

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR
	SUBJECT	MINOR AMENDMENT & FINAL DESIGN APPROVAL/ REISTERSTOWN PLAZA PUD #111A – PATTERSON AVENUE RETAIL OUTPARCEL

CITY of
BALTIMORE
MEMO



TO

DATE: August 5, 2016

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

Mr. Geoff Veale, Zoning Administrator
Department of Housing and Community Development
417 East Fayette Street, 1st Floor

This is to inform you that on August 4, 2016, the Planning Commission approved a Minor Amendment for Reisterstown Plaza Planned Unit Development (PUD) #111A, and this memo represents a written order as required by Title 9, Section 9-118 (e)(2) of the Zoning Code. The Minor Amendment changes the retail outparcel arrangement and design on Patterson Avenue.

For your information, the PUD for this site was originally established by Ordinance #01-254, dated October 2, 2009. The last major amendment to the PUD was enacted by Ordinance #02-447, dated October 31, 2002. A copy of the staff report is attached for your reference, and copies of the plan submittals, dated July 11, 2016, are available for inspection in our office.

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. Brandon Rowe, PE



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2016

REQUEST: Minor Amendment and Final Design Approval/ Reisterstown Plaza PUD #111A – Patterson Avenue Retail Outparcel

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Retail Properties of America, Inc.

OWNER: Reisterstown Plaza Associates, LLC

SITE/GENERAL AREA

Site Conditions: 6512-6790 Reisterstown Road is the site of the Reisterstown Road Plaza Shopping Center, and is located on the southwest corner of the intersection with Patterson Avenue. This property contains about fifty acres, and is zoned B-2-1. The site consists of a large shopping mall with outparcels.

General Area: The Reisterstown Road corridor consists of numerous commercial uses, which are zoned B-2 and B-3. Directly to the west of the site are an apartment complex and the rail line. Further to the west is a Transit Station, Wabash Avenue, the Seton Business Park and the Fallstaff neighborhood.

HISTORY

- Ordinance #09-219, established the Reisterstown Plaza Transit Station Urban Renewal Plan, was approved on October 2, 2009.
- Ordinance #01-0254, Reisterstown Road Plaza Planned Unit Development, was approved on October 22, 2001.
- Ordinance #02-0447, the latest amendment to the Reisterstown Road Plaza Planned Unit Development, was approved on October 31, 2002.
- Final Design Approval for the Applebee's Restaurant was approved by the Planning Commission on August 15, 2002.
- Final Design Approval for the Giant Gas Station was approved by the Planning Commission on October 23, 2003. (Approved, but not built)
- Final Design Approval for the Patterson Avenue Retail Pad Site was approved by the Planning Commission on December 18, 2003. (Approved, but not built)

- Final Design Approval for the Yum! Brands Restaurant Pad Site was approved by the Planning Commission on July 8, 2004.
- Final Design Approval for the Wendy's Restaurant Pad Site was approved by the Planning Commission on August 26, 2004.
- Final Design Approval for the Retail Pad Site was approved by the Planning Commission on August 26, 2004. (Approved, but not built)
- Final Design Approval for the Old Country Buffet was approved by the Planning Commission on September 9, 2004. (Approved, but not built)
- Final Design Approval for a Checkers Restaurant was approved by the Planning Commission on March 24, 2005. (Approved, but not built)

ANALYSIS

Project: In 2001, a Planned Unit Development (PUD) was approved for the parking lot portions of the Reisterstown Plaza Shopping Center along Reisterstown Road and Patterson Avenue. The plan included six pad sites – four along Reisterstown Road, and two along Patterson Avenue. Since the approval of the PUD, an Applebee's restaurant, a Taco Bell/KFC restaurant, a Long John Silver's/A&W Root Beer restaurant, and a Panda Express restaurant have been built along Reisterstown Road, as well as a Wendy's restaurant on Patterson Avenue. A few proposed development options have been approved, but not realized as noted in the history section above. Reisterstown Plaza now has a new developer that is making improvements to the shopping center, and they would now like to develop the remaining pad site along Patterson Avenue with a revised plan for the proposed retail center.

This approval is for a revised layout for a retail center pad site of approximately 10,000 square feet in size for eight tenant spaces. This represents an increase in area over the previously approved seven-tenant building of 9,400 sqft. The new design has also reoriented the building to face Patterson Avenue, where it previously faced the main mall building. The original configuration had the side wall of the building facing Patterson Avenue, and the rear wall facing the adjacent apartment buildings. That original design offers less architectural detail and visual interest to the neighborhood, and so staff considers this reorientation to be a positive change as it better addresses the adjacent street and residents.

Site Plan Review Committee (SPRC): The SPRC reviewed and approved this project on June 3, 2016. The plans include elevations, signage and landscaping for the retail center, which will comply with the requirements of the Forest Conservation program. Landscaping will be required on a pro rata basis for this portion of the overall Planned Unit Development.

Signage: Tenants will be identified in the proposed retail strip center with a signage area over their respective units, as shown in the elevations sheet. One freestanding sign was previously approved by the PUD, and would be required to be located on Patterson Avenue, but no specific design for a freestanding sign is proposed at this time. The plaza may elect to use such a sign to identify the center and any tenant at the plaza.

Elevations: The proposed building will be primarily sheathed in an Exterior Insulation and Finishing System (EIFS) along the front façade. The roofline will have a metal coping cornice, and there will be front brick columns under the signage band with split-face masonry block bases. The tenant units will have clear glass shop fronts and doors. Tenant spaces and signage may be individual, or may be combined by total area as needed. The sides and rear elevations will be brick for the bottom 2/3 of the elevation, with EIFS above.

Community Notification: The following community organizations have been notified of this action: The Glen Neighborhood Improvement Association, Inc., the Fallstaff Improvement Association, Inc., and the Reisterstown Road Merchants Coalition.



Thomas J. Stosur
Director