

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #11-0769/Zoning – Conditional Use Housing for the Elderly – 3671 Fords Lane

CITY of
BALTIMORE
MEMO



TO

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

DATE: September 12, 2011

At its regular meeting of September 8, 2011, the Planning Commission considered City Council Bill #11-0769, for the purpose of permitting, Zoning – Conditional Use Housing for the Elderly – 3671 Fords Lane.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #11-0769 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 #11-0769 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, 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
Ms. Ellen Jarrett, CHAI

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Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 8, 2011

REQUEST: City Council Bill #11-0769 / Zoning – Conditional Use Housing for the Elderly – 3671 Fords Lane
Major Subdivision Preliminary Plans/6300 Park Heights Avenue

RECOMMENDATION: City Council Bill #11-0769: Approval
Major Subdivision Preliminary Plans/6300 Park Heights Avenue: Approval

STAFF: Ervin McDaniel

PETITIONER(S): Comprehensive Housing Assistance Inc. (CHAI), represented by Ellen Jarrett

OWNER: Bnos Yisroel of Baltimore, Inc.

SITE/ GENERAL AREA

Site Conditions: The property known as 6300 Park Heights Avenue (Lot 001 of Block 4299) is improved with a 600 student school and associated parking. It is zoned R-5 and is 9.4 acres in size.

General Area: This project is located in Northwest Baltimore in the Glen Community along the 6300 block of Park Heights Avenue. The area of the proposed development consists of a combination of single family and multifamily residential dwellings.

HISTORY

There have been no previous Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This site is located in Northwest Baltimore in the Glen 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 and the Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective Six: Improve neighborhood schools.

ANALYSIS

Project: The applicant CHAI, represented by Ellen Jarrett proposes to subdivide the property into two lots in order to construct a four story building with 90 units housing for the elderly and to create a lot for an existing 600 student school. The elderly housing project will be known as the "Manor South". To accomplish the elderly housing project, the applicant has agreed to subdivide and purchase the project site, (Lot 1 of Block 4299). The property that makes up the

site will be subdivided into two lots, Lot 1 and Lot 1A. Lot 1A will be the site of the 4-story 90-units of elderly housing building while Lot 1 will contain the existing school that will remain. The site will contain several easements that will be used for access and storm water management.

Because the subject project site is located within a residential zone, a conditional use ordinance is needed to establish and maintain an elderly housing facility. CCB #11-0769 is the required legislation needed for this project.

Staff's review of this proposed legislation and project include the following:

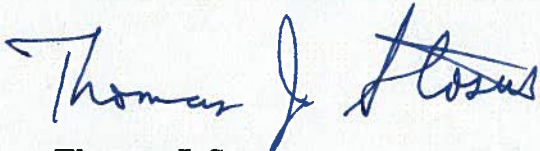
- **Site Plan Review:** Access to the elderly housing will be from Fords Lane while access to the existing school will be from West Strathmore Avenue. The elderly housing building will be an L shape structure with the main entrance facing Fords Lane. Parking for the elderly housing project will be at the rear of the building, 46 spaces will be provided. The School will have 150 parking spaces based on the arrangements made with the proposed elderly housing. The main entrance of the elderly housing will face Fords Lane. There will be a secondary entrance from the parking lot with handicap access.

Access to the existing school will be from West Strathmore Avenue. There will be 150 parking spaces for the school use. The elderly housing and school will be connected thru a series of walking paths and the driveway connection of the parking lots. This project was reviewed and approved by the Site Plan Review Committee on June 29, 2011.

- **Building Elevations:** The proposed four-story building will have brick on the first three floors and mineral fiber cement on the fourth floor. There will be a canopy over both entrances to the building. There will be windows on all four elevations of the building. The building elevation drawings were reviewed and approved by the staff architect as part of the Site Plan Review Committee review on June 29, 2011.
- **Forest Conservation /Landscape Plan:** Development is subject to Forest Conservation Requirements and staff has reviewed and approved the applicant's forest conservation and landscape plan. There will be planting throughout the site. The applicant will use both street trees and shrubs to fulfill their forest conservation requirements.
- **Storm Water Management Plan:** The applicant has submitted a concept storm water management plan to the Department of General Services for review and approval.
- **Traffic Impact Study:** A Traffic Impact Study (TIS) will not be required for this site, as the residential capacity will be less than 100 dwelling units.
- **Project Sustainability:** The development also triggers the Baltimore Green Building Standards as a multi-family building larger than 3 stories, 10,000 GSF and containing more than 5 units. The developer of Manor South will follow the LEED Silver Criteria standards for their proposed building. The new building will also have a green roof, use low flow fixtures for water, have energy star lighting and appliances and use recycled paving materials. This project is also on a major bus route.

- **Findings:**
As per §14-204, a conditional use requires findings on considerations of standards prescribed by §14-205. Staff finds that:
 - The establishment of this elderly housing facility at 6300 Park Heights Avenue, in terms of location, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare or morals. The operation of an elderly housing facility will not create undue stress on community resources and is consistent with the City Master Plan in providing housing choices for all people.
 - That the proposed use is not in any way precluded by any other law.
 - The authorization of this conditional use is not contrary to the public interest.
 - The authorization is in harmony with the purpose and intent of the conditional use article.
- **Subdivision and Development Plan Requirements:** This project complies with the City's rules and regulations relative to land subdivision within Baltimore City.
- **Waiver:** The applicant has requested a waiver from Section 3.2 (b) Lot Frontage Requirements. The waiver request is 50 feet in lieu of the required 125 feet. Staff supports the requested waiver, because the applicant owns and operates several elderly housing projects adjacent to this site. Each of the buildings is on a separate lot for financing reasons. If the applicants were to consolidate the lots, there would not be a need for the requested waiver.

Staff notified the following entity of this action: Glen Neighborhood Improvement Association.



Thomas J. Stosur
Director