



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 18, 2010

REQUEST: Street Closing/Various Streets and Alleys within the Poppleton Urban Renewal Project

RECOMMENDATION: Approval, subject to comments from the Department of General Services.

STAFF: Kenneth Hranicky

PETITIONER: Department of Housing and Community Development

OWNER: Mayor and City Council

SITE/GENERAL AREA:

Site Conditions: This group of right-of-ways is located in the Poppleton community between West Mulberry Street, West Fairmount Street, North Schroeder Street and North Amity Street and the surrounding area generally improved with residential group structures and some rehabilitated rowhouses. The area is zoned R-8. The project is a total of 4.124 acres.

General Area: The project is located in Southwest Baltimore, within the Poppleton Community and Urban Renewal Area. There is a mixture of residential and non-residential uses in this section of the Poppleton Community. Immediately to the south of the project area, across Fairmount Avenue is the currently-developing University of Maryland BioPark.

HISTORY

- Ordinance #837, approved March 31, 1975, established the Poppleton Urban Renewal Plan
- Amendment No. 11, dated December 7, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 07-416, dated April 19, 2007.
- Ordinance No. 07-418, dated April 7, 2007, Rezoning Certain Properties in the Poppleton Area.
- Ordinance No. 07-419, dated April 7, 2007, established the Poppleton Planned Unit Development.

CONFORMITY TO PLANS

The proposal to close streets and alleys is compatible with LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City. These street and alley closings are located in and are consistent with the Poppleton Urban Renewal Plan.

ANALYSIS

The Department of Housing and Community Development has requested the closing of these streets and alleyways in order to consolidate these areas with other adjoining City-owned properties for redevelopment purposes. All abutting properties are under City control. This process will create a 13.5 acre redevelopment tract of land. The redevelopment will provide 1,600 new housing units with a mix of affordable and market rates.

It is staff's finding that these streets and alleys are not needed to provide access to adjacent properties. Thus, the subject streets and alleys are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

In advance of today's hearing on this matter, staff mailed Baltimore Heritage, Communities Organized To Improve Life-(COIL), Concerned Citizens of Poppleton, Inc., Franklin Square Community Association, Inc., Hollins Round House, Inc., Poppleton Cooperative, Inc., Poppleton Village Community Development Corporation, Southwest Sanitation Task Force, Sowebo Merchants Association, University of Maryland, Western Community Action Center, Western District Police-Community Relations Council and the Western Human Services Center notification of this action.

Thomas J. Stosur
Director