


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III, DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0132 ZONING -PARKING LOT DISTRICT- CONDITIONAL USE PARKING LOT-204 CLAY STREET		

TO

DATE:

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

July 18, 2008

At its regular meeting of July 10, 2008 the Planning Commission considered City Council Bill #08-0132, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 204 Clay Street, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment to and approval of City Council Bill #08-0132 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 #08-0132 be amended and passed by the City Council.

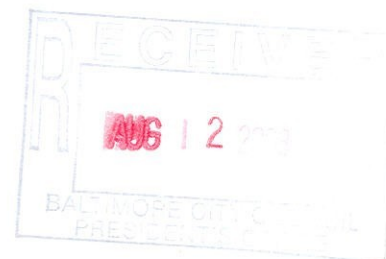
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Ms. Angela Gibson, Mayor's Office
- Mr. Demuane Milliard, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Donald Small, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Jennifer Coates, Councilmanic Services
- Ms. Deepa Bhattacharyya, Law Department
- Mr. Cecil Clark, applicant



F/A

PLANNING COMMISSION

STAFF REPORT

July 10, 2008

REQUEST: City Council Bill #08-0132/Zoning – Parking Lot District –
Conditional Use – Parking Lot – 204 Clay Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance and operation of an open off-street parking area on the property known as 204 Clay Street.

RECOMMENDATION: Amend and Approve. At the end of Section 1, line 17, add the following:

“Approval is also contingent on compliance with the attached Site Plan, as approved by the Department of Planning.”

STAFF: Robert Quilter

PEITITIONER: Cecil Clarke

OWNER: ATZ, LLC

SITE/GENERAL AREA:

Site Conditions: The specific property that this ordinance will address is 204 Clay Street. The property is zoned B-4-2 and is located on the north side of Clay Street between Park Avenue to the east and Howard Street to the west. Clay Street is a narrow alley street located between and parallel with Saratoga Street to the north and Lexington Street to the south. The site is currently a paved lot, surrounded by three and four story commercial buildings to the north, east and south, and a multi-level parking garage to the west

General Area: This site is located in the Market Center Urban Renewal Area, the historic downtown retail center of Baltimore. Late 19th and early 20th Century commercial buildings dominate the blocks in this area, with large former department store buildings located just to the west of the site at the intersection of Lexington and Howard Streets.

HISTORY

- Ordinance # 579, approved November 16, 1977, established the Market Center Urban Renewal Plan.
- Ordinance # 653, approved March 25, 2004, was the fifteenth and last amendment to that plan.

CONFORMITY TO PLANS

This action does not conflict with the Urban Renewal Objectives of the Market Center Urban Renewal Plan.

ANALYSIS

City Council Bill #08-0132 proposes to establish an open off-street parking lot at 204 Clay Street. The site exists as a paved lot with a chain link fence and gate along Clay Street. It abuts a parking structure, located to the west and a three story building, located to the east.

Subtitle 10-504 of the Zoning Code of Baltimore City states *"In the Parking Lot Districts, no land may be used as a parking lot nor may any building be razed so as to permit the use of the land as a parking lot unless authorized by an ordinance of the Mayor and City Council."*

Subtitle 10-503 outlines District I, generally known as the downtown parking district and this site falls within that district's boundaries.

Therefore, staff has reviewed the proposed plan for this parking lot and found it acceptable to operate as a thirteen (13) space paved open off-street lot. It finds that the lot has been paved for quite some time, and that no recent demolition has occurred. It has a well maintained fence along the Clay Street frontage, and the plan has been modified to include landscape screening inside the fence. There is a provision for one handicapped space. There is one existing curb cut off Clay Street and it will remain. No signage is proposed.

Staff notified WestSide Renaissance, Downtown Partnership, The Parking Authority of Baltimore City and Baltimore Development Corporation of this meeting.



Douglas B. McCoach, III
Director