

TJS

<b>FROM</b>	<b>NAME &amp; TITLE</b>	THOMAS J. STOSUR, DIRECTOR
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR
	<b>SUBJECT</b>	CITY COUNCIL BILL #16-0716/ PLANNED UNIT DEVELOPMENT DESIGNATION- ROLAND PARK PLACE

CITY of  
BALTIMORE  
**MEMO**



DATE:

TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street

August 31, 2016

At its regular meeting of August 25, 2016, the Planning Commission considered City Council Bill #16-0716, for the purpose of approving the designation of the Roland Park Place.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #16-0716 and adopted the following resolution; eight members being present with eight in favor.

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #16-0716 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
- Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
- Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Mr. Patrick Fleming, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Melissa Krafchik, PABC
- Ms. Natawna Austin, Council Services
- Ms. Caroline Hecker, Rosenberg Martin Greenberg, LLP



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**August 25, 2016**

**REQUEST:** City Council Bill #16-0716/ Planned Unit Development Designation- Roland Park Place

**RECOMMENDATION:** Approval

**STAFF:** Tamara Woods

**PETITIONER:** Roland Park Place, Inc.

**OWNERS:** Same

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

The site is bounded by 40<sup>th</sup> 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.

## **ANALYSIS**

This repeal and replace of the Roland Park Country School Planned Unit Development (PUD) is 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.

### **Background**

On November 19, 2015, the Planning Commission approved a Minor Amendment and the Final Design Approval for three separate improvements, including a new multi-purpose room addition, dining room addition with screened porch and covered walkway, on the development plan. At that time it was made known that the developer was in the beginning phases of designing a much larger expansion that would necessitate much more in-depth changes to the PUD. The result of that effort is City Council Bill #16-0716 that calls for the repeal of the existing Roland Park Country School PUD, which was created by Ordinance 80-16 and amended by Ordinances 86-658 and 95-508, to be replaced with the Roland Park Place PUD.

### **Proposed Development Project**

The proposed expansion project includes a new addition with 65 new independent living apartments with a parking garage (which is allowed to have a maximum of 175 parking spaces per the proposed PUD development Plan). This represents approximately 327,800 gross square feet of new construction. In addition to the expanded living and parking facility, the proposed master plan includes improvements to the existing parking lots and site circulation and a new landscape plan for the entirety of the PUD area.

The underlying zoning of the site is R-5. Per the bill, 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 bill also allows a wellness center, resident amenity space, and staff offices as accessory uses.

The master plan for the proposed expansion of Roland Park Place completed review by the Urban Design and Architectural Review Panel (UDARP) on January 28, 2016 and was approved at Site Plan Review Committee on July 6, 2016. The design of the actual addition has begun the

UDARP process and received schematic approval on March 3, 2016. The building will be required to return to UDARP to complete design review and subsequently will require Final Design Approval by the Planning Commission.

### **Community Agreements within the Legislation**

City Council Bill #16-0716 also incorporates additional criteria into both the text and development plan that is a result of extensive work with the Roland Park Civic League Advisory Committee to address several areas of concern were identified. These areas are:

1. Continued Cooperation
2. New Building Design
3. Design of Northwest Corner of Site/Impact on W. University Parkway Neighbors
4. Noise
5. Health Center Porch
6. Landscaping/Site Design
7. Lighting

Each of these areas is addressed in detail in either the text of the bill or on the development plan. Section 4 of the bill text addresses the continued cooperation that Roland Park Place has agreed to have with the Roland Park Civic League:

- a. Roland Park Place will designate a member of its staff to serve as a construction liaison and a link to the community news website that the neighbors may contact in the event of a disturbance caused by the construction.
- b. Roland Park Place will update the neighbors on the construction and advise them in advance of any extraordinary noise, dust, fumes or debris from the construction.
- c. Roland Park Place will provide the community and neighbors with construction updates through its [www.rppcommunitynews.com](http://www.rppcommunitynews.com) website.

The development plan, in addition to showing the new addition and proposed related site improvements, notes many additional requirements that will govern the design of the structure, as well as, the operation of the overall facility. They are detailed as follows:

#### **1. New Building Design:**

- Note 2: "Subject to final design approval of the Planning Commission, the design of the new building shall include predominantly light colored finishes on the façade to reduce its visual impact and minimize its size."
- Note 7: "A roll-up door for access to the dumpsters will be located on the north wall of the garage. This door will not be accessed on a daily basis and will remain closed other than during times of trash/recycling removal. Roland Park Place shall permit its independent trash contractor to pick up only between the hours of 7:00 a.m. and 4:00 p.m. The door will be painted to blend with the masonry wall in which it is located."
- Note: "Subject to final design approval by the Planning Commission, the northern wall of the garage shall be a solid wall articulated with architectural details: no windows or entrances/exits are permitted (see Note 7)."

#### **2. Design of Northwest Corner of Site/Impact on W. University Parkway Neighbors:**

- Note: "No windows shall be permitted on north face of elevator shaft."

- Note: “Subject to final design approval by the Planning Commission, the northern wall of the garage shall be a solid wall articulated with architectural details: no windows or entrances/exits are permitted (see Note 7).”
- Note 7: “A roll-up door for access to the dumpsters will be located on the north wall of the garage. This door will not be accessed on a daily basis and will remain closed other than during times of trash/recycling removal. Roland Park Place shall permit its independent trash contractor to pick up only between the hours of 7:00 a.m. and 4:00 p.m. The door will be painted to blend with the masonry wall in which it is located.”
- The location of parking garage entrances and exits are shown on the Development Plan.
- The location of the new storage shed is identified on the Development Plan.
  - i. Note: “The design of the storage shed will be subject to design review and approval by the Planning Commission.”

### 3. Noise:

- Notes governing northwest corner of site:
  - i. “No Roland Park Place-owned transportation vehicles with backup alarms shall be permitted to park in this area upon completion of construction.”
  - ii. “No waste or recycling dumpsters shall be located in this area after completion of construction.”
- Note 4: “Roland Park Place will pursue the replacement of the existing HVAC system located on the roof of the Health Care Center with a new geothermal system. In the event that the geothermal system proves infeasible, Roland Park Place may install a new HVAC system designed to minimize operational noise levels. All HVAC systems shall be subject to the residential noise limits of the Baltimore City Code.”
- Note 6: “Construction shall be limited to the hours permitted by the Baltimore City Code and shall not begin before 7:00 a.m. or continue past 7:00 p.m.”
- Temporary Ambulance Entrance to be used during construction and Designated Ambulance Entrance in current location are identified.

### 4. Health Center Porch:

- The health center porch has been identified on the Development Plan.
- Note 3: “The use of the health center porch shall be subject to the following restrictions:
  - a. The porch shall only be used by residents and their guests. Roland Park place staff shall be permitted to use the porch only while assisting residents.
  - b. Staff shall not use the porch for their breaks or meals.
  - c. There shall be no amplified sound permitted on the porch.
  - d. Access to the porch shall be permitted only during daylight hours.
  - e. No outdoor group activity programs shall take place on the health center porch.”

### 5. Landscaping/Site Design:

- Note: “Proposed landscape buffer shall be 15’ deep and 12’ – 14’ high at the time of planting (potential height at maturity: 25’ – 30’)”.
- The rooftop terrace garden is shown on the Landscape Plan to the PUD (Sheet 3).
- Note 5: “Roland Park Place shall comply with the City’s requirements regarding storm water management and sediment and erosion control during construction of the new building. All storm water runoff shall be directed away from neighboring properties.”

6. Lighting:

- Note 1: “All proposed site lighting shall be directed onto the Roland Park Place property so as to adequately provide for the safety and welfare of residents and to prevent spillage of light onto adjacent properties. All site lighting shall comply with the lighting standards of the Baltimore Building Code.”

In evaluating the proposed PUD master plan, staff recommends that City Council Bill #16-0716 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**