



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 3, 2013

REQUEST: City Council Bill #13-0225/ Zoning – Conditional Use Parking, Open Off-Street Area – 6308 Belair Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 6308 Belair Road, as outlined in red on the accompanying plat.

RECOMMENDATION: Amendment and Approval, with the following amendments:

- That the parking lot will be used for employee parking, and that it will not be used for the storage of towed vehicles or vehicles awaiting repairs;
- That the parking lot is developed according to the site plan provided by the Department of Planning, dated September 27, 2013; and
- That the site plan provided by the Department of Planning is attached to, and made part of, the legislation.

STAFF: Eric Tiso

PETITIONER: William Bonnett

OWNER: William Bonnett

SITE/GENERAL AREA

Site Conditions: 6308 Belair Road is located on the western corner of the intersection with Cedonia Avenue, and is currently improved with a paved parking surface. The site is currently zoned B-2-2.

General Area: This site is located on the eastern edge of the Rosemont East neighborhood, against the boundary with the Cedmont neighborhood on the east side of Belair Road and southward. These neighborhoods are generally residential in nature, divided by the commercial corridor of Belair Road, with detached homes representing the majority of housing stock.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Project: This proposal is to approve a conditional use parking lot for the property. The site had been the location of a former Dunkin Donuts restaurant, which suffered a fire. The site was later cleared and paved over. Mr. Bonnett purchased the property to provide employee parking in support of his business Frankford Towing, located at 6300 Belair Road. Recently, it was brought to his attention that the site had never been formally approved to be used as a principal-use parking lot. This bill was introduced to correct that zoning deficiency.

Site Plan: The proposed site sketch that was introduced with the bill did not meet staff's standards for review, in that it did not contain the normal detail required for adequate review. In order to assist the applicant, staff provided an improved site plan showing a better arrangement of parking spaces, landscaping along Belair Road and Cedonia Road frontages, and screening fencing along the other sides of the property. Staff believes that this level of improvement is more appropriate for this site in its location between the commercial corridor of Belair Road, and the adjacent residential neighborhood. Additionally, the screening will meet the requirements of §10-308 of the Zoning Code.

Amendments and Standards for Conditional Use: Staff recommends that the parking lot be developed according to the site plan provided by the Department of Planning dated September 27, 2013, and that it is attached to, and made part of, the legislation. Staff believes that the provided site plan provided will satisfy the required findings and required considerations for conditional uses under §§ 14-204 and 14-205 of the Zoning Code by providing an attractive parking lot that functions well. Specifically:

§14-204

- Approval of this conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- The use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- The authorization is not otherwise in any way contrary to the public interest; and
- The authorization is in harmony with the purpose and intent of this article.

§14-205

- The nature of the proposed site, including its size and shape are adequate for a parking lot;
- There will be no impact to traffic patterns in the immediate area;
- Development of a parking lot will not impair the present and future development of this lot or the surrounding area;
- That there will be no negative impact out of proximity to dwellings, churches, schools, public structures, and other places of public gathering;
- That there is adequate accessibility of the premises for fire and police protection;
- That there is adequate light and air to the premises and to the property in the vicinity;
- That adequate utilities, access, drainage, and other necessary facilities that have been or will be provided; and
- That the design meets all other applicable standards and requirements of this article;

Community Input: The Cedmont Community Improvement Association, the East Rosemont Community Association, the Gardenville/Belair Road Business Association, and the Harbel Community Organization have been notified of this action.



Thomas J. Stosur
Director