

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #11-0712/CITY STREETS-CLOSING- A 10-FOOT PORTION OF FOSTER AVENUE AND A 7-FOOT PORTION OF FAIT AVENUE

CITY of
BALTIMORE
MEMO



TO

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

DATE: July 11, 2011

At its regular meeting of July 7, 2011, the Planning Commission considered City Council Bill #11-0712, for the purpose of condemning and closing (1) a 10-foot portion of Foster Avenue, contiguous to the south side thereof and extending from Oldham Street, Westerly 356.0 feet, more or less, and (2) a 7-foot portion of Fait Avenue, contiguous to the north side thereof and extending from Oldham Street, Westerly 729.0 feet, more or less, to the CSX Transportation, Inc., Railroad Right of Way, as shown on Plat 148-A-48 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 staff report which recommended approval of City Council Bill #11-0712 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 #11-0712 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. 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
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS
- Mr. Tony Bedon, HABC

PLANNING COMMISSION

STAFF REPORT

October 4, 2007

REQUESTS:

- Minor Amendment/Greektown Redevelopment PUD
- Final Subdivision and Development Plan/Greektown PUD
- Street Closing/Portions of Foster and Fait Avenues-Vicinity of Oldham Street

RECOMMENDATIONS:

- Minor Amendment/Greektown Redevelopment PUD: Approval, with the condition that an application for building permit on Lot 172 includes seeding and sodding work and must be filed concurrently with the first application for building permit for the townhomes
- Final Subdivision and Development Plan/Greektown PUD: Approval, subject to comments from the Department of Public Works.
- Street Closing/Portions of Foster and Fait Avenues-Vicinity of Oldham Street: Approval, subject to comments from the Department of Public Works.

STAFF: Ervin McDaniel

PETITIONER: Greektown, LLC, represented by Frederick Beddard

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: This site is bounded by Foster Avenue on the north, Hudson Street on the south, Oldham Street on the east, and Macon Street on the east. There are existing industrial structures on the site that will be razed to make way for this development.

General Area: Greektown is a mixed use community located in the eastern area of the city. It is bisected by Eastern Avenue and bound on the south by the Canton Industrial area, on the east by Bayview Medical Campus, on the west by the Highlandtown community and on the north by Interstate 895. The community includes approximately 1450 housing units and a commercial corridor along Eastern Avenue with numerous small stores and restaurants. There is an industrial area along the freight rail tracks. The buildings are primarily two-three story attached brick structures.

HISTORY

Ordinance #06-192 established the Greektown Redevelopment Planned United Development.

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 proposal is for a minor amendment to and, street closing within the Greektown Redevelopment PUD, and final subdivision and development plan for 4500 and 4700 Fait Avenue, 4601 Foster Avenue and 820 Oldham Street. The minor amendment is needed because the housing type is being changed from two over two stacked townhomes to individual single family townhomes with garages. Additionally, Phase I of the Greektown Redevelopment PUD will need Final Design Approval from the Planning Commission for the design of the houses and open space.

Staff's review of this project included the following:

Minor Amendment:

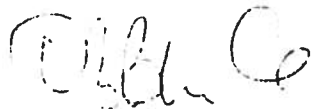
The amended PUD plan shows the layout of the 139 townhomes; a number of small homeowner association open space, and a larger central park that is required to be build concurrently with the first phase of development. The design of the townhome will return in the future to the Planning Commission for Final Design Approval.

- Site Plan: The site plan was reviewed and approved by the Site Plan Review Committee on November 30, 2005. The site plan shows the existing buildings, the open space and the landscaping along the public streets.
- Landscape Plan: The landscape plan submitted shows the location of street streets to be planted along all of the public streets. The H.O.A. open space on Lot 150A within Phase I of the development is relative small in size (0.351 acres) and is intended primarily to serve the immediately surrounding single family townhomes. There is another, larger opens pace proposed with the PUD on the other side of Macon Street on a portion of Lot 172. According to the original PUD document, that park shall be created at the same time as the first instillation of the infrastructure. Since the first phase includes much more that infrastructure it should be done now. However, given that the large multifamily building also proposed on that lot will require swing space for construction. Staff has agreed to a temporary treatment of the largest central open space at this time. The interim treatment will simply include seeding and sodding. An application for building permit to include this required work in Lot 172 must be filed concurrently with the first building permit for the Phase I townhomes, after they have obtained Planning Commission Final Design Approval.
- Architecture Elevations: Architectural elevations were not provided at this time. The developer must return to the Planning Commission for Final Design Approval prior to application for building permit.

Subdivision 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. The Subdivision Plan shows 139 lots and H.O.A. open space lots. The 139 lots have frontage along Macon Street, Oldham Street, Forest Avenue, Fait Avenue and Hudson Street. An H.O.A. open space will front on to Hudson Street. There will be public alleys throughout the site that will provide access to the rear of the lots and the H.O.A. open space on Lot 150A. The townhomes will range in size from 16 feet wide to 20.5 feet wide. Each unit will have a garage. Access to the garages will be from the alley.

Street Closing/Portions of Foster and Fait Avenues-Vicinity of Oldham Street: The applicant is proposing to close an 8' portion of both side of Fait Avenue and a 10' portion on the south side of Foster Avenue. The street closing for Fait Avenue will run from Oldham Street for 728 feet west while the street closing for Foster Avenue will run 364' Oldham Street west. These portions of the right-of-way properties are no longer needed for public purpose and can be declared surplus and sold.

The Greater Greektown Neighborhood Alliance and the Greater Greektown community Development Corporation were notified about the Minor Amendment, Street Closing and Final Subdivision and Development Plan for Greektown PUD



Douglas B. McCoach, III
Director