


FROM	TJA	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 #12-0146 / THE DISTRICT AT CANTON CROSSING PUD – AMENDMENT #2			

TO

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

DATE: October 19, 2012

At its regular meeting of October 18, 2012, the Planning Commission considered City Council Bill #12-0146, for the purpose of approving certain amendments to the Development Plan of the District at Canton Crossing Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached summary agenda, which recommended approval of City Council Bill #12-0146 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 #12-0146 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/ewt

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
 Mr. Stanley Fine



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

SUMMARY

October 18, 2012



Thomas J. Stosur
Director

3. BCPS CAPITAL IMPROVEMENT PROGRAM FOR FY 2014-2019 (Citywide)

This year's CIP submission reflects a commitment to constructing new schools in Baltimore City as well as continuing ongoing capital improvement projects and remedying numerous deferred maintenance projects in city schools. The request includes funds for three new schools, all of which compliment investment in neighborhoods by Baltimore Housing.

The total request for FY 2014 is \$105,372,000 of which \$17,000,000 is City funds and approximately \$88,372,000 is a request for state funds. However, the state typically only provides \$30-35 million in funding despite requests that nearly triple that amount and needs in the range of \$2.5 billion according to the recently completed Jacobs report.

Recommendation: Approval, with the recommendation that the Planning Commission review the Capital Improvement Program for final adjustments in spring 2013.

4. CITY COUNCIL BILL #12-0122/ PLANNED UNIT DEVELOPMENT – AMENDMENT 2 – NORTHWEST PLAZA – 4600 WEST NORTHERN PARKWAY

FINAL DESIGN APPROVAL/ NORTHWEST PLAZA PUD – 4600 WEST NORTHERN PARKWAY

The Northwest Plaza Business PUD is approximately 25.0347 acres \pm in size, and is zoned B-2-1. The commercial center includes three retail buildings, fast food pad site, gas station and surface parking. City Council Bill 12-0122 would amend the language of the existing Planned Unit Development (PUD) to permit drive-in bank use. Additionally, this legislation will enable the developer, Northwest Plaza Associates, to develop a drive-in restaurant without needing to seek a conditional use ordinance.

The applicant is also seeking Final Design Approval for the development of two outparcels. 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. 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.

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

Recommendation: Approval

5. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ MONTGOMERY PARK BUSINESS CENTER PUD – 7-ELEVEN STORE AND GAS STATION – 1769 WASHINGTON BOULEVARD

The Montgomery Park Business Center PUD is approximately ±62.312 acres in size, and is zoned M-2-2 and B-3-2. The primary building is the former Montgomery Ward's department store and warehousing; there are three buildings on the south side of Washington Boulevard, two east of Monroe Street and one west of it on the street corners. The ordinance requires all plans for improvements to properties within the PUD to be consistent with the PUD Development Plan. The applicant has submitted for consideration a site plan, building elevations, and landscape plan for a 7-Eleven gas station and convenience store in Area E of the PUD. The existing gas station would be demolished and the street corner property redeveloped with a canopy over three gasoline pump islands, and a 3,010 sq. ft. retail store building with nine parking spaces. Landscaping would be improved over the current level.

The Carroll/ Camden Industrial Business Association, Citizens of Pigtown, Friends of Carroll Park, and the Morrell Park & Saint Paul's Improvement Association were notified of this action.

Recommendation: Approval

6. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ NORTH CHARLES VILLAGE PUD – AREA D (3200 SAINT PAUL STREET) – TEMPORARY PARKING LOT

The Department of Transportation (DOT) will be reconstructing part of North Charles Street, and during that construction street parking will not be available. DOT wants to provide a temporary parking lot to make some parking available to relieve the loss of street parking in the area, and to support area business operations. The proposed temporary parking lot is located in Area D of the PUD, which permits principal use parking (Ord. #03-639, Sec. 3 (B)). The lot will be accessed from Lovegrove Street, and will provide 53 parking spaces for the duration of the street reconstruction project. The layout is reasonable, and has been reviewed by staff for functionality. The temporary parking lot is expected to remain for the duration of the project, which should not exceed two years.

Recommendation: Approval

7. CITY COUNCIL BILL #12-0140/ SUPPLEMENTARY GENERAL FUND CAPITAL APPROPRIATION – DEPARTMENT OF TRANSPORTATION – \$4,200,000

City Council Bill #12-0140, Supplementary general fund capital appropriation, will provide additional appropriations in the amount of \$ 4,200,000.00 to the Department of Transportation (DOT) and is necessary to allow the general funds to be appropriated by the City. DOT plans to use the additional revenue provided from the Speed Cameras for additional traffic calming projects.

Recommendation: Approval

8. CITY COUNCIL BILL #12-0141/ SUPPLEMENTARY GENERAL FUND CAPITAL APPROPRIATION – DEPARTMENT OF TRANSPORTATION – \$7,200,000

City Council Bill#12-0141, Supplementary general fund capital appropriation, will provide additional appropriations \$ 7,200,000.00 to the Department of Transportation (DOT) and is necessary to allow the general funds to be appropriated by the City. DOT plans to use the additional revenue for neighborhood street resurfacing, facility replacement and project planning and design.

Recommendation: Approval

9. CITY COUNCIL BILL #12-0136/ ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 3012 CLIFTON AVENUE

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3012 Clifton Avenue, as outlined in red on the accompanying plat. (Seventh District)

This bill would authorize an off-street parking lot at the northeast corner of Clifton Avenue and Rosedale Street for use by the Gospel Tabernacle Baptist Church located one block south on the opposite side of Rosedale Street. The lot is currently vacant, and was acquired from the City by the church in August 2012. The church has worked with Planning staff to develop a site plan that meets requirements for off-street parking areas in residential neighborhoods. The church already has an open off-street parking lot at the southeast corner of the same intersection.

Staff notified Citizens for Community Improvement and the Councilman of this action.

Recommendation: Approval with the following amendments:

- The parking lot construction must comply with the approved Site Plan for this project.
- The approved Site Plan shall be made part of and attached to this legislation.

10. CITY COUNCIL BILL #12-0107/ REZONING – 235-239 NORTH GAY STREET

For the purpose of changing the zoning for the property known as 235-239 North Gay Street, as outlined in red on the accompanying plat, from the M-2-3 Zoning District to the B-2-3 Zoning District. (Twelfth District)

This bill would rezone a pair of three-story attached structures at the southern corner of the intersection of Gay and Front Streets from industrial to commercial. This rezoning would be consistent with the Oldtown Redevelopment Plan, and would provide more flexibility for re-use of the buildings, in an area that already has a mixture of land uses. The proposed rezoning meets criteria established by Article 66-B, and would be in line with proposed rezoning for this section of the City under TransForm Baltimore. The rezoning is justified by substantial change in the neighborhood.

The Historic Jonestown Business Association and Jonestown Planning Council, Inc., have been notified of this action.

Recommendation: Approval

11. CITY COUNCIL BILL #12-0118/ REZONING – 2719 ASHLAND AVENUE

For the purpose of changing the zoning for the property known as 2719 Ashland Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1-1 Zoning District. (Thirteenth District)

This bill would rezone an end-of-row building at the southwest corner of Ashland Avenue and Belnord Avenue from residential to commercial. The bill was requested by a private owner who desires to use the building for a unisex hair salon. The proposed B-1 zoning would allow the proposed use. Because there have not been sufficient changes in the block or the neighborhood that rise to the level required by Article 66-B of the Maryland Code, and as there is no evidence that the original 1971 zoning of this property was a mistake, staff recommends disapproval of this bill.

Staff notified the Madison – East End Improvement Association, the property owner, and the Councilman of this action.

Recommendation: Disapproval

12. CITY COUNCIL BILL #12-0144/ URBAN RENEWAL – CARROLL CAMDEN – AMENDMENT

The requested amendment was put forth by Baltimore Development Corporation to facilitate development of Baltimore’s video lottery facility (VLF) and related parking. The video lottery facility will be constructed along Russell Street in the area that corresponds to Disposition Lot #4 in the Carroll Camden Urban Renewal Plan (URP). The facility’s parking garage is to be constructed along Warner Street (a portion of which is proceeding through the street closing process) in the area that corresponds to

Disposition Lot #2. The proposed changes are largely corrective in nature and conform to the goals and objectives of the Plan. As such, staff is supportive with one technical amendment.

The Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association have been notified of the requested action.

Recommendation: Approval with one amendment:

In Appendix A of the Plan, amend the first paragraph to read as follows: “Over and above the codes and ordinances of the City of Baltimore, the following standards (Appendix A of the Urban Renewal Plan) are applied to all non-residential properties within the Project Area, whether occupied or vacant, and to all new construction.”

**13. CITY COUNCIL BILL #12-0145/ ZONING – CONDITIONAL USE
CONVERSION OF A 2-FAMILY DWELLING UNIT TO A 3-FAMILY
DWELLING UNIT IN THE R-8 ZONING DISTRICT – 1427 McCULLOH
STREET**

For the purpose of permitting, subject to certain conditions, the conversion of a 2-family dwelling unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as 1427 McCulloh Street, as outlined in red on the accompanying plat. (Eleventh District)

The applicant, Oak Pointe Associates LLC, is required to obtain approval by ordinance, under the terms of zoning legislation enacted last year, for its proposed conversion of a now-vacant three-story attached residential building in a R-8 District having zoning status of a single-family dwelling, but last used and occupied as a 2-family dwelling by the Housing Authority of Baltimore City. The property exceeds the minimum lot area required for conversion, and its redevelopment will increase the supply of housing and reduce blight in the area. If the conversion is approved, any exterior alterations or renovations would be subject to CHAP approval, as the property is in the Upton’s Marble Hill Historic District.

The Midtown Benefits District, Marble Hill Community Association, Upton Planning Committee, the sponsors, and the Councilman have been notified of this requested action.

Recommendation: Approval

CONSENT AGENDA

**14. CITY COUNCIL BILL #12-0146/ PLANNED UNIT DEVELOPMENT – THE
DISTRICT AT CANTON CROSSING – AMENDMENT 2 (Councilmember James B.
Kraft)**

The master plan approved as part of the original District at Canton Crossing PUD envisioned a bank with drive-through within Phase 1 of the project area. Since then, the

PUD was modified by the Planning Commission (via a minor amendment) to include a drive-through bank, drive-through restaurant, and a potential drive-through pharmacy associated with an on-site grocery store. As such, the PUD legislation needs to be amended, as banks are the only drive-through uses currently permitted within the PUD. Since the request is consistent with the past Minor Amendment action, staff is supportive.

Recommendation: Approval.

15. REVISED FINAL DESIGN APPROVAL – UNDER ARMOUR PUD – SIGNAGE MASTER PLAN (Eleventh District)

The previously approved signage master plan for the Under Armour PUD (formerly Tide Point PUD) contains a sign design specific to the previous ownership and vision. Since then the plan has been amended to include few specific signs as Under Armour has grown. This action is a comprehensive revision to the signage package and will allow the new owner to begin replacing the existing signs with the new design, color scheme, and logo to reflect the UA Campus identity. This package was presented to and received approval from the Locust Point Civic Association.

Recommendation: Approval

16. REVISED FINAL DESIGN APPROVAL – INNER HARBOR PARCEL D PUD – UNDER ARMOUR (First District)

Previously approved as a generic ‘retail’ space, this existing storefront did not have an identified tenant. Under Armour has decided to open a store in the base of the Legg Mason Tower and, as such, is seeking to modify the existing storefront and immediately adjacent plaza. They will be recessing the new storefront and constructing a large operable door that will lift up while the store is open. The plaza will be reorganized in an orthogonal manner eliminating the curving steps and planter. A new planting area created within the step alignment meets the critical area requirements and emergency fire truck access to the promenade is retained in the proposed design. The New Under Armour signage is also part of the revised final design. The Harbor East design team worked with Planning design staff for design considerations and approval.

Recommendation: Approval

17. CIP TRANSFERS