


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 #11-0722/CITY STREETS – OPENING – CERTAIN ALLEYS BOUNDED BY RIVERSIDE ROAD, LEVIN ROAD AND MEADOW ROAD		

TO

DATE:

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

August 5, 2011

At its regular meeting of August 4, 2011, the Planning Commission considered City Council Bill #11-0722, for the purpose of condemning and opening certain alleys bounded by Riverside Road, Levin Road, and Meadow Road, as shown on Plat 347-A-74A in the Office of the Department of General Services; 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 #11-0722 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 #11-0722 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/WYA/kh

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Mayor
- Mr. Peter O'Malley, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. to Planning Commission
- Ms. Barbara Zektick, DOT
- Ms. Karen Randle, Council Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS

7. CITY COUNCIL BILL #10-0632/ REZONING – 2525 KIRK AVENUE

(Councilmembers Clarke and Curran)

For the purpose of changing the zoning for the property known as 2525 Kirk Avenue, as outlined in red on the accompanying plat, from the M-1-2 zoning district to the B-3-2 zoning district. (Fourteenth District)

8. CITY COUNCIL BILL #11-0720/ URBAN RENEWAL – MOUNT VERNON – AMENDMENT (Councilmember William H. Cole, IV) **

For the purpose of amending the Urban Renewal Plan for Mount Vernon to amend certain general development and redevelopment controls in the Renewal Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Eleventh District)

CONSENT AGENDA

9. FINAL DESIGN APPROVAL SILO POINT PUD SIGNAGE (Tenth District)

10. CITY COUNCIL BILL #11-0722/CITY STREETS – OPENING – CERTAIN ALLEYS BOUNDED BY RIVERSIDE ROAD, LEVIN ROAD, AND MEADOW ROAD (Administration – City Council President Young)

For the purpose of condemning and opening certain alleys bounded by Riverside Road, Levin Road, and Meadow Road, as shown on Plat 347-A-74 in the Office of the Department of General Services; and providing for a special effective date. Tenth District)

11. CITY COUNCIL BILL #11-0723/ CITY STREETS – CLOSING – CERTAIN ALLEYS BOUNDED BY RIVERSIDE ROAD, LEVIN ROAD, AND MEADOW ROAD (Administration – City Council President Young)

For the purpose of condemning and closing certain alleys bounded by Riverside Road, Levin Road, and Meadow Road, as shown on Plat 347-A-74A in the Office of the Department of General Services; and providing for a special effective date. (Tenth District)

12. CITY COUNCIL BILL #11-0724/SALE OF PROPERTY – FORMER BEDS OF CERTAIN ALLEYS BOUNDED BY RIVERSIDE ROAD, LEVIN ROAD, AND MEADOW ROAD (Administration – City Council President Young)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in the former beds of certain alleys bounded by Riverside Road, Levin Road, and Meadow Road and no longer needed for public use; and providing for a special effective date. (Twelfth District)

9. FINAL DESIGN APPROVAL SILO POINT PUD SIGNAGE

The ownership team has submitted for review and approval "SILO POINT" Identification Signage to be located at the top of the former grain elevator portion of the project. The individual letters will be ten (10) feet high, lighted at night and placed against the mechanical enclosure at the top of the building. Only one set will be installed – on the northeast facade – facing the harbor.

The Silo Point PUD was established by Ordinance #04-697 and it states that this portion of the site may have "business identification signs as authorized in the B-3 Zoning District". This sign conforms to B-3 regulations.

This sign proposal was reviewed by staff as well as by the Locust Point Civic Association, which approved it on July 7, 2011. The proposal was also submitted to the Fort McHenry Business Association.

Recommendation: Approval

10. CITY COUNCIL BILL #11-0722/CITY STREETS – OPENING – CERTAIN ALLEYS BOUNDED BY RIVERSIDE ROAD, LEVIN ROAD, AND MEADOW ROAD

On April 1, 2010, the Planning Commission reviewed and approved, subject to compliance with the Department of General Services' requirements, the closing of three ten foot wide alleys located on the south side of Riverside Road, west of Levin Road and bordering the Baltimore City/County Boundary Line. CCB #11-0722 is the required legislation to formally open the aforementioned street right-of-way properties, which are no longer needed for public purposes. This is the second step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

11. CITY COUNCIL BILL #11-0723/ CITY STREETS – CLOSING – CERTAIN ALLEYS BOUNDED BY RIVERSIDE ROAD, LEVIN ROAD, AND MEADOW ROAD

On April 1, 2010, the Planning Commission reviewed and approved, subject to compliance with the Department of General Services' requirements, the closing of three ten foot wide alleys located on the south side of Riverside Road, west of Levin Road and bordering the Baltimore City/County Boundary Line. CCB #11-0723 is the required legislation to formally close the aforementioned street right-of-way properties, which are no longer needed for public purposes. This is the third step in a four step process. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 1, 2010

REQUEST: Street Closing/Three Ten Foot Alleys Located on the South Side of Riverside Road, west of Levin Road and Bordering the Baltimore City/County Boundary Line

RECOMMENDATION: Approval, subject to comments from the Department of General Services.

STAFF: Kenneth Hranicky

PETITIONER: Riverside LLC.

SITE/GENERAL AREA:

Site Conditions: The three ten foot wide alleys are located on the south side of Riverside Road, west of Levin Road and bordering the Baltimore City/County Boundary Line. All three alleys are 10 feet wide and have a combined length of 639 feet 3 inches. The alleys are not improved

General Area: South of the subject alleys is the City/County boundary. On the County side the area is predominantly rowhomes. The City side the area is vacant land and a light manufacturing business and a detached single family home. North of the site is a wooded area. The alleys are unimproved and are located in M-2 zoning district.

HISTORY

There have been no previous Planning Commission actions on this property

CONFORMITY TO PLANS

The proposal to close the alleys is compatible with EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

Riverside Properties, LLC, has requested condemnation proceedings to close three 10 foot alleys, located on the south side of Riverside Road, west of Levin Road, and bordering the Baltimore City/County Boundary Line.

Riverside Properties, LLC operates a light manufacturing business at 121 Riverside Road and is proposing to expand and double the size of its operation. The three alleys will be needed as part of its proposed expansion. All three alleys are 10 feet wide and have a combined length of 639 feet 3 inches. The alleys are not improved. All properties adjacent to the alleys are owned

by Riverside Properties, LLC except for 111 Riverside Road. A letter of consent has been acquired from Mr. Edward Bowen, owner of 111 Riverside Road.

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

In advance of today's hearing on this matter, staff mailed the Brooklyn and Curtis Bay Coalition, Brooklyn-Curtis Bay Ministerial Alliance, and the Southwestern District Police-Community Relations Council notification of this action.

Gary W. Foley for T. Stosur

Thomas J. Stosur
Director