



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 22, 2018

REQUEST: Major Subdivision Revised Final Plans / 6575 Eastern Avenue (Eastern Animal Hospital)

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PETITIONER: Morris & Ritchie Associates, Inc c/o Amy DiPietro

OWNER: Dr. Jonathan Kaufman, Phase 3 LLC

SITE/GENERAL AREA

Site Conditions: This subject property is currently vacant and was formerly used for industrial / outdoor storage uses.

General Area: This site is located in the Graceland Park neighborhood. This parcel and the three other adjacent parcels were formerly the site of a large industrial development. This industrial building was demolished in 2010 and the site subsequently subdivided for commercial redevelopment. Currently, there is a Wawa gas station / convenience store on the northwest parcel, a Firestone auto repair facility on the northeast parcel, and a Hampton Inn hotel under construction on the southwest parcel. The overall developments are bounded by Eastern Avenue to the north, I-95 to the east and south, and railroad tracks to the west.

HISTORY

- Major Subdivision Final Plans were approved by the Planning Commission at the March 31, 2016 meeting. This action approved the creation of the subject lot.

ANALYSIS

Project: When this lot was created through the approval of Subdivision #2015-042, development plans were not submitted for this property. The lot was created in 2016 when this subject parcel was split from the land immediately to the west for the construction of a hotel on that parcel. The applicant has now prepared building permit plans for the construction of a two-story animal hospital on this eastern parcel. As such, a Development Plan along with associated architectural elevations and landscape plans have been submitted for Planning Commission approval.

The proposed building will be 11,848 square feet and the site will have 66 vehicle parking spaces. Forest Conservation Program afforestation requirements will be satisfied and a total of 15 shade trees will be planted along with understory trees and shrubs. The building will be

approximately 350 feet from Eastern Avenue and so will not be readily apparent from the principal right-of-way.

The following aspects were considered in the review of this request:

Site Plan Review Committee (SPRC): The proposed development was reviewed by the SPRC and received approval on May 1, 2017. It complies with the City's development requirements.

Zoning Regulations: No zoning code relief is required for this proposed development.

Subdivision Regulations: This request complies with the requirements of the Rules and Regulations for Land Subdivision in the City of Baltimore.

Forest Conservation Program: This request complies with the Forest Conservation Program requirements.

Architectural Elevations: The proposed development consists of a two-story building with a maximum height of 28' as measured to the top of the parapet wall. The main entrance will feature a porte cochere drop-off area with aluminum canopy. The exterior wall finishes will consist of a manufactured concrete veneer that will be painted a combination of grey, beige, red, brown, and orange.

Community Notification: The Bayview Community Association and Graceland Park Improvements Association groups have been notified of this action. The site has also been properly posted as required.



Thomas J. Stosur
Director