


TJA

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 #11-0757/SALE OF PROPERTIES 411 AND 413 NORTH WASHINGTON STREET		

TO

DATE:

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

September 12, 2011

At its regular meeting of September 8, 2011, the Planning Commission considered City Council Bill #11-0757 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 properties located at 411 and 413 North Washington Street (Ward 06, Section 05, Block 1667, Lots 05 and 06) 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 closing the aforementioned streets and/or alleys. Thus, the Planning Commission recommended approval of City Council Bill #11-0757 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 #11-0757 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 Mayor
Mr. Peter O'Malley, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Bill Henry, Council Rep. to Planning Commission
Ms. Nikol Nabors-Jackson, DHCD
Ms. Barbara Zektick, DOT
Ms. Karen Randle, Council Services
Mr. Walter Horton, Department of Real Estate
Mr. Paul Barnes, DGS

21. CITY COUNCIL BILL #11-0754/SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS IN THE AREA BOUNDED BY ENSOR STREET, MONUMENT STREET, AISQUITH STREET, AND OLDTOWN MALL (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 certain parcels of land known as the Former beds of certain streets and alleys in the area bounded by Ensor Street, Monument Street, Aisquith Street, and Oldtown Mall and lying within the Oldtown Urban Renewal Project and no longer needed For public use; and providing For a special effective date. (Twelfth District)

22. CITY COUNCIL BILL #11-0757/SALE OF PROPERTIES – 411 AND 413 NORTH WASHINGTON STREET (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 certain properties located at 411 and 413 North Washington Street (Ward 06, Section 05, Block 1667, Lots 05 and 06) and no longer needed for public use; and providing for a special effective date. (Thirteenth District)

23. FINAL SUBDIVISION AND DEVELOPMENT PLAN FOR BAKERS VIEW – DRUID HEIGHTS COMMUNITY PROJECT – AMENDMENT 2 (Eleventh District)

24. 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 410-396-8337 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.

Recommendation: Approval

22. CITY COUNCIL BILL #11-0757/SALE OF PROPERTIES – 411 AND 413 NORTH WASHINGTON STREET

On July 7, 2011 the Planning Commission approved three companion actions that were required to allow for the redevelopment of the properties known as 403-427 North Washington Street. These actions included amending the Monument-McElderry-Fayette Area Master Plan, amending the Middle East Urban Renewal Plan's Land Use Exhibit and City Council Bill #11-0717/Rezoning – 403-435 North Washington Street from the R-8 Zoning District to the O-R-2 Zoning District. Included in the analysis of these actions was the pending sale of City properties – 411 and 413 North Washington Street – as part of the proposed redevelopment site. This request is consistent with the previous Planning Commission action, and staff remains in full support.

Recommendation: Approval

23. REVISED FINAL SUBDIVISION AND DEVELOPMENT PLAN/BAKERS VIEW – DRUID HEIGHTS COMMUNITY PROJECT – AMENDMENT 2 (Eleventh District)

On November 18, 2010, the Planning Commission approved the Revised Final Subdivision and Development Plan for Bakers View – Druid Heights Community Project. This action involves a name change of the managing corporation for the project. This change is very minor and is consistent with the Planning Commission's previous approval of this action.

Recommendation: Approval

24. CIP TRANSFERS

PLANNING COMMISSION

STAFF REPORT

August 7, 2008

REQUEST: Final Subdivision and Development Plan/Bakers View - Druid Heights Community Project

RECOMMENDATION: Approval, subject to the following conditions:

- Comments from the Department of Public Works; and
- Approval of the requested variance from the Board of Zoning and Municipal Appeals; and
- Revised the building elevation drawings to add brick to the side of units on Lots 1, 6, 7, 14, 66 and 71.

STAFF: Ervin McDaniel

PETITIONER: Druid Heights Community Development Corporation

OWNERS: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The subject properties known as Lots 1-7 and Lots 34-61 of Block 298, Lots 32-47 of block 299 and Lots 13-22 of Block 302 are being consolidated and re-subdivided into 31 lots for the development 31 town homes. This proposed residential development project is known as the Bakers View – Druid Heights Community Project. The project site is comprised of both vacant houses and lots. The site is zoned R-8 and B-2-2 and is 64,294 square feet in size.

General Area: The properties are located within the Druid Heights community of West Baltimore. This is a community that is going thru revitalization. Currently, this community consists of old traditional town homes, new townhomes, vacant lots and vacant homes. The area is near both West North Avenue and Pennsylvania Avenue.

HISTORY

Ordinance #376, approved June 28, 1977 established the Druid Heights Urban Renewal Area last amended on May 15, 1994 Ordinance #361.

CONFORMITY TO PLANS

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

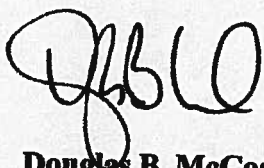
ANALYSIS

The applicant is proposing to consolidate and re-subdivide the properties known as Lots 1-7 and Lots 34-61 of Block 298, Lots 32-47 of Block 299 and Lots 13-22 of Block 302 for the

development of 31 townhouses. Twenty of the houses will front onto Baker Street while eleven will front onto Division Street. Fifteen of the houses will have rear access parking. The developer will request a parking variance for the remaining sixteen lots. The following is staff's review of this project:

- **Site Plan:** The site plan for this proposed development project has been reviewed and approved by the Site Plan Review Committee. The site plan shows the thirty-one new town homes, twenty-one of the homes front Baker Street and eleven will front onto Division Street. The site plan also shows rear access parking for the eight homes on the north side of Division, one of the homes on the south side of Division Street, and five homes on the west side of Baker Street. Each of these units will have one parking space.
- **Architectural Elevations:** Elevations for this proposal has been review and approved by staff with the comment that the applicant revised the elevation to add brick to the side of units on Lots 1, 6, 7, 14, 66 and 71. The homes will be two-story and constructed with brick and vinyl. The front exterior façade will include brick while the rear and side façade will be vinyl siding. Several of the homes will have a small porch covering the entry.
- **Subdivision and Development Plan Requirements:** This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The lots have frontage on a public street and will have separate utilities.
- **Zoning Code Requirements:** The site is zoned R-8 and B-2-2 and will require a rear yard variance of 14' in lieu of 18.7', end of group variance of 2' in lieu of 10' and a parking variance of 15 spaces in lieu of 31 spaces from the Board of Municipal and Zoning Appeals.
- **Forest Conservation:** The application has submitted a Forest Conservation Plan which has been approved by staff.

The Upton Planning Committee, Inc., Upton West Community Association, Sandtown-Winchester Community Building in Partnership, Sandtown-Winchester Improvement Association and Sandtown-Winchester Square Homeowner Association were notified about the Final Subdivision and Development Plans for the Bakers View - Druid Height Community Project.



Douglas B. McCoach, III
Director