


TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #13-0217 /SALE OF PROPERTIES- FORMER BEDS OF HOWIL TERRACE		

DATE:

TO

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

June 7, 2013

At its regular meeting of June 6, 2013, the Planning Commission considered City Council Bill #13-0217, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Howil Terrace, laid out contiguous to the north outline of the property known as 5928 York Road and extending Westerly 138.0 feet, more or less, to the east side of a 10-foot wide alley laid out in the rear of the properties known as 5926 and 5928 York Road, 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 which recommended approval of City Council Bill #13-0217 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #13-0217 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. Kaliope Parthemos, Deputy Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Mr. Nicholas Blendy, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Marcia Collins, DPW
- Mr. David Framm, DGS



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

May 10, 2012

REQUEST: Street Closing / Closing Portion Howil Terrace

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

STAFF: Kenneth Hranicky

PETITIONER: Mr. Pietro Rugolo

OWNERS: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The right-of-way proposed to be closed known as Howil Terrace is currently improved as a paved area with no vehicular access. This portion of Howil Terrace runs along the northern edge of 5928 York Road, Jerry's Belvedere Tavern and Restaurant. This portion of Howil Terrace measures approximately 16 feet wide and 138 feet long. The area is zoned B-2-2.

General Area: The site is located in the Rosebank neighborhood. The area is characterized by residential, commercial, and business uses.

HISTORY:

- No prior Planning Commission action for this site.

CONFORMITY TO PLANS

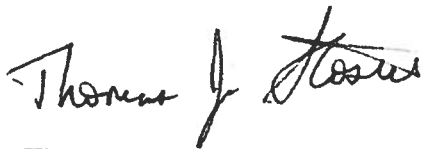
This action supports EARN Goal 1: Strengthen Identified Growth Sectors, Objective 1 Retain and Attract Business in all Growth Sectors.

ANALYSIS

The applicant operates a restaurant at the corner of Howil Terrace and York Road and will use the closed portion of Howil Terrace to improve the entrance to the restaurant and provide outdoor seating. This portion of Howil Terrace has been closed to vehicular traffic since the construction of E. Northern Parkway. No building expansion is planned with this proposed street closing.

It is staff's finding that right-of-way is not needed to provide access to adjacent properties. Thus, the subject right-of-way is no longer needed for public purposes and can be closed, declared surplus property and sold.

The following community organizations were notified of this meeting: Belvedere Improvement Association, Chinquapin Park Community Organization, Govanstowne Business Association, Greater Homewood Community Corporation, Lake Evesham Community Association, Mutual Housing Association of Baltimore, Inc., York Road Partnership, Govans Ecumenical Development Corporation, Evesham Park Neighborhood Association, and the Northeast Development Alliance, Inc.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large, stylized initial "T".

Thomas J. Stosur
Director



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION
Wilbur E. "Bill" Cunningham, Chairman

AGENDA

June 6, 2013 – #1854

Working Session – 12:00 p.m.
Regular Session – 1:30 p.m.



Thomas J. Stosur
Director

- 1. ROLL CALL**
 - 2. APPROVAL OF MINUTES**
 - 3. CITY SCHOOLS' 2013 COMPREHENSIVE EDUCATIONAL FACILITIES MASTER PLAN (CEFMP)/ (Citywide)**
 - 4. MULTIPLE PRINCIPAL STRUCTURES ON A RESIDENTIAL LOT/ SINAI RIDGE APARTMENTS – 4704-4718 GREENSPRING AVENUE (Sixth District)**
 - 5. MAJOR SUBDIVISION FINAL PLANS/ 1726 EAST PRATT STREET – MERCHANT SQUARE (Thirteenth District)**
 - 6. CITY COUNCIL BILL #13-0230/ REZONING – 901 SOUTH CATON AVENUE (Tenth District)**
For the purpose of changing the zoning for a portion of the property known as 901 South Caton Avenue, as outlined in red on the accompanying plat, from the M-1-1 Zoning District to the O-R-2 Zoning District, and changing the zoning for a portion of the property known as 901 South Caton Avenue, as outlined in green on the accompanying plat, from the M-1-1 Zoning District to the B-2-2 Zoning District.
 - 7. CITY COUNCIL BILL #13-0232/HARBOR POINT DEVELOPMENT DISTRICT – AMENDING ORDINANCE #10-401 (First District)**
For the purpose of enlarging the boundaries of the development district known as "Harbor Point Development District" by including additional properties; revising Exhibit 1 to include these additional properties; deleting and changing certain parcel references that do not affect the boundaries of the development district; repealing provisions related to state obligations and clarifying certain related provisions; providing for a special effective date; and generally relating to the establishment of the Harbor Point Development District.
- CITY COUNCIL BILL #13-0233/HARBOR POINT SPECIAL TAXING DISTRICT (First District)**
For the purpose of designating a "special taxing district" to be known as the "Harbor Point Special Taxing District"; providing for and determining various matters in connection with the establishment of the special taxing district; creating a special fund for the special taxing district; providing for the levy of a special tax on all taxable real and

personal property located in the special taxing district; providing for a special effective date; and generally providing for matters relating to the designation and operation of the special taxing district, the establishment and use of the special fund, authorizing the pledge of the special tax revenues to the payment by or reimbursement to the City for debt service on any special obligation bonds or notes issued by the City in connection with the special taxing district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the special taxing district.

CITY COUNCIL BILL #13-0234/HARBOR POINT DEVELOPMENT – BOND ORDINANCE (First District)

For the purpose of authorizing the issuance of special obligation bonds; authorizing the pledge by the City, subject to appropriation, of Tax Increment Revenues and Special Tax Revenues (as such terms are defined herein) to the payment of debt service on such special obligation bonds, the replenishment of any reserves, and the payment of certain expenses and administrative costs; providing that such bonds may be issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$125,000,000 for the purpose of financing infrastructure improvements and related costs, including, without limitation, the Project (defined herein), and other necessary improvements to, from, or within the development district, and certain other infrastructure improvements permitted by the Acts (defined herein); providing for the method and sources of payment for such special obligation bonds; providing that the City, in each fiscal year in which any such bonds are outstanding, use its best efforts to obtain the appropriation of the Tax Increment Revenues and the Special Tax Revenues in the amounts and at the times specified in a trust agreement or agreements between the City and a bank or trust company appointed as trustee thereunder; authorizing the Board of Finance to specify, prescribe, determine, provide for and approve the details, forms, documents or procedures in connection with such special obligation bonds and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of such special obligation bonds; providing for a special effective date; and generally relating to the issuance and payment of such special obligation bonds.

CONSENT AGENDA

- 8. MINOR SUBDIVISION FINAL PLANS/ 5705 ROLAND AVENUE (Fifth District)**
- 9. MINOR SUBDIVISION FINAL PLANS/ 400 EAST PRATT STREET (Eleventh District)**
- 10. MINOR SUBDIVISION FINAL PLANS/ 301 McMECHEN STREET (Eleventh District)**

11. MAJOR SUBDIVISION REVISED FINAL DEVELOPMENT PLAN/ FALLSWAY PROPERTIES (Twelfth District)

12. CITY COUNCIL BILL #13-0227/ BALTIMORE CITY LANDMARK LIST – PARKWAY THEATRE – 3 WEST NORTH AVENUE (President Young and Councilmembers - Carl Stokes, and Nick Mosby)

For the purpose of desingating the Parkway Theatre, 3 North Avenue, as a historical landmark. (Twelfth District)

13. CITY COUNCIL BILL #13-0216/ CITY STREETS – CLOSING – HOWIL TERRACE (City Council President - Administration)

For the purpose of condemning and closing Howil Terrace, laid out contiguous to the north outline of the property known as 5928 York Road and extending from York Road Westerly 138.0 feet, more or less, to a 10-foot alley laid out in the rear of the properties known as 5926 and 5928 York Road, as shown on Plat 133-A-70A in the Office of the Department of General Services; and providing for a special effective date. (Fourth District)

14. CITY COUNCIL BILL #13-0217/ SALE OF PROPERTY – FORMER BED OF HOWIL TERRACE (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 a certain parcel of land known as the former bed of Howil Terrace, laid out contiguous to the north outline of the property known as 5928 York Road and extending Westerly 138.0 feet, more or less, to the east side of a 10-foot wide alley laid out in the rear of the properties known as 5926 and 5928 York Road, and no longer needed for public use; and providing for a special effective date. (Fourth District)

15. CIP TRANSFERS

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 8th floor of 417 East Fayette Street.



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

SUMMARY

June 6, 2013



Thomas J. Stosur
Director

3. CITY SCHOOLS' 2013 COMPREHENSIVE EDUCATIONAL FACILITIES MASTER PLAN (CEFMP)/ (Citywide)

The Regulations for the Administration of the Public School Construction Program (under the Maryland State Department of Education, or MSDE) require that BCPS annually submit an updated and detailed Educational Facilities Master Plan (EFMP). The Planning Commission is required to review the Educational Facilities Master Plan on an annual basis. For the past several years, however, the IAC has recommended that Baltimore City Public Schools submit a Comprehensive Educational Facilities Master Plan, or CEFMP, in an effort to clarify the master planning process employed by City Schools for its facilities. A Comprehensive Educational Facilities Master Plan is supposed to provide a long-range (10 year) vision.

This plan has five required sections. They include, 1- District-wide and facility goals and objectives, 2- Community Analysis, 3- Facility inventory, capacity and utilization, 4- Facility needs and analysis and 5- Policies and guidance. It also includes enrollment projections for ten years and building conditions assessment. It also reports on the changes to City Schools' programs and facilities that will be implemented in School Year 2013-2014, and presents the road map, or directions, for future decision-making that will impact school facilities.

This Comprehensive Educational Facilities Master Plan is the document that serves as a blueprint for the school system's fiscal year 2015 capital budget, which will be presented in detail in the fall of 2013. This plan was reviewed and approved by the Board of School Commissioners at their May 28, 2013 meeting.

Recommendation: Approval

4. MULTIPLE PRINCIPAL STRUCTURES ON A RESIDENTIAL LOT/ SINAI RIDGE APARTMENTS – 4704-4718 GREENSPRING AVENUE (Sixth District)

The owner is requesting approval for construction of a third garden apartment building on this property, which has had two such structures on it for over 50 years. The new structure would increase the property's number of rental units from 51 currently to 75. The property is in the Park Heights Urban Renewal Area and the additional dwelling units would be consistent with the Urban Renewal Plan. This development would be accomplished without public financing. The Site Plan Review Committee reviewed and approved the site plan for this project on February 14, 2013. The BMZA approved appeal #2013-60 on March 26, 2013, granting associated lot area, street corner side yard

setback, and parking variances. The Cold Spring Community Association and Park Heights Renaissance, Inc. were notified of this action.

Recommendation: Approval

**5. MAJOR SUBDIVISION FINAL PLANS/ 1726 EAST PRATT STREET –
MERCHANT SQUARE (Thirteenth District)**

1726 East Pratt Street is located on the northeastern corner of the intersection with South Register Street, and has frontage on South Ann Street. The site is zoned R-8 residential, and is currently used as a surface parking lot. 140 South Ann Street, located at the northwestern corner with East Pratt Street is not related to this development and will remain. This proposal is to develop eight townhomes on the eastern portion of the site, fronting on South Ann Street. While the applicant had considered developing the western portion of the site for additional townhomes that part of the plan is being reserved as a second future phase. The Site Plan Review Committee has reviewed and approved the site plan for this project on January 25, 2013. The BMZA approved appeal #2012-449 on November 29, 2012, granting associated lot coverage and interior side yard setback variances.

Recommendation: Approval

**6. CITY COUNCIL BILL #13-0230/ REZONING – 901 SOUTH CATON AVENUE
(Tenth District)**

For the purpose of changing the zoning for a portion of the property known as 901 South Caton Avenue, as outlined in red on the accompanying plat, from the M-1-1 Zoning District to the O-R-2 Zoning District, and changing the zoning for a portion of the property known as 901 South Caton Avenue, as outlined in green on the accompanying plat, from the M-1-1 Zoning District to the B-2-2 Zoning District.

The request is to rezone the subject property from its current M-1-1 zoning designation to a “split” zoning designation of O-R-2 (Office-Residential) for the majority of the site and B-2-2 (Commercial) for the remainder. The portion requested for B-2-2 lies at the southwest corner of Wilkens Avenue and Desoto Road. The request is made by Saint Agnes hospital, which recently acquired the property from the Archdiocese of Baltimore and would like to develop the site with a mix of office, residential, community recreational, and retail uses. The office uses are envisioned as medical office buildings which would complement the adjacent St. Agnes Hospital campus. Adaptive reuse of the main school building is likely and is being pursued in partnership with Catholic Charities, who wishes to use that building for “Grand Housing” (grandparents raising grandchildren). The owner is looking at potential partnerships with the Cal Ripken Foundation and YMCA of Central Maryland to provide community recreational facilities, most notably the restoration of a baseball diamond on which Babe Ruth once played. Lastly, they have indicated a desire to develop a retail component on the site, though the specific use is unknown at this time. The site’s current M-1-1 zoning designation precludes all of these uses, and as such, there have been no formal plans presented for approval by the City.

The following community organizations have been notified of this action: Violetville Community Association, Morrell Park Community Association, Irvington Community Association, and Wilhelm Park Neighborhood Association.

Recommendation: Amendment and approval

7. CITY COUNCIL BILL #13-0232/HARBOR POINT DEVELOPMENT DISTRICT – AMENDING ORDINANCE #10-401 (First District)

For the purpose of enlarging the boundaries of the development district known as “Harbor Point Development District” by including additional properties; revising Exhibit 1 to include these additional properties; deleting and changing certain parcel references that do not affect the boundaries of the development district; repealing provisions related to state obligations and clarifying certain related provisions; providing for a special effective date; and generally relating to the establishment of the Harbor Point Development District.

CITY COUNCIL BILL #13-0233/HARBOR POINT SPECIAL TAXING DISTRICT (First District)

For the purpose of designating a “special taxing district” to be known as the “Harbor Point Special Taxing District”; providing for and determining various matters in connection with the establishment of the special taxing district; creating a special fund for the special taxing district; providing for the levy of a special tax on all taxable real and personal property located in the special taxing district; providing for a special effective date; and generally providing for matters relating to the designation and operation of the special taxing district, the establishment and use of the special fund, authorizing the pledge of the special tax revenues to the payment by or reimbursement to the City for debt service on any special obligation bonds or notes issued by the City in connection with the special taxing district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the special taxing district.

CITY COUNCIL BILL #13-0234/HARBOR POINT DEVELOPMENT – BOND ORDINANCE (First District)

For the purpose of authorizing the issuance of special obligation bonds; authorizing the pledge by the City, subject to appropriation, of Tax Increment Revenues and Special Tax Revenues (as such terms are defined herein) to the payment of debt service on such special obligation bonds, the replenishment of any reserves, and the payment of certain expenses and administrative costs; providing that such bonds may be issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$125,000,000 for the purpose of financing infrastructure improvements and related costs, including, without limitation, the Project (defined herein), and other necessary improvements to, from, or within the development district, and certain other infrastructure improvements permitted by the Acts (defined herein); providing for the method and sources of payment for such special obligation bonds; providing that the City, in each fiscal year in which any such bonds are outstanding, use its best efforts to

obtain the appropriation of the Tax Increment Revenues and the Special Tax Revenues in the amounts and at the times specified in a trust agreement or agreements between the City and a bank or trust company appointed as trustee thereunder; authorizing the Board of Finance to specify, prescribe, determine, provide for and approve the details, forms, documents or procedures in connection with such special obligation bonds and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of such special obligation bonds; providing for a special effective date; and generally relating to the issuance and payment of such special obligation bonds.

The three bills now being considered are the required legislation that will work in concert to establish a Tax Increment Financing structure (TIF) to aid in the development of the Harbor Point project – specifically to finance public owned municipal infrastructure that will support the site’s development. Briefly, TIF is a public financing mechanism by which jurisdictions can dedicate new property tax revenue generated by a private development project within a specific geographic area to finance the construction of public infrastructure in support of that private development. The TIF is calculated based on the level of property tax collected before redevelopment (the “Base Value”) compared to the estimated, post-development new tax revenues (or the “Incremental Value). The difference between the Base and the Incremental Values and taxes collected as a result of the redevelopment project is the “Tax Increment”. The Tax Increment collected by the City is used to repay special obligation bonds which have been issued by the City to finance the construction of the public infrastructure.

In analyzing the request at hand, staff has considered information provided by the Baltimore Development Corporation and the City’s financial advisor, MuniCap, Inc. Redevelopment of such a prime site has been long awaited by the City and has the potential to generate significant gains, among them new jobs, new residents, new taxes, new public amenities and accessibility to the waterfront, and the reclamation of a brownfield site. From a purely economic standpoint, one of the most compelling benefits is a projected average annual tax revenue to the City of \$19.6 million at full build-out, compared to the pre-development annual City tax revenue of approximately \$244,000. The potential for new job creation is another major factor for consideration. It is anticipated that the project will lead to 7,175 temporary construction jobs and 6,661 full-time jobs.

The following organizations have been notified of these actions: Baltimore Development Corporation, Fells Point Residents’ Association, Fells Point Community Organization, Fells Point Main Street, Fells Point Task Force, Greenspace Action Partnership, The Preservation Society, Southeast CDC, Waterfront Coalition, Fells Prospect, Upper Fells Point Improvement Association, Perkins Homes Resident Advisory Council, Broadway Area Business Association, Rich and Henderson PC, and The Inn at the Black Olive.

Recommendation: Approval of all three bills

CONSENT AGENDA

- 8. MINOR SUBDIVISION FINAL PLANS/ 5705 ROLAND AVENUE (Fifth District)**
This lot split would subdivide 5705 Roland Avenue into two lots. An existing three-story detached residential building would remain; an additional single-family detached residence would be constructed on the new lot. The total lot area is 101,187 sq ft, or 2.323 acres; the property is zoned R-2. Each lot will have its own parking. The applicant has notified impacted community groups and adjacent owners in accordance with subdivision regulations, and no objection has been received. Final Plans have been submitted that address all agency comments.

Recommendation: Approval

- 9. MINOR SUBDIVISION FINAL PLANS/ 400 EAST PRATT STREET (Eleventh District)**
This lot split would subdivide a City-owned lot known as 400 East Pratt Street/ 150 South Gay Street, to allow the building now on the corner to extend its street level (first two floors) outward as part of planned improvement of the Pratt Street corridor, which the Planning Commission has previously considered. The lot nearer Pratt Street would remain City property, while the new lot to its north would be made available to the owner of the private lot now at the corner for development of new or extended retail space. The combined site is approximately 25,519 sq ft of 0.586 acre in size, zoned B-5-2. The applicant has notified impacted community groups and adjacent owners in accordance with subdivision regulations, and no objection has been received. Final Plans have been submitted that address all agency comments.

Recommendation: Approval

- 10. MINOR SUBDIVISION FINAL PLANS/ 301 McMECHEN STREET (Eleventh District)**
This lot split would create a new lot, to be known as 1517 Eutaw Place, for purposes of developing a 90-unit multiple-family dwelling; the existing multiple-family dwelling on 301 McMechen Street would remain as 271 elderly housing units. The total lot area is 155,561 sq ft, or 3.571 acres; the property is zoned R-8. Each lot will have its own parking. The applicant has notified impacted community groups and adjacent owners in accordance with subdivision regulations, and no objection has been received. Final Plans have been submitted that address all agency comments. Because this property is located in the Bolton Hill Historic District, architecture of the proposed additional housing will be subject to approval by the Commission for Historical and Architectural Preservation.

Recommendation: Approval

- 11. MAJOR SUBDIVISION REVISED FINAL DEVELOPMENT PLAN/ FALLSWAY PROPERTIES (Twelfth District)**

On November 1, 2012, the Planning Commission approved a major subdivision of the property known as 403 Terminal Street, and one of the resulting lots was to be developed with a new BGE substation. Since then, the applicant has been made aware of floodplain requirements which necessitate elevating the building one foot more than was previously planned. This impacts only the height of the building, and no other aspects of the development plan are changing.

Recommendation: Approval

12. CITY COUNCIL BILL #13-0227/ BALTIMORE CITY LANDMARK LIST – PARKWAY THEATRE – 3 WEST NORTH AVENUE (Twelfth District)

On August 14, 2012, when the CHAP Commission reviewed this request and recommended approval of Landmark designation for the Parkway Theatre located at 3 North Avenue. On September 20, 2012, the Planning Commission recommended landmark designation of the Parkway Theatre, located at 3 North Avenue. City Council Bill #13-0227 is the required legislation that if passed will formally designate the Parkway Theatre as a Baltimore City Landmark.

Recommendation: Approval

13. CITY COUNCIL BILL #13-0216/ CITY STREETS – CLOSING – HOWIL TERRACE (City Council President - Administration)

For the purpose of condemning and closing Howil Terrace, laid out contiguous to the north outline of the property known as 5928 York Road and extending from York Road Westerly 138.0 feet, more or less, to a 10-foot alley laid out in the rear of the properties known as 5926 and 5928 York Road, as shown on Plat 133-A-70A in the Office of the Department of General Services; and providing for a special effective date. (Fourth District)

On May 10, 2012, the Planning Commission received testimony and voted favorably on closing a portion of Howil Terrace. The applicant operates a restaurant at the corner of Howil Terrace and York Road and will use the closed portion of Howil Terrace to improve the entrance to the restaurant and provide outdoor seating. This portion of Howil Terrace has been closed to vehicular traffic since the construction of E. Northern Parkway. No building expansion is planned with this proposed street closing.

Recommendation: Approval

14. CITY COUNCIL BILL #13-0217/ SALE OF PROPERTY – FORMER BED OF HOWIL TERRACE (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 a certain parcel of land known as the former bed of Howil Terrace, laid out contiguous to the north outline of the property known as 5928 York Road and extending Westerly 138.0 feet, more or less, to the east side of a 10-foot

wide alley laid out in the rear of the properties known as 5926 and 5928 York Road, and no longer needed for public use; and providing for a special effective date. (Fourth District)

On May 10, 2012, the Planning Commission received testimony and voted favorably on closing a portion of Howil Terrace. The applicant operates a restaurant at the corner of Howil Terrace and York Road and will use the closed portion of Howil Terrace to improve the entrance to the restaurant and provide outdoor seating. This portion of Howil Terrace has been closed to vehicular traffic since the construction of E. Northern Parkway. No building expansion is planned with this proposed street closing.

Recommendation: Approval

15. CIP TRANSFERS

Recommendation: Approval