



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 7, 2013

REQUEST: City Council Bill #13-0269/ Zoning – Conditional Use Parking, Open Off-Street Area – 4001 Roland Avenue

RECOMMENDATION: Amendment and Approval, with the following amendment:

- That the site plan dated November 1, 2013 is attached to, and made part of, the legislation.

STAFF: Eric Tiso

PETITIONER: Roland Park Place, Inc., c/o Terry Snyder

OWNER: Roland Park Place, Inc.

SITE/GENERAL AREA

Site Conditions: 4001 Roland Avenue is located on the northeastern corner at the intersection with West 40th Street. The property is zoned R-7 and is improved with a vacant stone building that was formerly used as a church.

General Area: This property is located in the southern end of the Roland Park neighborhood, at the border with the Hampden neighborhood. The property backs up to Roland Park Place, a retirement community immediately to the east that owns this site. The Greenspring Shopping Center is approximately one block to the west, and the Rotunda is one block to the east.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Project: This proposal is to provide for additional temporary parking for Roland Park Place, a retirement community adjacent to this property. This bill was introduced as a result of coordination with the surrounding community. The bill specifies that the authorization for the parking lot will be in effect for two years from the date the ordinance becomes effective, and then will automatically terminate.

Site Plan: The proposed site plan shows eighteen parking spaces provided in the rear yard, accessed from the alley off of 40th Street. The parking lot will be screened by an evergreen hedgerow, as required by the Zoning Code under §10-308.

Amendments and Standards for Conditional Use: Staff recommends that the parking lot be developed according to the site plan dated November 1, 2013, and that it is attached to, and made part of, the legislation. Staff believes that the site plan provided will satisfy the required findings and required considerations for conditional uses under §§ 14-204 and 14-205 of the Zoning Code by providing an attractive parking lot that functions well. Specifically:

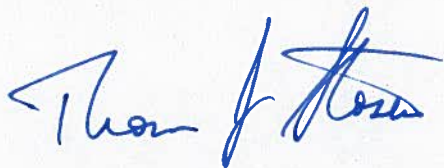
§14-204

- Approval of this conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- The use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- The authorization is not otherwise in any way contrary to the public interest; and
- The authorization is in harmony with the purpose and intent of this article.

§14-205

- The nature of the proposed site, including its size and shape are adequate for a parking lot;
- There will be no negative impact to traffic patterns in the immediate area;
- Development of a parking lot will not impair the present and future development of this lot or the surrounding area;
- That there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, and other places of public gathering;
- That there is adequate accessibility of the premises for fire and police protection;
- That there is adequate light and air to the premises and to properties in the vicinity;
- That adequate utilities, access, drainage, and other necessary facilities that have been or will be provided; and
- That the design meets all other applicable standards and requirements of this article.

Notifications: The following community organizations have been notified of this action: Roland Park Civic League, Inc., the Hampden Community Council, and the Rolden Community Association.



**Thomas J. Stosur
Director**