TO

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

DATE: October 16, 2014

At its regular meeting of October 16 2014, the Planning Commission considered CCB #14-0439, for the purpose of approving certain amendments to the Development Plan of the Greektown Redevelopment PUD.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0439 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 #14-0439 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. Kaliope 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
　　Ms. Barbara Zektick, DOT
　　Ms. Elena DiPietro, Law Dept.
　　Ms. Natawna Austin, Council Services
　　Mr. Henry Raymond, Finance Dept.
　　Ms. Caroline Hecker, Esq.
　　Mr. Michael Fithian, Binnacle Corporation

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT

Stephanie Rawlings-Blake
Mayor

Thomas J. Stosur
Director

October 16, 2014

REQUESTS: CCB #14-0439/Planned Unit Development – Amendment 1 – Greektown Redevelopment

RECOMMENDATIONS: Approval

STAFF: Christina Gaymon

PETITIONER: Binnacle Corporation

OWNER: Binnacle Corporation

SITE/GENERAL AREA

Site Conditions: The Greektown PUD is a total of 13.5 acres and is bounded by Foster Avenue to the North, Oldham Street to the East, O'Donnell Street to the South and the CSX right-of-way to the West. The PUD is divided into Sections A and B. Section A comprises Phase I and II of the development plan, which is approximately all of the area north of Dillon Street. Section B is the remaining "L" shaped area of the PUD south of Dillon Street along Macon Street and the five parcels east of Macon along O'Donnell Street. Most of Section A has been or is currently being developed with new single-family townhouses. The subject area, Section B is unimproved.

General Area: The greater Greektown area is bound approximately by Lombard Street to the north, O'Donnell Street to the south, Haven Street to the west, and Ponca Street to the east. All four major zoning categories exist within this area. Residential housing stock consists of two- and three-story single-family town homes. There is also a thriving commercial corridor on Eastern Avenue that has restaurants, authentic Greek coffee houses, bakeries, and a variety of small businesses. The shops of Highlandtown are within walking distance as well. The community also includes Johns Hopkins Bayview Medical Center, in addition to several industrial parks. It is served by four bus lines, two active railroads, I-95, the Harbor Tunnel, and Fort McHenry Tunnel, as well as major city thoroughfares.

HISTORY

- Ordinance #06-192, approved March 6, 2006, established the Greektown Redevelopment Residential Planned Unit Development (PUD).
- On October 4, 2007, the Planning Commission approved a Minor Amendment to the Greektown PUD, Final Subdivision and Development Plans for the Phase I residential area, and associated street closings. The subdivision was never recorded, and the street closings never proceeded through the necessary legislative process. As such, those past actions are no longer valid.
- On July 8, 2010, the Planning Commission approved a Minor Amendment to the Greektown PUD and new Final Subdivision and Development Plans for the Phase I residential area.
- On April 7, 2011 the Planning Commission approved the Final Design Approval of the Greektown Redevelopment Planned Unit Development, Phase I.
- On July 11, 2013, the Planning Commission approved a Minor Amendment to the Greektown PUD, Phase II, which authorized 20' wide townhome units.
- On April 3, 2014, the Planning Commission approved the Final Design of Phase II and Major Subdivision Final Plan

CONFORMITY TO PLANS

This project is consistent with the Baltimore City Comprehensive Master Plan, specifically EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

City Council Bill #14-0439 proposes including drive-in restaurants as a permitted use in Section B of the Greektown Redevelopment PUD. The enabling ordinance currently permits all permitted and conditional uses of O-R, B-1, and B-2 zoning district in this area, with the exception of certain uses – dwellings, foster homes, rest homes – that are incongruous to the existing industrial character of O'Donnell Street. Certain restaurant uses are permitted in this area, however drive-in restaurants are currently prohibited.

The applicant wishes to amend the ordinance for the potential of bringing a small, neighborhood café to the area. Both local and national retailers have already expressed interest, however all require a drive-thru. Given the site's neighboring character and proximity to I-895 and a residential neighborhood, a drive-in café may be a suitable use and viable addition to the area.

All final elevations and site plans would be subject to review to ensure consistency with the PUD's development plan.

Community Notification: The following community organizations have been notified of these actions: the Greektown Community Development Corporation and the Greater Greektown Neighborhood Alliance.

Thomas J. Stosur
Director