

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0351/ZONING – CONDITIONAL USE-AMENDING ORDINANCE #03-546		

TO

DATE:

July 14, 2009

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

At its regular meeting of July 9, 2009 the Planning Commission considered City Council Bill #09-0351, which has the purpose of amending Ordinance #03-546 to expand the boundaries of the open, off-street parking area at 3010 East Northern Parkway to include the property known as 3012 East Northern Parkway; and providing for a new Site Plan to reflect this change.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended an amendment to and approval of City Council Bill #09-0351 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 #09-0351 be amended and passed by the City Council.

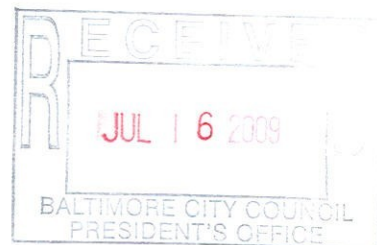
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of Land Use and Urban Design Division, at 410-396-4488.

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Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Councilmanic Services
- Mr. Mark Mintz, Northern Pharmacy



F/A



Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 9, 2009

REQUEST: CCB #09-0351 / Zoning – Conditional Use – Amending Ordinance #03-546 –
For the purpose of amending Ordinance #03-546 to expand the boundaries of the parking, open off-street area at 3010 East Northern Parkway to include the property known as 3012 East Northern Parkway; and providing for a new Site Plan to reflect this change.

RECOMMENDATION: Amend and approve; the amendment is as follows: "That the future consolidation of 3010 and 3012 East Northern Parkway does not constitute a change in conditional use".

STAFF: Eric Tiso

PETITIONERS: 3010 East Northern Parkway, LLC, and Mintz Realty, LLC.

OWNER: 3010 E. Northern Parkway, LLC.

SITE/GENERAL AREA

Site Conditions: 3012 East Northern Parkway is located on the north side of the street, about 280' east of the intersection with Harford Road. The property is currently improved with a single-family dwelling that will be razed and replaced with the parking lot extension including the property known as 3008-3010 East Northern Parkway, all of which serve the Northern Pharmacy. The property is currently zoned R-3.

General Area: These properties are located in the Woodring neighborhood, which is predominantly residential in nature, and are adjacent to the commercial area along Harford Road. Of this neighborhood, single-family detached homes represent the majority of the housing stock of the area.

HISTORY

- Ordinance #97-0148, approved 9 June 1997, established the open off-street parking lot at 3008 East Northern Parkway.
- Ordinance #03-0546, approved 27 May 2003, expanded the open off-street parking lot at 3008 East Northern Parkway to include 3010 East Northern Parkway.

CONFORMITY TO PLANS

This project is consistent with the Comprehensive Master Plan's EARN section, Goal One: Strengthen Identified Growth Sectors, Objective One: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

The Northern Pharmacy located at 6701 Harford Road, is proposing an expansion into 6705 Harford Road. As a result the portion of the parking lot in the rear of their property will be reconfigured, and will lose parking spaces. As a result, they would like to expand the existing parking lot across Milton Lane at 3008-10 East Northern Parkway. The applicant would like to again expand the existing parking lot at 3008-10 East Northern Parkway into the adjacent 3012 East Northern Parkway. The existing design and style of the parking lot will be continued into the new portion of the parking lot.

The Site Plan Review Committee reviewed and approved these plans with comments on July 1, 2009. The proposed expansion will provide a total of 46 parking spaces, including the redesigned parking lot and the proposed extension, each will be accessed from Milton Lane. This improvement should reduce the competition for parking and the impact on the surrounding neighborhood. As the site is bordered to the north and east by private residences, board-on-board fences and landscaping will be provided to adequately screen the property from the adjacent houses.

This bill proposes to repeal and replace the prior ordinance and attaches an updated site plan to the legislation referenced in the text by date. Staff proposes one amendment, which was recommended in the previous bill, that future consolidation of these properties does not constitute a change in conditional use. This amendment will allow the property owner to consolidate the two properties without requiring any further amendments to this Ordinance.

The Hamilton Hills Neighborhood Association and the North Harford Road Community Association were notified of this action.



Thomas J. Stosur
Director