


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0461/SALE OF PROPERTY - FORMER BEDS OF A 3-FOOT ALLEY AND A 4-FOOT ALLEY BOUNDED BY WEST 29 <sup>TH</sup> STREET, FOX STREET, WEST 28 <sup>TH</sup> STREET, AND HUNTINGDON AVENUE		

TO

DATE:

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

December 19, 2014

At its regular meeting of December 18, 2014, the Planning Commission considered City Council Bill #14-0461 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as the former beds of a 3-foot alley and a 4-foot alley bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue and no longer needed for public use; 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 that recommended approval of closing the aforementioned streets and/or alleys. Thus, the Planning Commission recommended approval of City Council Bill #14-0461 and adopted the following resolution; six members being present (six in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #14-0461 be passed by the City Council.

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

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
- Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
- Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
- Ms. Angela Gibson, Mayor's Office
- Ms. Sheila Wyche, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Natawna Austin, Council Services
- Mr. Walter Horton, Department of Real Estate
- Ms. Elena DiPietro, Law Dept.
- Ms. Melissa Krafchik, PABC
- Ms. Caroline Hecker



Stephanie Rawlings-Blake  
Mayor

**PLANNING COMMISSION**  
Wilbur E. "Bill" Cunningham, Chairman

**AGENDA**

**December 18, 2014 – #1883**

**No Working Session**  
**Regular Session – 3:00 p.m.**



Thomas J. Stosur  
Director

***Please Note that the Consent Agenda items have been moved to the beginning of the Planning Commission Hearing.***

**3:00 PM**

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**

**CONSENT AGENDA**

- 3. MINOR SUBDIVISION FINAL PLANS/ 414 LIGHT STREET (Eleventh District)**
- 4. CITY COUNCIL BILL #14-0459/ CITY STREETS - CLOSING - CERTAIN ALLEYS IN THE AREA BOUNDED BY WEST 29TH STREET, FOX STREET, WEST 28TH STREET, AND HUNTINGDON AVENUE (City Council President – Administration)**  
For the purpose of condemning and closing a 3-foot alley and a 4-foot alley in the area bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue, as shown on Plat 309-A-27A in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 5. CITY COUNCIL BILL #14-0460/ CITY STREETS - OPENING - CERTAIN ALLEYS IN THE AREA BOUNDED BY WEST 29TH STREET, FOX STREET, WEST 28TH STREET, AND HUNTINGDON AVENUE (City Council President – Administration)**  
For the purpose of condemning and opening a 3-foot alley and a 4-foot alley in the area bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue, as shown on Plat 309-A-27 in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)
- 6. CITY COUNCIL BILL #14-0461/ SALE OF PROPERTY - FORMER BEDS OF A 3-FOOT ALLEY AND A 4-FOOT ALLEY BOUNDED BY WEST 29TH STREET, FOX STREET, WEST 28TH STREET, AND HUNTINGDON AVENUE (City Council President – Administration)**  
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as the former beds of a 3-foot alley and a 4-foot alley bounded by West 29th Street, Fox Street, West 28th Street, and

Huntingdon Avenue and no longer needed for public use; and providing for a special effective date. (Twelfth District)

**7. CIP TRANSFERS**

**REGULAR AGENDA**

**8. CITY COUNCIL BILL #14-0466/ REZONING - 1209 NORTH ROSE STREET**

(Councilman – Warren Branch)

For the purpose of changing the zoning for the property known as 1209 North Rose Street, as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District. (Thirteenth District)

**9. FINAL DESIGN APPROVAL – URBAN RENEWAL – INNER HARBOR PROJECT I  
- 414 S. LIGHT STREET (Eleventh District)**

**10. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ NORTH CHARLES  
VILLAGE PUD - 3200 SAINT PAUL STREET (Twelfth District)**

**11. MAJOR SUBDIVISION PRELIMINARY PLANS/ 3622 CAIRNES LANE\*\* (Seventh  
District)**

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. **For any item marked (\*\*), please call the Department at 410-396-4488 for most current information.**

**The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8<sup>th</sup> floor of 417 East Fayette Street.**



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

### SUMMARY

December 18, 2014



Thomas J. Stosur  
Director

***Please Note that the Consent Agenda items have been moved to the beginning of the Planning Commission Hearing.***

### CONSENT AGENDA

- 3. MINOR SUBDIVISION FINAL PLANS/ 414 LIGHT STREET (Eleventh District)**  
This project is for the former McCormick site, a 1.92± acre parcel that is currently used as a surface parking lot. The proposed subdivision will create two lots from the single existing lot, and proposes a high-rise mixed-use building with internal garage (477 parking spaces) on the eastern lot. The new building will have 12,500 sq ft of retail use, and 392 residential units. The western half will continue as a parking lot, though it will be reconfigured. This site is located within the Chesapeake Bay Critical Area, and partially within the Floodplain. In a future phase, the western half of the site may be developed with another high-rise building.

**Recommendation:** Approval

- 4. CITY COUNCIL BILL #14-0459/ CITY STREETS - CLOSING - CERTAIN ALLEYS IN THE AREA BOUNDED BY WEST 29TH STREET, FOX STREET, WEST 28TH STREET, AND HUNTINGDON AVENUE (City Council President – Administration)**

For the purpose of condemning and closing a 3-foot alley and a 4-foot alley in the area bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue, as shown on Plat 309-A-27A in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)

On November 20, 2014 the Planning Commission found and approved the properties known as the former beds of a 3-foot alley and a 4-foot alley bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue are no longer needed for public use, could be declared excess rights-of-way property, and can be closed. This action is needed in order to formally close the no longer needed alleys and can be surpluses.

**Recommendation:** Approval

**5. CITY COUNCIL BILL #14-0460/ CITY STREETS - OPENING - CERTAIN ALLEYS IN THE AREA BOUNDED BY WEST 29TH STREET, FOX STREET, WEST 28TH STREET, AND HUNTINGDON AVENUE (City Council President – Administration)**

For the purpose of condemning and opening a 3-foot alley and a 4-foot alley in the area bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue, as shown on Plat 309-A-27 in the Office of the Department of General Services; and providing for a special effective date. (Twelfth District)

On November 20, 2014 the Planning Commission found and approved that the property known as the former beds of a 3-foot alley and a 4-foot alley bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue are no longer needed for public use, could be declared excess rights-of-way property, and can be closed. This action is needed in order to formally close the no longer needed alleys and can be surplus.

**Recommendation:** Approval

**6. CITY COUNCIL BILL #14-0461/ SALE OF PROPERTY - FORMER BEDS OF A 3-FOOT ALLEY AND A 4-FOOT ALLEY BOUNDED BY WEST 29TH STREET, FOX STREET, WEST 28TH STREET, AND HUNTINGDON AVENUE (City Council President – Administration)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as the former beds of a 3-foot alley and a 4-foot alley bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue and no longer needed for public use; and providing for a special effective date. (Twelfth District)

On November 20, 2014 the Planning Commission found and approved that the properties known as the former beds of a 3-foot alley and a 4-foot alley bounded by West 29th Street, Fox Street, West 28th Street, and Huntingdon Avenue are no longer needed for public use, could be declared excess rights-of-way property, closed, and sold. This City Council Bill provides for the formal sale of the portions of properties. The Petitioner has requested the proposed action in order to pursue the consolidation of their properties.

**Recommendation:** Approval

**7. CIP TRANSFERS**

**Recommendation:** Approval



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

November 20, 2014

**REQUEST:** Street Closing/Alleys Southwest of West 29<sup>TH</sup> Street and Fox Street

**RECOMMENDATION:** Approval

**STAFF:** Alexandra Hoffman

**PLANNING DISTRICT:** Northern

**COMPREHENSIVE PLANNER:** Katie-Rose Imbriano

**PETITIONER:** HKMJB Investments, LLC

**OWNER(S):** Mayor and City Council

#### **SITE AREA**

**Site Conditions:** The subject portions of Right-of-Way are two alleys southwest of the intersection of West 29<sup>th</sup> Street and Fox Street.

**General Conditions:** The subject portions of Right-of-Way are located in the Remington neighborhood of North Baltimore. The neighborhood is predominately residential in character, with corner commercial uses scattered throughout the neighborhood, with industrial and more intense commercial uses on the periphery.

#### **ANALYSIS**

This proposed street closing would impact two alleys: one off the 300 block of West 29<sup>th</sup> Street and the other off of the 2800 block of Fox Street (see Figure 1: Block Plat, attached). The Petitioner, HKMJB Investments, LLC, owns all of the properties adjacent to the subject portions of Right-of-Way except for Lot 22. The owner of Lot 22, Gloria Ruiz, has stated in writing that she does not use that portion of the alley and therefore has no objection to the proposed action.

A utility investigation has been completed and there are utilities to be abandoned.

It is staff's finding that the subject portions of Right-of-Way are not needed to provide access to adjacent properties since all of the properties are under single ownership. Thus, the Right-of-Way is no longer needed for a public purpose and can be closed, declared surplus property and sold.

The Petitioner, HKMJB Investments, LLC, owns a liquor store on Lot 24/25, which is served by a parking lot on Lot 26/31 and Lot 64/68. The alleys as they exist today divide the store from the parking lot and bisect the parking lot. The alleys have been informally gated for many years to deter dumping and crime. The Petitioner has requested the proposed action in order to pursue the consolidation of their properties.

**COMMUNITY NOTIFICATION**

The Remington Neighborhood Alliance, the Greater Remington Improvement Association, and the property owner for Lot 22 referenced above have all been notified of the requested action.



**Thomas J. Stosur**  
**Director**

Figure 1: Block Plat

