


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR		
	SUBJECT	FINAL DESIGN APPROVAL/4701 O'DONNELL STREET PUD #158		

DATE:

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

April 22, 2016

Mr. Geoff Veale, Zoning Administrator
Department of Housing and Community Development
417 East Fayette Street, 1st Floor

This is to inform you that on April 21, 2016, the Planning Commission approved a Final Design Approval for 4701 O'Donnell Street Planned Unit Development (PUD) #158. This action approves a new Taco Bell restaurant, including a drive-through window, and a free-standing identification sign.

For your information, the PUD for this site was originally established by Ordinance #16-442, approved February 1, 2016. A copy of the staff report is attached for your reference, and copies of the plan submittals, are available for inspection in our office.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/ewt

Attachment

cc: Ms. Kaliopé Parthemos, Chief of Staff
Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
Ms. Caroline Hecker, Attorney for Applicant



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 21, 2016

REQUEST: Minor Amendment and Final Design Approval/ 4701 O'Donnell Street PUD #158 – Taco Bell (1351 Newkirk Street)

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Workshop Development, LLC, c/o Caroline Hecker, Esq.

OWNER: 4701 O'Donnell Street, LLC

SITE/GENERAL AREA

Site Conditions: 4701 O'Donnell Street and 1351 Newkirk Street are an M-3 industrially zoned piece of land. It comprises the western half of the block bounded by O'Donnell Street on the north, Ponca Street on the east, Boston Street on the south, and South Newkirk Street on the west. The block is split roughly in half by a set of railroad tracks running north-south through it, with the tracks defining the eastern boundary of this parcel. The site is currently improved with a building that has been renovated for use as a BJ's Wholesale Club.

General Area: This property is located along the northern edge of the Canton Industrial Area, adjacent to the Greektown neighborhood across O'Donnell Street to the north.

HISTORY

- A Minor Subdivision was approved by the Planning Commission on October 29, 2015 to create a new lot known as 1351 Newkirk Street out of the parent 4701 O'Donnell Street lot. The subdivision was recorded on November 6, 2015.
- Ordinance #16-442, enacted on February 1, 2016, established the 4701 O'Donnell Street Planned Unit Development (PUD).

ANALYSIS

Project: This PUD was created earlier this year to add three uses to the underlying M-3 industrial zoning, which include gasoline service stations, offices other than accessory, and restaurants with drive-through windows. The drive-through use normally requires a conditional use Ordinance in either the B-3 or B-5 commercial zoning districts.

Site Plan Review Committee: This project was reviewed by the SPRC on June 15, 2015. Principal concerns included the circulation of traffic through the pad site, placement of the proposed dumpsters, and the appearance of the restaurant from the Boston Street side. The proposed plan has addressed the comments provided by the committee. The proposal includes an outdoor covered seating area on the Newkirk Street side of the building.

Landscaping: A majority of the site landscaping was approved as part of the establishment of the PUD, which includes the site perimeter planting (i.e. along Newkirk and Boston Streets). The interior pad site plantings will include a line of Ginkgo Biloba trees on the eastern side of the building, between the drive-through lane and the nearest parking spaces, and one will be planted on the southwestern corner of the building. The southern side of the building will be screened with shrubs that will serve to screen the building's electrical switchgear.

Elevations: The building will be primarily brick, in two colors, with a metal panel corner tower on the northeastern side of the building that will be allowed to naturally patina to a rust color. The upper half of the northern side of the building will have metal slat wall and valance treatment that will wrap around to the western elevation over the patio seating area, ending over the entry door. The outdoor patio seating and drive-through window awning will be galvanized metal.

Signage: Building signage with logos will be placed on the upper portion of the corner tower element, facing north and east, and on the upper brick band on the southern elevation. The business' name will be located over the entry door on the western elevation.

Community Notification: The following community organizations have been notified of this action: The Greater Greektown Neighborhood Alliance, the Graceland Park Improvement Association, the Baltimore Industrial Group, the Brewer's Hill Community Association, and the Canton Community Association.



Thomas J. Stosur
Director