



FROM	NAME & TITLE	Chris Ryer, Director 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 417 East Fayette Street, 8 <sup>th</sup> Floor		
	SUBJECT	CITY COUNCIL BILL #20-0571 / PLANNED UNIT DEVELOPMENT – VILLAGE OF CROSS KEYS		

DATE: August 21, 2020

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

At its regular meeting of August 20, 2020, the Planning Commission considered City Council Bill #20-0571, for the purpose of repealing the existing Development Plan for the Village of Cross Keys Planned Unit Development and approving a new Development Plan for the Village of Cross Keys Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #20-0571 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 #20-0571 be amended and passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Nicholas Blendy, Mayor's Office  
Mr. Matthew Stegman, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Livhu Ndou, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Dominic McAlily, Council Services  
Mr. Ryan Potter, Esq.



Bernard C. "Jack" Young  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

August 20, 2020

**REQUEST:** City Council Bill #20-0571/ Planned Unit Development – Village of Cross Keys:  
For the purpose of repealing the existing Development Plan for the Village of Cross Keys  
Planned Unit Development and approving a new Development Plan for the Village of Cross  
Keys Planned Unit Development.

**RECOMMENDATION:** Amendment and Approval, with the following amendment:

- That the three development plan sheets attached to the bill are replaced with the updated plan set, dated July 31, 2020.

**STAFF:** Eric Tiso

**PETITIONER:** CVP Cross Keys Holdings, LLC

**OWNER:** CVP Cross Keys Holdings, LLC, c/o Ryan Potter, Esq.

### **SITE/GENERAL AREA**

Site Conditions: The Village of Cross Keys Planned Unit Development (PUD) is located on the west side of Falls Road, south of West Northern Parkway, and east of I-95. The PUD has attached homes in the northern part of the PUD area, a commercial shopping center and office complex in the center, additional homes in the southern part against Falls Road as well as the Coppermine gym, parking lots, and additional offices and medical offices against the Jones Falls and I-95. The underlying property has a variety of zoning districts, including OS, R-6, R-8, R-10, C-2, and OR-2.

General Area: This PUD constitutes the majority of the Cross Keys neighborhood, which is bounded by Falls Road on the east, West Northern Parkway on the north, I-95 and the Jones Falls River on the west, and West Cold Spring Lane on the south. The portion of the neighborhood that is outside of the PUD is the campus of the Baltimore Polytechnic Institute.

### **HISTORY**

- The Cross Keys PUD #2 was established by Ord. #72-38 on April 24, 1972. It was last amended by Ord. #90-629, approved December 19, 1990.
- A Minor Amendment was approved in March 11, 1986 for an additional retail building.
- A variety of Final Design Approvals were approved by the Planning Commission in 1995, 1996, and 1999.

## ANALYSIS

The Cross Keys PUD #2 is the second Planned Unit Development ever approved in Baltimore in 1972, and was designed to have a residential development with a variety of housing types built around a village center with commercial and office uses. That kind of mixing of residential and commercial development was uncommon for that era, when it was normally preferred to separate those seemingly incompatible categories of use. This approach has become much more typical in today's environment, and has further evolved to having individual buildings that are mixed-use in nature. Now, a new owner has purchased the commercial portion of the PUD, and wishes to revitalize those existing buildings, and to further develop it with more office and commercial space along with multi-family housing.

This repeal and replacement of the Development Plan within this PUD is intended to update the Development Plan to the terms of the current zoning code. It also includes additional development in the central and southern portions of the PUD area. The new development will add approximately 35,000 sqft of commercial/grocery space to the existing village center, and will add future mixed-use development around the tennis club area (up to 350 dwelling units, 150,000 sqft of commercial space, and 15,000 sqft of retail space). New entrance improvements are also proposed for the main entry from Falls Road.

The existing and future development programs are detailed on the proposed PUD Master Plan sheets, dated July 14, 2020. Each parcel of land within the PUD is identified and has a proposed use assigned to it. The tables are repeated here for reference:

### EXISTING DEVELOPMENT PROGRAM:

BLOCK	LOT	LOT ID*	ACREAGE	ZONE	USE
4778E	16	1-J	4.01	OS	COMMERCIAL - OPEN SPACE
4778E	24	1-F	1.02	R-6	COMMERCIAL - ROADWAY/VEGETATION
4778E	1	NA	51.8	R-6	COMMERCIAL
4778E	MULTIPLE	1-E	8.86	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	33	1-T	1.09	R-6	RECREATIONAL - TENNIS CLUB
4778E	37	1-C	1.47	R-6	RESIDENTIAL - TOWNHOMES
4778E	MULTIPLE	1-R	3.32	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-Q	4.38	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-G	4.35	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-A	8.70	R-6	RESIDENTIAL - TOWNHOMES
4778E	MULTIPLE	1-E1	2.14	R-6	RESIDENTIAL - MID-RISE
4778E	29	1-E2	1.03	R-6	RECREATIONAL - SWIM CLUB
4778E	MULTIPLE	1-E3	4.4	R-6	RESIDENTIAL - TOWNHOMES
4778E	15	1-J1	2.17	R-8	COMMERCIAL - PARKING
4778E	MULTIPLE	1-N	6.32	R-10	RESIDENTIAL - HIGH-RISE

## FUTURE DEVELOPMENT PROGRAM:

CURRENT OWNER	ADDRESS	BLOCK	LOT	LOT ID*	ACREAGE	ZONE	USE
VCK REALTY LLC	2 HAMILL ROAD	4778E	32	1-S	4.45	OR-2	QUADRANGLE OFFICE
VCK REALTY LLC	5102 FALLS ROAD	4778E	35	2-A	9.60	C-2	RETAIL - GROCERY
CROSS KEYS MAINTENANCE CORP	5100 FALLS ROAD	4778E	20	1-D	0.55	R-6	GATEHOUSE
CROSS KEYS MAINTENANCE CORP	5106 FALLS ROAD	4778E	21	1-H	0.85	R-6	UTILITY ACCESS
VCK REALTY LLC	4 HAMILL ROAD	4778E	33	1-T	1.09	R-6	FUTURE OFFICE
MULTIPLE OWNERS	1 HAMILL CT	4778E	MULTIPLE	1-Q1	2.23	R-6	RESIDENTIAL - MID-RISE
CROSS KEYS MAINTENANCE CORP	100 HAMILL ROAD	4778E	17	1-P	0.79	R-6	RECREATIONAL - SWIM CLUB
VCK REALTY LLC	REAR 4950 FALLS RD	4778E	15	1-J1	2.17	R-8	FUTURE RESIDENTIAL

\*LOT ID AND ACREAGE PER 23RD AMENDED SUBDIVISION PLAT OF VILLAGE OF CROSS KEYS PLAT BOOK S.E.B. 3534

The changes to the development plan are general at this time, and no specific improvements are offered. As future developments are proposed, they will need to return to the Planning Commission for Final Design Approval. The development plan set has been refined since introduction of the bill, and so the plan sheets, dated July 31, 2020, will need to be amended into the bill, replacing the original sheets.

Notification: The Village of Cross Keys Community and the Roland Park Civic League have been notified of this action.



**Chris Ryer**  
Director