



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### SUMMARY

**February 4, 2010**



*Thomas J. Stosur*  
Director

#### **3. FINAL SUBDIVISION AND DEVELOPMENT PLAN/103-111 HAYES STREET**

The applicant is proposing to consolidate and re-subdivide the properties known as 103, 105, 107, 109, and 111 Hayes Street into two (2) lots for the construction of two single family detached homes (Lot 1 and Lot 2). The existing lots are addressed to Hayes Street. The new lots will be addressed to Lemmon Street. Lot 1 will be 1,146 square feet and Lot will be 1,233 square feet. The homes will be three stories with basements and will have rear loading garages. A use in common easement will be created at the rear of Lemmon Street to provide access to the rear garages from Hayes Street. The homes will be three-story with brick front, vinyl rear and fiber stucco on the side. Each unit will have an entry door and windows on the front and rear. 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.

The Hollins Round House, Inc. was notified of this action.

**Recommendation:** Approval, subject to comments from the Department of General Services

#### **4. CITY COUNCIL BILL #08-0224/PLANNED UNIT DEVELOPMENT – DESIGNATION – HOLLINSWOOD PLAZA**

Hollinswood Shopping Center is a commercial center with a large plaza (94,693 sf) occupied by a variety of retail uses that faces an expansive parking area that contains three buildings (one vacant, one restaurant, and one auto parts store) and an ATM vestibule. The proposed Planned Unit Development will allow for drive-in pharmacy and drive-in restaurant. Buildings 'F' will be a drive-in pharmacy and buildings 'G', and 'H' will be drive-in restaurants. Building 'G' will have canopy parking for 20 cars. All buildings will have bicycle parking for a total of 6 spaces. The parking requirement for the proposed PUD is 392 spaces and 485 spaces are proposed.

Staff notified Lakeland Coalition, Lakeland Community Association, Morrell Park & Saint Paul's Improvement Association, Mt. Winans/Westport/Lakeland Master Plan Task Force, southern District Police-Community Relations Council and the City Council Representative of this action.

**Recommendation:** Amend and Approve. The amendments are as follows:

Recitals:

- Replace "...consisting of 13.88..." with "...consisting of 13.13..."
- Replace "...designation for 3.25 acres, more or less, within Hollinswood Plaza in the area of the property located near..." with "...designation of Hollinswood Plaza, 13.13 acres, more or less, located near..."

Section 1:

- Replace "...to designate approximately 3.25 acres of the property, in the area of the property located near Hollins Ferry Road and Patapsco Avenue, as outlined on the accompanying Development Plan Entitled "Hollinswood Plaza", dated October 14, 2008,..." with "...to designate Hollinswood Plaza, approximately 13.12 acres, in the area of the property located near Hollins Ferry Road and Patapsco Avenue, as outlined on the accompanying Development Plan Entitled "Hollinswood Shopping Center", dated January 29, 2010,..."

Section 2:

- Replace Section 2 to read: AND BE IT FURTHER ORDAINED, That the Development Plan submitted by Hollinswood Park Associates, consisting of Sheet 1, "Cover Sheet", dated January 29, 2010, Sheet 2, "Existing Conditions Plan, dated January 29, 2010, Sheet 3, "Site Plan", dated January 29, 2010, Sheet 4, "Landscape Plan", dated January 29, 2010, and Sheet 5, "Elevations", dated January 29, 2010, is approved.

Section 3(b):

- Replace Section 3(b) to read: In addition, the following uses will be allowed:
  - 1) Pharmacy: drive-in – no alcohol or tobacco
  - 2) Restaurants: drive-in – including pick-up drives with window service

Section 4:

- Replace "...as set forth on Sheet 2 of the Development Plan." With "...as set forth on Sheet 3 of the Development Plan."

**5. CITY COUNCIL BILL #09-0425/SALE OF PROPERTY – NS EASTERN AVENUE 402'9" WEST OF KANE STREET – BLOCK 6345D, LOT 9**

The property will be sold to Maryland Transportation Authority (MdTA). MdTA intend to utilize this site as a rail yard. The site is located east of Kane Street and west of I-95, just north of Eastern Avenue. This parcel is being considered for an additional rail yard location for Canton Railroad. The City will need to retain the easements for an 18" sanitary sewer, a 48" and 60" storm drain and a pedestrian bridge that crosses this parcel.

Staff's analysis indicates that the area known as Lot 9 of Block 6345D is no longer needed for City public use and can be sold.

Eastern Community Action Center, Southeast Community Development Corporation, Bayview Improvement Association, Eastwood Community Civic Association and the City Council Representative have been notified of this action.

**Recommendation:** Amend and Approve. Amendment is as follows:

- For all occurrences, replace “...west of Kane Street...” with “...EAST of Kane Street...”

## **CONSENT AGENDA**

### **6. REVISED FINAL SUBDIVISION PLAN/1809 ASHLAND AVENUE AND 1800 EAST MADISON STREET**

On July 9, 2009, the Planning Commission approved the Final Subdivision and Development Plan for 1809 Ashland Avenue and 1800 East Madison Street. This action involved consolidating and re-subdividing the properties into two lots for dispositional purposes. The applicant has since revised the plans in order to make several minor adjustments to various property boundary lines. These changes are very minor and are consistent the Planning Commission’s initial approval of this action.

**Recommendation:** Approval