


TJS

FROM	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 #11-0706 / ZONING- CONDITIONAL USE HOUSING FOR THE ELDERLY- 5500 WABASH AVENUE		

TO

DATE:

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

June 17, 2011

At its regular meeting of June 16, 2011 the Planning Commission considered City Council Bill #11-0706, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operations of Housing for the Elderly on the property known as 5500 Wabash Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #11-0706 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 #11-0706 be amended and 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, 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
 Mr. Bob Rosenfelt, Engineer for Applicant



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 16, 2011

REQUEST: City Council Bill #11-0706 / Zoning – Conditional Use Housing for the Elderly – 5500 Wabash Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of Housing for the Elderly on the property known as 5500 Wabash Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Amend and approve. The amendment is to require that the project come back to the Planning Department for Final Design Approval of the building elevations and if necessary, approval of any site plan changes.

STAFF: Melvin Hicks

PETITIONER(S): CSI Support and Development Services

OWNER: Chizuk Amino Congregation

SITE/ GENERAL AREA

Site Conditions: The project site is comprised of the three properties and are known as Lot 29, Lot 29A, and Lot 35 of Block 4286-A. The project site is approximately 3.02± acres in size and is zoned R-4. The site is a wooded and is an unimproved portion of the existing Arlington Cemetery of The Chizuk Amino Congregation. The site fronts onto both Wabash Avenue and Rogers Avenue.

General Area: The project site is located in the Northwest Baltimore community of Arlington at the southwest corner of Wabash and Rogers Avenues. This community is characterized by a mix of housing types, including single family townhomes, multi-family dwellings, duplexes and single family detached homes. In close proximity are the Rogers Avenue Transit Station, the Northwest Plaza Shopping Center, Grove Park Elementary School, and Arlington Estates Cooperative Apartments.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This site is located Northwest Baltimore in the Arlington 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.

Project: The applicant and contract purchaser of the project site is CSI Support and Development Services. The applicant proposes to build a multi-story building with 57 units of housing for the elderly. To accomplish this project, the applicant has agreed to purchase the project site, (Lot 29, Lot 29A, and a portion of Lot 35 of Block 4286-A2). Additionally, the properties that make up the site will have to be consolidated and re-subdivided.

Because the subject project site is zoned residential, a conditional use ordinance is needed to establish and maintain an elderly housing facility. CCB #11-0706 is the required legislation needed for this project.

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

- Site Plan: The main entrance of the building will face Wabash Avenue and the entrance and drop-off area will be at grade for handicap access. This project will provide a 6 foot wide sidewalk that will provide access to Wabash Avenue from two sides of the building. There will be a 6 foot high retaining wall on the southeast corner of the property, along Wabash Avenue and Rogers Avenue due to the site's steep slope. Vehicular access to the parking lot will be from Wabash Avenue. A masonry enclosed dumpster will be located along the west wall of the building. There will be 34 parking spaces provided, including two handicap spaces. Only fifteen spaces are required based on the zoning code requirement of one space per four units. The parking lot is situated in front of the building along Wabash Avenue. This project was initially reviewed by the SPRC on May 25, 2011 and the plans are still in the review process for approval.
- Building Elevations: The design of the building is still conceptual; therefore, the applicant will continue to work with staff architects to come up with a design that is in character with the surrounding neighborhood. Therefore, staff is recommending that the proposed legislation be amended to require that the project come back to the Planning Department for Final Design Approval of the building elevations and if necessary, approval of any site plan changes.
- Forest Conservation /Landscape Plan: Development is subject to Forest Conservation Requirements and staff has approved the applicant forest conservation and landscape plan as submitted. There will be 70 trees planted on site complimented by additional shrubs and plantings to fulfill their greening requirements.
- Storm Water Management Plan: The applicant has submitted storm water management plans to Department of Public Works for concept approval on May 20, 2011.

- Traffic Impact Study:

The applicant submitted a letter to the Department of Transportation to determine if a Traffic Impact Study is needed for this proposed development. BDOT is reviewing the request and if mitigation is needed, it will be per the City's Traffic Impact Study Law.

- **Project Sustainability:**

This development triggers the Baltimore Green Building Standards as a multi-family building larger than 3 stories, 10,000 GSF and containing more than 5 units. However, because the design of the building is still conceptual, the applicant will continue to work with staff architects and the Office of Sustainability to determine what features will be utilized to fulfill the City's green building requirements.

- **Findings:**

As per §14-204a, conditional use requires findings on considerations of the standards prescribed by §14-205. Staff finds that:

- The establishment of this elderly housing facility at 5500 Wabash 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.

Staff notified the following entities of this action: Greater Northwest Community Coalition – (GNCC), Grove Park Improvement Association, Northwestern District Police-Community Relations Council, Development Corporation of Northwest Baltimore-(TDC), The, West Arlington Improvement Association of Baltimore City, Inc., Northwest Zoning Committee, Northwest Community Action Center, and the City Council representative.



Thomas J. Stosur
Director