

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0061 / Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

CITY of
BALTIMORE
MEMO



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

DATE: May 25, 2017

At its regular meeting May 25, 2017, the Planning Commission considered City Council Bill #17-0061, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0061, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0061 be passed by the City Council.

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

TJS/WA

Attachment

cc: (next page)

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Mr. Joseph Woolman (for OHI Asset (MD) Baltimore – Pall Mall LLC)



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 25, 2017

REQUEST: City Council Bill #17-0061 – Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilwoman Middleton, at the request of OHI Asset (MD) Baltimore – Pall Mall LLC

OWNER: White Pine Holdings III LLC

SITE/GENERAL AREA

Site Conditions: The property is located on the east side of Pall Mall Road, approximately 140' north of the intersection with Edgecombe Circle. The property measures approximately 84'11" by 137'6", is currently unimproved, and is located in a R-6 General Residence District.

General Area: The property is located in the Parklane neighborhood and is part of the Park Heights Urban Renewal Plan area. The area is predominantly residential, with a mix of single-family housing and multiple-family dwellings. Immediately to the south of this property is the Northwest Health and Rehabilitation Center, which is owned by the petitioner OHI Asset (MD) Baltimore – Pall Mall LLC. The opposite side of Pall Mall Road is primarily row-housing.

HISTORY

The Planning Commission previously recommended approval of use of this property as an open off-street parking area after its consideration of City Council Bill #11-0737, which was enacted as Ordinance #11-521 with the site plan amendment recommended by the Planning Commission. However, this authorization was not acted upon and therefore has lapsed. This bill is expressly for the purpose of receiving anew this authorization subject to the same conditions expressed in Ordinance #11-521.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. The property, once an open off-street parking area has been re-authorized, is to be conveyed to the Northwest Health and Rehabilitation Center, which would help maintain the viability of the center as both a services provider and an employer.

The proposed action is also consistent with the objectives of the Park Heights Urban Renewal Plan, specifically: eliminating blight and deterioration through clearance and redevelopment (Objective 2.b.), and creating economic opportunities for residents of Park Heights (Objective 2.c.) because it would simultaneously re-use a vacant lot that formerly had an abandoned building on it, and assist in maintaining the viability of the health and rehabilitation center, a local employer in the Urban Renewal Area.

ANALYSIS

Project: The Northwest Health and Rehabilitation Center located at 4601 Pall Mall Road would like to buy this property from the present owner and improve the lot as a parking lot for its staff and visitors' use. The unpaved portion of the site will remain grassed with additional landscaping and trees, and will also be used as an amenity area for residents and visitors.

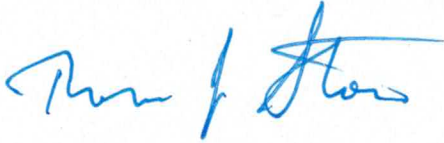
Site Plan Review Committee (SPRC): This project was approved by the SPRC on Aug 31, 2011. The site plan approved for the property would include a 4' high fence and landscaping to buffer the parking lot from the homes across the street, and planting by the purchaser of three street trees on Pall Mall Road. As the lot area is approximately ¼ acre, there will be no stormwater management or forest conservation requirements related to developing the parking lot for the proposed 13 parking spaces. The prospective purchaser will make arrangements with the Parking Authority of Baltimore City for designation of a passenger loading zone near the existing health and rehabilitation center, which is across a 15' wide alley from this property.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Planning staff review of the required considerations of §§ 16-304 and 14-204 of the Zoning Code determined that the proposed use, if constructed in accordance with the site plan approved by the Site Plan Review Committee on August 31, 2011, would meet all of these standards and considerations. As this would be mandated by City Council Bill #17-0061 in its Section 1, staff recommends approval of this bill.

Notification: The Parklane Neighborhood Association and Park Heights Renaissance Inc., and Councilwoman Green Middleton were notified of this action.



Thomas J. Stosur
Director