

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #14-0326/ PLANNED UNIT DEVELOPMENT – AMENDMENT 5 – YORK ROAD AND BELVEDERE AVENUE (BELVEDERE SQUARE)

CITY of
BALTIMORE

MEMO



TO

DATE:

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

March 7, 2014


The Department of Planning is in receipt of City Council Bill #14-0326, which is for the purpose of approving certain amendments to the Development Plan of the York Road and Belvedere Avenue (Belvedere Square) Planned Unit Development.

We understand that a committee hearing is scheduled for March 19th, which is before the next available Planning Commission meeting of March 20th. The Department of Planning recommends amendment and approval of City Council Bill #14-0326, with one amendment. On page 2, in lines 16 and 17, the Seating Plan date is amended from the original May 16, 2007 to the proposed July 8, 2013. The original seating plan authorized 250 seats for outdoor seating. In August of 2013, the applicants requested minor amendment for an increase to 400 seats (with an accompanying exhibit dated July 8, 2013), but it was rejected by the Planning Commission, and an increase to 300 seats was approved. We recommend that either the original date of May 16, 2007 is retained, or that an alternate seating plan showing 300 seats capacity is submitted, in conformity with the last minor amendment.

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

TJS/WA

- cc: Ms. Kaliope Parthemos, Deputy Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- 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
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Melissa Krafchik, PABC
- Ms. Karen Randle, Council Services

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR		
	SUBJECT	MINOR AMENDMENT/ BELVEDERE SQUARE PUD #12 – OUTDOOR SEATING		

DATE:

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

August 30, 2013

Mr. Geoff Veale, Zoning Administrator
Department of Housing and Community Development
417 East Fayette Street, 1st Floor

This is to inform you that on August 29, 2013, the Planning Commission approved a Minor Amendment for the Belvedere Square Planned Unit Development (PUD) #12. This Minor Amendment approves an increase in the maximum number of outdoor seats from 250 to 300.

For your information, the PUD for this site was originally established by Ordinance #74-0771, approved December 17, 1974. The last major amendment to the PUD was enacted by Ordinance #09-174, approved on June 1, 2009. A copy of the staff report is attached for your reference, and copies of the plan submittals are available for inspection in our office.

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, Deputy Chief for Economic and Neighborhood Development
Mr. Alex Sanchez, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
The Honorable Bill Henry, 4th Council District
Ms. Stacy Pack, Cross Street Partners



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 29, 2013

REQUEST: Minor Amendment/ Belvedere Square PUD #12 – Outdoor Seating

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Belvedere Holdings, LLC

OWNER: Belvedere Holdings, LLC

SITE/GENERAL AREA

Site Conditions: The Belvedere Square Planned Unit Development (PUD) contains a total of 5.9± acres, located east of York Road and split by East Belvedere Avenue. The southern side of the center consists of offices, an athletic club, a retail strip, and a food/retail marketplace. The northern side of the center consists of retail and offices uses. There is also a freestanding restaurant building (Ryan's Daughter). The underlying zoning districts for this PUD are B-2-2 and R-5. The PUD limits uses to those permitted in B-1 and B-2 districts.

General Area: Belvedere Square extends east from the intersection of Belvedere Avenue and York Road, just south of Northern Parkway. Commercial improvement efforts along the York Road corridor extend back nearly forty years and feature the establishment of three commercial nodes (York at Cold Spring Lane, York at Woodbourne, and York at Belvedere). The shopping center at Belvedere Square and the Senator Theater (located across York Road from the PUD) became anchors of the York-Belvedere commercial area.

HISTORY

- Ordinance #74-0771, approved December 17, 1974, established the York Road and Belvedere Avenue PUD.
- Ordinance #84-0187, approved October 8, 1984, amended the York Road and Belvedere Avenue PUD.
- On June 12, 1997, the Planning Commission approved the Final Design for the signage for Champion Mortgage.
- On October 19, 2000, the Planning Commission recommended amendment and approval of City Council Bill #00-0224, the establishment of an urban renewal plan for York and Belvedere.
- On August 1, 2002, the Planning Commission approved a street closing to narrow a portion of Belvedere Avenue and the Final Design for the overall site plan.

- On September 12, 2002, the Planning Commission approved the Final Design for a Signage Package for Belvedere Square.
- Ordinances #02-0467, #02-0468, and #02-0469, approved on December 23, 2002, enabled the implementation of a special financing district to finance improvements for the Belvedere Square Shopping Center, by creating the district (the Shopping Center itself), designating the special tax district, and providing for a special obligation bond.
- Ordinance #04-0858 approved a major amendment allowing live entertainment and dancing at restaurants and lunch rooms whose square footage is at least 5,000 square feet. (Revised Development Plan for Belvedere Square, dated December 2, 2004)
- On February 2, 2006, the Planning Commission approved the York Road Partnership Strategic Neighborhood Action Plan (SNAP). Belvedere Square PUD is within this SNAP area.
- On February 23, 2006, the Planning Commission approved the Final Design for the signage package for the Belvedere Square PUD.
- On April 20, 2006, the Planning Commission approved the Final Design for the signage package for Starbucks Coffee.
- On May 31, 2007, the Planning Commission approved the third amendment to the PUD, which authorized outdoor seating and various sign elements.
- Ordinance #09-174, approved on June 1, 2009, approved the fourth amendment to the PUD, which amended the development plan, added outdoor live entertainment and the outdoor display of merchandise as uses within the PUD.
- On September 8, 2011, the Planning Commission approved a revised Final Design for the signage for Sun Trust Bank.
- On March 8, 2012, the Planning Commission approved a revised Final Design for the signage package for tenant space in the former Daedalus Books location, for Sprint and future tenants.
- On November 1, 2012, the Planning Commission approved a Minor Amendment and Final Design Approval for an addition to Atwater's.
- On August 8, 2013, the Planning Commission approved a Revised Final Design Approval for signage on the south building and the Hochschild Kohn building.

CONFORMITY TO PLANS

The proposed amendment is in keeping with the goals and objectives of the Belvedere Square Planned Unit Development and the York Road Partnership SNAP.

ANALYSIS

Belvedere Square requests the Planning Commission's approval of a Minor Amendment for an increase in the number of outdoor tables and seats. In 2007, the Planning Commission approved outdoor seating areas that provided for 73 tables and 250 seats, while maintaining clear pathways for pedestrian use (especially for ADA access). The request is to increase the outdoor seating capacity to allow 112 tables and 300 seats. The demand for additional tables and seats comes from an increase in the amount of food-related merchants at Belvedere Square. As before, tables and seats will be allowed to be placed in the designated areas as need may arise, so long as the maximums are not exceeded at any time.

Community Input: The following community organizations have been notified of this action: The Belvedere Improvement Association, the Chinquapin Park Community Organization, and the York Road Partnership.



Thomas J. Stosur
Director