


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 17-0049		

DATE: May 10, 2017

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 17-0049 introduced by Councilman Schleifer at the request of Blue Ocean Realty.

The purpose of this bill is to approve the application of Blue Ocean Realty, contract purchaser of certain property located at Ward 27, Section 15, Block 4820E, Lot 021, to have that property designated a Residential Planned Unit Development; and approve the Development Plan submitted by the applicant.

The subject property is an unimproved, wooded lot of approximately 12 acres located northeast of the intersection of Northern Parkway and Falls Road in the North Roland Park Neighborhood. City Council Bill 17-0049, if approved, would establish a Residential Planned Unit Development (PUD) with the approved use of one multi-family building consisting of 132 residential units. The development would include accessory off-street parking consisting of 267 parking spaces and 13 bike racks. Due to the ascending topography of the property, the first level of the proposed building would be built into the hillside, with the remaining three levels above ground.

The property is currently zoned residential, split between R-6 and R-1. The proposed development would be sited on the portion of the property zoned R-6. The R-1 zoned portion of the site, which includes three large Forest Conservation Easements, would remain undeveloped. Final design would have to return to the Planning Commission for approval and will include site details such as ingress and egress configurations. While the ingress and egress points lie outside of the PUD boundaries, the planned access from both Falls Road and Northern Parkway would be cross-access easements with the existing adjacent apartment building (Belvedere Towers). The access configurations are one of the issues being discussed with surrounding community groups and could change once final design is completed. The Department of Transportation is conducting a Traffic Impact Study to determine if the applicant would have to fund improvements for traffic management within a defined impact area. The Department of Public Works' Plans Review Section did receive an initial stormwater management plan submittal which is currently under review.

The Planning Commission staff report recommended approval of City Council Bill 17-0049 with two amendments: (1) Change the number of allowed units from 132 to 148; and (2) replace the introductory Exhibits with new Exhibits dated April 27, 2017. The Planning

Commission approved the staff report at its May 4, 2017 meeting. The residential unit increase would not alter the building footprint or the maximum elevation of the proposed building. The Department of Public Works has no objection to the passage of City Council Bill 17-0049 as proposed to be amended by the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "R. S. Chow".

Rudolph S. Chow, P.E.
Director

RSC/KTO