



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 4, 2013

REQUESTS:

- Minor Amendment & Final Design Approval/ H & S Distribution Center at the Hollander 95 Business Park PUD #152
- Major Subdivision Final Plans/ 1941 and 2001 62nd Street

RECOMMENDATION:

- Minor Amendment & Final Design Approval : Approval
- Major Subdivision Final Plans: Approval

STAFF: Eric Tiso

PETITIONER(S): FRP Hollander 95, LLC, c/o Caroline Hecker, RMG

OWNER: FRP Hollander 95, LLC

SITE/GENERAL AREA

Site Conditions: These properties are adjacent to the eastern boundary of the City, and were part of the former Hollander Ridge federal public-housing complex. Hollander Ridge was demolished in 2000 to allow for by-right redevelopment as an industrial/business park known as Hollander-95. One warehouse building was built.

General Area: This development site is in the eastern-most portion of the Pulaski Industrial Area, and is immediately southeast of the intersection of I-95 and I-895. Moore's Run Park is to the north, across I-95. Up the steep slope to the east is the Rosedale Community in Baltimore County.

HISTORY

- On November 3, 2005, the Planning Commission approved the Final Subdivision Plan, dated November 2, 2005, and the Final Development Plan dated October 14, 2005, to consolidate and re-subdivide the property known as Hollander 95 Business Park into ten lots for the development of a mixed-use business park.
- On August 19, 2006, the Planning Commission approved the first Amended Final Subdivision Plan, dated August 10, 2006, to revise the property right-of-way line for 62nd Street. The revision is needed for the re-construction of 62nd Street at the intersection of Pulaski Highway.

- On April 17, 2008, the Planning Commission approved the Revised Final Subdivision Plan, dated March 27, 2008 to adjust the lot line between Lot #33 and Lot #34. The adjustment enlarged Lot #33 and reduced Lot #34 by 5,675 square feet each.
- On September 22, 2011, the Planning Commission approved CCB #11-0763, which proposed the designation of a Planned Unit Development (PUD) for the Hollander 95 Business Park, it was later established by Ordinance #11-549, dated November 22, 2011.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore’s Comprehensive Master Plan, under EARN, Goal 1: Strengthen Identified Growth Sectors, Objective 1: Retain and Attract Businesses in all Growth Sectors. Specifically, it is consistent with the goal to “create an industrial mixed-use zoning district.”

ANALYSIS

Background: The Hollander-95 project had begun following the clearance of the site when the former Hollander Ridge housing project was demolished. The intent at the time was to create an industrial/office park that would be developed “by-right” as opposed to any conditional use or other special review process. A majority of the site is zoned M-1-2, with the southern portion of the site (Lot 34) zoned B-2-2. The thought was to provide for industrial and warehouse uses on the majority of the site, with perhaps a convenience store or similar use on the southern B-2-2 lot. In the years since, one warehouse building has been built. Following the purchase by FRP Hollander 95, LLC, the company established a Planned Unit Development (PUD) on the site in order to allow for some flexibility in attracting tenants. They felt that their predecessor’s reliance on only the underlying zoning was the cause for why the industrial park had not developed as anticipated.

Minor Amendment and Final Design Approval: This development proposal is for a distribution facility and accessory maintenance building for H&S Bakery. This development will retain the company in the City, and is proposed to be located in the northern-most tip of the site. The previous development plan had four general development options for the PUD, which showed several options for general building placement and arrangement. The current proposal for the H&S Bakery facility does not match any of the four general designs, and so requires approval by the Planning Commission as a minor amendment, per §9-118 of the Baltimore City Zoning Code (BCZC). Staff also finds that the requirements of §9-107 of the zoning code have been met for the submittal package, and that the proposed buildings are compatible with the business-industrial design concept of the PUD.

Subdivision: Along with the minor amendment and final design approval, a major subdivision is required to adjust the property boundaries of Lots 41 and 42, to create Lot 41A to isolate the stormwater management facilities, shortening 62nd Street, and to dedicate a portion of Lot 41 to the bed of 62nd Street to create a cul-de-sac. As part of the review of this project, staff considered the following:

- PUD Compliance: The adjustment of property lines and reconfiguration of 62nd Street requires Planning Commission’s approval of a Minor Amendment to the PUD. The proposed H&S Bakery distribution center requires Planning Commission’s Final Design Approval. The proposed design is compatible with the intent of the PUD.

- Site Plan: The proposed layout of the distribution facility and the accessory maintenance garage was reviewed and approved by the Site Plan Review Committee (SPRC) on March 14, 2013.
- Landscaping: The proposed planting plan was approved as a part of an overall campus plan for the business park. The proposed changes have been reviewed and approved by staff as conforming to the requirements of the Forest Conservation program.
- Elevations: The proposed distribution building and accessory maintenance garage will be block with metal trim. These elevations have been reviewed by staff architects as part of the SPRC review process.
- Subdivision Regulations: As this subdivision is creating or adjusting more than three parcels, and involves dedication and adjustment of public right-of-way, a major subdivision approval is required.

Notifications: Staff sent notification of this meeting to the Frankford Improvement Association, the Gardenville/Belair Road Business Association, and the Harbel Community Organization.

Thomas J. Stosur
Director