


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>G Cole</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0230/ZONING – CONDITIONAL USE PHARMACY: DRIVE-IN- 1301 BAYLIS STREET-AKA 3500 BOSTON STREET		

TO

DATE:

December 22, 2008

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

At its regular meeting of December 18, 2008 the Planning Commission considered City Council Bill #08-0230, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a pharmacy drive-in on the property known as 1301 Baylis Street.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #08-0230 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 #08-0230 be amended and passed by the City Council.

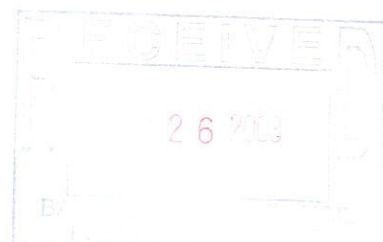
If you have questions, please contact Mr. Wolde Ararsa, Acting Chief of Land Use and Urban Design Division, at 410-396-4488.

GWC/ttl

Attachments

cc:

Mr. Andrew Frank, Deputy Mayor
Mr. Demuane Milliard, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
Mr. David Tanner, BMZA
Geoffrey Veale, Zoning Administration
Ms. Nikol Nabors-Jackson, DHCD
Mr. Larry Greene, Councilmanic Services
Ms. Deepa Bhattacharyya, Law Department
Mr. Joseph Woolman, Attorney for applicant



PLANNING COMMISSION

STAFF REPORT

December 18, 2008

REQUEST: City Council Bill #08-0230/Zoning – Conditional Use Pharmacy: Drive-in – 1301 Baylis Street (a/k/a 3500 Boston Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a pharmacy: drive-in on the property known as 1301 Baylis Street (a/k/a 3500 Boston Street).

RECOMMENDATION: Amend and Approve.

Section 1. "...subject to the condition that the pharmacy: drive-in BE CONSISTENT IN LOCATION, CONSTRUCTION AND OPERATION AS REQUIRED BY THE SITE PLAN REVIEW COMMITTEE; AND complies with all applicable federal, state, and local licensing and certification requirements.

STAFF: Kenneth Hranicky

PETITIONER: Joseph R. Woolman, III, Jr.R. Woolman, LLC

OWNER: Harbor Enterprise Center, LLC.

SITE/ GENERAL AREA

Site Conditions: The site is a former Broom Factory which has been converted into an office building and retail businesses. The site is bounded generally by Conkling Street on the west, Dillon Street on the north, and Boston Street on the south. The site area is 63,578 square feet and is zoned B-2-2.

General Area: The subject property is in the northern edge of the Canton Industrial Urban Renewal Area. To the east and south are parcels zoned M-3, for heavy industrial uses. To the south along Clinton Street are major port related facilities and the approved Canton Crossing PUD. To the northeast is the Brewer's Hill PUD. To the east are the O'Donnell Street Bridge, other industrial uses and I-95. To the north and west of the site are the Brewer's Hill and Canton neighborhoods. The area consists primarily of two-story row homes, zoned R-8. Approximately five blocks to the north is the Highlandtown commercial area.

HISTORY

- Ordinance # 90-0637, approved June 20, 1990, established the Canton Industrial Urban Renewal Plan.
- Ordinance #00-0129, approved December 4, 2000, amended the Canton Industrial

Urban Renewal Plan.

- Ordinance # 07-394, approved March 14, 2007, rezoned the property from M-2-2 to B-2-2.

CONFORMITY TO PLANS

This sale is in conformance with the Baltimore City Comprehensive Master Plan with respect to EARN Goal #1, Strengthen Identified Growth Sectors, Objective #1: Retain and Attract Business in all growth sectors, by returning underutilized buildings to productive use.

ANALYSIS

City Council Bill #08-0230 authorizes the establishment, maintenance, and operation of a drive-in pharmacy at 1301 Baylis Street (a/k/a 3500 Boston Street). On the site is the former broom factory which has been converted in an office building. The proposal is to convert a portion of the building into a pharmacy, which would include a drive thru in the rear (north site) of the building. The site is located in a B-2-2 zoning district.

To accommodate the drive thru pharmacy, small portions of the existing building in the rear will be razed. The northeast section of the building will be converted in a pharmacy, which will have its main entrance facing Boston Street. The square footage of the pharmacy will be approximately 13,000 square feet. There will be a drive thru pharmacy in the rear of the building, closest to S. Conkling Street.

Customers will enter from S. Conkling Street and turn left to enter the pharmacy drive thru queue. They then proceed west towards Baylis Street to exit. Appropriate signage will direct customers to the drive thru and the exit. Both S. Conkling and Baylis Streets are two way streets and there is a traffic light at the intersection of S. Conkling and Boston Streets.

The City-owned lot adjacent to the site, to the south along Boston Street, is under a 30 year lease by the owner of the Broom Factory. There are 38 parking spaces on this City owned lot, which serves the building.

The proposal has been through Site Plan Review Committee and has received Site Plan approval. It is staff's finding that the conditions of location, construction and operation of the pharmacy: drive-in, as recorded on the approved Site Plan, meet the requirements of Baltimore City Zoning Code §14-102.

Canton Maritime Association, Canton-Highlandtown Community Association – (CHICA), and Canton Community Association were notified of this action.



Gary W. Cole
Acting Director