


TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #11-0737 / ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA- 4603 PALL MALL ROAD		

TO

DATE:

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

September 9, 2011

At its regular meeting of September 8, 2011, the Planning Commission considered City Council Bill #11-0737, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, 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 #11-0737 and adopted the following resolution; seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0737 be amended and 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/ewt

Attachment

- cc: Ms. Kaliop Parthemos, Deputy Mayor
- Mr. Peter O'Malley, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Mr. Dan Ellis, Applicant



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 8, 2011

REQUEST: City Council Bill #11-0737 – Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

RECOMMENDATION: Amendment and Approval, with the following amendment:

- That the site plan approved by the Site Plan Review Committee is attached to the bill, and made part of the legislation.

STAFF: Eric Tiso

PETITIONER(S): The Administration (Department of Housing and Community Development)

OWNER: Mayor and City Council of Baltimore

SITE/ GENERAL AREA

Site Conditions: The property is located on the east side of Pall Mall Road, approximately 140' north of the intersection with Edgcombe Circle. The property is currently unimproved, and is in an R-6 General Residence District.

General Area: The property is located in the Parklane neighborhood and is part of the Park Heights Urban Renewal Plan area. The area is predominantly residential, with a mix of single-family housing and multiple-family dwellings. Immediately to the south of this property is the Northwest Nursing Home. The opposite side of Pall Mall Road is primarily row-housing.

HISTORY

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

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. The property, once an open off-street parking area has been authorized, is to be conveyed to the Northwest Nursing Home, which would help maintain the viability of the nursing home as both a services provider and an employer.

The proposed action is also consistent with the objectives of the Park Heights Urban Renewal Plan, specifically: eliminating blight and deterioration through clearance and redevelopment (Objective 2.b.), and creating economic opportunities for residents of Park Heights (Objective 2.c.) because it would simultaneously re-use a vacant lot that previously had an abandoned building on it, and assist in maintaining the viability of the nursing home, a local employer in the Urban Renewal Area.

ANALYSIS

Project: The Northwest Nursing home located at 4601 Pall Mall Road would like to buy this property from the City and improve the lot with a parking lot for staff and visitor use. The unpaved portion of the site will remain grassed with additional landscaping and trees, and will also be used as an amenity area for residents and visitors.

Site Plan Review Committee (SPRC): This project was approved by the SPRC on Aug 31, 2011. The site plan approved for the property would include a 4' high fence and landscaping to buffer the parking lot from the homes across the street, and planting by the purchaser of three street trees on Pall Mall Road. As the lot area is approximately ¼ acre, there will be no stormwater management or forest conservation requirements related to developing the parking lot for the proposed 13 parking spaces. The prospective purchaser will make arrangements with the Parking Authority of Baltimore City for designation of a passenger loading zone near the existing nursing home, which is across a 15' wide alley from this property.

Notification: The following community organizations were notified of this action: Parklane Neighborhood Improvement Association, Park Heights Renaissance Inc., and the North Thirty Block Watch Association.



Thomas J. Stosur
Director