordering the properties that are the subjects of this rezoning action.

STAFF: Martin French

PETITIONER: Councilwoman Middleton, at the request of WBC Community Development Corporation

OWNERS: Various, as follow:

3020 Garrison Boulevard: Wayland Baptist Church, Inc. (affiliated with WBC CDC)

3013 Chelsea Terrace: Tut's Inc. dba Tuttie's Place

3015 Chelsea Terrace: The Acre Group LLC

3017 Chelsea Terrace: Maddie Cook

3019 Chelsea Terrace: Louis Travers and Barbara Howard-Travers

3021 Chelsea Terrace: Barnett and Ava Miller

3805 Bonner Road: William F. Matthews

3807 Bonner Road: Frank J. Williams II

3809 Bonner Road: WBC Community Development Corporation

Block 2755, Lots 40, 40A, and 40B: Charles F. Bryant

Block 2755, Lots 40C and 40D: Wayland Baptist Church, Inc.

Block 2755, Lot 40E: William F. Matthews

SITE/GENERAL AREA

Site Conditions: 3020 Garrison Boulevard is a 2.28 acre property at the southwest corner of the intersection of Garrison Boulevard and Bonner Road. This property is currently improved with a four-story detached multiple-family dwelling structure constructed in 2010-2011 that contains 89 affordable units for low- and moderate-income seniors and disabled adults. This building is known as Wayland Village.

3013 Chelsea Terrace measures approximately 100' by 220' and is improved with a two-story "dormitory" foster care home for 16 youths that was approved by the Board of Municipal and Zoning Appeals (appeal no. 424-07).

3015 and 3021 Chelsea Terrace are improved with end-of-row dwellings; 3017 and 3019 Chelsea Terrace are the mid-group attached dwellings in this same row. Each lot measures approximately 22' by 110' and each two-story dwelling measures approximately 22' by 36'.

3805, 3807, and 3809 Bonner Road are each improved with a two-and-one-half story detached residential structure. The lots extend from the intersection of Chelsea Terrace and Bonner Road eastward to meet the Wayland Village property at 3020 Garrison Boulevard.

The smaller properties described as Block 2755, Lots 40 through 40E are unimproved lots used for off-street parking at the present. They are accessible via a 20' wide alley fronting them parallel to Chelsea Terrace, which becomes an 11'9" wide alley when it turns 90 degrees in order to intersect Chelsea Terrace.

General Area: This site is in the south-central portion of the greater Forest Park area of northwestern Baltimore City. Streets in this area were planned in an early suburban style, with much of the housing developed in the early 20th Century. The northeastern portion of this area borders the commercial corridor of Liberty Heights Avenue. Garrison Boulevard, on the east side of this site, is a major connecting route between the Reisterstown Road commercial corridor and, via Gwynns Falls Parkway and Bloomingdale Road, the western end of North Avenue, another major commercial corridor in Baltimore.

HISTORY

There is no history of Planning Commission action specifically concerning this site.

CONFORMITY TO PLANS

The proposed rezoning would further the Comprehensive Master Plan objectives "expand housing choices for all residents" (LIVE EARN PLAY LEARN Live Goal 1, Objective 1); and "strategically redevelop vacant properties throughout the City" (LIVE EARN PLAY LEARN Live Goal 1, Objective 2) as the vacant interior lots and the vacant corner structure known as 3809 Bonner Road would be replaced with a multiple-family dwelling, as described below.

ANALYSIS

From review of the required considerations of §16-305 of the Zoning Code, staff finds that this proposed zoning change is clearly in the public's interest, in that its purpose is to allow the WBC Community Development Corporation opportunity to consolidate the lots comprising the western

portion of the site and construct Wayland Village II, an affordable housing companion to the existing Wayland Village. Wayland Village II has obtained a Low Income Housing Tax Credit allocation from the State, but unlike Wayland Village, would be a multi-generational affordable housing development. Wayland Village, already constructed, would more appropriately be zoned R-8 as it is a four-story 90 unit multiple-family structure. The proposed size of Wayland Village II is approximately 66 dwelling units, of varying bedroom sizes.

The Zoning Code requires review of these considerations under its §16-305(c):

(c) The Board and the Planning Commission must also consider the following matters:

- (1) existing uses of property within the general area of the property in question;*
- (2) the zoning classification of other property within the general area of the property in question;*
- (3) the suitability of the property in question for the uses permitted under its existing zoning classification; and*
- (4) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.*

- (1) and (2) The existing use of most properties within this general area is residential, with a zoning classification of R-6. However, rezoning 3020 Garrison Boulevard to R-8 would better reflect its actual current use, and rezoning the other properties in this site would allow their redevelopment in a manner complementary to the existing Wayland Village property.
- (3) As existing structures, other than Wayland Village, predate the current Zoning Code, there is a mixture of R-8 compatible row-housing with R-6 compatible detached housing on this site. The unimproved interior lots would have been suitable in size for row-housing typical of some R-8 zoned portions of Baltimore, had there been actual development of them in the previous century.
- (4) Construction of Wayland Village, a large multistory multiple-family detached dwelling structure, a few years ago has established that there is a need for affordable multiple-family housing in the Forest Park area that would justify rezoning these properties.

Maryland Land Use Code – Requirements for Rezoning:

The Maryland Land Use Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* Md. LAND USE Code Ann. 2012, §10-305). In reviewing this request, the staff finds that:

- 1. The Plan:** The proposed action is consistent with the Comprehensive Master Plan, and would assist with accomplishing the Plan's goals and objectives.
- 2. The needs of Baltimore City:** The proposed action would respond to the needs of the City for more affordable housing opportunities for multi-generational families.

- 3. The needs of the particular neighborhood:** The greater Forest Park area would benefit from the additional housing resources which the proposed rezoning would enable.

Similarly, the Land Use article requires the City Council to make findings of fact (*cf.* Md. LAND USE Code Ann. 2012, §10-304). The findings of fact include:

- 1. Population changes;** The immediate area has undergone a population change as a result of occupancy of Wayland Village, which is part of the site that would be rezoned by this bill.
- 2. The availability of public facilities;** Public facilities are and remain available to support residential use of this site.
- 3. Present and future transportation patterns;** There are no anticipated changes to present transportation patterns along this portion of Garrison Boulevard, patterns that support continuing residential use of the site.
- 4. Compatibility with existing and proposed development for the area;** The rezoning would reflect the current condition of 3020 Garrison Boulevard, while allowing a proposed multiple-family development that would benefit the Forest Park area.
- 5. The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department will recommend approval of the rezoning request to the Planning Commission. The BMZA will comment separately on this bill.
- 6. The relation of the proposed amendment to the City's plan.** The proposed rezoning of this site would further objectives of the City's Comprehensive Master Plan.

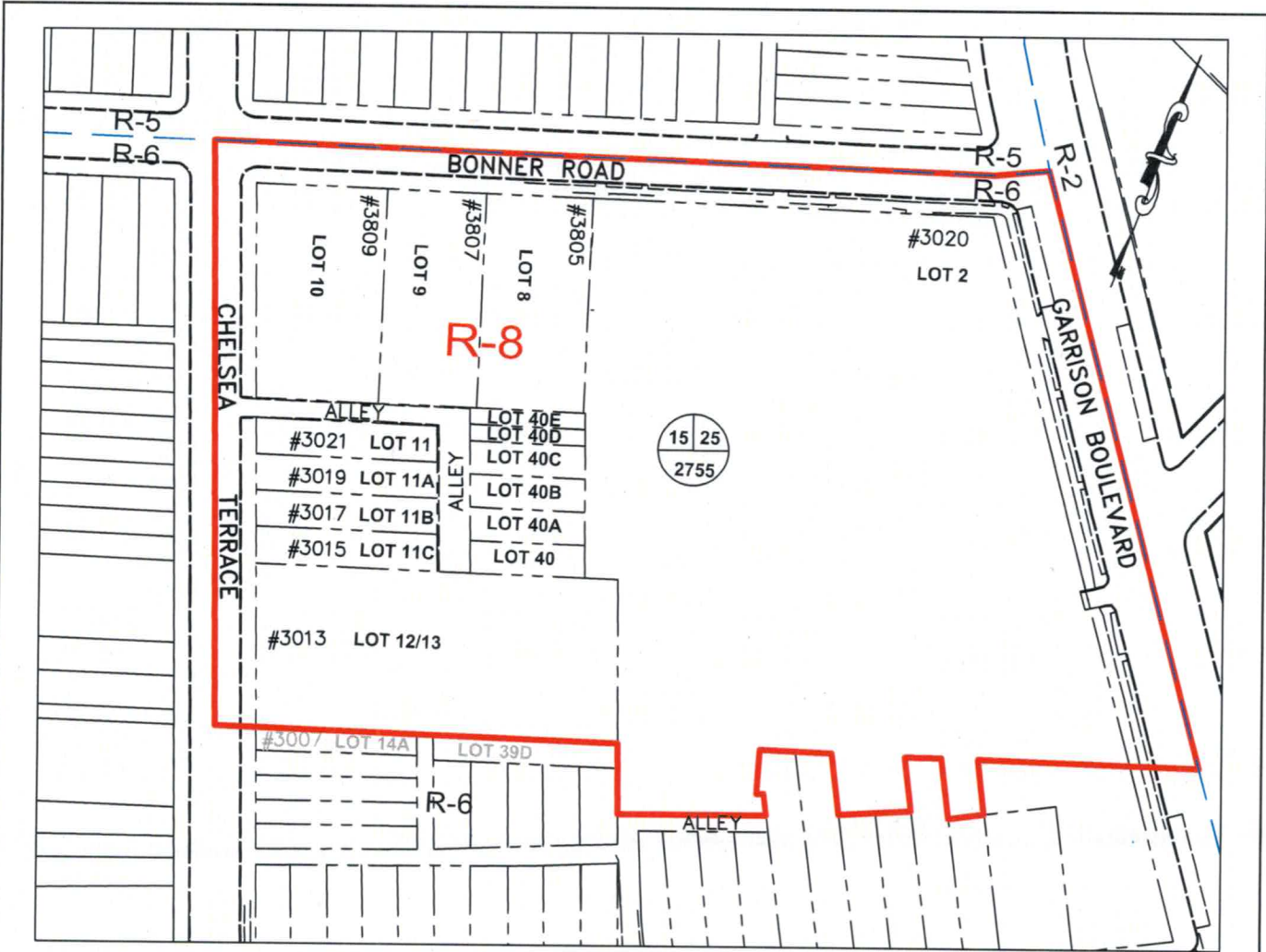
The City Council may grant the amendment to change the zoning classification based on a finding that there was: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. There has been substantial change in the character of the neighborhood where these properties are located that would justify the proposed rezoning.

For the reasons stated above, Planning staff recommends amendment and approval of this bill.

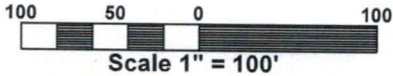
Notification: Staff notified the individual property owners of record, the Forest Park Neighborhood Association, and Councilwoman Middleton of this action.



Thomas J. Stosur
Director



REZONE FROM R-6 TO R-8
 (202,645 sf = 4.65 ac.±)



APPLICANT:
 WBC Community Development Corporation
 3809 Fairview Avenue, Baltimore, MD 21216
 Attn: Laurence F. Campbell Tele: 410-733-0921

- NOTES:**
1. Subject property is known as 3020 Garrison Boulevard, 3013, 3015, 3017, 3019, 3021 Chelsea Terrace and 3805, 3807, 3809 Bonner Road. Ward 15, Section 25, Block 2755, Lots 2, 8-13 and 40-40E.
 2. The property outlined in red shall be rezoned from the R-6 to R-8 Zoning District.
 3. Baltimore Municipal Zoning Administration, Zoning District Map, Sheet 32 shall be amended to reflect this rezoning.

 MAYOR DATE

 PRESIDENT DATE



KCW Engineering Technologies, Inc.
 810 Landmark Drive, Suite 215
 Glen Burnie, MD 21061
 Phone: 410.768.7700
 Fax: 410.768.0200
 www.kcw-et.com

REZONING PLAT

Ward 15, Section 25, Block 2755, Lot 2.
Ward 15, Section 25, Block 2755, Lots 8-13.
Ward 15, Section 25, Block 2755, 40-40E.

CITY of BALTIMORE, MARYLAND

Scale: 1" = 100' JUNE 13, 2015