



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Laurie Feinberg
Acting Director

November 1, 2018

REQUEST: Minor Change and Final Design Approval/5601 Eastern Avenue- Yard 56-Planned Unit Development (PUD) #157

RECOMMENDATION: Approval

STAFF: Tamara Woods

OWNER/PETITIONER: TRP-MCB 5601 Eastern LLC

SITE/GENERAL AREA

General Area:

The Planned Unit Development (PUD) is located in the Pulaski Industrial Area, which is adjacent to the Greektown and Bayview neighborhoods of southeast Baltimore. The site is situated on the south side of Eastern Avenue, across from the Johns Hopkins Bayview Hospital and is bounded by Bonsal Street to the east, Umbra Street to the west and I-95 bounds the site to the south.

Site Conditions:

The PUD included both 5601 Eastern Avenue and 5801 Eastern Avenue, which is approximately 20 acres. The site was improved with several warehouse buildings that have recently been demolished. Within the 20 acres there are significant grade changes, most notably from an upper section fronting Bonsal Street that is roughly 19 feet higher in elevation than that fronting Eastern Avenue. There is also a significant slope from Eastern Avenue to the rear of the site. In addition to the physical characteristics of the site, there are also environmental challenges.

For many years, the Pemco Corporation, as well as other corporations, held this site to manufacture glass and porcelain. Throughout the time it was used for heavy manufacturing waste porcelain and glass, known as "frit," was disposed of in the western portion of the site. The owner is currently working with the Maryland Department of the Environment to do proper mitigation.

HISTORY

- Ordinance 15-379 was signed by the Mayor on June 24, 2015 to rezone 5601 Eastern Avenue from the M-3 zoning district to the B-2-3 zoning district.
- Ordinance 15-380 was signed by the Mayor on June 24, 2015 to establish the 5601 Eastern Avenue Planned Unit Development.

- On May 4, 2017, the Planning Commission approved the Final Design for the LA Fitness.
- On December 21, 2017, the Planning Commission approved the Final Design proposed retail and site for the Eastern side of the site, as well as a Phase I Signage Package.
- On May 31, 2018, the Planning Commission approved a major subdivision for 5601 Eastern Avenue.
- Ordinance 18-172 was signed by the Mayor to rezone 5601 Eastern Avenue from the I-2 zoning district to the C-3 zoning district.
- Ordinance 18-175 was signed by the Mayor on October 15, 2018 to repeal and replace the existing PUD with the new Yard 56 PUD.
- On October 18, 2018 the Planning Commission approved the revised subdivision and development plan to include and prepare for new development at 5801 Eastern Avenue.

ANALYSIS

Project Overview: The 5601 Eastern Avenue Planned Unit Development (PUD) is a mixed-use commercial and residential development. The development plan proposes the creation of a new mixed use development that includes both a low density and high density option that would be built in phases. As stated before, this site is a former industrial site. The proposed land uses and density in the PUD are based on a 2015 rezoning that rezoned the site from M-3 to B-2-3. At the time of the 2015 PUD approval, the site was one parcel. In May 2018, the Planning Commission approved a major subdivision, which is in the process of being recorded. In addition, the developer is currently under contract to acquire 5801 Eastern Avenue. Their desire is to add this parcel to the PUD and eventually consolidate to the easternmost parcel to create a new retail opportunity that fronts Eastern Avenue.

In October 2018, the original PUD was repealed and replaced with an updated PUD that include 5801 Eastern Avenue. In addition, 5601 Eastern Avenue was rezoned from I-2 to C-3. The Planning Commission also approved a revised subdivision to prepare for new development at 5801 Eastern Avenue.

The developer has also applied for permits for a new LA Fitness as well as several retail bar building on the eastern side of the site.

Minor Change and Final Design Approval for Royal Farms and Streets Market

The developer is seeking approval for the design and related site improvements for two projects at this time for a new Royal Farms that would front Eastern Avenue on the newly incorporated property within the PUD at 5801 Eastern Avenue and a new grocer Streets Market. The market is located in the rear of the eastern portion of the site attached to the LA Fitness. The details of each of the projects is below.

Royal Farms

The proposed Royal Farms gas station and convenience store site is comprised of what is now 5801 Eastern Avenue and the eastern most portion of 5601 Eastern Avenue, which was a former

gas station. This portion of 5601 Eastern Avenue is elevated and being subdivided from the remainder of the site. The lots will be consolidated for a much larger gas station site, convenience store and car wash.

The proposed Royal Farms includes a convenience store building, gas pump canopy and car wash building. The convenience store is 4,700 square feet, approximately 22' to the top of the parapet with a gable that extends the height to approximately 33'. There is also a cupola that is approximately 39' to the peak. The building itself is a combination of a masonry base and brick storefront and piers, with cementitious siding and a standing seam roof. The 1,300 square foot car wash building is similar in style and material. It is approximately 22' to the top of the parapet and 33' to the top of the gable roof. In addition there is a fuel canopy with 8 fuel bays. The fuel bay is 40' long and 19' tall. It is metal with masonry piers. The building signage consist of backlit channel lettering.

In addition to the development itself, there are planned site improvements that include a new entrance at Anglesea Street that will not only provide access to the new Royal Farms, but to the entirety of the development. There will also be a secondary entrance off of Bonsal Street. The new entrance from Anglesea Street is proposed to be 3 lanes (two southbound and one northbound). The modifications will also include Eastern Avenue signal and right-of-way improvements, upgraded landscaping along Eastern Avenue that includes a robust setback that is in keeping with the setback established along Eastern Avenue for the proposed retail buildings to the west. There is 14' wide bus station and median area, a 15' sidewalk proposed with at 10' planted buffer and screening wall. This buffer will also include the Royal Farms gas station signage. Together these areas will separate the street traffic from the parking lot while creating an upgraded pedestrian realm.

Streets Market

The proposed Street Market is a 23,500 square feet grocery that is also known as building 500 which is at southern portion of the eastern side of the site at the corner of the future southeast corner of Fleet Street and Bayview Boulevard. Within this building there will be accommodations for a future smaller tenant. It is directly adjacent to the proposed LA Fitness which is in permits and under construction. The building is proposed to be approximately 205' x 113'. The building is 24' to the parapet, which is in line with the LA Fitness. There is a high parapet at the main entrance to the market which is approximately 29' tall. The main entrance is a grey modular brick veneer while the remainder of the building is a brown brick façade. The storefront also has a combination of a 12' metal and glass curtain wall with a fiber cement panel rainscreen and in some areas wood slats over the rainscreen. This approval does not include any of the signage. The details for the signage and wall graphics will come under separate design review and approval.


The site is planned to be improved with a several three parallel parking spaces and loading in the front and a parking lot with a trash area and truck loading area in the rear. The parking lot is proposed to have 22 parking spaces all of which will be serviced by a rear access road. The front of the market will also have an outdoor seating area that will be protected by steel railings.

The landscape plan consists of street trees along the northern and western elevations as well as a planting buffer between the rear parking lot and the access road and loading zones. In addition there is to be a screenwall between the rear parking lot and Bayview Boulevard. The area will also be planted.

Both projects have completed design review, site plan review and have approved landscape plans. They are also consistent with the PUD.

Notifications:

In advance of a hearing on this matter, staff notified the Community Leaders of Bayview, representatives from the following associations: the Bayview Community Association, Southeast Neighborhoods Development (SEND) Southeast CDC, the Greater Greektown Neighborhood Alliance and City Councilman Zeke Cohen.



Laurie Feinberg
Acting Director