


<b>FROM</b>	NAME & TITLE	TJS THOMAS J. STOSUR, DIRECTOR	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0370/PLANNED UNIT DEVELOPMENT- DESIGNATION-IRVINGTON KNOLLS		

**TO** DATE:  
September 25, 2009

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

At its regular meeting of September 24, 2009 the Planning Commission considered City Council Bill #09-0370 for the purpose of repealing the existing Development Plan for the Irvington Knolls Village Planned Unit Development and approving a new Development Plan for the Irvington Knolls Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amending and approving City Council Bill #09-370 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 #09-0370 be amended and passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Chief of Land Use and Urban Design at 410-396-4488.

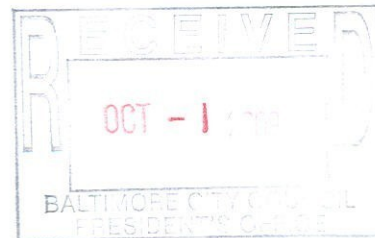
TJS/WA/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Mr. Geoffrey Veale, Zoning Enforcement
- Mr. David Tanner, BMZA
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Larry Greene, Council Services

*E/A*





*Sheila Dixon  
Mayor*

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur  
Director*

September 24, 2009

**REQUEST:** City Council Bill #09-370 / Planned Unit Development – Designation – Irvington Knolls

For the purpose of repealing the existing Development Plan for the Irvington Knolls Village Planned Unit Development and approving a new Development Plan for the Irvington Knolls Planned Unit Development.

**RECOMMENDATION:** Approval, subject to reducing the height of the multi-family building from 6-8 stories no more than 6 stories.

**STAFF:** Melvin Hicks

**PETITIONER(S):** 22 S. Athol Street, LLC; 4 N. Athol Avenue, LLC; and 50 S. Athol Avenue, LLC

**OWNER:** Same

#### **SITE/GENERAL AREA**

**Site Conditions:** This planned unit development is comprised of three parcels that total 15.562 acres. The three parcels have separate zoning categories. The property known as 22 S. Athol Avenue (Block 8102H, Lot 1) has a split zoning of R-5 and R-6. The property known as 4 N. Athol Avenue (Block 8102H, Lot 2) is zoned R-6. The last parcel, 50 S. Athol Avenue (Block 8102H, Lot 2A) is zoned R-5. Currently the PUD site is improved with three buildings, a 103 space parking lot, access roads, and a stormwater management pond. These parcels are characterized by mature trees, shrubbery, and hilly areas.

**General Area:** These properties lie on a knoll within the Irvington community in southwest Baltimore. The parcels reside mid block of Athol Avenue and they are adjacent to Uplands Park. The site is bounded by Mountview Road to the north, Athol Avenue to the east and Frederick Avenue to the far south. In close proximity to the site is Mount Saint Joseph High School to the south and Cathedral Cemetery and the future Uplands Development to the north.

#### **HISTORY**

- City Council Ordinance #91-717, approved May 29, 1991, established the residential PUD for Irvington Knolls.
- Planning Commission approved subdivision of the site on April 21, 2005.

#### **CONFORMITY TO PLANS**

The proposed changes to the Irvington Knoll Residential PUD are consistent with the Comprehensive Master Plan's Live Section, Goal 1, and Objective 1: Expand Housing Choices for all Residents.

## **ANALYSIS**

The current Irvington Knolls PUD was approved by Mayor and City Council of Baltimore in 1991 (Ordinance 91-717). Three properties comprise the PUD project site and they include 4 N. Athol Avenue (zoned R-6) approximately 5.78 acres, 22 S. Athol Avenue (zoned R-5 & R-6) approximately 8.06 acres, and 50 S. Athol Avenue (zoned R-5) approximately 1.74 acres. These three parcels total approximately 16 acres more or less. The existing PUD project site is improved with a 200 bed nursing home, a dialysis center, an office, a storage facility, a 103 space surface parking lot, and a stormwater management pond.

The applicant/property owners wish to construct a more dense residential development project for the Irvington Knoll PUD project site. The development plan calls for the construction of 101 single family attached dwellings, 120 unit multi-family housing building or an elderly housing apartment building, and a 2-3 story parking garage. The nursing home, dialysis center, office, and stormwater management pond will remain and will be incorporated into this development proposal. The existing storage facility building and surface parking will be razed as a result of this proposal.

The changes that are being proposed for the Irvington Knoll PUD project site are considered major and as such require an ordinance from City Council. City Council Bill #09-0370 is the required legislation that is needed to repeal the existing PUD (Ordinance #91-717) and to implement the new denser development plan.

The following has been staff's review of this project:

- **Site Plan:** The proposed development plan shows the 101 new single-family attached dwellings along Athol Avenue. These homes will be two-story, with three bedrooms, and a one space rear loading garage and a one space parking pad (total of two spaces each). These homes will occupy approximately 205,000 square feet of the total PUD acreage. The existing nursing home, dialysis center / office, and stormwater management pond will remain. The southern portion of the site is where the 200,000 square foot 120 unit multi-family housing or elderly housing apartment building will be located. The applicant is proposing that this building be 6-8 stories in height. Staff is recommending that the multi-family/elderly housing building be no more that 6-stories in height. Staff feels six story building is more consistent with the existing surrounding and nearby buildings. The existing surface parking lot will be replaced by a 2-3 story parking garage. The garage will have 72 spaces per floor. There will be a bicycle storage facility provided in the proposed garage per the Traffic Mitigation agreement. The displaced 103 surface parking spaces for the nursing home and dialysis center / office will be accommodated in the new garage structure along with the required spaces for the multi-family housing. There will be three open space green areas provided scattered throughout the site. These spaces comprises of approximately 1.44 acres.

There will be new configurations of access roads throughout the site. A new public one way road will be constructed to provide access to the townhomes. The one-way road south will run from the northwest portion of the site (at the intersection of Hillshire Road and Mountview Road) and connect to the site's eastern edge (Athol Avenue). Access to the nursing home, dialysis center / office, multi-family building, and parking garage will utilize the existing curb cut on Athol Avenue. However, there will be a new internal

circulation once you enter the site. There will be a two way circulation loop road that will allow access to the facilities off the loop. The drop-off area in front of the multi-family building will utilize a one way circulation to the east back to the loop road. All needed crosswalks and stop signs have been provided on the site plan to facilitate safe pedestrian and vehicular circulation. The parking garage will have two access points to facilitate better circulation. The proposed site plan was reviewed and approved by the Site Plan Review Committee (SPRC) on February 11, 2009. The master plan for Irvington Knolls was approved by the Urban Design Architecture Review Panel (UDARP) on December 11, 2008. The various new construction components will have to come to Planning Commission in the future for Final Design Approval. This will include the proposed single family homes, multi-family building, landscaping, and parking garage.

- **Zoning:** The proposal meets the density and floor area ratio (FAR) regulations for both R-5 and R-6 zoning categories. The development proposal will utilize 2.3 acres within R-5 and 13.3 acres within R-6 zoned area. In R-5, 17 units per acre are allowed and 29 units per acre are allowed in R-6 for the density per the PUD regulations. The development proposal calls for 201-221 total units (townhomes and multi-family building) which is below the allowance for the two zoning categories.

The allowable floor area ratio for the R-5 is subject to a maximum floor area ratio of 0.7 and it is 1.0 in R-6. There will be approximately 70,131 square feet in R-5. Based on the ratio of 0.7, the total floor area can not exceed 49,092 square feet. There will be approximately 579,348 square feet in R-6. Since the FAR ratio is 1.0 for R-6, the total floor area can not exceed 579,348 square feet. According to the development proposal, this development will meet the City of Baltimore's bulk regulations.

The applicant is also meeting and exceeding the parking requirements of the City of Baltimore. The nursing home and dialysis center / office are required to have 97 spaces. The applicant is proposing to 119 spaces. One space per unit is required for the 101 townhomes. The applicant is providing 1 garage space and 1 pad space which yields 2 per housing unit. The required parking for multi-family is 1 space per unit and 1 space per 4 units for elderly housing. Since the determination has not been made regarding the multi-family building or senior housing, the final parking count has not yet been set; however, it will be compliant to the Baltimore City Zoning Code.

- **Landscape/Forest Conservation Plan:** The applicant has completed the Forest Stand Delineation Plan for the project site. Additionally, the applicant has prepared and submitted it Forest Conservation Plan for the PUD project site. The applicant in order to meet the City's Forest Conservation requirements is required to plant 215 trees. The planting plan calls for 155 – 2.5" caliper deciduous trees, 17 – 1.5" caliper ornamental trees, and 43 coniferous trees. Approximately 53 existing trees will remain. Along the western edge of the side, there will be a removal of existing invasive vegetation. A specimen tree inventory, the proposed landscape, and forest conservation plans were submitted. These plans were reviewed and approved by staff.
- **Traffic Impact Study:** Due to Baltimore City Ordinance 06-345, the Department of Transportation ("DOT") determined that a Traffic Impact Study was required for the Development. Based on the study, it concluded that the proposed development generates 1269 total daily trips to the transportation network and is projected to increase the delays

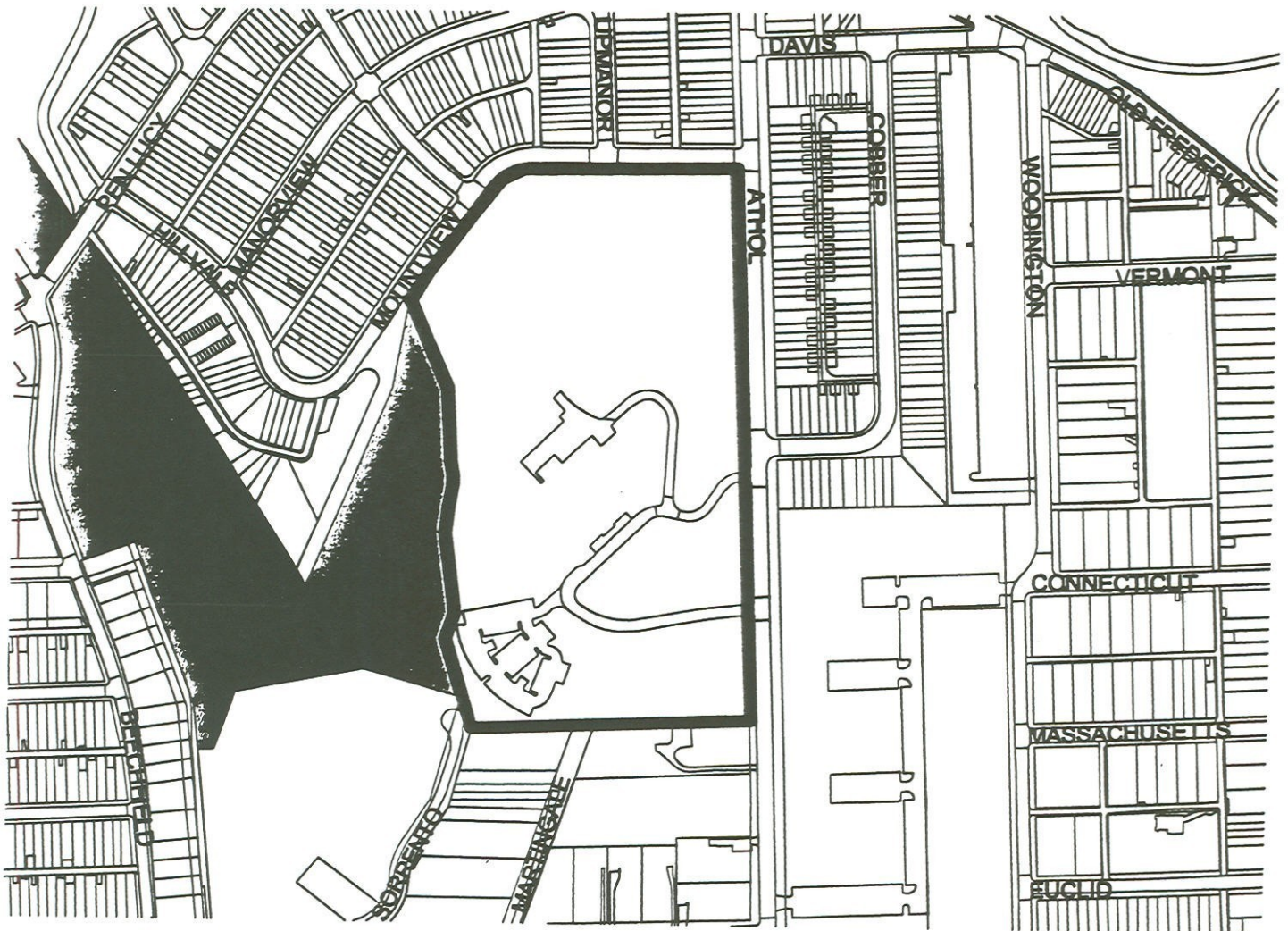
at the intersections studied. DOT and the Developer have agreed on specific strategies to mitigate the adverse impacts of traffic generated by the development. The mitigation measures are as follows:

1. The Developer agrees to make a contribution of \$5,000.00 towards implementation of the Baltimore City Bicycle Master Plan, specifically the construction of bicycle lanes along Athol Avenue in the vicinity of the project.
2. The Developer agrees to install DOT approved signage, pavement markings, and stop control at the northernmost site access point located at the intersection of Hillshire Road, Mountview Road and Dana Street to establish a traffic pattern through the site that includes the prohibition of left, through, and right turns from Dana Street to Mountview Road. Street parking capacity will be lost as a consequence of the addition of the proposed site access road opposite Hillshire Road. Therefore, the developer must ensure that the cross-section of the internal roadway be sufficient (minimum of 40 feet wide, where topography allows) to accommodate parking on both sides of the street.
3. The Developer agrees to install DOT approved signage, pavement markings, and stop control at the easternmost site access point located at the intersection of Athol Avenue and Dana Street to establish a traffic pattern through the site that includes the prohibition of: left and right turns from Athol Avenue to Dana Street, and parking on the side of Athol Avenue adjacent to the site within 50 feet of the intersection (warranted due to limited sight distance).

Staff notified Beechfield Community and Improvement Association, Caton Avenue Community Association, Crestwell Community Association, Irvington Community Association, Kensington Improvement Association, Rognel Heights Community Association, Saint Joseph Improvement Association, South Rock Glen Neighborhood Association, Southwest Development Committee, Tremont Community Association, Westgate Community Association, Inc., Yale Heights Community Improvement Corp., Coalition of Concern Communities of Southwest Baltimore, Inc., and the City Council Representative of this action.



**Thomas J. Stosur**  
Director



# City Council Bill #09-0370 Planned Unit Development Designation - Irvington Knolls



Planning Commission  
September 24, 2009