



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 29, 2010

REQUEST: Minor Amendment and Final Subdivision and Development Plan/Frank's Nursery PUD – 5201 Belair Road

RECOMMENDATIONS:

- Minor Amendment: Approval.
- Final Subdivision and Development Plan: Approval, subject to comments from the Department of General Services.

STAFF: Anthony Cataldo

PETITIONER: Howard & Robert Properties, LLC

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: The property is known as 5201 Belair Road (Lot 4 of Block 5985) is improved with two structures and associated parking. The main structure is the former Frank's Nursery and Crafts buildings, currently occupied by Goodwill and the other structure on site is an M&T Bank. The properties are zoned B-2-2 with a small portion of the parking lot in an M-1-1 district and total 113,294 square feet in size.

General Area: The properties are located in Northeast Baltimore in the Frankford Community on the Belair Road Commercial Corridor where there is a mix of residential and commercial uses.

HISTORY

- On May 20, 1986, Ordinance No. 667 established the 5201-5219 Belair Road PUD.

CONFORMITY TO PLANS

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods.

ANALYSIS

The applicant is proposing to subdivide the property known as 5201 Belair Road into two lots for dispositional purposes. Proposed lot 4 will be 97,491 square feet and proposed lot 4A will be 15,803 square feet.

The following is staff's review of this project:

- Site Plan: There will be no construction or change in the existing facilities, therefore the only change to the site plan is to show the new property line. The owners of proposed lots 4 and 4A grant each other reciprocal perpetual easements for access, ingress and egress, parking, and utilities. There is also a perpetual easement for signage on the freestanding sign facing Belair Road. The owner of proposed lot 4A also grants the owner of lot 4 a temporary construction easement for the maintenance, repair and replacement of the retaining wall located along the northern boundary of lot 4A.
- Subdivision and Development Plan Requirements: This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The lots have frontage on a public street and will have separate utilities.
- Zoning Code Requirements: The subject site is located within a B-2-2 and M-1-1 zoning districts. Being a Planned Unit Development (PUD), the project will not require any zoning actions.
- Landscape Plan: There will be no change to the landscaping currently existing on the site.
- Minor Amendment: Because this site is a PUD, a Minor Amendment is needed to update the development plan reflecting the new property line and building setbacks being proposed from that line.
- Critical Area: This site is not within the Chesapeake Bay Critical Area.

The Belair-Edison Healthy Community Coalition, Franford Improvement Association, Gardenville/Belair Road Business Association, Waltherson Improvement Association, Inc., Neighborhoods of Greater Lauraville, Inc., and the Arcadia Improvement Association, Inc. were notified of this action.

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