

**PLANNING COMMISSION
STAFF REPORT**

July 16, 1998

**MINOR AMENDMENT/ROLAND PARK PLACE PLANNED UNIT
DEVELOPMENT**

STAFF: Robin Allen

PETITIONER(S): G. Davis Calvert for Roland Park Place

OWNER: Roland Park Place

REQUEST: To amend the Roland Park Place Planned Unit Development (PUD) to allow construction of a building addition

ZONING: R-5 (underlying PUD)

ACREAGE: 8.0 acres

LOCATION: The subject property is located in the Roland Park community of north Baltimore. It is situated on West 40th Street, between Roland Avenue and Keswick Road.

PROPERTY SITE/IMMEDIATE AREA

Existing Conditions: The site is improved with a complex of buildings which serve as residences for elderly persons. The campus is comprised of several interconnected structures, including a two-story building which houses the comprehensive health care center; an eight (8)-story tower with 230 independent living apartment units and some assisted living units; and a one-story wing built onto the rear of the juncture of the two (2)-story and eight (8)-story structures, which formerly housed nursing care beds. Also on the campus are three (3) historic houses which are also used as residences for the elderly, and a total of 200 parking spaces throughout the site.

Adjacent Uses:

- North: Single-family detached residences, R-2
- South: Rotunda Shopping Center, B-2-2; high-rise senior apartment residence, R-9
- East: Keswick Nursing Home, R-2
- West: Church, attached residences fronting onto Roland Avenue, R-6 and R-7.

TRANSPORTATION

Direct Access to Site: Roland Avenue or Keswick Road to West 40th Street

Street Classification:

- West 40th Street is a "minor" collector
- Roland Avenue is a "minor" collector
- Keswick Road is a local street

Public Transit: Bus lines on West 40th Street, Roland Avenue, and University Parkway

HISTORY

1. Ordinance #80-16: Established Roland Park Place Planned Unit Development
2. Ordinance #86-658: Amended the PUD to include three (3) contiguous properties at 818, 822 and 826 West 40th Street
3. Minor Amendment to the PUD, approved by the Planning Commission on January 24, 1991; allowed a 1,400 square-foot addition to expand an existing multi-purpose center
4. Minor Amendment to the PUD, approved by the Planning Commission on December 10, 1992; allowed for additional off-street parking in the front yard of the facility and a perimeter fence
5. Ordinance #95-508: Amended the PUD to allow a second-floor addition to the existing one-story health care wing; deleted two (2) properties from the PUD

CONFORMITY TO PLANS

This action is in keeping with the general plans laid out in the Roland Park Place Planned Unit Development.

ANALYSIS

This action is a Minor Amendment to the Roland Park Place Planned Unit Development. It is being requested in order to allow construction of a new addition to the existing complex.

The Roland Park Place PUD was established in 1980 as a continuing care facility for elderly persons. The campus offers a range of residential options, from independent apartments to assisted living units to comprehensive care beds. Over the years, as needs and demands for various services have changed in relation to the population served, the facility owners have adapted the physical plant accordingly. Presently, there is a need for more dining and activity space to serve the assisted living residents.

To accommodate this need, the owners of Roland Park Place propose demolishing the existing one (1)-story "1200" wing, which is the former nursing home area, and building in its place a smaller two (2)-story wing. This new addition will provide expanded dining and serving space, activity areas, and a new physical therapy room to serve the assisted living inhabitants. Two (2) new loading docks will also be incorporated in the basement level of the new addition to replace the loading docks in the building being razed.

The new building will cover 4,154 square-feet, about one-third (1/3) of the footprint of the present structure. The remaining two-thirds (2/3) of the "1200" building footprint will eventually be developed into a new wing. In the interim --- about five (5) years --- this 4,675 square-foot parcel will be transformed into a temporary greenspace. Any future building will have to be approved by the City.

The new building addition will also include a nine (9)-story elevator tower, to offer elevator service in conjunction with the new activity space and provide a better connection between the residential tower and the new two (2)-story building.

Since it is replacing an existing structure, this building addition will not have any impact on the number of jobs provided, the number of parking spaces needed, and the amount of taxes generated.

Site Plan: The site plan shows a 4,154 square-foot, two (2)-story wing to be added to the rear of the existing two (2)-story "1100" comprehensive care wing and the eight (8)-story retirement home building. It also shows 200 parking spaces encircling the campus, which will be unaffected by this proposal.

Architectural Elevations: Materials for the new addition will complement and match those of the existing structures on the Roland Park Place campus.

Landscaping: The temporary green space will be planted and landscaped by the Garden Committee, comprised of residents of the complex. The area is in the rear of the complex, and is not visible from the street.

Lighting: Exterior lighting on the new addition will match that of the existing structures.

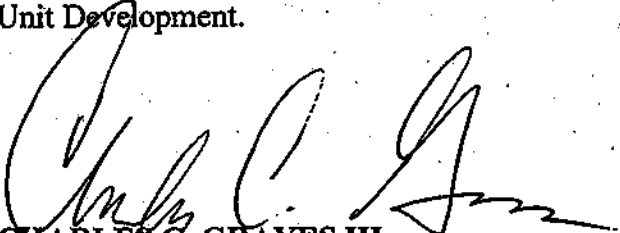
Community review: The applicants met with the Roland Park Civic League on June 4, 1998. The community expressed no opposition to this proposal.

FINDINGS

1. The uses to be provided in this building addition are allowed in the Roland Park Place Planned Unit Development.
2. The Roland Park Civic League expressed no opposition to this proposal.
3. Plans have been reviewed by the Site Plan Review Committee and the Planning Department staff architect.
4. Any future alterations or additions must be approved by City officials. The nature of the project will determine whether a major or minor amendment or design approval is needed.

RECOMMENDATION

Staff recommends approval of the minor amendment to the Roland Park Place Planned Unit Development.



CHARLES C. GRAVES III
Director

CCG/RRA

PLANNING COMMISSION

Agenda - July 16, 1998 - #1546

1:30 p.m.

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. PLANNING COMMISSION SCHEDULE/SEPTEMBER 1998 THROUGH AUGUST 1999**
- 4. FINAL DESIGN APPROVAL/BALTIMORE INNER HARBOR EAST PLANNED UNIT DEVELOPMENT**
Wyndham Hotel (First District)
- 5. REVISED FINAL SUBDIVISION PLAN PARCELS "B" & "C" INNER HARBOR EAST AND FINAL DEVELOPMENT PLAN PARCEL "C"**
(First District)
- 6. CITY COUNCIL BILL #98-751 (Handy, Stukes, Reisinger)**
To permit, subject to certain conditions, the establishment, maintenance and operation of a non-profit home for the rehabilitation of non-bedridden alcoholic persons and for the care and custody of homeless persons on the property known as 1701 West Pratt Street (Sixth District)
- 7. MINOR AMENDMENT/ROLAND PARK PLACE PLANNED UNIT DEVELOPMENT**
830 West 40th Street (Second District)
- 8. FINAL SUBDIVISION AND DEVELOPMENT PLAN/1400 EXETER HALL AVENUE**
(Third District)
- 9. FINAL SUBDIVISION AND DEVELOPMENT PLAN/3601 PARKVIEW AVENUE**
Liberty Heights Kingdom Hall (Fifth District)
- 10. MINOR AMENDMENT/JENKINS MEMORIAL PLANNED UNIT DEVELOPMENT**
3320 Benson Avenue (Sixth District)
- 11. CIP TRANSFERS**