



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

SUMMARY

April 29, 2010 – #1795



Thomas J. Stosur
Director

3. FINAL SUBDIVISION AND DEVELOPMENT/4601-31 PARKTON STREET – LOT 17A OF BLOCK 2530-C – PARKTON VILLAGE

This site was approved by the Planning Commission for Multiple Structures on a Lot on October 5, 2006. The current proposal is to develop the 2.27 acre parcel into a 25 unit townhouse community. The new townhouses will be constructed along Amelia Circle, a proposed new entry road. There will be three groups of six units and one group of seven townhomes along Amelia Circle. There will be an underground storm water management facility adjacent to Parkton Street. There will be a total of 59 parking spaces for this project, which will be located in front of each unit.

The Yale Heights Community Improvement Corporation, Beechfield Community Improvement Association and Irvington Community Association have been notified about this action.

Recommendation: Approval, subject to:

- Comments from the Department of General Services; and
- Compliance with the City's Forest Conservation Requirements.

4. MINOR AMENDMENT AND FINAL SUBDIVISION AND DEVELOPMENT PLAN/FRANK'S NURSERY PUD – 5201 BELAIR ROAD

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 in size, and proposed lot 4A will be 15,803 square feet in size.

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.

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.

Recommendations:

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

5. CITY COUNCIL BILL #10-0457/REZONING – 107 RIVERSIDE ROAD

The purpose of this bill is to rezone the property known as Block 7027D, Lots 9-12 (107 Riverside Road) from the R-6 Zoning District back to the M-2-1 Zoning District. The applicant is the owner of the property and had originally undertaken the zoning change in 2007 to construct workforce town homes on the site. This action was anticipated to be part of a larger residential development effort in the area. However, additional properties were not rezoned as proposed resulting in the existing R-6 zoned island. Additionally, the anticipated residential development never occurred. The proposed properties should, therefore, return to the M-2-1 zoning district which is the predominate zoning district immediately surrounding the site. This action will eliminate the small ‘island’ of Residential zoned use in an otherwise Industrial zone and allow flexibility to dispose of the land as Industrial use, which may have a growing market based on the location of the property and recent expansion plans of adjacent industrial users.

The only amendment that staff recommends to the proposed bill is to correct the outline of the rezoned boundary. The map submitted with the rezoning only includes the property known as 107 Riverside Road. Staff is recommending that Lots 10, 11, and 12 of Block 7027D be also rezoned to the M-2-1 zoning classification as intended. Also, the rezoning plat should corrected to include the property known as 107 Riverside Road and the Lots 10,11, and 12 of Block 7027D.

In advance of today’s hearing, staff notified the Brooklyn and Curtis Bay Coalition, Concerned Citizens for a Better Brooklyn, Baltimore Development Corporation, and the Anne Arundel County, Dept. of Planning and Zoning were notification of this action.

Recommendation: Amend and approve. The amendment is to include lots 10, 11, and 12 of Block 7027D in the M-2-1 zoning district.

6. CITY COUNCIL BILL #10-0453/SALE OF PROPERTY – 3400, 3404, 3408, AND 3410 HAWKINS POINT ROAD – BLOCK 7005, LOTS 10, 11, 12, 13

City Council Bill #10-0453 authorizes the sale of parcels 3400, 3404, 3408, and 3410 Hawkins Point Road. The properties are known as 3400, 3404, 3408, and 3410 Hawkins Point Road (Block 7005, Lots 10, 11, 12, & 13) are unimproved and covered with vegetation. These four City owned parcels total approximately 1.88 acres in size and are zoned M-3. It is staff findings that the subject properties are not needed for public purposes. These properties are surplus and can be sold. The City has received expression of interest to purchase these lots from two different parties. The Department of Real Estate will take each request before the impacted community association to obtain their input before making a judgment to sell to either entity.

Staff has notified Brooklyn and Curtis Bay Coalition, City Council Representative, and Department of Real Estate of this action.

Recommendation: Approval

7. CLIFTON PARK MASTER PLAN ADOPTION

The Department of Recreation and Parks is petitioning for the approval and adoption of the Clifton Park Master Plan. Clifton Park comprises 250 acres in northeast Baltimore, including a golf course, playing fields, and several historic structures. There are also 3 schools built into the fabric of the park.

The Master Plan studies how the physical plan of Clifton Park can reflect and facilitate its mission and fulfill related community needs. It studies the Park's immediate and long-term physical, programming, and historic preservation needs. The final product is a road map that guides immediate renovations and additions to grounds, buildings, and infrastructure, as well as anticipated long-term park needs.

Recommendations are based on viewing the park as 4 emergent zones:

- Mother's Garden: restoration and possible collaboration with supportive non-profits
- Golf Course Area: ornamental fencing, additional tree-plantings, periodic evaluations of operations
- Cultural Grounds: a new plaza and walking paths to connect the restored Clifton Mansion, Valve House, and Band Shell
- Active Recreation Area: reconfiguring and upgrading facilities

The plan supports the preservation of Clifton Mansion, Valve House, and the Band Stand and the immediate surroundings in the cultural grounds, better accommodation of current park uses by reconfiguring and upgrading facilities (including studying a realignment of St. Lo Drive), and continued work with stakeholders to encourage use and enjoyment of the park.

Staff has notified Friends of Clifton Park, Darley Park Neighborhood Improvement Association, New South Clifton Park Community Association, Coldstream Homestead Montebello Community Development Corporation, Belair Edison Community Association, Mayfield Improvement Association, Civic Works, and City Council Representative of this action.

Recommendation: Approval and adoption.

CONSENT AGENDA

8. REVISED FINAL SUBDIVISION AND DEVELOPMENT PLAN/103, 105, 107, 109, AND 111 HAYES STREET

On January 14, 2010, the Planning Commission approved the Final Subdivision and Development Plan for 103-111 Hayes Street to consolidate and re-subdivide the property into two lots for the construction of two new single family homes. The applicant has since revised the date of signature. The change is minor, does not impact the overall development plan for the site, and is consistent with the Planning Commission's initial approval of this action.

Recommendation: Approval