


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III, DIRECTOR <i>DBM/for D. McC</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0109/ZONING – CONDITIONAL USE FOR ELDERLY		

TO

DATE:

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

June 16, 2008

At its regular meeting of June 12, 2008 the Planning Commission considered City Council Bill #08-0109, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a housing for the elderly on the property known as 5300 Harford Road, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment to, and approval of City Council Bill #08-0109 and adopted the following resolution, six members being present (six in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0109 be amended and passed by the City Council.

If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/jrm

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Ms. Angela Gibson, Mayor's Office
- Mr. Demuane Milliard, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Donald Small, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Jennifer Coates, Councilmanic Services
- Ms. Deepa Bhattacharyya, Law Department



PLANNING COMMISSION

STAFF REPORT

June 12, 2008

REQUEST: City Council Bill #08-0109 / Zoning – Conditional Use Housing for the Elderly – 5300 Harford Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the property known as 5300 Harford Road.

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

- Page. 1, Introduction
Replace “For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the property...” with “For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly AND/OR DISABLED on the property...”
- Page. 1, Section 1.
Replace “The permission is granted for the establishment, maintenance, and operation of housing for the elderly on the property...” with “The permission is granted for the establishment, maintenance, and operation of housing for the elderly AND/OR DISABLED on the property...”
- There shall be no more than 50 clients.

STAFF: Kenneth Hranicky

PETITIONER: Homes for America, Inc., represent by Ryan Potter, Esq.

OWNER: Roman Catholic Archbishop of Baltimore

SITE/GENERAL AREA

Site Conditions: The property known as 5300 Harford Road is a multiple structure campus that makes up St. Dominic’s Parish campus. The subject property is irregularly shaped and measures roughly 402’ x 257’. The property is improved with several multi-story buildings to include an office, elementary school, middle school, rectory, and St. Dominic’s Church. This site is zoned B-2-2.

General Area: This property lies within the Harford-Echodale/Perring Parkway neighborhood. The area is primarily commercial along Harford Road with residential detached and semi-detached dwellings a block off of Harford Road.

HISTORY

There have been no previous Planning Commission actions regarding the subject site.

CONFORMITY TO PLANS

This project is in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents.

ANALYSIS

Homes for America, Inc. (HAI), is a nonprofit housing corporation that specializes in developing housing for low and moderate income households and special needs populations. HAI responded and was awarded an RFP by St. Dominic's to reuse some of the buildings on the St. Dominic's Parish campus. St. Dominic's Parish campus consists of several buildings to include an office, elementary school, middle school, rectory, and St. Dominic's Church. HAI's proposal is to convert the elementary and middle school into housing for elderly and disabled. This is a \$7.9 million dollar adaptive reuse project that will create 30 units. Ten of the units will be one bedroom and twenty of the units will be two bedrooms. Twenty-five of the units are for the senior population and five units are for non-elderly disabled persons. Each unit will have cable access, dishwasher and internet access. There will be a 2,500 sq.ft. community space, with a lounge, library, and computer room. Additionally there will be laundry room facilities in each building. Habitat America, LLC will manage the buildings. HAI and Orchard Developers have an agreement with the Hamilton Hills Neighborhood Association, and other neighboring communities, for the priority of client selection for the new St. Dominic's housing community.

As part of the agreement with St. Dominic's, HAI will improve the parking lot along Harford Road to include handicapped spaces, landscaping and the removal of the chain link fence.

Staff recommends amendments to the bill to include language that recognizes the disabled clients. The zoning code differentiates between "housing for the elderly" and "convalescent care" which disabled care would fall under. Each use requires a conditional use ordinance in a B-2-2 zone. Staff also recommends a maximum number of residents (in this case up to 50 clients).

Lauraville Improvement Association, HARBEL Community Organization, Inc., Hamilton Hills Neighborhood Association, and the Waltherson Improvement Association, Inc. were notified of this action and may make comments to the Commission



Douglas B. McCoach, III
Director



City Council Bill #08-0109
Zoning Conditional Use For the Elderly

Planning Commission
June 12, 2008

