


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0423 / ZONING – CONDITIONAL USE PARKING LOT – A PORTION OF 2700 MADISON AVENUE KNOWN AS 3002 EAST DRIVE		

TO

DATE:

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

September 13, 2019

At its regular meeting of September 12, 2019, the Planning Commission considered City Council Bill #19-0423, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on a portion of the property known as 2700 Madison Avenue, the portion being known as 3002 East Drive, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0423 and adopted the following resolution; six members being present (six in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest;
- is in harmony with the purpose and intent of that article; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0423 be 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



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

September 12, 2019

REQUEST: City Council Bill #19-0423/ Zoning – Conditional Use Parking Lot – A Portion of 2700 Madison Avenue Known as 3002 East Drive:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on a portion of the property known as 2700 Madison Avenue, the portion being known as 3002 East Drive, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: The Administration (Department of Recreation and Parks)

OWNER: The Mayor and City Council c/o the Department of Recreation and Parks

SITE/GENERAL AREA

Site Conditions: The project area is located on the southeast corner of the intersection with Red Road within Druid Hill Park, and backs up to the tennis courts along the northern edge of Druid Lake.

General Area: This site is located in the southeastern corner of Druid Hill Park, and East Drive continues eastward, and becomes Wyman Park Drive as it crosses the Jones Falls Expressway. The Druid Hill Pool is located on the north side of this portion of East Drive.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Background: This proposal will authorize a conditional use parking lot with 79 parking spaces that will serve both the tennis courts as well as the pool across the street. The parking lot has direct pedestrian connection to the adjacent sidewalks, which link to other portions of the park and the Jones Falls Trail on the south side of the tennis courts.

Conditional Use: Per §5-406 {"Approval standards"} of Article 32 – *Zoning*:

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;

- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

In this case, the proposed parking lot will serve park visitors to the nearby attractions, and will improve public safety, as it will replace parking along East Drive and move those vehicles into a parking lot out of regular traffic, and so is in the public's interest to approve. This site is not affected by any Urban Renewal Plan, or other overlay. The proposed plan as shown will meet the appropriate requirements for parking lots.

Below is the staff's review of §5-406(b) {"Required considerations"} of Article 32 – *Zoning*:

(b) *Required considerations.*

As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

The proposed parking lot is appropriate for the site, and was reviewed by the Site Plan Review Committee in April of 2018. Traffic flow will potentially be improved as on-street parking along East Drive will have less pressure as a result of the parking lot bringing up to 79 vehicles off of that street. As part of a public park, this site is not likely to be developed for any other competing purpose, but will instead enhance access to the park. There are no expected impacts to any surrounding utilities, neighborhoods, community organizations, or other members of the community. There are no negative impacts to the principals of the City's Comprehensive Master Plan, or other requirements of the Zoning Code. For all of these reasons, staff recommends approval of the parking lot.



Chris Ryer
Director