


FROM	NAME & TITLE	CHARLES C. GRAVES III, DIRECTOR	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR		
	SUBJECT	MINOR AMENDMENT/ROLAND PARK PLACE PUD	MEMO	

DATE: March 16, 2000

TO

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

Mr. Donald Small, Zoning Enforcement
Department of Housing and Community Development
417 East Fayette Street, 1st Floor

This is to inform you that on March 16, 2000, the Planning Commission approved a Minor Amendment to the Roland Park Place Planned Unit Development. This approval is to allow an addition to the wellness center, including a pool; two additions for activity space along the front of the building; an amended parking lot plan; and increased landscaping. A copy of the staff report and the plans are attached. The plans, all dated February 9, 2000, are as follows:

- Architectural elevations;
- Site Plan; and
- Landscaping Plans.

For your information this Planned Unit Development was approved as Ordinance #80-16, dated March 5, 1980. There were two other major amendments to this PUD Ordinance #86-658, dated May 6, 1986, and Ordinance #95-508, dated March 1, 1995.

If you have any questions please contact, Susan Williams, Current Planning Division Manager, at (410) 396-5171.

CCG/SW/jh

Attachment

- Ms. Laurie Schwartz, Mayor's Office
- Mr. Gary Brooks, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- Ms. Patricia Payne, Commissioner, DHCD
- Mr. Robert Cannon, Attorney, Roland Park Place
- Mr. Gregory Lannon, Roland Park Place
- Ms. Adrienne Bell, Community Planner

PLANNING COMMISSION

STAFF REPORT

March 16, 2000

MINOR AMENDMENT/ROLAND PARK PLACE PLANNED UNIT DEVELOPMENT – 830 WEST 40TH STREET: To allow construction of a two-story wellness center, a one-story office and activity area, and a casual dining facility, and to alter parking and increase landscaping

RECOMMENDATION

Staff recommends approval of the Minor Amendment to the Roland Park Planned Unit Development (PUD)

STAFF: Robin Allen

PETITIONER(S): Gregory Lannon for Roland Park Place

OWNER: Roland Park Place

SITE/ GENERAL AREA

Site Conditions: The eight-acre site is improved with a complex of buildings that serve as residences for elderly persons. The campus, a Planned Unit Development (PUD) with an underlying zoning of R-5, is comprised of several interconnected structures, including a two-story building that houses the comprehensive health center; an eight-story tower with 230 independent living apartment units and some assisted living units; and a one-story wing built onto the rear of the two-story and eight-story structures, which houses nursing care beds. Also, on the campus are three historic houses that are used as residences for the elderly and a total of 217 parking spaces throughout the site.

General Area: The surrounding area is primarily residential, with rowhouses and single-family detached homes on three sides of the subject property. The Rotunda Shopping Center lies to the south, and the Keswick Nursing Home is to the east.

HISTORY

1. Ordinance #80-16: Established Roland Park Place PUD
2. Ordinance #86-658: Amended the PUD to include three contiguous properties at 818, 822, and 826 West 40th Street
3. Minor Amendment to the PUD to allow a 1,400-square-foot addition to expand an existing multi-purpose center; approved by the Planning Commission on January 24, 1991.

4. **Minor Amendment to the PUD to allow for additional off-street parking in the front yard of the facility, and a perimeter fence; approved by the Planning Commission on December 10, 1992**
5. **Ordinance #95-508: Amended the PUD to allow a second-floor addition to the existing one-story health care wing; deleted two properties from the PUD; approved March 1995**
6. **Minor Amendment to the PUD to allow demolition of a portion of an existing structure, and construction of a small building addition and elevator tower; approved by the Planning Commission on July 16, 1998**

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 implementation of a revised facility master plan on the campus in several phases over the next few years.

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, including independent apartments, assisted living units, and comprehensive care units. Over the years, as needs and demands for various services have changed, the facility owners have adapted the physical plant accordingly. Presently, there is a need for more recreation and office space, as well as an alternative, less formal dining area for residents. The management has laid out a three-phased facility master plan to meet these needs. The plan includes the following:

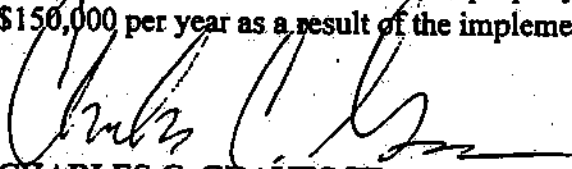
- **Wellness Center Addition and Pool (Phase I):** This project will involve construction of a two-story addition with basement, and will include laundry facilities, locker rooms, exercise rooms and a pool. The project will encompass approximately 2,600 square feet per floor. Construction is expected to start in the summer of 2000, with costs estimated at about \$1.1 million. Later, in the spring of 2002, the 24-foot-by-40-foot fitness pool will be added to the Wellness Center. It will accommodate up to thirty persons at a time, and provide activity space in a total area of about 4,000 square feet. The cost for this addition will be around \$1.2 million.
- **One-story Addition/Renovation (Phase II):** This project includes renovated administrative offices, new arts and crafts area, renovated mailroom, new social rooms, new quiet room, new lounges, new computer room, new billiards room, new seating alcove and renovated bathrooms. The area will encompass approximately 7,700 square feet of renovation and 3,000 square feet of addition. Construction is expected to cost about \$1.4 million, and will necessitate removal of an existing greenhouse structure.

- **Casual Dining Addition (Phase II):** This project will provide a casual dining alternative for up to 55 residents. The addition will encompass approximately 2,300 square feet, and will cost about \$450,000.
- **Parking:** New construction and building additions will necessitate reconfiguration of existing parking lots and the loss of 33 spaces; however, twenty of those spaces will be replaced, resulting in a net loss of only thirteen spaces. The total number of parking spaces complex-wide will be 204. This exceeds what is required by zoning.
- **Landscaping:** Additional planting will be provided along the western end of the campus by the residential tower entrance and along the building edge toward the casual dining addition. A landscaped courtyard will be planted next to the casual dining area. There will be a planting buffer along the northern edge of the site, to screen the wellness center from the rear yards of adjacent homes. There will also be planting around the three sides of the pool addition.

Roland Park Place management has met with the Roland Park Civic League more than a half dozen times over the last year to present its plans and revise them in response to community comments. The Roland Park Civic League sought a number of modifications to the plan, including requests to move the wellness center addition further away from residential properties, to reduce the scale of the building, and to have plantings added to screen the addition from the rear yards of adjacent homes. In response to these requests, Roland Park Place management agreed to reduce the height, width, and roof angle of the wellness building; move the building ten additional feet away (from the proposed 52 feet to 62 feet from the property line); adjust the elevations to reduce the amount of glass facing adjacent homes; eliminate plans for a sign at the pool entrance; include a wall around the mechanical equipment area to reduce noise; and give additional attention to buffering through landscaping.

Roland Park Place currently has 134 full- and part-time employees. These numbers will not be significantly changed by the implementation of the facility master plan. This plan will reflect positively on the organization's continued ability to attract prospective residents. In particular, wellness programs, including exercise, therapy, recreational swimming and wellness classes are in high demand amongst seniors, and will be particularly attractive to future residents.

Total construction costs for this project are expected to be approximately \$4.2 million. Roland Park Place estimates that its property taxes will increase by approximately \$150,000 per year as a result of the implementation of the facility master plan.


CHARLES C. GRAVES III
 Director