


<b>FROM</b>	NAME & TITLE	DOUGLAS B MCCOACH, III - DIRECTOR <i>DBM</i>	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0036/ CITY STREETS CLOSING – A PORTION OF MONROE STREET		

**TO** DATE:  
April 4, 2008

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 N. Holliday Street

At its regular meeting of March 20, 2008, the Planning Commission considered City Council Bill #08-0036, for the purpose of condemning and closing a portion of Monroe Street contiguous to the southwest side thereof and extending from Reisterstown Road, southeasterly 253.5 feet, more or less, as shown on Plat 346-A-60A in the Office of the Department of Public Works; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report which recommends approval of City Council Bill #08-0036 and adopted the following resolution, eight members being present (eight in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0036 be passed by the City Council.

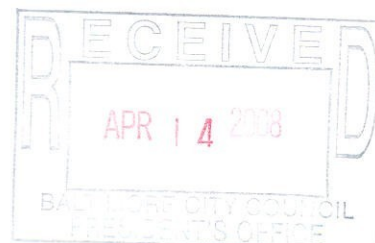
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Jennifer Coates, Councilmanic Services
- Mr. Paul Barnes, DPW
- Ms. Marcia Collins, DPW



# PLANNING COMMISSION

## STAFF REPORT

April 19, 2007

**REQUEST:** Street Closing/Portion of Monroe Street – Mondawmin Transit Station

**RECOMMENDATION:** Approval, subject to comments from the Department of Public Works

**STAFF:** Kenneth Hranicky

**PETITIONER:** Maryland Department of Transportation and Maryland Transit Administration

**OWNER:** Mayor and City Council

### **SITE/ GENERAL AREA**

**Site Conditions:** The requested street closing is a portion of Monroe Street right-of-way that is located south by southwest at the intersection of Reisterstown Road and Monroe Street and lies within Ward 15, Section 19, Block 3262F. That portion of Monroe Street that is requested to be closed runs generally north to south along the western edge of Monroe Avenue for approximately 210 feet and is variable in width. The total area requested to be closed is 3,297 square feet. The properties adjacent to or abutting the street closings are zoned B-2-1.

**General Area:** The subject street request to be closed is located in the Western District and the Mondawmin neighborhood. This area is characterized by the Mondawmin Mall, associated parking and residential uses.

### **HISTORY**

- Ordinance Number 77-348, approved June 22, 1977, authorized the creation of the Mondawmin Mall Planned Unit Development
- Ordinance Number 79-1024, approved May 24, 1979, authorized the Mondawmin Transit Station Urban Renewal Area Plan.
- Ordinance Number 1009, dated July 2, 1987, amended the Park Heights and Mondawmin Transit Station Urban Renewal Plans
- Ordinance Number 06-0257, approved June 14, 2006, repealed the existing Development Plan for Mondawmin Mall and authorized a new Development Plan for Mondawmin Mall Planned Unit Development
- Final Design Approval/Mondawmin Mall PUD-Phase 1A, approved by the Planning Commission on November 2, 2006.



- Ordinance Number 06-0375, approved December 8, 2006, authorized the creation of the Mondawmin Mall Development District
- Ordinance Number 06-0376, approved December 8, 2006, authorized the creation of the Mondawmin Mall Special Taxing District
- Ordinance Number 06-0377, approved December 8, 2006, authorized the issuance of the Mondawmin Mall Special Obligation Bonds

### **CONFORMITY TO PLANS**

The proposed action is consistent with the Mondawmin Transit Station Urban Renewal Area Plan and the Mondawmin Mall Planned Unit Development. This project is consistent with the goals and objectives of the Mondawmin Transit Station Urban Renewal Plan. Also, this project is in conformance with the following Goals, Objectives, and Strategies of Baltimore City's Comprehensive Master Plan: LIVE Section, Goal 2, Objective 3 (Promote Transit Oriented Development and mixed-use development to reinforce neighborhood centers and Main Streets).

### **ANALYSIS**

The proposed street closing is a portion of Monroe Street that is currently used for traffic exiting the mall parking lot onto Monroe Street. The proposed street closing is being requested in order to facilitate the construction of a realigned parking lot resulting from the land swap for the Mondawmin Mall Expansion between Mondawmin Business Trust, Northwest Associates and Mass Transit Administration. The closed portion of Monroe Street will be used to increase the amount of parking spaces, some of which were lost due to the expansion of the Mall, for the Mondawmin Mall Transit Station.

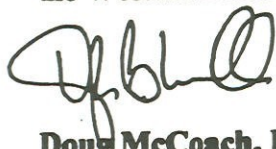
The applicant has an agreement with the property owner bordering the proposed street closing. It is staff's opinion that this portion of Monroe Street is not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way, and be disposed of.

The following items have been considered as part of staff's review of this project:

- **Site Plan:** The overall site plan has been reviewed and approved by the Site Plan Review Committee (SPRC). This site plan shows the existing mall, the new retail sites, MTA Transit Center, Motor Vehicle Administration and a Future Parcel B.
- **Forest Conservation Requirements:** A landscape plan for this action was not required. A landscape plan for the PUD was submitted and approved. The landscape plans shows trees planted in the parking lot and along the ring road and entrance area.
- **Zoning Code Requirement:** A Planned Unit Development (PUD) for this property was approved on June 12, 2006

Maryland Department of Transportation, Maryland Transit Administration, Mondawmin Neighborhood Improvement Association, Inc., Mondawmin Merchants Association, Inc., Coppin Heights Community Development Corporation, Parkview Improvement Association, Inc., Friends of Druid Hill Park, New Auchentoroly Terrace Association,

The Western Community Action Center, Liberty Square Neighborhood Association, and the Western District Police-Community Relations Council was notified of this action.

A handwritten signature in black ink, appearing to read 'Doug McCoach, III'. The signature is stylized and cursive.

**Doug McCoach, III**  
**Director**