


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 #12-0039 / ZONING -CONDITIONAL USE CONVALESCENT, NURSING, AND REST HOME- 3549-3555 OLD FREDERICK ROAD		

TO

DATE:

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

April 9, 2012

At its regular meeting of April 5, 2012, the Planning Commission considered City Council Bill #12-0039 for the purpose of permitting, subject to certain condition, the establishment, maintenance, and operation of a convalescent, nursing, and rest home on the property known as 3549-3555 Old Frederick 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 #12-0039 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 #12-0039 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. Kaliope Parthemos, Chief of Economic and Neighborhood Development
 Ms. Thomasina Hiers, Acting 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
 Mr. Nicholas Blendy, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services
 Ms. Mary C. Slicher, Project PLASE, LLC



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 5, 2012

REQUEST: City Council Bill #12-0039 / Zoning - Conditional Use Convalescent, Nursing, and Rest Home - 3549-3555 Old Frederick Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a convalescent, nursing, and rest home on the property known as 3549-3555 Old Frederick Road, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONER(S): Project PLASE, Inc.

OWNER: St. Joseph's Passionist Monastery Parish Roman Catholic

SITE/ GENERAL AREA

Site Conditions: 3549-3555 Old Frederick Road is located on the southeast corner of Old Frederick Road and South Morley Street. The area of the site is 2.35 acres and it is improved by several buildings including a catholic school building, a church building, and a rectory building. The zoning for this property is R-5.

General Area: This property is located in the St. Joseph neighborhood. The immediate area is predominantly residential with a variety of housing types.

HISTORY

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

CONFORMITY TO PLANS

This site is located in the Irvington Community. This project is compatible with the Comprehensive Plan's LIVE section, Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

Project PLASE, Inc. (People Lacking Ample Shelter and Employment) is an organization that addresses homelessness in Baltimore by providing transitional housing, permanent housing and supportive services to homeless adults. They serve the most vulnerable and underserved,

including persons with mental illness, HIV/AIDS, addiction, developmental disabilities, and ex-offenders, et cetera. Their mission is to treat, restore and rehabilitate individual and empower each individual to function at the highest level possible. They are currently operating an identical successful program at 2031 Saint Paul Street.

Project PLASE, Inc. is the contract purchaser of St. Joseph's Monastery Parish located at 3549-3555 Old Frederick Road. The site is 2.35 acres in size and the zoning is R-5. Of the total site of 2.35 acres, it is anticipated that approximately 1.68 acres will be used to fulfill their needs to convert the school into transitional housing and apartments for the homeless. In the future the organization plans to subdivide out the 1.68 acres \pm of the lot and the remaining will be for disposition purposes. The organization's proposal entail 30 one bedroom apartments and transitional housing for approximately 60 individuals, which would live in single rooms with common area kitchens and bathroom facilities. The facility would also include offices, administrative and programming space.

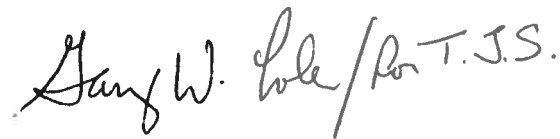
Zoning Analysis:

1. In the Baltimore City Zoning Code the Project PLASE facility proposal for 3549-3555 Old Frederick Road would come under the Baltimore City Zoning category of a convalescent, nursing, and rest homes.
2. In a R-5 residential zoning district, convalescent, nursing, and rest homes require conditional use approval by City Council ordinance.
3. City Council Bill #12-0039, is the required legislation and if approved would authorize the establishment of the Project PLASE facility on the 3549-3555 Old Frederick Road property.

Conditional Use – Required findings: In accordance with §16-304 of the Zoning Code of Baltimore City, the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 14 {"Conditional Uses"} of the Zoning Code:

1. the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
2. the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization is not otherwise in any way contrary to the public interest; and the authorization is in harmony with the purpose and intent of this article (§14-204).

Staff notified the following entities of this action: Irvington Community Association, Saint Joseph Improvement Association, Southwest Development Committee, Coalition of Concerned Communities of Southwest Baltimore, Inc. and the City Council Representative.

Handwritten signature of Thomas J. Stosur in black ink, with the initials 'T.J.S.' written to the right of the signature.

Thomas J. Stosur
Director