



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 5, 2010

REQUEST: Final Subdivision and Development Plan/3501 East Biddle Street – BTR Biddle

RECOMMENDATION: Approval, subject to comments from the Department of General Services.

STAFF: Ervin McDaniel

PETITIONER: BTR Biddle, LLC

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: The subject property is known as 3501 East Biddle Street (Lot #5/8 of Block 6150A). The property is 36.4+ acres in size and is zoned M-3 (heavy industrial). Additionally, the property is improved with numerous industrial/warehouse type buildings.

General Area: This property is located in the Orangeville community in Northeast Baltimore. The property is surrounded mostly by industrial uses with some residential uses to the east of the property.

HISTORY

There have been no previous Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The EARN section of the City of Baltimore Comprehensive Master Plan strongly recommends the redevelopment of underutilized industrial parcels in a manner that can attract modern industrial uses to the City's industrial areas.

ANALYSIS

The applicant is proposing to subdivide the property known as 3501 East Biddle Street into two lots, Lot 1 (16.9 acre) and Lot 2 (19.5 acre) for dispositional purposes. The existing structures on the property will remain.

The following is staff's review of this project:

- Site Plan: The site plan was reviewed and approved by the Site Plan Review Committee. The site plan shows the existing structures on the property that will remain. Also, there are several utility easements on the property. Lot# 1 has two utility easements located in the northeast corner of the lot. There is a 15' wide utility easement that parallels the northern

property line along Lot# 2. There are also several utility easements located on adjacent properties.

Entrance into the site for Lot# 1 will be from East Biddle Street while Lot# 2 entrance will be from Edison Highway.

- Subdivision and Development Plan Requirements: This proposed subdivision plan conforms to the City's rules and regulations regarding 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 an M-3 zoning district and will not require any zoning action from the Board of Municipal and Zoning Appeals.
- Forest Conservation: No new development is proposed at this time. A Forest Conservation Plan is not required at this time.

The Ellwood Park Improvement Association, Inc., Orangeville Improvement Association, Madison East End Neighborhood Improvement and Madison East End Improvement Association, Inc. were notified about the Final Subdivision and Development Plans for 3501 East Biddle Street – BTR Biddle.

Thomas J. Stosur
Director