



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 10, 2012

REQUEST: Major Subdivision Final Plans/6571 Eastern Avenue

RECOMMENDATION: Approval

STAFF: Natasha Becker

PETITIONER: Eastside Sites, LLC

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The subject site lies on the south side of Eastern Avenue, directly adjoining I-95 on one side and a CSX rail line on the other. The site is 4.52 acres in size, zoned M-2-1 and is unimproved at this time.

General Area: Eastern Avenue has a broad mix of auto-oriented and industrial-type uses.

HISTORY

6571 Eastern Avenue was created in 2011 by the subdivision of 6541 Eastern Avenue. That site has since been developed with a Wawa convenience store.

ANALYSIS

Eastside Sites, LLC proposes to subdivide the property known as 6571 Eastern Avenue into three lots for development and disposition. Lot #1 (1.04 acres in size) will be developed with an 8,423 square foot Firestone auto service station. Lot #2 is being used to create a new private road. Lot #3 (3.1 acres in size) will be reserved for future development and sold.

In its consideration of the current, staff has reviewed the following:

- Site Plan: The project was reviewed and approved by the Site Plan Review Committee on November 23, 2011. A new private road is being developed to provide access to the Firestone, adjacent Wawa, and future development parcel. 37 parking spaces will be provided, in excess of minimum requirements.
- Landscaping: The project triggers Forest Conservation requirements, and the landscaping for the Firestone portion of the site has been approved. Future development on Lot #3 will also trigger Forest Conservation requirements and generates an afforestation

requirement of 53 trees. These will have to be shown on a landscape plan when this lot returns for Final Development Plan approval.

- Elevations: Architectural elevations have been reviewed and approved by a staff architect. The building will be one story in height with windows and the waiting area along Eastern Avenue and service bays on the west side of the building.
- Zoning Regulations: The Firestone is categorized as “battery and tire – sales and service” in the zoning code and is a permitted use in the M-2-1 district. The development plan conforms to all bulk requirements of the M-2-1 district. The width of Lot #2 (for the new private road) is 50’ to satisfy a zoning code requirement concerning lots adjoining private right-of-ways. As such, the project is fully compliant with zoning code.
- Subdivision Regulations: The project is fully compliant with Baltimore City’s Subdivision Regulations. Preliminary Plans have been commented upon by all relevant agencies, and Final Plan submitted that address those comments. Please note that future development of Lot #3 will be subject to Planning Commission approval.

The following groups have been notified of this action: Southeastern Neighborhoods Development (SEND) and Baltimore Development Corporation (BDC).

Thomas J. Stosur
Director