

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR
	SUBJECT	CITY COUNCIL BILL #16-0676/ PLANNED UNIT DEVELOPMENT #109A – AMENDMENT #1 – MONTGOMERY PARK BUSINESS CENTER

CITY of  
BALTIMORE  
**MEMO**



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

DATE: June 3, 2016

At its regular meeting of June 2, 2016, the Planning Commission considered City Council Bill #16-0676, for the purpose of approving certain amendments to the Montgomery Park Business Center Planned Unit Development #109A.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #16-0676 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 #16-0676 be passed by the City Council.

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. Kaliopé Parthemos, Chief of Staff  
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development  
 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  
 Mr. Patrick Fleming, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Melissa Krafchik, PABC  
 Ms. Natawna Austin, Council Services



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 2, 2016**

**REQUEST:** City Council Bill #16-0676/ Planned Unit Development – Amendment 1 – Montgomery Park Business Center Park PUD #109A:

For the purpose of approving certain amendments to the Development Plan of the Montgomery Park Business Center Planned Unit Development.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Washington-Monroe, LLC, c/o Alfred W. Barry

**OWNER:** Washington-Monroe, LLC

#### **SITE/GENERAL AREA**

**Site Conditions:** This Planned Unit Development (PUD) is located at 1900 Washington Boulevard, south of the intersection with Monroe Street, and collectively encloses ±62.312 acres. The properties on the northwest corner were the former Montgomery Wards complex, which included the signature Catalog Building and warehouses. These buildings have since been renovated for office and retail use. The properties are zoned M-2-2 and B-3-2. There are also three small properties on the southeastern side of Washington Boulevard – one southwest of South Monroe Street, and two on the northeast side of South Monroe Street. There is an existing Royal Farms, as well as a 7-Eleven convenience store with gas station and a Burger King restaurant with drive-through service, respectively.

**General Area:** This property is surrounded on three sides by Carroll Park. Across Washington Boulevard to the south is the Carroll Camden Industrial Area. To the south and west lies the Morrell Park neighborhood, and the Washington Village/Pigtown Village area lies to the north.

#### **HISTORY**

- Ordinance #02-296 established the Carroll Camden Urban Renewal Plan (URP), dated March 6, 2002.
- Ordinance #05-131 was the first and most recent amendment to the Carroll-Camden URP, dated October 7, 2005
- Ordinance #02-300 established this Planned Unit Development on March 6, 2002.

- The Planning Commission approved a Minor Amendment and Final Design for the Monroe Street Historic Lobby and Entrance on June 27, 2007.
- The Planning Commission approved a Minor Amendment and Final Design for the Royal Farms Gas Station and Convenience Store at 1801 Washington Boulevard on March 4, 2010.
- The Planning Commission approved a Minor Amendment and Final Design for the 7-Eleven Gas Station and Convenience Store at 1769 Washington Boulevard on October 18, 2012.

## **ANALYSIS**

**Project:** This bill will amend the Planned Unit Development (PUD) Ordinance to allow for an additional rooftop tenant identification sign, and modifies the minimum square footage requirement occupied by a tenant in order to have a rooftop identification sign. This bill will modify Section 7, paragraph (b) of the Ordinance, increasing the maximum number of rooftop signs to three (up from the authorized two signs), and reduces the minimum square footage of a tenant to 25,000 sqft (down from 100,000 sqft). All other provisions of the PUD remain the same.

Sheet 3 of the original development plan provided for the two authorized rooftop signs on the southwestern side of the main building in Area A of the PUD. One of those signs exists for M&T Bank. The proposed amendment is accompanied by a rendered elevation showing two additional rooftop signs along the same roof edge of that building. Each sign will be limited to 550 sqft each, as originally provided. The purpose of these signs is to be visible to northbound traffic on I-95, and to identify major tenants within the PUD.

At the creation of the PUD, Planning was concerned about the inclusion of rooftop signage. In the fourteen years since the PUD has been created, only one of the two rooftop signs has been installed for an eligible tenant, and public opinion on signage has shifted towards the positive. Staff believes that the requested amendment is reasonable, that will not negatively impact surrounding properties, that the amendment is not precluded by any other law, that it does not negatively impact the public interest, and that the amendment is generally in harmony with the intent of the Zoning Code, the Carroll Camden URP, and this PUD.

**Community Notification:** The following community organizations have been notified of this action: the Southwest Partnership and the Morrell Park Community Association.



**Thomas J. Stosur**  
**Director**