



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 21, 2016

REQUEST: Multiple Structures on a Lot/ Fresenius Medical Care Center – 5658 The Alameda

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

PETITIONER: W-ARC Alameda, LLC

OWNER: W-ARC Alameda, LLC

SITE/GENERAL AREA

General Area: The property is located in the Glen Oaks neighborhood of north Baltimore, in the Alameda Marketplace shopping center at 5658 The Alameda. The Alameda is a major north-south running thoroughfare and intersects with East Belvedere Avenue less than a block north of the shopping center. The shopping center is surrounded mostly by residential development, except to the west, where the Chinquapin Run Park is located. Engine Company No. 43 of the Baltimore City Fire Department sits between the park and the site.

Site Conditions: The subject property is approximately 2.4 acres in size and currently improved with a one-story retail building totaling 23,735 square feet. In the rear of that building is an unimproved area of land where the proposed development is to be sited. Since there is no intent to subdivide the lot, there will be two free-standing structures on the property. This property is zoned B-2-1. Abutting this property to the north is a portion of Yorkewood Apartments, which is zoned R-5.

HISTORY

There are no prior Planning Commission actions for this site.

CONFORMITY TO PLANS

This project is consistent with the Baltimore City Comprehensive Master Plan: EARN Section, Goal 1, Objective 6: Retain And Attract Business in Healthcare and Social Science.

ANALYSIS

The proposal for this site is to develop the rear portion of the lot with an 8,640 SF dialysis treatment center. The building will be one-story and have its main entrance facing Walters

Avenue. Forty-three parking spaces will be provided on-site, including two accessible spaces. Four bicycle racks are also planned. A small rain garden is proposed in the west yard.

Multiple Structures on a Lot:

Per §3-301 of the Baltimore City Zoning Code, “(1) no more than one principal detached structure may be located on (i) any residential lot, or (ii) any office-residential, business, or industrial lot that is adjacent to a residential lot...,” unless it would otherwise conform to this article and its design approved by the Planning Commission (BCZC §3-301.b).

Design approval includes the site plan and building elevations. All uses, height, and F.A.R for the project are governed by the zoning of the property. Below is staff’s analysis of the development Project:

- **Site Plan:** The building and parking are sited in such a way that they do not adversely affect the character of the surrounding neighborhood. Users will access the site from either access point on Walters Avenue. One access point leads directly to the parking lot and the other leads to a porte-cochere at the entrance.

The site plan was reviewed by the Site Plan Review Committee on December 16, 2015 and received final approval on January 15, 2016.

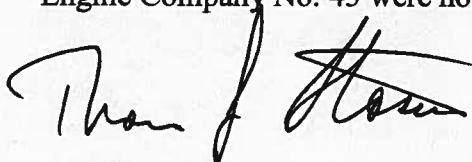
- **Elevations:** The building is a simple, one-story rectilinear structure, clad primarily in high-impact EIFS, a type of synthetic stucco, with brick veneer used at the water table and on the piers supporting the porte-cochere. The overall look of the building is meant to resemble the updated look of the shopping center so that the improvements will look like one cohesive development.

The elevations were reviewed by design staff of the Planning Department. All design concerns have been resolved.

Community Input: The Planning Department has received no opposition to the proposed development.

COMMUNITY NOTIFICATION

Community representatives of Cameron Village, Glen Oaks, and Woodbourne Heights, as well as Engine Company No. 43 were notified of this action.



Thomas J. Stosur
Director