



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

SUMMARY

March 04, 2010



Thomas J. Stosur
Director

3. FY 2011-2016 CAPITAL IMPROVEMENT PROGRAM

The FY 2011-16 CIP was presented to the Planning Commission on February 25, 2010. The Department of Planning is requesting that the Commission approve the six-year plan that includes **238** Projects with an estimated cost of \$ **2.90** billion. The first budget year, FY 2011, becomes the basis for the capital component of the Ordinance of Estimates, adopted by the City Council. Staff is recommending **119** Projects with an estimated cost of \$ **669.35** million for FY 2011.

Recommendation: Approval

4. FINAL DESIGN APPROVAL/MONTGOMERY PARK PUD – ROYAL FARMS, GAS STATION AND CONVENIENCE STORE – 1801 WASHINGTON BOULEVARD

The applicant, White Tower Associates, is proposing to develop a Royal Farms gas station and convenience store on the property known as 1801 Washington Boulevard. This property is within the boundary of the Montgomery Park PUD. This project entails constructing a canopy with six gasoline pump, a 5,125 square foot retail store building, and a 24 parking space parking lot. The proposed gas station and convenience store are permitted uses in this PUD. However, because this development project is in a PUD, Final Design Approval is needed by the Planning Commission.

Thus, the applicant has submitted to the Planning Commission for its consideration the site plan, building elevations, drawings and landscape plans for the Royal Farm gas station and convenience store project. These plans constitute the Final Design submittal for this project.

This project was reviewed and approved by the Site Plan Review Committee (SPRC) on February 2, 2010. The landscaping plan sheet included an approved and signed forest conservation plan as part of the SPRC's review. The Department of Planning staff architect has reviewed and approved the building elevation drawings for this project. The elevations will be primarily brick with expansive glazing on the north elevation, a standing seam metal roof and signage as typical for Royal Farms. It is important to note that a portion of the site landscaping is to be provided in the Washington Boulevard right-of-way by contract agreement with the City's Department of Transportation and Department of Public Works. Should this agreement not be implemented, the applicant will have to come back with a revised plan for approval by the Planning Commission.

The following community organizations have been notified of this action: the Carroll/Camden Industrial Business Association, the Citizens of Pigtown, the Morrell Park & Saint Paul's Improvement Association, and Washington Boulevard Main Street.

Recommendation: Approval

5. FINAL DESIGN APPROVAL/SINAI HOSPITAL PUD – CHILDREN’S HOSPITAL AND GENERAL HOSPITAL EXECUTIVE OFFICE SUITE

The applicant, Sinai Hospital of Baltimore, is proposing to construct a new Children’s Hospital wing and additional administrative offices as part of the General Hospital building. Both improvement projects are identified in the approved Sinai Hospital-Levindale PUD. However, because these projects are within the PUD, Final Design Approval is needed by the Planning Commission.

Thus, the applicant has submitted to the Planning Commission for its consideration the site plan, building elevations drawings and landscape plans for the Children’s Hospital and General Hospital improvements. These plans constitute the Final Design submittal for these projects.

Children’s Hospital: The Children’s Hospital wing will project north from the General Hospital building, and is adjacent to the Mt. Pleasant Building. It will project over the drop-off area and a portion of the parking lot at grade level. One story of the Children’s Hospital wing will be built in this phase, with the potential for three additional floors in the future. Materials will be cast concrete with metal panels and panel glazing, to match newer wings of the hospital, as called for in the last PUD redesignation documents.

Executive Administration Office Suite: The additional office suites for the General Hospital building will be located on the north side, and will partially infill the recessed elevation of the building. This area will be underneath where the existing General Hospital building will join to the future six-story North Wing expansion in phase 2B of the PUD plan. Six office spaces will be added, materials will match the existing General Hospital façade.

This project was reviewed and approved by the Site Plan Review Committee (SPRC) on November 18, 2009. This review also included review of the proposed landscaping plan. The designs for the projects were also reviewed and received preliminary approval by the UDARP panel on January 21, 2010.

The following community organizations have been notified of this action: the Reisterstown Park Heights Southern Team, the Levindale-Sunset Community Association, the Parklane Neighborhood Improvement Association, the Cylburn Community Action Association, and the Mt. Washington Improvement Association.

Recommendation: Approval

6. CITY COUNCIL BILL #10-0434/STORMWATER MANAGEMENT

(Postponed to March 18, 2010)

**7. FINAL SUBDIVISION AND DEVELOPMENT PLAN/PORION OF HARBOR
POINT PUD – 1000 WILLS STREET**

(Postponed to a later date)