



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

June 24, 2010

**REQUEST:** Minor Amendment and Final Design Approval/Southside Market Place Planned Unit Development – 843 East Fort Avenue

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Regency Centers, c/o John Fitzpatrick, on behalf of Southside Marketplace Limited Partnership

**OWNER:** Southside Marketplace Limited Partnership

#### **SITE/GENERAL AREA**

**Site Conditions:** This site is known as the Southside Marketplace, and is an established Planned Unit Development (PUD). The shopping center contains an enclosed parking area, surrounded by a variety of inline retailers. Shopper's Food Warehouse is the anchor tenant.

**General Area:** The shopping center is located in the Riverside community, adjacent to the Locust Point Industrial Area. The residential community to the immediate west is mainly comprised of town houses. The Leone Riverside Park is approximately four blocks to the west. The Riverside Rail Yard is located immediately to the south. The Foundry on Fort Avenue is located immediately to the east.

#### **HISTORY**

- Ordinance #90-465 established the Southside Shopping Center Planned Unit Development, dated February 27, 1990.
- A Minor Amendment and Final Design Approval were approved by the Planning Commission for a revised loading dock area for the Shopper's Food Warehouse on January 14, 2010.

#### **CONFORMITY TO PLANS**

This project is compatible with the Comprehensive Plan's LIVE Goal 2: Elevate the Design and Quality of the City's Built Environment.

#### **ANALYSIS**

**Minor Amendment and Final Design Approval:** Title 9 of the Baltimore City Zoning Code pertains to Planned Unit Developments. Additionally, Subtitle 1, §9-118. (c), requires that the Planning Commission approve minor modifications to PUD development plans. Also, the

ordinance that established the Southside Market Place PUD requires Final Design Approval for new and/or revised design features.

Project: The Southside Marketplace shopping center would like to update the center with more modern façades, reconfiguring a portion of the parking lot by the Building D (Blockbuster), and modifying the planting plan. The center would also like to expand their existing dumpster enclosure to add another dumpster so the capacity better matches their site demands. Two potential outdoor seating areas have been identified. One by the Building D at East Fort Avenue, and another at the southwest end of Building C, at the connection to Heath and Boyle Streets.

Parking Lot Modification and Pedestrian Connection: The parking lot serving Building D is proposed to be amended to reconfigure the spaces to allow for an outdoor seating area. This rearrangement will gain one additional parking space, while two parking spaces will be converted to handicapped accessible spaces. The existing knee wall along East Fort Avenue will be removed, which will provide a pedestrian connection by sidewalk into the shopping center at the main entrance that does not exist today.

Landscaping: One of the concerns of the tenants of the shopping center is that there is restricted visibility into the enclosed parking area and to the storefronts. By relocating plantings at the front of the center, potential customers will have better visibility into the center. Trees will be replaced further into the site on a one-for-one basis.

Signage: At the entrance to the center, a new monumental sign will be installed along with new ground plantings. The sign will be a total of 28'6" in height, and will have six tenant identification areas, an ornamental element, and an identification element at the top for the Southside Marketplace name. The sign will have colored glass to coordinate with the new façade of the center, and will be backlit. Throughout the center, tenant signs on the building elevations have been identified by area, and may change over time with reasonable variation to meet individual tenant needs. As individual sign permits are reviewed, the exact design for each will be reviewed by Planning staff for consistency.

Elevations: The new façades will be built of EIFS with a band of metal trim at the roofline. The general appearance will be flat and broader than the existing façades' pointed elements for key tenant locations. Anchor tenant locations will have painted steel elements to accent their locations, and will have more unique designs. The color palette will be taupe and darker green versus the current blue and red trim on white. These elevations have been reviewed by staff architects.

Community Input: The Key Highway Task Force and the Locust Point Civic Association, Inc have been notified of this action.

**Thomas J. Stosur**  
**Director**