



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

February 1, 2018

**REQUESTS:** Minor Change / Final Design – Greektown PUD #131 – 4600 O’Donnell Street (Valvoline Oil Change)

**RECOMMENDATIONS:** Approval

**STAFF:** Matthew DeSantis, AICP

**PETITIONER:** Rosenberg Martin Greenberg, LLP c/o Caroline Hecker

**OWNER:** 4600 O’Donnell, LLC

#### **SITE/GENERAL AREA**

**Site Conditions:** The Greektown PUD is a total of 13.5 acres and is bounded by Foster Avenue to the North, Oldham Street to the East, O’Donnell Street to the South and the CSX right-of-way to the West. The PUD is divided into Sections A and B. Section A comprises Phase I and II of the development plan, which is approximately all of the area north of Dillon Street. Section B is the remaining “L” shaped area of the PUD south of Dillon Street along Macon Street and the five parcels east of Macon along O’Donnell Street. Most of Section A has been developed with new single-family townhouses. The subject area is the portion of Section B located along O’Donnell Street, a.k.a. 4600 O’Donnell Street. The remaining portion of Section B will be the site of additional single-family townhomes.

**General Area:** The greater Greektown area is bound approximately by Lombard Street to the north, O’Donnell Street to the south, Haven Street to the west, and Ponca Street to the east. Residential housing stock consists of two- and three-story single-family town homes. There is also a thriving commercial corridor on Eastern Avenue that has restaurants, authentic Greek coffee houses, bakeries, and a variety of small businesses. The shops of Highlandtown are within walking distance as well. The community also includes Johns Hopkins Bayview Medical Center, in addition to several industrial parks. It is served by several bus lines, two active railroads, I-95, the Harbor Tunnel, and Fort McHenry Tunnel, as well as major city thoroughfares.

#### **HISTORY**

- Ordinance #06-192, approved March 6, 2006, established the Greektown Redevelopment Residential Planned Unit Development (PUD).
- On October 4, 2007, the Planning Commission approved a Minor Amendment to the Greektown PUD, Final Subdivision and Development Plans for the Phase I residential area,

and associated street closings. The subdivision was never recorded, and the street closings never proceeded through the necessary legislative process. As such, those past actions are no longer valid.

- On July 8, 2010, the Planning Commission approved a Minor Amendment to the Greektown PUD and new Final Subdivision and Development Plans for the Phase I residential area.
- On April 7, 2011 the Planning Commission approved the Final Design Approval of the Greektown Redevelopment Planned Unit Development, Phase I.
- On July 11, 2013, the Planning Commission approved a Minor Amendment to the Greektown PUD, Phase II, which authorized 20' wide townhome units.
- On April 3, 2014, the Planning Commission approved the Final Design of Phase II and Major Subdivision Final Plan
- On February 26, 2015, the Planning Commission recommended approval to CCB #15-0477 – Rezoning of certain properties in Section B of the Greektown PUD development plan.
- On October 16, 2015, the Planning Commission recommended approval to CCB 14-0439- Amendment 1 to the Greektown PUD, which authorized drive-in restaurants in Section B of the PUD.
- On January 12, 2016, the Planning Commission recommended approval to CCB #15-0600 – Amendment II to the Greektown PUD, which permitted dwellings in Section B of the development plan.
- On December 22, 2016, the Planning Commission recommended approval of the closing of Dillon Street between Lehigh Street and Macon Street.
- On August 17, 2017, the Planning Commission approved the Major Subdivision Final Plans for Greektown Phase III, consisting of thirteen townhomes and a surface parking lot.
- On September 17, 2017, the Planning Commission approved the revised Development Plan that incorporated Phase III of the Greektown development.

## **ANALYSIS**

The applicant is proposing to develop the currently vacant subject property with a Valvoline oil change facility and associated parking and landscape improvements. The property has an underlying zoning designation of C-2, which allows for the proposed Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure). The building is proposed to have a north/south orientation, with customers entering the property from Macon Street and exiting onto S. Newkirk Street. There will be no automotive services provided at the facility beyond oil changes, and no vehicles will be stored on the property overnight. All service will be conducted within the proposed structure, and patrons will remain in their vehicles for the duration of service. The building will contain a small office and restrooms that patrons will have the option of utilizing. The applicant will construct a curb along the paper street of S. Newkirk and reserve space for a future sidewalk in anticipation of possible future development of the parcel directly to the north.

Background: In 2006, Ordinance #06-189 was enacted authorizing the rezoning of properties that now comprise the Greektown PUD from M-3 to R-8. Justification for rezoning the parcels in Section A was that those properties were more geographically and contextually connected to the residential neighborhoods to the north and east. Furthermore, though surrounded by heavy industrial uses to the west and to the south, it was argued that the grade change on the western

edge and the existing businesses on the southern edge of the PUD would act as a buffer between the incompatible uses.

Section B of the development plan lies within that buffer zone. It is surrounded on 3 sides by industrial zoning and land uses. For this reason, it was originally determined that the properties comprising Section B should not be rezoned and instead remain M-3, which was more compatible with the adjacent properties.

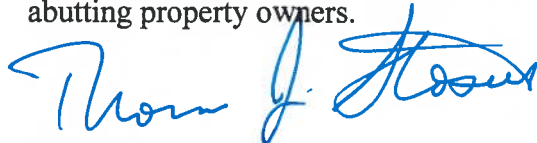
In 2015 however, Ordinance #15-356 was adopted authorizing the rezoning of the properties in Section B from M-3 to B-3-1 (they subsequently changed again to C-2 through Transform), for the purpose of permitting a drive-thru restaurant on O'Donnell Street. Justification of this rezoning was that the size and shape of those parcels were not conducive to heavy industrial use and that the properties would be more viable with commercial zoning. At the time of this rezoning being proposed, the applicant indicated that a coffee shop was the development vision for 4600 O'Donnell. At that time, residential use in Section B was still perceived as being incongruous to the industrial neighbors and not an appropriate use for the site.

Ordinance #16-458, however, approved the Major Change to the PUD allowing residential uses in Section B. A subsequent subdivision for townhomes at 4526 O'Donnell Street was approved by the Planning Commission on August 17, 2017. These townhomes will be located across Macon Street from this proposed facility.

Site Plan and Urban Design: The proposed development plan was reviewed at the January 17, 2017 SPRC meeting and given comments. The Department of Transportation indicated that the deceleration lane at the northeast corner of O'Donnell and Macon should be reconstructed by the applicant, given the newly residential character of Macon Street. The street bed at this intersection, however, was condemned by the City in 1991 and is no longer the property of the applicant.

**Community Notification:**

The Greater Greektown Neighborhood Alliance has been notified of these actions, as well as abutting property owners.



**Thomas J. Stosur**  
**Director**