



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

June 15, 2017

**REQUEST:** Major Subdivision Final Plans with Waiver/ 120-140 Oldham Street (Oldham Crossing) REVISION

**RECOMMENDATION:** Approval of Subdivision with Waiver

**STAFF:** Matthew DeSantis, AICP

**PETITIONER:** STV Inc. c/o Susan Williams

**OWNER:** H&H Rock Companies

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

Site Conditions: This site is bounded by Gough Street on the south, Oldham Street on the east, East Lombard Street on the north, and the railroad tracks on the west. The site was previously used for industrial businesses, and has been mostly cleared for redevelopment, with the exception of a one-story vacant building on the southern edge, and an existing radio tower and support building on the western edge of the site. The southwestern corner of this site is currently improved as a small public tot lot, owned by the City.

General Area: This site is located in the Greektown neighborhood, where Oldham Street terminates at East Lombard Street, without connection. The MTA Eastern Bus Division is located immediately to the southeast on the east side of Oldham Street, and is bordered by I-895 to the east. The Johns Hopkins Bayview Campus is located on the east side of I-895. The residential portion of the Greektown neighborhood lies to the south, including the Greektown Planned Unit Development (PUD) four blocks to the south. The Canton Industrial Area lies to the west. The industrial portion of the Kresson neighborhood lies across East Lombard Street to the north.

#### **HISTORY**

- Major Subdivision Final Plans were approved by the Planning Commission at the April 21, 2016 meeting.

#### **ANALYSIS**

Project: This proposal is a minor modification to the approved Subdivision Plan. The approved plan shows a lease line around the existing telecommunications tower and building. This revised plan changes that lease line into a lot line so that this facility is not included in the larger HOA parcel but is its own tax parcel. The newly proposed lot, however, does not meet the minimum

required lot area for a non-residential lot in an R-8 zoning district. The proposed lot will be 2,796 square feet while the minimum required is 3,000.

Site Plan Review Committee (SPRC): The larger development project was reviewed and approved by the SPRC on Sept 29, 2015, and complies with the City's development requirements. This revision does not change the functionality of the development plan.

Zoning Regulations: As stated, this proposed lot does not satisfy the 3,000 square foot minimum lot area for an R-8 zoned non-residential lot as it will be 2,796 square feet (or 93.2% of the requirement). A BMZA appeal has been submitted for zoning approval to continue the existing telecommunications facility use on this new lot.

Subdivision Regulations: With the exception of the prohibition on creating sub-standard lots, this request complies with the requirements of the Rules and Regulations for Land Subdivision in the City of Baltimore. The applicant has requested a waiver of this lot area requirement.

Community Notification: The Greater Greektown Neighborhood Alliance community organization has been notified of this action.

A handwritten signature in blue ink, reading "Thomas J. Stosur". The signature is fluid and cursive, with a large, stylized initial "T" and a prominent flourish at the end.

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