



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**February 5, 2015**

**REQUEST:** Minor Amendment and Final Design Approval/ Hollinswood Shopping Center PUD #148: 2111-2163 West Patapsco Avenue – Popeye’s Restaurant

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** BSV Hollinswood, LLC

**OWNER:** BSV Hollinswood, LLC

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

**Site Conditions:** The Hollinswood Plaza Shopping Center is located in the Lakeland Community of south Baltimore. The neighborhood is bounded by the City line to the south, I-295 on the east, and the B&O Railroad lines to the north and west. The neighborhood has a mix of residential, commercial, and industrial uses, with the residential generally in the center, with commercial and industrial on the periphery.

**General Area:** This property is located on the south side of West Patapsco Avenue, between Hollins Ferry Road and the I-295 Baltimore-Washington Parkway. The property extends back to the southern City boundary.

#### **HISTORY**

- Ordinance #10-274 established the Hollinswood Plaza Planned Unit Development (PUD) on April 21, 2010.

#### **ANALYSIS**

**History:** In the establishment of this PUD, the original Building “A” in the northwest corner of the property was proposed to be demolished to make way for new development, and the goal was a potential drive-through pharmacy. That building has been demolished, and the site is prepared for new development, though there aren’t any specific prospects at present. The proposed Building “G” was proposed to be a new Sonic drive-through restaurant, and it is now in operation. A new Building “H” was proposed for a Dunkin Donuts drive-through restaurant, and Building “C” was to remain a retail building.

Project: This Minor Amendment and Final Design Approval includes three changes to the previously approved development plan.

Building “C” was last used for retail uses, and is now vacant. The building will be renovated to be used as a Popeye’s restaurant, with drive-through service. Since the previously approved Dunkin Donuts store never materialized (formerly Building “H”), it removed from the development plan and will be replaced with changes in layout to the parking lot around Building “C” to support the proposed Popeye’s restaurant.

A new Building “H” will be an ATM kiosk to support the new PNC Bank in the main in-line building. It will be placed against West Patapsco Avenue, and will be very similar in layout to the existing ATM kiosk that serves an existing Bank of America, also located in the in-line retail building.

Note that while there are no immediate proposals for a pharmacy, Building “F” is still shown to replace the previously cleared Building “A” as in the original Development Plan, and is still included to indicate that a potential pharmacy use continues to be authorized.

Community Notification: The Lakeland Coalition and the Lakeland Community Association were notified of this action. The Lakeland Coalition has submitted a letter of support.



**Thomas J. Stosur**  
**Director**