

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, ACTING DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #09-0276/ZONING – CONDITIONAL USE HOUSING FOR THE ELDERLY- 6400 EAST PRATT STREET

CITY of
BALTIMORE
MEMO



TO

DATE:
February 20, 2009

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

At its regular meeting of February 19, 2009 the Planning Commission considered City Council Bill #09-0276, which is the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the property known as 6400 East Pratt Street.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #09-0276 and adopted the following resolution, eight members being present and eight in favor

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0276 be amended and passed by the City Council.

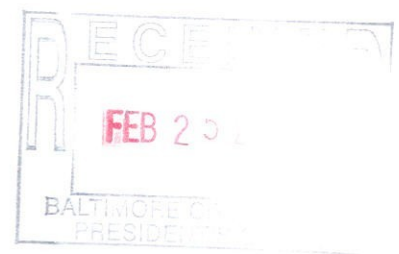
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of Land Use and Urban Design Division, at 410-396-4488.

GWC/ttl

Attachments

- cc:
- Mr. Andrew Frank, Deputy Mayor
 - Mr. Demuane Milliard, Chief of Staff
 - Ms. Angela Gibson, Mayor's Office
 - The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
 - Mr. David Tanner, BMZA
 - Mr. Geoffrey Veal, Zoning Administration
 - Ms. Nikol Nabors-Jackson, DHCD
 - Mr. Larry Greene, Councilmanic Services
 - Mr. Dale R. McArdle, applicant

FJA



PLANNING COMMISSION

STAFF REPORT

February 19, 2009

REQUEST: City Council Bill #09-0276/Zoning – Conditional Use Housing for the Elderly – 6400 East Pratt Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the property known as 6400 East Pratt Street.

RECOMMENDATION: Amend and Approve.

- That the maximum number of clients is 150; this does not include staff; and
- Replace “6400 East Pratt Street” with 200 Kane Street (Lot # 28A of Block 6333) and 6424 East Pratt Street (Lot # 28B of Block 6333).

STAFF: Kenneth Hranicky

PETITIONER: Associated Catholic Charities, Inc. represented by Mr. Dale McArdle

OWNER: Associated Catholic Charities, Inc.

SITE/GENERAL AREA

Site Conditions: 6400 East Pratt Street is located on the northwest corner of the intersection with Kane Street. This property has been subdivided and now consists of three separate lots (Lots 29, 28A, and 28B of Block 6333). Lots #28A and Lot #28B are the properties that the proposed elderly housing would be constructed upon. These properties together encompass 3 acres and are currently unimproved. This site is zoned R-7.

General Area: The site is located in Southeast Baltimore in the Joseph H. Lee community. This is a community of mixed uses, residential, institution and other non-residential.

HISTORY

On December 18, 2008, the Planning Commission approved Final Subdivision and Preliminary Development Plan which created the new Lots 28A and 28B parcels. The Planning Commission’s approval was with the understanding that the applicant also had to secure from the Mayor and City Council a conditional use ordinance authorizing the elderly housing.

CONFORMITY TO PLANS

This site does not lie within any recognized urban renewal plan. This project is also in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents.

ANALYSIS

Associated Catholic Charities, Inc. would like to establish elderly housing on part of the 6400 E. Pratt Street property. The Planning Commission, on December 18, 2008, approved the Final Subdivision Plan for the 6400 East Pratt Street property. This Final Subdivision Plan created three parcels, 6400 E. Pratt Street (Lot 29 of Block 6333), 200 Kane Street (Lot #28A of Block 6333), and 6424 E. Pratt Street (Lot 28B of Block 6333). The 6400 E. Pratt Street property is or the existing church. The 6424 E. Pratt Street property will be used to develop a 4-story 54-unit senior apartment building. The 200 Kane Street property will be used to develop a 4-story 51-unit senior apartment building. There will be 84 parking spaces provided while the required parking is 14 spaces for each facility (for the two = 28). All units would be one bedroom units. Senior housing in an R-7 zoning district requires a conditional use ordinance from the City Council. CCB #09-0276 is the required legislation that will enable Catholic Charities to construct and operate senior housing on the two newly created parcels, 200 Kane Street and 6424 E. Pratt Street.

Catholic Charities currently operates four other senior communities in Baltimore City with a total of 468 beds. This proposal calls for two buildings and the tenants would be relatively self-sufficient. Staff on site include: 1 manager, 1 service coordinator, 2 porters, and one maintenance worker. There will be no medical services provided on site or medications distributed. The buildings will be equipped with an emergency call system with tenants wearing either a wristband or necklace to activate.

The following is staff's review of this project:

- **Site Plan:** On April 2, 2008, the Site Plan Review Committee reviewed and approved the site plan for this project. The site plan shows that the proposed three lots 6400 E. Pratt Street (Lot #29), and 6424 E. Pratt Street (Lot #28B), and 200 Kane Street (Lot #28A) have frontage on East Pratt and Kane Streets. The Lot #29 parcel is for the church and school that will remain. The 200 Kane Street property (Lot #28A) is 1.3 acres and will be used to develop a 4-story 51-unit senior apartment building. The building on this lot will front onto Kane Street. The 6424 E. Pratt Street property (Lot #28B) is 1.6 acres and will be used to develop a 4-story 54-unit senior apartment building. This lot has frontage on both East Pratt and Kane Streets.
- **Architectural Elevations:** Elevations for this proposal have been preliminarily reviewed and approved by a staff architect. The building will be four stories in height, and the exterior materials are to include brick veneer and vinyl siding. The buildings will have a porch and windows on all sides.

- Final Development Plan: Staff has reviewed the Final Development Plan for 6424 E. Pratt Street and 200 Kane Street properties. The plan calls for two L-shaped buildings facing each other creating an open court yard with sidewalks, landscaping and a gazebo. Access for trash, utilities and deliveries are located in the rear of each building. The site is buffered from Kane and East Pratt streets with a combination of trees and shrubs. Sidewalks are provided along Kane and East Pratt Street. Once City Council Bill #09-0276 is approved by the Mayor and City Council, which will establish the conditional use housing for the elderly, the Planning Commission will be able to approve the Final Development Plan for the 200 Kane Street and 6424 E. Pratt Street properties.

Bayview Community Association, Inc. and Southeastern Neighborhoods Development (SEND) have been notified of this action and may make comments to the Commission.



Thomas J. Stosur
Acting Director