



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 23, 2015

REQUEST: Minor Amendment and Final Design Approval / Hollander/95 PUD #152 – CNG Fueling Station

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: US Venture, Inc.

OWNER: FRP Hollander 95, LLC

SITE/GENERAL AREA

Site Conditions: These properties are adjacent to the eastern boundary of the City, and were part of the former Hollander Ridge federal public-housing complex. Hollander Ridge was demolished in 2000 to allow for by-right redevelopment as an industrial/business park known as Hollander-95. A warehouse building and the new H&S bakery facility have been built.

General Area: This development site is in the eastern-most portion of the Pulaski Industrial Area, and is immediately southeast of the intersection of I-95 and I-895. Moore's Run Park is to the north, across I-95. Up the steep slope to the east is the Rosedale Community in Baltimore County.

HISTORY

- On November 3, 2005, the Planning Commission approved the Final Subdivision Plan, dated November 2, 2005, and the Final Development Plan dated October 14, 2005, to consolidate and re-subdivide the property known as Hollander 95 Business Park into ten lots for the development of a mixed-use business park.
- On August 19, 2006, the Planning Commission approved the first Amended Final Subdivision Plan, dated August 10, 2006, to revise the property right-of-way line for 62nd Street. The revision is needed for the re-construction of 62nd Street at the intersection of Pulaski Highway.
- On April 17, 2008, the Planning Commission approved the Revised Final Subdivision Plan, dated March 27, 2008 to adjust the lot line between Lot #33 and Lot #34. The adjustment enlarged Lot #33 and reduced Lot #34 by 5,675 square feet each.

- On September 22, 2011, the Planning Commission approved CCB #11-0763, which proposed the designation of a Planned Unit Development (PUD) for the Hollander 95 Business Park, it was later established by Ordinance #11-549, dated November 22, 2011.
- On April 4, 2013, the Planning Commission approved a minor amendment and final design approval for the H&S Distribution Center and repair shop, along with a subdivision for 1941 and 2001 62nd Street.
- On April 17, 2014, The Planning Commission approved a minor amendment to adjust the footprint of a warehouse on the development plan in order to better accommodate truck maneuvering.

ANALYSIS

Background: The Hollander-95 project had begun following the clearance of the site when the former Hollander Ridge housing project was demolished. The intent at the time was to create an industrial/office park that would be developed “by-right” as opposed to any conditional use or other special review process. A majority of the site to the north of this parcel is zoned M-1-2, with the southern portion of the PUD site (this Lot 34) zoned B-2-2. The thought was to provide for industrial and warehouse uses on the majority of the site, with the possibility of a commercial use on the southern B-2-2 lot. Following the purchase by FRP Hollander 95, LLC, the company established a Planned Unit Development (PUD) on the site in order to allow for some flexibility in attracting tenants. They felt that their predecessor’s reliance on only the underlying zoning was the cause for why the industrial park had not developed as anticipated. The PUD was developed with a mix of uses that come as close as possible to the industrial mixed use zone that is proposed in TransForm Baltimore, the draft comprehensive update to the Zoning Code, as that was seen as a good solution that help attract potential tenants to this industrial park.

Minor Amendment and Final Design Approval: This development proposal is for a compressed natural gas (CNG) commercial fueling facility on lot 34, known as 1601 62nd Street. The current proposal for the CNG fueling facility does not match the expected warehouse as shown on the development plan, and so it requires approval by the Planning Commission as a minor amendment, per §9-118 of the Baltimore City Zoning Code (BCZC). Staff also finds that the requirements of §9-107 of the zoning code have been met for the submittal package, and that the proposed buildings are compatible with the business-industrial design concept of the PUD.

The proposed fueling facility is similar in nature to a traditional gasoline service station, which is an allowed use in the B-2-2 zone. The station will service vehicles that are powered by CNG as an alternative fuel source. While primarily intended for commercial fleets, it will also be open to the general public. The station will have two fueling locations (pumps) under a metal canopy with 16’ of clear height underneath. There will be a fenced compound that will secure the storage vessels, compressors, and control panels. The compound will be enclosed by a black vinyl chainlink fence with black slats. Landscaping will include a variety of trees and shrubs that will meet the pro rata requirements of the Forest Conservation program for this portion of the PUD.

Notifications: Staff sent notification of this meeting to the Frankford Improvement Association, the Gardenville/Belair Road Business Association, and the Harbel Community Organization.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a prominent loop at the end.

Thomas J. Stosur
Director