

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #20-0487 / ZONING – CONDITIONAL USE – AMENDING ORDINANCE 18-170

CITY of
BALTIMORE
MEMO



DATE:

TO

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

February 24, 2020

At its regular meeting of February 20, 2020, the Planning Commission considered City Council Bill #20-0487, for the purpose of amending Ordinance 18-170, as enacted by Ordinance 14-206 and amended by Ordinance 16-469 and last amended by Ordinance 18-170, to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #20-0487 and adopted the following resolution; eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #20-0487 be amended and passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc: Mr. Nicholas Blendy, Mayor's Office
- Mr. Matthew Stegman, Mayor's Office
- Ms. Nina Themelis, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Mr. Colin Tarbert, BDC
- Mr. Derek Baumgardner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Stephanie Murdock, DHCD
- Ms. Elena DiPietro, Law Dept.
- Mr. Francis Burnszynski, PABC
- Mr. Liam Davis, DOT
- Ms. Natawna Austin, Council Services
- Mr. Dominic McAlily, Council Services
- Ms. Caroline Hecker, Esq.



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

February 20, 2020

REQUEST: City Council Bill #20-0487/ Zoning – Conditional Use – Amending Ordinance 18-170:

For the purpose of amending Ordinance 18-170, as enacted by Ordinance 14-206 and amended by Ordinance 16-469 and last amended by Ordinance 18-170, to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

RECOMMENDATION: Amendment and approval, with the following amendments:

- That a revised landscaping and screening plan approved by the Department of Planning is attached to the legislation; and
- As a technical amendment, on page 1, in line 15, replace [2018] with [2020]. Staff notes that it appears that the reference to replacing the expiration date in Ordinance 18-170 was not updated for this bill.

STAFF: Eric Tiso

PETITIONER: Roland Park Place, Inc., c/o Caroline L. Hecker, Esq.

OWNER: Roland Park Place, Inc.

SITE/GENERAL AREA

Site Conditions: 4001 Roland Avenue is located on the northeastern corner at the intersection with West 40th Street. The property is zoned R-5 and is improved with a vacant stone building that was formerly used as a church.

General Area: This property is located in the southern end of the Roland Park neighborhood, at the border with the Hampden neighborhood. The property backs up to Roland Park Place, a retirement community immediately to the east that owns this site. The Greenspring Shopping Center is approximately one block to the west, and the Rotunda is one block to the east.

HISTORY

- Ordinance #14-206, dated March 19, 2014 established this parking lot as a conditional use open off-street parking lot.
- Ordinance #16-469, dated May 2, 2016 2018 extended the approval for the parking lot through April 19, 2018.
- Ordinance #18-170, dated August 10, 2018 extended the approval for the parking lot through April 19, 2020.

ANALYSIS

Background: The request to establish a conditional use parking lot in the rear yard of this property was first brought to the Planning Commission on November 7, 2013, which provided for a two-year duration that was extended by an additional two years in 2016, and again in 2018. The date of expiration will again arrive on April 19, 2020, unless again extended by this bill. Planning staff recommends that upon expiration of this additional two-year extension, the parking lot be built as a permanent parking lot, to City standards, if it is to continue in use beyond April 19, 2022.

This bill will simply amend the previous bill that extended the duration of this conditional use parking lot by two years. Staff recommends two amendments: The first is to update the previous screening and landscaping plan attached to the original bill. This is necessary due to the widening of West 40th Street, which took some of this property and removed the previous landscaping. The goal is to meet the requirements of the Landscape Manual for parking lot screening. The second amendment is a technical correction, which will fix a transcription error in the original bill's transcription.

Notification: The Rolden Association and the Roland Park Civic League have been notified of this action.



Chris Ryer
Director