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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #09-0297/SALE OF PROPERTY- THE FORMER BED OF OAKHILL AVENUE

CITY of
BALTIMORE

MEMO



TO

DATE:
April 20, 2009

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street
Baltimore, MD 21202

At its regular meeting of April 2, 2009 the Planning Commission considered City Council Bill #09-0297, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Oakhill Avenue, extending from 20th Street, Northerly 90.0 feet, more or less, to a 15-foot laid out in the rear of the properties known as 800 through 928 East 20th Street and no longer needed for public use; and providing for a special effective

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary, and previous staff report which recommended approval of City Council Bill #09-0297 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 #09-0297 be passed by the City Council.

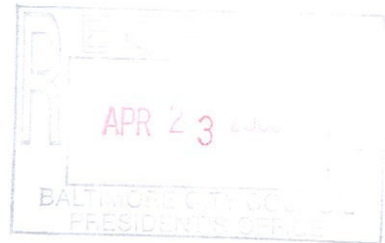
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

GC/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
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services
- Mr. Walter Horton, Department of Real Estate
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DPW



PLANNING COMMISSION

STAFF REPORT

February 21, 2008

REQUEST: Street Closing – Portion of Oakhill Avenue

RECOMMENDATION: Approval subject to compliance with Department of Public Works requirements.

STAFF: Kenneth Hranicky

PETITIONER: Blazing Star Pentecostal Church, represented by Reverend Kelvin A. Roane, Sr.

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The requested street closing is a portion of Oakhill Avenue approximately 59-foot wide by 100-foot lot (Block 4013B), located between a 10 foot alley and E. 20th Street.

General Area: The proposed street closing is in the East Baltimore Midway neighborhood which is predominantly residential. The Cecil Elementary School and Cecil Kirk Recreation Center is located just north of the proposed street closing. Much of the surrounding area is zoned R-8.

HISTORY

- Ordinance #79-1076, approved December 20, 1979, established the East Baltimore Midway Urban Renewal Plan.
- Amendment No. 3, dated February 24, 1994, approved by the Mayor and City Council of Baltimore by Ordinance No. 334, dated June 2, 1994.

CONFORMITY TO PLANS

This site lies within the East Baltimore Midway Urban Renewal Plan boundaries and the site plans comply with its provisions. The street closing also complies with the Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

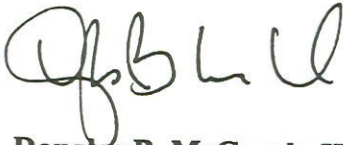
ANALYSIS

Blazing Star Pentecostal Church, represented by Reverend Kelvin A. Roane, Sr. has requested the street closing and is proposing to consolidate with neighboring properties and build a church and associated parking on the site. The applicant owns the property bordering the proposed street closing.

- Site Plan Review: This site was reviewed and approved by the Site Plan Review Committee on May 30, 2007.
- Architectural Elevations: Applicant will be providing a brick façade along 20th Street along with an entry vestibule. Staff Architect reviewed and approved the plans.

It is staff's opinion that this portion of Oakhill Avenue is not needed to provide access to adjacent properties and is no longer needed for public purposes and that it can be closed, declared surplus right-of-way, and be disposed of.

The Greater Greenmount Community Association has been notified of this action.



Douglas B. McCoach, III
Director