

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #12-0122/ PLANNED UNIT DEVELOPMENT #19 – AMENDMENT #2 – NORTHWEST PLAZA -4600 WEST NORTHERN PARKWAY

CITY of
BALTIMORE
MEMO



TO

DATE:

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

October 22, 2012

At its regular meeting of October 18, 2012, the Planning Commission considered City Council Bill #12-0122, for the purpose of approving certain amendments to the Northwest Plaza Business Planned Unit Development #19.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #12-0122 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0122 be passed by the City Council.

In addition, staff notes that a corrective amendment is needed to change the date on Sheet #3, the “Schematic Landscape Plan” which is cited in the text of the proposed legislation (page 2, line 9). The date cited in the text for Sheet 3, “Schematic Landscape Plan” is August 6, 2012; however, the date on the approved Sheet 3 “Schematic Landscape Plan” is August 30, 2012. Therefore the corrective amendment is needed to change the date on Sheet 3 from August 6, 2012 to August 30, 2012.

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
- 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
Northwest Plaza Associates



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 18, 2012

REQUEST:

- City Council Bill #12-0122 / Planned Unit Development – Amendment 2 – Northwest Plaza
- Final Design Approval – Northwest Plaza – PUD Amendment 2

RECOMMENDATION:

- City Council Bill #12-0122 / Planned Unit Development – Amendment 2 – Northwest Plaza: Approval
- Final Design: Approval

STAFF: Melvin Hicks

PETITIONER: Northwest Plaza Associates

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The Northwest Plaza site is bounded by Wabash Avenue and West Northern Parkway. The business area corresponds to Lot 3/6 of Block 4286, is approximately 25.0347 acres ± in size, and is zoned B-2-1. The commercial center includes three retail buildings, fast food outparcel, gas station and surface parking.

General Area: Northwest Plaza is located at the intersection of Wabash Avenue and West Northern Parkway within the Seton Business Park community of Northwest Baltimore. The site is predominantly surrounded by industrial and office uses. The site benefits from the close proximity to both Rogers Avenue and Reisterstown transit stations. Its immediate neighbors include: MTA bus / maintenance facility, Arlington Estates Co-Op, Arlington Cemetery, Baltimore City District Court, Seton Business Park, and the future Social Security Administration building.

HISTORY

- Ordinance No. 780, approved June 23, 1978, established the Northwest Plaza Business PUD.
- Ordinance No. 79, approved October 18, 1996, approved amendment 1 of the Northwest Plaza PUD to add drive-in photographic printing and developing establishments, drive-in dry cleaning establishments, and drive-in drug stores and pharmacies to the list of permitted uses.

CONFORMITY TO PLANS

The Planned Unit Development for the Northwest Plaza Business PUD is in conformance with

Baltimore City's Comprehensive Master Plan, specifically EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

Legislation

City Council Bill #12-0122 would amend the language of the existing Planned Unit Development (PUD) to permit the establishment, maintenance, and operation of a drive-in restaurant. The PUD was previously amended in 1996 to add drive-in photographic printing and developing establishments, drive-in dry cleaning establishments, and drive-in drug stores and pharmacies to the list of permitted uses but drive-in restaurants were not included. The existing fast food outparcel received a conditional use ordinance for its drive-in restaurant use. This legislation will eliminate the need for drive-in restaurants establishments to seek a conditional use ordinance for the current and future development of Northwest Plaza.

Passage of City Council Bill #12-0122 would enable the developer, Northwest Plaza Associates, to develop a drive-in restaurant, a new Security Plus Federal Credit Union and other small shops within the Northwest Plaza site. The developer would like to add these two outparcels to serve the needs of the employees of the new Social Security Administration building once completed. Adding a new drive-in restaurant will provide employees and citizens more dining options to the existing list of eating establishments within Northwest Plaza.

Final Design Approval

In conjunction with the legislation, the developer is also seeking Final Design Approval for the two outparcels within the Northwest Plaza Business PUD. The total area of this PUD is 25.0347 acres in size. The retail plaza is currently improved with three 1 story retail buildings, a drive-in restaurant, a gas station, and an abundance of surface parking. The two major retail anchors of this PUD are Food King and K-Mart. There are several small retail stores that infill to create the retail strip presence. The easternmost portion of the site is improved with the third retail building and it is anchored by Rite-Aid Pharmacy and more small retail establishments.

The developer is proposing two phases of the development of the Northwest Plaza PUD. The first phase consists of two outparcels and landscape improvements. Phase two will consist of the removal of the gas station, an addition to the Food King building, additions to the K-Mart building, reconfigured parking for the K-Mart building and more landscape islands. The applicant is currently seeking approval for phase 1 only at this time. The development plan for phase 1 shows the two outparcels along the Northern Parkway portion of the site. One outparcel will be improved with a 3,000 square foot building for Security Plus Federal Credit Union and the other will be improved with a 4,800 square foot building with small shops and a drive-in restaurant. It is also the developer's goal to reduce the amount of impervious area within the site. There will be new landscaped islands installed and concrete islands reconfigured to landscape islands throughout the site to reduce the overage of parking and also reduce the heat island of effect of the open surface parking area.

Below is staff's review of the current request:

- **Site Plan**: The south walls of the credit union building and small shops building will face Northern Parkway. Access to the designated parking areas for these outparcels can

be accessed from Northern Parkway or the main entrance to the retail plaza off of Wabash Avenue. Painted pedestrian crossings will be installed throughout the site to promote safer pedestrian movements to the different retail buildings.

Security Plus Credit Union: There will be 16 regular spaces and 2 handicap spaces provided for the credit union building with four lanes for the drive through teller on the western end of the building. The stacking lanes for the drive through teller start as two lanes at the northeast corner of the building. It begins to disperse to four lanes once a vehicle reaches the northwest corner of the building.

Small Shops Building: There will be 33 regular spaces and 1 handicap space provided for the 4,800 building that also include a drive through and by-pass lane that wraps around the west, south, and east end of the building. A rain garden will be utilized to collect the runoff from the site.

The development of these outparcels were reviewed and approved by the Site Plan Review Committee on March 28, 2012.

- **Landscaping:** A variety of trees (192), shrubs (34), and groundcover (915) will be planted on the site's edge and also into new landscape islands around the proposed outparcels and existing islands onsite. The proposed landscape plan will ultimately reduce the site's pervious surface and meet the project's forest conservation requirements. The landscape plan was submitted and approved by Planning's staff.
- **Architecture:**

Security Plus Credit Union: This building will be predominantly brick veneer with a combination of a hip and gable slate roof. Single hung windows will be used on the north façade. Roundtop windows and an extruded gable roof supported by two Doric columns will define the entrance. The building will also have a clearstory that will allow for ambient light into the interior spaces. A double gabled canopy (supported by Doric columns) will define the drive through teller lanes.

Small Shops Building: This building will be predominantly brick veneer with a hip to flat roof that will overhang on the north and west sides of the building. The north and west façades will be characterized by storefront windows and Doric columns on a brick base that delineate the entrances to the retail spaces. A light colored stucco band will wrap around the building (just below the roofline). This band will also serve as the designated area for individual retail signage on the north and west elevations. The south façade will be finished in darker colored stucco and will have service doors for the individual retail spaces. A gable roof will extrude from the east wall (supported by identical decorative piers) to establish a canopy that will define the restaurant drive through lane.

Both of these buildings were reviewed and given final approval by staff architects.

Staff has notified the following community groups of the current request: Greater Northwest Community Coalition-(GNCC), Grove Park Improvement Association, Seton Business Park Association.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large, stylized initial "T".

Thomas J. Stosur
Director