

FROM	NAME & TITLE THOMAS J. STOSUR, DIRECTOR <i>Wolde/for TJ.S.</i>	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 #09-0316/ ZONING- PARKING LOT DISTRICT-CONDITIONAL USE PARKING LOTS- BLOCKS 3635, LOTS 17 AND 17A	

TO

DATE:

April 21, 2009



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

At its regular meeting of April 16, 2009 the Planning Commission considered City Council Bill #09-0316, for the purpose of authorizing, by ordinance, the use of land as a parking lot within the Parking Lot Districts as required by Subtitle 10-504 of the Zoning Code.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #09-0316 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 #09-0316 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/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, Councilmanic Services  
Mr. Tebo Manikin, Applicant

## PLANNING COMMISSION

### STAFF REPORT

April 16, 2009

**REQUEST:** City Council Bill #09-0316 / Zoning – Parking Lot District – Conditional Use Parking – Lots – Block 3635, Lots 17 and 17A

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of open off-street parking areas on the properties known as Block 3635, Lots 17 and 17A (WS Maryland Avenue SWC 26th Street and ES North Howard Street SEC 26th Street), as outlined in red on the accompanying plat.

**RECOMMENDATION:** Approval

**STAFF:** Melvin Hicks

**PEITITIONER:** Small Point, LLC

**OWNER:** CSX Corporation

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

Site Conditions: The subject site comprises of two lots that are owned by the CSX Corporation. These lots reside over CSX railroad line tunnel. The lots are paved with asphalt and are in poor condition. Also, the fencing and landscaping around the lots are in poor condition. Lot 17 is zoned B-3-3 and it is .276 acres in size. Lot 17A is .310 acres and its zoning is O-R-2.

General Area: The lots are located in the Charles/25<sup>th</sup> Urban Renewal Area and also within the Charles Village neighborhood. Additionally, the lots are located within the boundaries of the City's Parking Lot District II. The area surrounding the lots is a mix of residential and commercial uses.

#### **HISTORY**

- Ordinance # 01-0495, established the Charles / 25<sup>th</sup> Urban Renewal Plan.
- Ordinance # 02-393, dated March 4, 2002, was the first and last amendment to that plan.

#### **CONFORMITY TO PLANS**

This action does not conflict with the Urban Renewal Objectives of the Charles / 25<sup>th</sup> Urban Renewal Plan.

## **ANALYSIS**

The applicant plans to lease the two lots and recondition them for additional parking for the Miller's Court Project. This project is across from the two lots at 2601 North Howard Street. This residential project will have 42 workforce apartment units.

The subject lots are located in Parking Lot District II and the general boundaries of this district are 25<sup>th</sup> Street to the south, Huntingdon Street to the west, 31<sup>st</sup> Street to the north, and Guilford Avenue 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." Thus, City Council Bill #09-0316 is the required ordinance needed to formally establish the two off street parking lots.

The plans for these two sites were reviewed and approved by the Site Plan Review Committee on April 8, 2009. CSX will retain ownership of the parcels, so development methods have been chosen that will maximize cost efficiency. The surfaces that are of serviceable quality will be cleaned and sealed, with only the broken surfaces being leveled and repaved. No grading will be required, and so the property will not require stormwater management improvements. Surrounding sidewalks will be repaired as required. Where sidewalk improvements are made, handicap ramps will be installed according to ADA code. The applicant proposes to paint new cross-walks at the West 26th and Mace Streets intersection. The light fixtures on site will contain the cast light within the property, to minimize shine on adjacent parcels, and to minimize light scatter.

### **Site Plan**

Lot 17A: The plan shows that this parking lot will provide 31 parking spaces. The 7 parking stalls on Howard Street side will meet City's standards with 9' x 20' stalls. The remaining spaces will be 8.5' x 21' with a 24' aisle. These dimensions do not meet City's standards, but these dimensions have been accepted by the review committee since the applicant is providing a deeper stall depth and wider drive isle. The lot will be fenced with a 6ft. high ornamental fence. The 3ft. hatchment areas with bollards shown on the plans are designed to protect the perpendicular parking spaces and walkway.

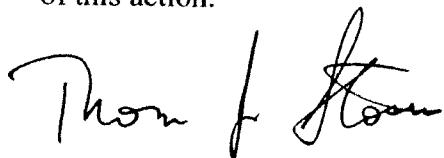
Lot 17: This parking lot will contain 27 parking spaces, of which three are handicapped accessible. Nineteen of these spaces have non-standard widths and depths as well. As above, the committee has accepted substandard spaces due to the applicant generously providing deeper stall depths and wider drive isles. The 8 parking stalls on Maryland Avenue side will meet City's standards with 9' x 20' stalls. Similar to Lot 17A, the lot will be fenced with a 6ft. high ornamental fence and a 3.5' and 5' wide hatchment areas with bollards will protect the perpendicular parking spaces.

### **Landscaping**

The Forest Conservation Program is not triggered by this project, but applicants will add plantings to improve the site. There will be a perimeter hedge that will be installed, along with trees at 30' on center, of 2" caliper along Howard, West 26th, and Maryland Street

frontages. This will aid in meeting City tree canopy goals, as well as provide shading that will reduce urban heat island effects.

Staff notified Charles Village Civic Association-(CVCA), Charles Village Community Benefits District, Community Survival Center/The Community School, Greater Homewood Community Corporation, Inc., Jones Falls Coalition, Jones Falls Watershed Association, Old Goucher Business Alliance, Station North Arts & Entertainment District, Old Goucher Community Association, Inc., and the City Council Representative of this action.



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