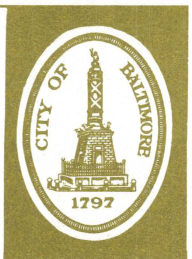


TJH

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #16-0695/ PLANNED UNIT DEVELOPMENT #100 – AMENDMENT #1 – New Shiloh Baptist Church

CITY of
BALTIMORE

MEMO



TO

DATE:

August 5, 2016

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

At its regular meeting of August 4, 2016, the Planning Commission considered City Council Bill #16-0695, for the purpose of approving certain amendments to the New Shiloh Baptist Church PUD #100.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #16-0695 and adopted the following resolution; six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #16-0695 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. Kaliop Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 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
 Ms. Sharon Daboin, DHCD
 Mr. Patrick Fleming, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Melissa Krafchik, PABC
 Ms. Natawna Austin, Council Services
 Mr. Fred Thompson, Gower Thompson Inc.

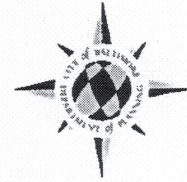


Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2016

REQUEST:

- City Council Bill #16-0695/ Planned Unit Development – Amendment 1 – New Shiloh Baptist Church
- Final Design Approval/ New Shiloh PUD #100 – New Shiloh Village II

RECOMMENDATION:

- CCB# 16-0695: Approval
- Final Design Approval: Approval

STAFF: Ivor Quashie

PETITIONER: New Shiloh Baptist Church

OWNER: New Shiloh Baptist Church

SITE/GENERAL AREA

Site Conditions: The site is a 1.04 acre parcel at 1930 Windsor Avenue in Baltimore City. It includes a 21,600 square foot (now vacant) building that was once part of a Cloverland Dairy operation. The site is almost entirely impervious. The remainder of the site was redeveloped in 2006 to include a 56-space parking lot. An entrance to this lot, from Windsor Avenue, also serves as an entrance to an 81-unit Elderly Housing facility directly north of the subject site that was built in 2006. New Shiloh Baptist Church is on the south side of Windsor Avenue.

General Area: This property is located in the Mondawmin neighborhood, which is predominantly residential with Frederick Douglass High School to the west and Mondawmin Mall to the northwest on Gwynn's Falls Parkway.

HISTORY

- Ordinance #99-553, approved November 18, 1999, established the Shiloh Baptist Church Planned Unit Development (PUD).
- On August 17, 2000, the Planning Commission approved a minor amendment to allow the New Shiloh Church to accommodate an approved child care center on the site.
- On September 8, 2005, the Planning Commission approved a minor amendment, final design, and final subdivision and development plans for senior apartments.

ANALYSIS

Project: The project includes a four-story apartment building for 73 family apartments. The “L” shaped building will align with North Payson Street and Windsor Avenue and abut, with no internal connection, to the Senior Housing Building. A portion of the lowest floor will be a surface parking lot. The new building will have entrances from Windsor Avenue and the parking lot.

The existing drive off Windsor Avenue will remain as will its continuance to the senior housing site. New surface parking will provide a total of 37 spaces to support the project. A family recreational area will be accessed from the second floor of the apartment building and will have sidewalk access from the senior housing building. The objective will be to have active areas for children and seating areas for residents of both buildings.

The City Council Bill is necessary to amend the PUD because the proposed use of multi-family housing was absent from the language in the original ordinance.

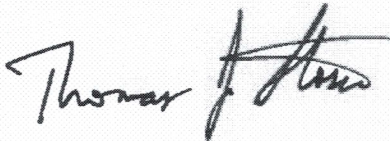
The Planning Commission must approve the final design of the proposed design of the new apartment building.

Site Plan and Urban Design:

The proposed four-story “L” shaped building is to be located at the corner of Windsor Avenue and North Payson Street, and will be physically attached to the existing New Shiloh Senior Housing project to create a continuous building edge along the North Payson Street block. Entrance to the proposed building is to be located along Windsor Avenue with amenity spaces clustered around the entrance on the ground level. Parking requirements are satisfied on site thru a combination of surface lot and spaces under the building.

The preliminary schematic design was reviewed by the Urban Design Architecture Review Panel (UDARP) on May 6, 2016. The proposed building has a green roof, recessed bays with balconies, and borrows modern design elements similar to the existing New Shiloh Village phase 1 senior building. The building materials are brick, with cementitious siding. Staff approved the revised design on July 21, 2016.

Community Notification: The Coppin Heights Community Development Corporation, Greater Mondawmin Coordinating Council, and Councilman Nick Mosby have been notified of this action.



Thomas J. Stosur
Director