


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Stosur/An T. Stan</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0212/ ZONING- PARKING LOT DISTRICT- CONDITIONAL USE PARKING LOT- 801-833 MADISON AVENUE		

TO

DATE:

March 26, 2009

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

At its regular meeting of March 19, 2009 the Planning Commission considered City Council Bill #08-0212, 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. Mount Calvary Church proposes to establish an expanded forty space parking lot on these consolidated parcels to the west of its building.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0212 and adopted the following resolution, eight members being present and (eight) in favor

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0212 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



PLANNING COMMISSION

STAFF REPORT

March 19, 2009

REQUEST: City Council Bill #08-0212/Zoning – Parking Lot District – Conditional Use Parking Lot – 801-833 Madison Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 801-833 Madison Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Robert Quilter

PETITIONER: The Vestry of Mount Calvary Church

OWNER: Same

SITE/ GENERAL AREA

Site Conditions: The property is a combination of lots on the east side of Madison Avenue. They are currently vacant and partially used as a parking lot. Immediately to the east, across Morris Alley is the historic Mount Calvary Church property. To the north are three storey commercial and institutional properties. To the immediate south, across Madison Avenue are open lots and warehouse type uses.

General Area: The site lies within the northern reaches of the Seton Hill community, an area of two and three story rowhouses with warehouse type uses along Druid Hill and Madison Avenues. One block to the west and north is Martin Luther King Boulevard, a major arterial that separates Seton Hill from the Heritage Crossing/McCulloh Homes and State Center areas to the north. To the east is the Maryland General Hospital complex.

HISTORY

- Ordinance Number 1066, approved May 17, 1971, established the Orchard-Biddle Neighborhood Development Program Urban Renewal Plan
- Ordinance Number 58, approved May 3, 1984, amended that Plan for the tenth time

CONFORMITY TO PLANS

801-833 Madison Avenue is in the Orchard-Biddle Urban Renewal Plan Area and this proposal is not in conflict with that area's plan.

This proposed amendment conforms to the Comprehensive Master Plan's Live Section, Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

ANALYSIS

City Council Bill #08-0212 proposes to establish an open off-street parking lot at 801-833 Madison Avenue. The site exists partially as a paved lot on the eastern portion and partially as a vacant lot to the west, towards Martin Luther King Boulevard. The owner of the parcels, The Vestry of Mount Calvary Church, has begun the process of lot consolidation for this project.

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.*"

Subtitle 10-503 outlines District I, generally known as the downtown parking district and this site falls within that district's boundaries.

Therefore, staff has reviewed the proposed plan for this parking lot and found it acceptable to operate as a forty (40) space paved open off-street lot. It finds that the lot has been partially paved for quite some time and will be expanded and enhanced. An exit drive will be established off Madison Avenue, opposite Moore Street. The existing entrance to Morris Alley will be widened to allow for circulation to the alley and lot as well. A three foot high decorative metal fence supported by brick piers at twenty feet on-center will be installed along the major street edges. An evergreen hedge will be planted behind the fence. Additional plantings within the lot are proposed as well. No significant signage is proposed. Lastly, a dumpster with a masonry screen, is proposed to be located separately, to the northeast of the lot.

The project was reviewed by the Site Plan Review Committee (SPRC) and approved on September 3, 2008.

Staff notified Seton Hill Association and Seton Hill Organizations Together of this meeting.



Thomas J. Stosur
Director