


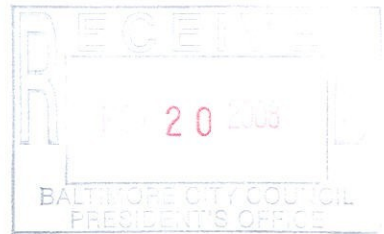
<b>FROM</b>	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>W. Cole</i>	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0035/ PLANNED UNIT DEVELOPMENT-AMENDMENT 2- MOUNT CLARE JUNCTION		

**TO**

DATE:

November 14, 2008

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



At its regular meeting of November 6, 2008 the Planning Commission considered City Council Bill #08-0035, for the purpose of approving Amendment #2 to the Mount Clare Junction PUD.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0035, with one condition. The Commission accepted the staff recommendation and added three other conditions. All four conditions are listed below and they are as follows:

1. The developer should continue to work with the B & O Railroad Museum and the adjacent shopping center owner to resolve issues pertaining to shared use and maintenance of the private road (between James Street and the shopping center property).
2. The Department of Planning will ask the Law Department to determine if the existing PUD grants legal access across the private road to the owner of the shopping center and other property owners within the PUD.
3. The Department of Planning will consult with the Departments of Transportation, Fire, and Police to determine if the private road is needed for emergency access to the shopping center.
4. Resolution of the shared use and maintenance of the private road, along with the information that the Department of Planning is seeking above should be provided in timely manner so that it is available at the time of the City Council hearing on CCB #08-0035.

The Planning Commission recommended approval of CCB #08-0035 with the above four conditions and adopted the following resolution, seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0035 be passed by the City Council, subject to the above mentioned four conditions.

If you have questions, please contact Mr. Wolde Ararsa, Acting Director of Land Use and Urban Design at 410-396-4488.

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RE: CITY COUNCIL BILL #08-0035/ PLANNED UNIT  
DEVELOPMENT- AMENDMENT 2- MOUNT CLARE JUNCTION

GWC/ttl

Attachments

cc:

Mr. Andy Frank, Deputy Mayor  
Mr. Demuane Millard, Chief of Staff  
Ms. Angela Gibson, Mayor's Office  
The Honorable "Rikki" Spector, City Council Commission Representative  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Nikol Nabors-Jackson, DHCD  
Mr. Larry Greene, Council Services  
Ms. Deepa Bhattacharyya, Law Department  
Mr. Jon Laria, Attorney for the applicant  
Ms. Susan Williams, STV  
Ms. Kirsten Brecht, New City Partners  
Mr. Rich Rubin, Attorney for Shopping Center  
Mr. Courtney Wilson, Exec. Director of the B & O Railroad Museum  
Mr. John Carr, Fire Department  
Mr. Jamie Kendrick, BDOT  
Mr. Frank Murphy, BDOT  
Sergeant Heinbaugh, Police Department, Southern District  
Ms. Marcia Collins, DPW  
Mr. Paul Barnes, Right-of-Ways, DPW  
Mr. Bill Beatty, Property Location, DPW



## PLANNING COMMISSION

### STAFF REPORT

November 6, 2008

**REQUEST:** City Council Bill #08-0035/Planned Unit Development - Amendment 2  
Mount Clare Junction

For the purpose of approving an amendment to the Development Plan of the Mount Clare Junction Planned Unit Development.

**RECOMMENDATION:** Approval

**STAFF:** Robert Quilter

**PEITITIONER:** New City Partners, LLC

**OWNER:** The B&O Railroad Museum, Inc.

**SITE/GENERAL AREA:**

Site Conditions: 1100 James Street is a 3.566 acre vacant land parcel located in the Mount Clare Junction PUD. It is separated from the major portion of the PUD by an existing sporadically-used rail line. It fronts the 1100 block James Street and the 1400 block West Ostend Street. The PUD site is zoned B-2-2.

General Area: This site is located in the Southwest Baltimore neighborhood of Washington Village. Across James Street is R-8 zoning with the rears of properties that face the 1100 block Sargeant Street. Across West Ostend Street is a vacant lot with R-8 housing beyond.

**HISTORY**

- Ordinance #619, approved by the Mayor and City Council on May 30, 1974, established the Mount Clare Urban Renewal Plan
- Ordinance #712, approved by the Mayor and City Council on June 27, 1986, was Amendment No. 5, the last amendment for that plan.
- Ordinance #711, approved by the Mayor and City Council on June 27, 1986, established the Mount Clare Junction Planned Unit Development
- Ordinance #147, approved by the Mayor and City Council on November 21, 1992, was Amendment No. 1 to the PUD.

**CONFORMITY TO PLANS**

This amendment conforms to the Urban Renewal Objectives of the Mount Clare Urban Renewal Plan.

*Perd*

Comprehensive Master Plan: The amendment conforms to the following goal of the Comprehensive Plan: Live Section, Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, and Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

**ANALYSIS**

City Council Bill #08-0035 proposes to amend the Mount Clare Junction Planned Unit Development by removing the 3.566 acre property known as 1100 James Street. This property is the land within the PUD that lies south of the rail line. The remaining Business PUD would be 22.977 acres and continue its use as a regional shopping and office center.

New City Partners, LLC is the contract purchaser of 1100 James Street from The B&O Railroad Museum and is currently going through the review process for a 99 unit residential development on the site. The development is proposed to front on James Street and other R-8 zoned properties. Under current PUD provisions, this site was slated for office and/or parking use. As the proposed development is purely residential, removal from the PUD is being proposed to allow the planned residential development to be unencumbered from the overlay of the existing business PUD. If the property is removed from the PUD, however, it will still remain in the Mount Clare Urban Renewal Area and subject to design review, Site Plan Review Committee review and Forest Conservation requirements that are mandated through that plan and the Department of Planning.

1100 James Street has an existing private road at the terminus of West Cross Street that traverses the site and crosses the railroad tracks to the retail portion of the PUD. Although no formal easement exists, vehicular and pedestrian passage currently occurs over the road area. At this point, there is no consideration for closing the road or its access. Planning staff recommends that the developer continues to work with The B&O Railroad Museum and the adjacent shopping center owner to resolve issues pertaining to shared use and maintenance of the private access road.

As the 1100 James Street property is larger than what New City Partners, LLC needs for its redevelopment project; it may require subdivision and if so, will return to the Planning Commission for review and approval of the proposed Development Plan.

Washington Boulevard Business Association, Washington Boulevard Main Street, Washington Village CCRC and the Washington Village/Pigtown NPC were notified of this action.

*Gary W. Cole*

Gary W. Cole  
Acting Director

*we need to remove  
from  
PUD*



