

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0049 / PUD DESIGNATION OVERLOOK AT ROLAND PARK

CITY of
BALTIMORE
MEMO



TO

DATE: May 9, 2017

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

At its regular meeting of May 4, 2017, the Planning Commission considered City Council Bill #17-0049, for the purpose of approving the application of Blue Ocean Realty, contract purchaser of Block 4820 Lot 021, to have the property designated a Residential Planned Unit Development to be known as Overlook at Roland Park.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0049 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 #17-0049 be amended and 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: Mr. Pete Hammen, Chief Operating Officer
- Mr. Jim Smith, Chief of Strategic Alliances
- Ms. Karen Stokes, Mayor's Office
- Mr. Kyron Banks, Mayor's Office
- Mr. Colin Tarbert, 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. Al Barry, Representative for the Applicant



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 4, 2017

REQUEST: City Council Bill #17-0049/ Planned Unit Development – Designation– Overlook at Roland Park

RECOMMENDATION: Approval with the following amendments:

- On page 2, Section 3 in line 17, **strike "132" and replace with "148"**.
- Replace all introductory Exhibits (dated March 27, 2017) with new Exhibits (Sheets 1 - 4) dated April 27, 2017. These new sheets include: Existing Conditions Plan, Proposed Site Plan, Exterior Elevations, and Proposed Landscape Plan.

STAFF: Tamara Woods

OWNER/PETITIONER: Blue Ocean Realty c/o AB Associates

SITE/GENERAL AREA

General Area:

The proposed Overlook at Roland Park Planned Unit Development (PUD) is located in North Baltimore in the North Roland Park neighborhood. It is roughly located near the northeast corner of Falls Road and Northern Parkway.

Site Conditions:

The subject parcel currently is an unimproved lot that does not yet have an address. It is located on Block 4820E, Lot 021. It is located near the corner of Northern Parkway and Falls Road behind an existing multi-family building known as the Belvedere Towers. The site is heavily wooded and sloping.

HISTORY

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

CONFORMITY TO PLANS

This project is consistent with the Baltimore City Comprehensive Master Plan, specifically: LIVE Section, Goal 1, Objective 1: Expand Housing Choice for all Residents; Objective 2: Strategically Redevelop Vacant Properties Throughout the City; and Objective 5: Increase the City's Population by 10,000 Households in 6 years.

ANALYSIS

This proposed PUD, as introduced, calls for the development of a 132 unit multi-family apartment building and accessory off-street parking. The site is currently split -zoned R-6 and R-1. The proposed development would remain on the R-6 portion of the site. Under TransForm Baltimore, the new zoning code, slated to take effect on June 5, 2017, the site would be rezoned to R-6 and R-1-A. While the required square footage requirement of 1,500 square feet per dwelling unit would remain the same for R-6 under both the existing and new zoning code, the change to a flat height limit instead of the Floor Area Ratio (FAR) would preclude this development, as proposed, being built. The current proposal is to build a building that is roughly 80' tall and the new zoning code would cap a multi-family development at 35' for interior lots and 45' for corner lots.

Because of this change in regulation, the developer has decided to request the establishment of a residential planned unit development through City Council Bill #17-0049 as a way to "vest" current property rights as the City transitions to a new zoning code. This PUD, if enacted, would allow for the redevelopment of this site with the proposed multi-family building.

Planning Staff is in support of this approach, which though allowing a building taller than would be allowed under TransForm Baltimore, protects the R-1 portion of the site from development because the proposed development is to be built only on the R-6 portion of the site, which accounts for approximately half of the lot area. Because the R-1 portion has more tenuous environmental features, it is more advantageous to encourage that development only be on the R-6 portion of the site.

Development Plan:

The proposed development plan shows the location for the proposed multi-family building, which would include 267 parking spaces and 13 bike racks and an outdoor tot lot and green space. In addition, the plan also shows improvements to existing ingress/egress from both Falls Road and Northern Parkway. The ingress/egress of the proposed development lies outside of the proposed PUD boundaries. The planned entrance and exits from Falls Road and Northern Parkway exists for the existing adjacent apartment building. The developer will have cross-access easements which will allow for the use of these.

The proposed landscape plan shows a robust planting plan along the access drive and the building itself, as well as three large Forest Conservation Easements, which encompass a good portion of the R-1 zoned portion of the site.

The PUD master plan has completed both Design Review and Site Plan Review, but the final design of the building will continue design review and must return to Planning Commission for approval. This Final Design Approval will incorporate final site details, including ingress/egress configurations along Falls Road and Northern Parkway.

PUD Standards:

This proposal must satisfy the requirements of the governing standards for PUDs per §9-112 of the Zoning Code. In Staff's review, it finds that the proposed PUD does satisfy the standards for the Required Findings and Required Considerations as outlined in Title 14 "Conditional Uses", as well as the standards in §9-112(a)(2), §9-112(b) and §9-112(c) of the zoning code. In summary, Staff offers the following considerations:

- The use and bulk provisions under this proposed PUD are appropriate and would not adversely affect the surrounding area.
- The proposed development meets several of the city's Comprehensive Master Plan goals, including returning vacant properties to productive use; and increasing housing choice.
- The proposed development reflects the character of the adjacent building and respects the surrounding neighborhood by maintaining green space through permanent easements. Therefore, this proposed PUD should not be detrimental to the character and nature of existing and contemplated development in the immediate area.
- The location of the PUD has been thoughtfully considered to accommodate the existing topography of the land. There are tremendous slopes across the entirety of the PUD. The established height takes the topography into consideration.
- The proposal will not create any situation that should negatively impact future development potential or the use, maintenance or value of neighboring areas already developed.
- The new construction will not impact the availability of light, air, open space, and street access. The development is proposing to make use of existing entrances and exits, but will modify them to better function.
- The proposed development will not reduce the protection of residents, visitors, or neighboring residents from fire, health hazards, or other dangers.

Amendments

Based on conversations with the proposed developer and further refinement of the introduced development plan, staff recommends the following amendments:

- On page 2, Section 3 in line 17, strike "132" and replace with "148".
- Replace all introductory Exhibits (dated March 27, 2017) with new Exhibits (Sheets 1 - 4) dated April 27, 2017. These new sheets include: Existing Conditions Plan, Proposed Site Plan, Exterior Elevations, and Proposed Landscape Plan.

The proposed increase in unit count will not impact the requested maximum elevation of the building or change the footprint. It is based on the allowable density of the R-6 portion of the site and would only impact interior layout of the building.

The change in the sheets reflect further development and refinement of the landscape plan, ingress/egress along Falls road, the update on the unit count, and minor site grading changes.

Notifications:

In advance of a hearing on this matter, staff notified the following: North Roland Park Association, Poplar Hill Association, Inc., Sabina-Mattfeldt Community Association and City Councilman Isaac "Yitzy" Schleifer.

A handwritten signature in blue ink that reads "Thomas J. Stosur". The signature is written in a cursive style with a large, sweeping initial "T".

**Thomas J. Stosur
Director**