

TJS

<b>FROM</b>	NAME & TITLE	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 #09-0332/ZONING – CONDITIONAL USE HOUSING FOR THE ELDERLY- 3020-3026 GARRISON BOULEVARD AND 3801 AND 3803 BONNER ROAD		

DATE:

**TO**

June 15, 2009

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

At its regular meeting of June 11, 2009 the Planning Commission considered City Council Bill #09-0332, which is the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the properties known as 3020-3026 Garrison Boulevard and 3801 and 3803 Bonner Road.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #09-0332 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 #09-0332 be 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.

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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





Sheila Dixon  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

June 11, 2009

**REQUEST:** City Council Bill #09-0332/ Zoning – Conditional Use Housing for the Elderly – 3020-3026 Garrison Boulevard and 3801 and 3803 Bonner Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the properties known as 3020-3026 Garrison boulevard and 3801 and 3803 Bonner Road, as outlined in red on the accompanying plat.

**RECOMMENDATION:** Approval

**STAFF:** Kenneth Hranicky

**PETITIONER(s):** Unity Properties, Inc., Wayland Baptist Church, Inc., and WBC Community Development Corporation. Represented by Ryan J. Potter, Esq.

**OWNER:** WBC Community Development Corporation

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

**Site Conditions:** The site is located at the southwest corner of Bonner Road and Garrison Boulevard. The site is now vacant where existing homes were cleared. The site is 2.12 acres in size and is zoned R-6.

**General Area:** The site is surrounded by rowhouses and detached single family homes. Across Garrison Boulevard is Forest Park Library. The site is located in the Concerned Citizens of Forest Park neighborhood.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

## ANALYSIS

This bill would permit the establishment of elderly housing at 3026 Garrison Boulevard. The project is a joint venture between Enterprise Housing, Bon Secours, and Wayland Baptist Church. The proposal is to consolidate multiple lots and construct a four story building for 90 units for independent senior and other housing. The units will be affordable for those at or below 60% of area median income. Actual rents will depend on income. When constructed, the building will have approximately 93,500 square feet and will contain amenities to include laundry, activity room, computer room, exercise room and additional storage space. 61 parking spaces are provided including 10 regular and van accessible handicapped spaces.

- Site Plan Review and Urban Design: The site plan for the project has been reviewed by staff and approved on April 8, 2009. The building is going on vacant land. The building has articulated entrances along Garrison Blvd., and Bonner Road. The main drop-off area, with a ramp, is located at the rear of the building. Within a 1/4 mile are a library, and a pharmacy, and within 1/2 mile there are several food markets and shops. The structure is located at an existing bus stop. Parking is located in the rear of the building. A dumpster pad is located along the southern edge of the parking lot and has a masonry wall enclosure with a wooden panel gate.
- Building Elevations: Staff has reviewed and approved building elevations. As the current plan shows, the building will be four stories in height. Materials will include brick, vinyl siding, and pre-cast concrete panels.
- Landscape and Forest Conservation: The development triggered Forest Conservation. Applicant is to provide a medium Forest Stand Delineation (FSD), and approved landscape plan that includes a plan sheet with 2 year maintenance warrantee and signing the landscape certification.
- Sustainability: The applicant was informed of City Council Ordinance 07-490 which created the Baltimore green building requirements. The ordinance requires that all commercial buildings and certain multi-family buildings over 10,000 square feet within Baltimore City applying for permits after July 1, 2009 will be required to meet the equivalent of the LEED "silver" level. The applicant is currently using the Green Communities' criteria but will need to submit to HCD an approved LEED equivalent checklist for review and approval.

Staff notified Callaway-Garrison Improvement Association, Garwyn Oaks United Neighbors Association, Inc., Greater Northwest Community Coalition, Greater Walbrook Coalition, Hanlon Improvement Association, Inc., Northwestern District Police-Community Relations Council and the Garwyn Oaks Housing Resource Center of this action.



**Thomas J. Stosur**  
Director