

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR	
	SUBJECT	CITY COUNCIL BILL #09-0350/ ZONING- CONDITIONAL USE PARKING, OPEN OFF-STREET AREA -THE PROPERTIES TO BE KNOWN AS 1731 NORTH GAY STREET (BLOCK 1462, LOT 1) AND 1650 NORTH PATTERSON PARK AVENUE (BLOCK 1462, LOT 20A)	



TO

DATE:  
August 10, 2009

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

At its regular meeting of August 6, 2009 the Planning Commission considered City Council Bill #09-0350, for the purpose of the required ordinance needed to formally establish the lots within Block 1462, with the exception of Lot 020A (1650 Patterson Park Avenue- Highway to Heaven Apostolic Faith Church) as an off street parking lot. These lots are split zone, B-3-2 and R-8. The R-8 portion of the property requires this conditional use ordinance to establish the open off-street parking lot use.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #09-0350 and adopted the following resolution, nine members being present and (nine) in favor

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0350 be passed by the City Council.

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

TJS//WA/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Mr. Demuane Milliard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services



Sheila Dixon  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

August 6, 2009

**REQUEST:** City Council Bill #09-0350/ Zoning - Conditional Use Parking, Open Off-Street Area - the Properties to be known as 1731 North Gay Street (Block 1462, Lot 1) and 1650 North Patterson Park Avenue (Block 1462, Lot 20A)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area, on the properties to be known as 1731 North Gay Street (Block 1462, Lot 1) and 1650 North Patterson Park Avenue (Block 1462, Lot 20A), as outlined in red on the accompanying plat.

**RECOMMENDATION:** Approval, with the following amendments:

- On page 1, line 4, delete the first reference to "and 1650 North Patterson Park Avenue (Block 1462, Lot 20A). On page 1, line 7, delete the second reference to "and 1650 North Patterson Park Avenue (Block 1462, Lot 20A). On page 1, line 17, delete the third reference to "and 1650 North Patterson Park Avenue (Block 1462, Lot 20A). On page 2, line 9, delete the fourth reference to "Patterson Park Avenue (N1650) - Block 1462, Lot 20A;
- On page 1, line 7, delete the first reference to "(Block 1462, Lot 1)" and insert in lieu thereof "(Block 1462, Lot 45)". On page 1, line 16, delete the second reference to "(Block 1462, Lot 1)" and insert in lieu thereof "(Block 1462, Lot 45)";
- Amend the plat to exclude 1650 North Patterson Park Avenue (Block 1462, Lot 20A).

**STAFF:** Melvin Hicks

**PETITIONER(s):** Department of Housing & Community Development (DHCD)

**OWNER:** Mayor and City Council of Baltimore, represented by DHCD

#### **SITE/GENERAL AREA**

Site Conditions: This site consists of 42 unimproved vacant lots. Rowhouses once existed on the site until they were razed to make this project possible. These lots have a split zoning of R-8 and B-3-2.

General Area: The proposed parking lot for the American Brewery complex is located in the Broadway East neighborhood. It is also within the Broadway East/South Clifton Park National

Register Historic District. To the south is the American Brewery office complex which is near completion. The remaining area is predominantly two and three story rowhouses.

## **HISTORY**

- Ordinance #302, approved on December 9, 1993, established the 1700 Block North Gay Street Planned United Development.
- On August 24, 1995, the Planning Commission gave Final Design Approval to the 1700 Block of North Gay Street/Coel-Grant-Higgs Senior Housing Center.
- Ordinances #156, approved on July 6, 1988, establish the Broadway East Urban Renewal Plan.
- Amendment # 2 was approved by Ordinance # 02-457 on December 19, 2002.
- On May 31, 2007, the Planning Commission gave Minor Amendment and Final Design Approval for the 1700 Block North Gay Street PUD Final Subdivision and Development Plan /1701 North Gay
- On March 19, 2009, the Planning Commission gave approval for the street closing of a 10-Foot and 4-Foot Alley Located in the vicinity of N. Gay Street and N. Patterson Park Avenue

## **CONFORMITY TO PLANS**

The proposed off street parking is consistent with the Comprehensive Master Plan's Live Section, Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

## **ANALYSIS**

This bill is the required ordinance needed to formally establish the properties within Block 1462, with the exception of Lot 020A (1650 Patterson Park Avenue – Highway to Heaven Apostolic Faith Church) as an off street parking lot. These properties are split zoned, B-3-2 and R-8. The R-8 portion of the property requires this conditional use ordinance to establish the open off-street parking lot use.

Once these lots have been consolidated, the development proposal will entail constructing an 82 space parking lot for Humanim. Humanin is a non-profit organization that provides services to the disable. This organization has renovated the American Brewery building and will use it as its new office space. The parking lot will be owned by the Mayor and City Council and will be leased to Humanim. The church will have access to the parking lots on the weekends and evenings.

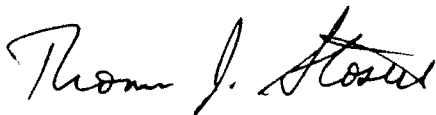
The following is staff's review of this project:

- Site Plan: The site plan has been reviewed by the Site Plan Review Committee and was given approval on June 10, 2009. The new parking lot will have 82 parking stalls, of which four will be handicapped with one van accessible. 37 of the parking spaces on the East Lanvale side are dimensioned at 18 ft. deep by 10 ft. wide. The remaining spaces are dimensions 20 ft. deep by 9 ft. wide. The parking lot will be fenced with a 4 ft. high black metal picket type fence. The parking will be accessed from East Lanvale Street and North Patterson Park Avenue by 24 ft. wide flared curb cuts for vehicular ingress and egress. These stalls will be accessed by a 20 ft. wide drive aisles. There will be wheel stops added

to the stalls to protect the proposed grassed area, the existing church buildings and the fencing on East Lanvale side. In different areas of the parking lot, there will be areas striped for pedestrian refuge for entering and exiting the site.

- Landscaping/Forest Conservation: Since this development exceeds 20,000 square feet of disturbed area, it triggers Forest Conservation requirements. Staff has reviewed and approved the applicant's forest conservation plans. The applicant is proposing to plant 20 two inch caliper trees. Eight of the trees will be planted 30 ft. on center along North Gay Street and 6 along North Patterson Park. The remaining six will assist in shading the spaces north of the proposed grassed area. There will be a 5 ft. wide landscaped strip provided along East Lanvale for the planting of 8 trees that are to be provided and planted by the City's Forestry. The applicant is also proposing a new grass area to the north and east of the church building.
- Signage: An identification sign(s) may be installed on the fence or as a monumental sign(s).
- Easement Agreement: There will be an easement established between the church and HCD to allow the church to have access for fire egress and window openings and Stormwater crossing property the line. This easement will be located between the west wall and the parking stalls facing the church on the East Lanvale side of the parking lot. There will be no structure(s) in this area.
- Stormwater Management: This parking lot exceeds the 5,000 square feet and triggers Stormwater management. The project team has met with DPW and the Stormwater management requirements will be met by reducing the impervious area on the property.

Staff notified Broadway East Community Association, East Baltimore Community Corporation, Inc., Historic East Baltimore Community Action Coalition, Inc., and City Council Representative of this action.



**Thomas J. Stosur**  
**Director**