Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT

Thomas J. Stosur
Director

November 19, 2015

REQUEST: Minor Amendment and Final Design Approval – Remington Row Planned Unit Development - 301 West 29th Street

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

PETITIONER(S): Miller's Square Retail, LLC

OWNER: Miller's Square Retail, LLC

SITE/GENERAL AREA

General Area:

The subject property comprises Area B of the development plan of the Remington Row Planned Unit Development (PUD). The PUD is located in the Remington neighborhood of North Baltimore. The area has a mix of business and residential zoning and contains a variety of residential, retail, and commercial uses. The blocks immediately adjacent to the site contain a mix of uses and development types, including two and three-story rowhouses, auto servicing garages, small eateries, a seven-story multi-family building, and some offices.

Site Conditions:

The subject property is improved mostly with a two-story masonry building, which was formerly an auto body shop, totaling approximately 39,750 square feet in size. A surface parking lot, also on site, abuts the building to the south. Both the existing structure and parking lot will remain. No areas of the site lie within a Master Plan area, Urban Renewal area, designated historic district, Chesapeake Bay Critical Area, or regulated floodplain.

HISTORY

- Ordinance # 14-314, approved December 10, 2014, established the Remington Row Planned Unit Development

CONFORMITY TO PLANS

This project is consistent with the Baltimore City Comprehensive Master Plan: LIVE Section, Goal 2, Objective 3: Promote TOD and Mixed-Use Development to Reinforce Neighborhood Centers and Main Streets.

ANALYSIS

Project:

The development proposal for 301 W. 29th Street is for the adaptive reuse of the existing building, with ±13,000 SF of restaurant use on the first-floor, ± 21,000 SF of second-floor office space, and 43 parking spaces on site. Approximately 78 bicycle parking spaces will be provided.

Minor Amendment: Off-Street Parking

The development plan, as originally conceived for this site, envisioned a combination of uses that required a total of 28 off-street parking spaces. Eighty-six spaces were being provided at the time. Since then, the density of those uses changed, which increased the off-street parking requirement to 61 spaces. However now, only 43 spaces are being provided on site. The remaining 18 required parking spaces will be provided in Area A (2700 block of Remington Avenue) of the PUD. This distribution of parking throughout the PUD is permitted per Section 10-303 of the Zoning Code, which states, "all parking facilities in a Planned Unit development count towards meeting the parking space requirements for all uses and structures in that Planned Unit Development."

Final Design Approval: Elevations

The former auto repair building will undergo a gut renovation and be reused as a mixed-use building with parking, offices, and a market-style restaurant. The restaurant space will occupy the first floor of the building with its main entrance on Remington Avenue. Large, warehouse-style windows at this level will increase the transparency of the façade and activate the streetscape. The openness is further enhanced by four garage doors that will open to allow visitors to flow easily between the indoor market and outdoor seating area.

The outdoor seating area is set on a 16'-wide platform that begins at the right side of the main entrance and wraps the south corner of the building to the south-facing entrance. Since the grade slopes downward heading south, the platform increases to a height of 3'-10" at its tallest point. A 3'-6" high wooden wall sits atop the platform as a buffer between the public and semi-public areas. A vegetated, steel pergola above the outdoor area provides partial coverage for seated guests. This vegetation also softens the harsh visual appeal of the masonry mass and ties in with the new trees and planters within the streetscape.

The windows at the second level will be replaced with the same windows used at the base. The building will be repainted and new signage added. "R House" is the new name given to the building and will be pained in a reddish-orange color on the front façade at the Remington Avenue and 29th Street corner. Additional signage is proposed at a smaller scale at various locations.

Design Reviews:
Department staff provided design review of the proposed changes.

NOTIFICATION

The following community organizations have been notified of this action:

- Greater Remington Improvement Association
- Remington Neighborhood Alliance

Thomas J. Stosur
Director