FROM			CITY of BALTIMORE MEMO
	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8TH FLOOR, 417 EAST FAYETTE STREET	
	SUBJECT	CITY COUNCIL BILL #16-0759 / CONDITIONAL USE SECOND-HAND STORE – 4418 EDMONDSON AVENUE	

TO

DATE: October 6, 2016

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

At its regular meeting of October 6, 2016, the Planning Commission considered City Council Bill #16-0759, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a second-hand store on the property known as 4418 Edmondson Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #16-0759 and adopted the following resolution, eight members being present (eight in favor):

> RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #16-0759 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. Kaliope 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. Natawna Austin, Council Services
Ms. Melissa Krafchik, PABC
Mr. William Cole, Baltimore Development Corporation

Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT

Thomas J. Stosur
Director

October 6, 2016

REQUEST: City Council Bill 16-0759/ Zoning – Conditional Use Second-hand Store – 4418 Edmondson Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a second-hand store on the property known as 4418 Edmondson Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONER(S): Councilmember Holton, at the request of Cindy Siliezar

OWNER: Edmondson Village Shopping Center Holdings LLC and Miller Management LLC

SITE/ GENERAL AREA

Site Conditions: This address is in the Edmondson Village Shopping Center constructed in 1947 as one of the first then-modern shopping centers in Baltimore. All of these buildings face Edmondson Avenue. The architectural style of the one- and two-story buildings is a commercial version of the Colonial Revival style of the Rognel Heights neighborhood immediately north of the commercial center. The 13¼ acre site is zoned B-2-1. This property is adjoined by similar commercial properties that form the shopping center complex. A paved parking area is between the store fronts and the street.

General Area: The property is located on the western edge of a long-established commercial and residential mixed-use strip which runs along both sides of Edmondson Avenue, with a few interruptions, from Hilton Parkway to the Uplands Parkway. Typical commercial properties are a mix of early-to-mid 20th Century structures with some newer structures at key intersections. Behind these commercial structures lining Edmondson Avenue, residential neighborhoods developed in the early 20th Century are variously made up of single-family detached, semi-detached, and attached housing with some other uses such as schools and churches included. Directly opposite this site is the large public school complex comprised of Edmondson High School and the Westside Skills Center. Southwest of this site, across Edmondson Avenue, is the newly-redeveloped Uplands neighborhood.

HISTORY

There is no previous legislative history concerning this property only. The property is included in the area covered by the Edmondson Village Area Master Plan.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. The Edmondson Avenue Area Master Plan identifies this property as part of a shopping center needing to encourage new retail attractions and recommends improving the mix of businesses to better serve surrounding communities. The proposed use would help to maintain the diversity of commercial uses in this area.

ANALYSIS

The proposed action is required by the Zoning Code, §6-309 (12a) which lists second-hand stores as a conditional use for which an ordinance is required in a B-2 District. In the Zoning Code, §1-186.1 defines "second-hand store" as "a place of business of a person who engages in the business of buying for resale, trade, or transfer used or previously owned property or merchandise, including carvings, clothes, ceramics, furniture, glass, household items, jewelry, paintings, rugs, sculptures, silverware, and other moveable personal property, but excluding motor vehicles, records, tapes, compact discs, and books." Ms. Siliezar, operating as Thrifty Outlet, proposes to use this property for sales of bedding, clothing, jewelry and gifts, and related merchandise, much of it obtained as overstock of national-brand-name merchandise.

Conditional Use – Required findings: In accordance with §16-304 of the Zoning Code of Baltimore City, the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 14 {"Conditional Uses"} of the Zoning Code:

1. the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
2. the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization is not otherwise in any way contrary to the public interest; and
4. the authorization is in harmony with the purpose and intent of this article (§14-204).

Likewise, staff finds that among the several required considerations under §14-205 in the Zoning Code, that:

- The proposed site is sufficient in its size, shape, and capacity for the proposed use;
- The proposed use will not create a negative impact to existing traffic patterns and volumes, and that there is sufficient parking available on the site (500 parking spaces in front and an additional four acres of parking in the rear);
- It is unlikely that the proposed use will impair the present and future development of this property or the surrounding area;
- That there will not be any undue impacts resulting from its proximity to any dwellings, churches, schools, public structures, and other places of public gathering;

- That the site is adequately served by police and fire protection;
- That there is accessibility of light and air to the premises and to the properties in the vicinity, as there are no proposed changes to the current property configuration.

Planning staff, having reviewed the proposed conditional use in relation to these criteria, have determined that the proposed second-hand store at 4418 Edmondson Avenue meets these requirements for approval.

Community Notification: The Rognel Heights Community Association and the Uplands Community Association have been notified of this action.

Thomas J. Stosur
Director