



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 19, 2018

REQUEST: Minor Change-Final Design Approval/ Roland Park Place –Planned Unit Development #26

RECOMMENDATION: Approval

STAFF: Tamara Woods

PETITIONER: Roland Park Place, Inc.

OWNERS: Same

SITE/GENERAL AREA

The site is bounded by 40th Street to the south, Roland Avenue to the west, the rear of homes that front West University Parkway to the north, and a private road, Kittery Lane to the east. The surrounding area is a mix of residential, commercial, and institutional uses. Residential uses abut three property lines with the Keswick retirement community to the east and the Rotunda commercial center across 40th Street to the south.

CONFORMITY TO PLANS

The proposed development plan is consistent with the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically: LIVE Goal 2, Elevate the Design and Quality of the City's Built Environment.

HISTORY

- Ordinance #80-16 established the Roland Park Country School a.k.a. Roland Park Place (Former School) PUD.
- Ordinance #86-658 amended the PUD to revise the boundary to include three properties at 818, 822, and 826 West 40th Street.
- In 1991, the Planning Commission approved a Minor Amendment to the PUD to allow a 1,400 SF addition.
- In 1992, the Planning Commission approved a Minor Amendment to the PUD to allow additional parking and new fencing.
- Ordinance #94-508 amended the PUD to allow for the construction of a new health center.
- Ordinance #95-505 amended the PUD to revise the number of nursing beds to 88.

- In 1998, the Planning Commission approved a Minor Amendment to the PUD to allow for the construction of a 4,200 SF addition to the comprehensive care wing.
- In 2000, the Planning Commission approved a Minor Amendment to the PUD to allow the construction of a new wellness center, modify parking and increase landscaping.
- November 19, 2015, the Planning Commission approved a Minor Amendment and Final Design Approval for the multipurpose room and porch expansion.
- Ordinance #16-543 repealed the Roland Park Country School PUD and replaced with the Roland Park Place PUD.

ANALYSIS

This project first began with the repeal and replacement of the Roland Park Country School Planned Unit Development (PUD) with Ordinance #16-543, which was on behalf of Roland Park Place, Inc., the owners of an assisted living facility in North Baltimore. Roland Park Place is an eight-acre (+/-) site that is improved with a complex of buildings that serve as a residential community for senior citizens. The entire campus is contained within an existing PUD boundary that is approximately equal to the property line. The underlying zoning is residential (R-5). There are a variety of existing buildings onsite including a health center, an eight-story residential tower, dining facilities, and administrative space, as well as 197 surface parking spaces existing onsite. There also are three historic residential cottages that border the West 40th Street right-of-way.

The creation of the Roland Park Place PUD in 2016 updated the development plan to allow for the expansion of the existing assisted living facility with a new independent living addition, as well as site improvements. Per the PUD, all permitted, accessory, and conditional uses as allowed in the R-5 Zoning District would be allowed. Specifically, the following additional uses are permitted in the PUD: Convalescent, nursing, and rest homes, including assisted living and/or memory care (not to exceed a total of 88 beds). In addition, multiple-family dwellings or housing for the elderly (not to exceed a total of 230 dwellings units). The PUD also allows a wellness center, resident amenity space, and staff offices as accessory uses.

Proposed Development Project

The proposed expansion project includes a new addition of 207,384 square feet with 60 new independent living apartments and with a 145 space parking garage. The proposed building is eight stories and 85 feet high. The building materials are a combination of brick, a light and dark cementitious panel, and metal panel. The southern and western facades of the new addition are a combination of light and dark cementitious panels. The garage is brick and serves as the base of the building on the north and east facades. The garage caps at the third level and the remainder of the building steps back. The resulting garage roof top serves as private terrace space for the units on the east façade and outdoor amenity space for the facility that wraps the rear of the building into the internal courtyard. Each of the units features private balconies for the residents.

In conjunction with the independent living building addition, there are some site modifications that include improvements to the existing entrance, surface parking lots, a new landscape plan and entry signage. The goal of the site modifications on the southern portion of the site are to improve the site circulation for both vehicular and pedestrian traffic. Some of the existing

parking spaces would be relocated or shifted to make room for an improved drop off, new stormwater management facilities, and new sidewalks to 40th Street that would connect to Elm Street.

The proposed landscape plan is extremely robust, with the majority of the planting to be completed in the southwest corner of the site near the newly reconfigured entry, surface lot and drop off. This portion of the site features primarily shade trees along the drive and the parking lot with evergreen trees along the property line, as well as shrubs and groundcover. In addition to this portion of the site, there will be landscaping along the eastern site boundary and in the upgraded courtyard. The courtyard will not only have shade trees, but numerous ornamental trees and shrubs. The courtyard experience is designed for the residents to be able to enjoy the outdoors with new paths and seating as well.

The proposed signage includes a new monument sign to be located at the main entrance to the facility along 40th Street. The sign is 25' x 4' and the panel with identification is a 12' x 1' 9' aluminum cabinet with reverse channel halo lit letters.

The developer worked closely with the Roland Park Civic League to ensure that the building and site design were in keeping with the agreements within the PUD. In addition, the proposed project completed design review, Site Plan Review Committee (SPRC), and has an approved landscape plan. In evaluating the proposed building design and the approved PUD master plan, staff recommends that this project be approved.

NOTIFICATIONS

In advance of a hearing on this matter, staff notified the following: Roland Park Civic League, Rolden Community Association and City Councilwoman Mary Pat Clarke.



Thomas J. Stosur
Director