


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>Shwe</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0156/ CITY STREETS – CLOSING– ADAM STREET		

TO

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

DATE:
 October 14, 2008

At its regular meeting of August 7, 2008 the Planning Commission considered City Council Bill #08-0156, for the purpose of condemning and closing Adam Street, extending from Ponca Street, Easterly 152.2 feet, more or less, to the end thereof, as shown on Plat 114-A-35 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 recommended approval of City Council Bill #08-0156 and adopted the following resolution, eight members being present (eight in favor)

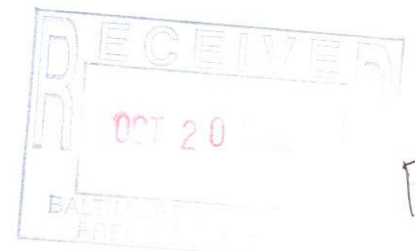
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0156 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Acting Division Chief of Land Use and Urban Design at 410-396-4488.

GC/ttl

Attachments

- cc:
- Mr. Andy Frank, Deputy Mayor
 - Mr. Demuane Millard, Chief of Staff
 - Ms. Angela Gibson, Mayor's Office
 - The Honorable "Rikki" Spector, City Council Commission Representative
 - Ms. Nikol Nabors-Jackson, DHCD
 - Ms. Deepa Bhattacharyya, Law Department
 - Mr. Larry Greene, Councilmanic Services
 - Mr. David Tanner, BMZA
 - Mr. Geoffrey Veale, Zoning Administration
 - Ms. Marcia Collins, DPW
 - Mr. Paul Barnes, DPW



PLANNING COMMISSION

STAFF REPORT

April 3, 2008

REQUEST: Street Closing/Portion of Adams Street, East of Ponca Street, South of O'Donnell Street

RECOMMENDATION: Approval, subject to compliance with Department of Public Works requirements.

STAFF: Kenneth Hranicky

PETITIONER: G&F Property Investments, LLC.

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The requested street closing is a portion of Adams Street, triangular in shape, approximately 40-foot wide by 150-foot long and is approximately 3,478 square feet in size. The proposed street closing is located just south of the intersection of O'Donnell Street and Ponca Street. Adams Street, at this location, is a paper street that was closed with the construction of the I-895 that is just east of the property.

General Area: The proposed street closing is located along the northern edge of the Canton Industrial Area just south of Greektown and Eastwood neighborhoods. The area is predominantly warehousing with I-895 directly to the east. The surrounding area is zoned B-3-2.

HISTORY

- Ordinance #637, approved June 20, 1990, established the Canton Industrial Area Urban Renewal Plan.
- Amendment No. 2 approved by the Mayor and City Council of Baltimore by Ordinance No. 01-234, dated August 13, 2001.

CONFORMITY TO PLANS

This site lies within the Canton Industrial Area Urban Renewal Plan boundaries and the site plans comply with its provisions. The street closing also comply with the Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

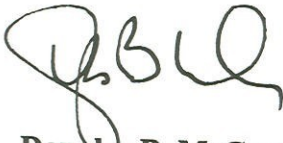
G & F Property Investments, LLC has requested the street closing. Applicant plans to construct a full service car wash facility. This additional area will all for a wider turning

radius in the approach to the vacuuming bays. The applicant owns the property bordering the proposed street closing.

- Site Plan Review: This site was reviewed and approved by the Site Plan Review Committee on February 20, 2008.
- Architecture – The plans were reviewed and approved by staff architect.

It is staff's opinion that this portion of Adams 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.

Maryland Business Council and the Southeast Community Development Corporation have been notified of this action.

A handwritten signature in black ink, appearing to read 'D. B. McCoach, III', written in a cursive style.

Douglas B. McCoach, III
Director