

FROM	NAME & TITLE	TJA THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #08-0183/ PLANNED UNIT DEVELOPMENT-AMENDMENT-EASTERN PLAZA (ANCHOR SQUARE)

CITY of
BALTIMORE
MEMO



TO

DATE:

December 4, 2009

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

At its regular meeting of December 3, 2009 the Planning Commission considered City Council Bill #08-0183, for the purpose of approving certain amendments to the development plan of the Eastern Plaza Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0183 and adopted the following resolution, eight members being present and eight in favor.

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0183 be passed by the City Council.

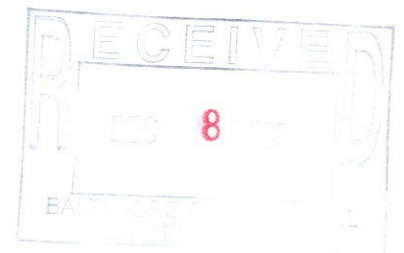
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of Land Use and Urban Design at 410-396-4488.

TJS/WYA/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Mr. Geoffrey Veale, Zoning Enforcement
- Mr. David Tanner, BMZA
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services





Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 3, 2009

REQUEST:

- CCB #08-0183/Planned Unit Development – Amendment – Eastern Plaza (Anchor Square)
For the purpose of approving certain amendments to the Development Plan of the Eastern Plaza Planned Unit Development.
- Final Design Approval/Eastern Plaza Planned Unit Development – McDonald's Restaurant

RECOMMENDATIONS:

- CCB #08-0183: Approval
- Final Design Approval: Approval

STAFF: Eric Tiso

PETITIONER: MAFA Eastern Avenue Associates, LLC

OWNER: MAFA Eastern Avenue Associates, LLC

SITE/ GENERAL AREA:

Site Conditions: The Eastern Plaza PUD site, known as 6500 Eastern Avenue, is ±7.997 acres in size and is zoned M-2-1. The subject property is improved with a large industrial building, an office building and several smaller ancillary buildings. Anchor Fence, a fence manufacturer company, is currently using a portion of the subject property.

General Area: The PUD site is located in the East Baltimore in the Pulaski Industrial Area, which is a corridor of industrial land uses (M-2-1). North and south of the PUD site is industrial manufacturing land uses (M-2-1). West of the PUD site is the Bayview Community, which is characterized by single-family rowhouses (R-7). East of the PUD site are Interstate Route 95 (M-2-1) and the Eastwood Community (R-6). The Eastwood community is characterized by single-family rowhouses. Patterson Senior High School is several blocks north of the site. Additionally, there are commercial land uses to the west along Eastern Avenue, which include several gas stations, Home Depot and several automobile related businesses (B-3-2).

HISTORY:

- Ordinance #01-242 established the Planned Unit Development in September 2001; and
- Final Design Approval – Community Shopping Center, approved by the Planning Commission on November 11, 2004.

CONFORMITY TO PLANS:

This design supports the concepts of the Comprehensive Plan's LIVE section, Goal 2: Elevate the Design and Quality of the City's Built Environment, Objective 1: Improve Design Quality of Baltimore's Built Environment.

ANALYSIS:

Major Amendment: CCB #08-0183 amends the existing Planned Unit Development (PUD) by clarifying some of the text, and by adding the land use "Restaurants: Drive-in."

Final Design Approval: When the PUD was created, a pad site was envisioned. In this case, McDonald's would like to locate a new restaurant at Anchor Square. The restaurant will have brick sidewalks with a pedestrian connection to the bus stop at the intersection of Kane and Eastern Avenues. At the bus stop, McDonald's has committed to install a trash can, a bench and an area of brick pavers as an amenity for transit patrons. McDonald's staff will empty and maintain the trash can and bench area. The restaurant building itself will incorporate new prototype design concepts for energy efficiency, such as LED lighting, conservative water fixtures, and solar lighting.

Site Plan Review Committee: The SPRC reviewed and approved the site plan for this drive-through restaurant on February 11, 2009. The proposed McDonald's restaurant will be built on the vacant pad site called for in the development plan of the PUD near the intersection of Kane Street and Eastern Avenue. The approved PUD allows a 5,400 sqft retail pad building though the proposed McDonald's restaurant will only be 4,150 sqft in size. Forest Conservation requirements, the Traffic Impact Study (TIS) and the Storm Water Management requirements have already been addressed through the PUD's establishment.

Elevations: The restaurant will be primarily covered in earthtone brick with darker brick trim sections. The entrance and portions around the windows will be finished in EFIS. Metal awnings and accent details will be in a contrasting yellow. The "M" logo and McDonald's name will be individual letters pin-mounted to the walls, with a metal individual letter "Welcome" sign over the entry door canopies.

Notification: Staff notified the Bayview Improvement Association and the Eastwood Community Association of this action.



Thomas J. Stosur
Director