



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/ Roland Park Country School a.k.a. Roland Park Place (Former School) PUD #26 - 830 West 40th Street

RECOMMENDATION: Approval

STAFF: Tamara Woods

PETITIONER: Roland Park Place, Inc.

OWNERS: Same

SITE/GENERAL AREA

The site is bounded by 40th Street to the south, Roland Avenue to the west, the rear of homes that front West University Parkway to the north, and a private road, Kittery Lane to the east. The surrounding area is a mix of residential, commercial, and institutional uses. Residential uses abut three property lines with the Keswick retirement community to the east and the Rotunda commercial center across 40th Street to the south.

CONFORMITY TO PLANS

The proposed development plan is consistent with the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically: LIVE Goal 2, Elevate the Design and Quality of the City's Built Environment.

HISTORY

- Ordinance #80-16 established the Roland Park Country School a.k.a. Roland Park Place (Former School) PUD.
- Ordinance #86-658 amended the PUD to revise the boundary to include three properties at 818, 822, and 826 West 40th Street.
- In 1991, the Planning Commission approved a Minor Amendment to the PUD to allow a 1,400 SF addition.
- In 1992, the Planning Commission approved a Minor Amendment to the PUD to allow additional parking and new fencing.
- Ordinance #94-508 amended the PUD to allow for the construction of a new health center.
- Ordinance #95-505 amended the PUD to revise the number of nursing beds to 88.

- In 1998, the Planning Commission approved a Minor Amendment to the PUD to allow for the construction of a 4,200 SF addition to the comprehensive care wing.
- In 2000, the Planning Commission approved a Minor Amendment to the PUD to allow the construction of a new wellness center, modify parking and increase landscaping.

ANALYSIS

This Minor Amendment and Final Design Approval is on behalf of Roland Park Place, an assisted living facility in North Baltimore. Roland Park Place is an eight-acre (+/-) site that is improved with a complex of buildings that serve as a residential community for senior citizens. The entire campus is contained within an existing PUD boundary that is approximately equal to the property line. The underlying zoning is residential (R-5). There are a variety of existing buildings onsite including a health center, an eight-story residential tower, dining facilities, and administrative space, as well as 197 surface parking spaces existing onsite. There also are three historic residential cottages that border the West 40th Street right-of-way.

The request includes three separate improvements, including a new multi-purpose room addition, dining room addition with screened porch and covered walkway, on the development plan. As part of its review of the request, staff has considered the following:

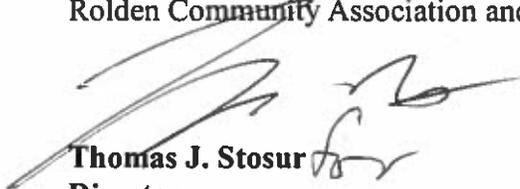
- PUD Minor Amendment: The Minor Amendment is necessary to reflect the improvements on the development plan. The changes to the development plan are minor and were determined not to impact the circulation pattern in a major way, so Site Plan Review was not needed. Design Review was completed for this project.
- Architectural Design:
The first and largest improvement is a 5,684 SF (+/-) multipurpose room addition and associated parking and hardscape improvements. The multi-purpose room addition is an 18'6" masonry building with a steel column storefront system. The addition includes a canopy. An interior courtyard is also included and will feature seating areas with small flowering trees. The addition will also feature a green roof.

The second improvement is a 395 SF (+/-) dining room addition with a 250 SF (+/-) screened porch. The dining room addition with a second story screened in porch is approximately 23' high. Each story is 11' and includes a 1' wood canopy, a screen system and wood railing. The third improvement is a 1,427 square foot covered walkway to allow for all-weather emergency access to the rear of the building. The walkway is approximately 165' long and 7'6" high and includes a wood base with translucent screening.

A new micro-scale stormwater management facility will be constructed to address the City's criteria. There will be no net loss of parking onsite and all improvements will be compliant with the requirements of the Americans with Disabilities Act.

Notifications:

In advance of a hearing on this matter, staff notified the following: Roland Park Civic League, Rolden Community Association and City Councilwoman Mary Pat Clarke.



Thomas J. Stosur
Director