



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### SUMMARY

**September 23, 2010**



*Thomas J. Stosur*  
Director

### **3. CITY COUNCIL BILL #10-0522/REQUIRED PARKING FOR BICYCLES**

This bill seeks to create a requirement for bicycle parking spaces in the Zoning Code, and specifies how they are to be provided. Definitions are added to separate vehicle parking spaces and bicycle parking spaces. The size of bicycle parking spaces is determined, as well as other requirements for design and access to the bicycle parking spaces. Bicycle parking spaces will be required at a rate of one per ten vehicle parking spaces. An offset is provided that will reduce the number of vehicle parking spaces on a one-for-one basis for each bicycle parking space that is required.

Staff recommends three main amendments: First, that an amendment is made to §3-209(c) to allow bicycle parking spaces to be allowed in all required yard setbacks. Second, add a requirement to §10-301 to require that the Department of Planning must determine the adequacy of the design, safety, and security of required bicycle parking. Third, that a tiered requirement is used that will reduce ratio of bicycle parking spaces for large developments that require more than 500 vehicle parking spaces. This amendment also include a revised offset for vehicle parking spaces such that the number of vehicle parking spaces required is reduced by one for every eight, or fraction thereof, bicycle parking spaces that are provided.

**Recommendation:** Amend and Approve

### **4. FINAL SUBDIVISION AND DEVELOPMENT PLAN/101 WEST CROMWELL STREET – CENTER FOR AQUATIC LIFE & CONSERVATION**

The subject property is known as 101 West Cromwell Street (Lot 006 of Block 1060) and it is 8.521± acres in size and is zoned M-3. The entire property is within the Critical Area of the Chesapeake Bay and a portion of the site is with the Critical Area buffer. The applicant is proposing to subdivide the property known as 101 West Cromwell Street into two lots (Lots #1 and #2). The applicant will retain Lot #1 and Lot #2 will be conveyed to Baltimore City and will be used as right-of-way property for the Hanover Street Bridge.

The Center for Aquatic Life & Conservation, Inc (CALC) originally purchased 101 West Dickman Street and the 101 West Cromwell Street properties from the City. CALC's future proposal is to a construct a facility that will provide classroom space, room for public demonstrations, and a newer facility for its animal rescue efforts. The building site for this project is north of and adjacent to the wild life refuge park (the newly created Lot #1).

The South Baltimore Neighborhood Association and the City Council Representative were notified about the Final Subdivision and Development Plans for 101 West Cromwell Street – Center for Aquatic Life & Conservation, Inc.

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

**5. FINAL SUBDIVISION & DEVELOPMENT PLAN/CANTON CROSSING PUD – PARCEL G**

The property known as 3501-4001 Boston Street (Lots 1/9 and 10 of Block 6505) is being consolidated and resubdivided into two lots for disposition purposes only. Proposed Lot 1R will be approximately 19.6 acres in size, while proposed Lot 2R will be approximately 11.7 acres in size. This area corresponds to Parcel G of the Canton Crossing PUD. No development is proposed at this time, though the PUD permits surface parking as the only authorized use.

The site is currently owned by the Exxon Corporation and until recently was entirely encumbered by deed restrictions stemming from underground contamination and liability issues. Remediation efforts have been underway for some time now and are regulated by the Maryland Department of the Environment (MDE). The western portion of the site recently received a “No Further Action” decision from the MDE. This is the area which coincides with the 19.6 acre area proposed as Lot 1R. The intended purchaser is Atapco Properties. Exxon will retain ownership of the easternmost 11.7 acres and will continue its remediation efforts on proposed Lot 2R.

The Canton Community Association, Canton-Highlandtown Community Association, and Brewer’s Hill Community Association have been notified of the rezoning request for 801 W. 33<sup>rd</sup> Street.

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

**6. FINAL SUBDIVISION AND DEVELOPMENT PLAN/3901 BUENA VISTA**

*(Rescheduled to October 7, 2010)*

**7. FINAL SUBDIVISION AND DEVELOPMENT PLAN/3600-10 DILLON STREET**

The applicant is proposing to consolidate and re-subdivide the property known as 3600-3610 Dillon Street into five (5) lots in order to create four (4) fee-simple lots for the existing townhomes and one (1) lot for the future development of a 62-unit apartment building. The existing four homes were previously constructed as condominium units. Each of the town homes has a two car garage. An existing steel frame structure on the site will be razed in order to construct the apartment building.

The Brewer’s Hill Community Association was notified of this action.

**RECOMMENDATION:** Approval, subject to the following:

- Comments from the Department of General Services
- With the understanding that new Lot #1 will return to the Planning Commission in the future for Final Development approval.

**8. FINAL SUBDIVISION AND DEVELOPMENT PLAN/5241 FREDERICK AVENUE – WYNDHOLME VILLAGE PUD – TOWNHOUSE DEVELOPMENT**

**MINOR AMENDMENT – WYNDHOLME VILLAGE PUD**

*(Rescheduled to October 7, 2010)*