

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #08-0224/PLANNED UNIT DEVELOPMENT-DESIGNATION- HOLLINSWOOD PLAZA

CITY of
BALTIMORE
MEMO



TO

DATE:
February 19, 2010

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

At its regular meeting of February 4, 2010 the Planning Commission considered City Council Bill #08-0224 for the purpose of approving the application of Hollinswood Park Associates, owner of the Hollinswood Plaza located at 2111- 2163 Patapsco Avenue, to have a portion of that property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amending and approving City Council Bill #08-0224 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0224 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
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, City Council Commission Representative
- Mr. Geoffrey Veale, Zoning Enforcement
- Mr. David Tanner, BMZA
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Larry Greene, Council Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 4, 2010

REQUEST: City Council Bill #08-0224 / Planned Unit Development – Designation – Hollinswood Plaza

For the purpose of approving the application of Hollinswood Park Associates, owner of the Hollinswood Plaza located at 2111-2163 Patapsco Ave, to have a portion of that property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

RECOMMENDATION: Amend and Approve. The amendments are as follows:

Recitals:

- Replace "...consisting of 13.88..." with "...consisting of 13.13..."
- Replace "...designation for 3.25 acres, more or less, within Hollinswood Plaza in the area of the property located near..." with "...designation of Hollinswood Plaza, 13.13 acres, more or less, located near..."

Section 1:

- Replace "...to designate approximately 3.25 acres of the property, in the area of the property located near Hollins Ferry Road and Patapsco Avenue, as outlined on the accompanying Development Plan Entitled "Hollinswood Plaza", dated October 14, 2008,..." with "...to designate Hollinswood Plaza, approximately 13.13 acres, in the area of the property located near Hollins Ferry Road and Patapsco Avenue, as outlined on the accompanying Development Plan Entitled "Hollinswood Shopping Center", dated January 29, 2010,..."

Section 2:

- Replace Section 2 to read: AND BE IT FURTHER ORDAINED, That the Development Plan submitted by Hollinswood Park Associates, consisting of Sheet 1, "Cover Sheet", dated January 29, 2010, Sheet 2, "Existing Conditions Plan, dated January 29, 2010, Sheet 3, "Site Plan", dated January 29, 2010, Sheet 4, "Landscape Plan", dated January 29, 2010, and Sheet 5, "Elevations", dated January 29, 2010, is approved.

Section 3(b):

- Replace Section 3(b) to read: In addition, the following uses will be allowed:
 - (1) Pharmacy: drive-in – no alcohol or tobacco
 - (2) Restaurants: drive-in – including pick-up drives with window service

Section 4:

- Replace "...as set forth on Sheet 2 of the Development Plan." With "...as set forth on Sheet 3 of the Development Plan."

STAFF: Kenneth Hranicky

PETITIONER(S): Hollinswood Park Associates

OWNER: Hollins Corner Associates II LLP

SITE/GENERAL AREA

Site Conditions: This planned unit development is comprised of five (5) parcels that total 13.99 acres of which 13.13 acres are located within the City boundary and the remaining located in Baltimore County. The entire site is zoned B-2-1. Currently the site is improved with four buildings containing retail and restaurants, a 600 space parking lot, and access roads.

General Area: The proposed PUD is at the southeast corner of Hollins Ferry Road and West Patapsco Avenue along the border between Baltimore City and Baltimore County. Baltimore-Washington Parkway is to the immediate east. The immediate area is predominantly commercial with the surrounding area residential. The site is located in the Lakeland Neighborhood.

HISTORY

- There have been no previous Planning Commission actions for this site.

CONFORMITY TO PLANS

The proposed PUD designation is consistent with the Comprehensive Master Plan's Earn Section, Goal 1, and Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

Hollinswood Shopping Center is a commercial center with a large plaza (94,693 sf) occupied by a variety of retail uses that faces an expansive parking area that contains three buildings (one vacant, one restaurant, and one auto parts store) and an ATM vestibule.

The applicant/property owners have removed Building 'A' from Lot 4 located in the northeast corner of the property. Buildings 'B' ATM vestibule, 'C' restaurant, and 'D' retail, are to remain. The development plan calls for the construction of three new buildings. Building 'F' is a proposed 14,664 square foot Rite Aid store and will be located in the northeast corner of the property. Building 'G' will be a 3,000 square foot inline retail and Building 'H' will be a 1,500 square foot Dunkin' Donuts. Building 'G' and 'H' will be located in the center of the property towards West Patapsco Avenue. The ATM vestibule will be rotated 180° to address visibility issues. The applicant will need to come back to the Planning Commission to consolidate and subdivide the property from four (4) lots to three (3) lots.

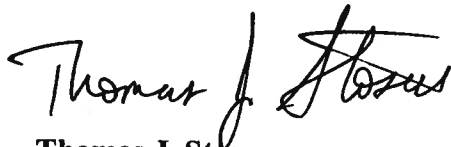
The proposed Planned Unit Development will allow for drive-in pharmacy and drive-in restaurant. Buildings 'F' will be a drive-in pharmacy and buildings 'G', and 'H' will be drive-in restaurants. Building 'G' will have canopy parking for 20 cars. All buildings will have bicycle parking for a total of 6 spaces. The parking requirement for the proposed PUD is 392 spaces and 485 spaces are proposed.

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

- Site Plan: The proposed site plan was reviewed and approved by the Site Plan Review Committee (SPRC) on February 11, 2009.

- Zoning: The proposal meets the density and floor area ratio (FAR) regulations for B-2-1. The development proposal will utilize approximately 2.95 acres which is well below the allowance of 11.2 acres. 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.
- Landscape/Forest Conservation Plan: The landscape plan has been reviewed and approved by staff. The applicant's planting plan calls for 27 shade trees – 2.5" caliper deciduous trees, 26 – 2.5" caliper ornamental trees, and 22 evergreen shrubs along with some ornamental grasses. All existing trees will remain.
- Traffic Impact Study: The proposed work involves more than 15,000 sq.ft. Baltimore City Ordinance 06-345, requires that the Department of Transportation ("DOT") determine if a Traffic Impact Study is required for the Development. Any required mitigation will be requested by Transportation.
- Architectural Elevations: Staff architects have reviewed and approved elevations. The Rite Aid will have a brick façade and the Dunkin Donuts and Sonic restaurants will have typical façades consistent with their brand identity.
- Signage: Two pylon signs are being proposed to be located along Hollins Ferry Road and West Patapsco Avenue. They will stand 20 feet tall and be 13 feet wide.

Staff notified Lakeland Coalition, Lakeland Community Association, Morrell Park & Saint Paul's Improvement Association, Mt. Winans/Westport/Lakeland Master Plan Task Force, southern District Police-Community Relations Council and the City Council Representative of this action.



Thomas J. Stosur
Director