



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 6, 2017

REQUEST: Final Design Approval/ Planned Unit Development #11 – 2700 N. Charles Street – Future Care

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: STV Incorporated, on behalf of Future Care Homewood Properties LLC

OWNER: Future Care Homewood Properties LLC

SITE/GENERAL AREA

Site Conditions: This property is located on the west side of Charles Street between 27th and 28th Streets. It is improved with a combination two- and six-story hospital and convalescent care building and an attached parking garage. The property is part of the North Charles General Hospital/ Homewood Hospital Planned Unit Development.

General Area: The area surrounding this property, known as Charles Village, is a mix of single-family attached residences, multi-family apartment buildings, religious institutions, offices, small commercial establishments, and the sunken park known as the Wyman Dell.

HISTORY

The North Charles General Hospital/ Homewood Hospital Planned Unit Development was created by Ordinance no. 767 approved December 6, 1974. This PUD was last amended by Ordinance no. 48 approved June 10, 1992.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan, Earn Goal 1, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. The proposed replacement liquid oxygen tank will support the hospital's ability to provide medical care using state-of-the-art techniques.

ANALYSIS

Future Care Homewood LLC needs to double its on-site storage capacity for liquid oxygen. Currently it has a 1,500 gallon tank located on the northern portion of its grounds, accessed from 28th Street. The new tank would hold 3,000 gallons of liquid oxygen and would be located on the southern portion of its grounds, accessed from 27th Street. A new secured compound around a concrete pad measuring approximately 20' by 30' would protect the new

horizontal tank and a 900 gallon emergency reserve tank. The compound would be buffered by landscaping, and delivery tanker-trucks would park next to the tank on a new concrete driveway parallel to the existing alley behind the property. Planning staff have reviewed the site plan and associated landscaping plan for this improvement and determined that the plans are consistent with PUD requirements. Planning staff note that liquid oxygen delivery would also become safer, in terms of traffic impacts, because delivery trucks would no longer be staging along 28th Street, which is an important west-to-east cross-town street.

The Charles Village Civic Association has worked with the petitioner to develop an acceptable access plan for the tanker-trucks which would be delivering liquid oxygen, and has agreed that designating a loading zone along the north side of 27th Street in the vicinity of the access driveway for the trucks would be appropriate, given both the importance of this medical facility to the community and to Baltimore City at large, and the improvement in traffic safety and liquid oxygen delivery safety that would be realized by moving the delivery location from 28th Street.



Thomas J. Stosur
Director