



Sheila Dixon  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### SUMMARY

January 14, 2010



Thomas J. Stosur  
Director

### **3. FINAL SUBDIVISION AND DEVELOPMENT PLAN/1722-1726 FLEET STREET AND 521 REGISTER STREET**

The applicant is proposing to consolidate and re-subdivide the properties known as 1722-1726 Fleet Street and 521 Register Street into four (4) lots for dispositional purposes. The existing four homes were constructed across existing property lines, creating building and zoning code violations. In order to remedy this situation and to create four fee-simple parcels, the applicant proposes the aforementioned four lot subdivision. Each of the new homes will have its own fee simple lot.

The Fells Prospect, Fells Point Community Organization and Fells Point Task Force were notified of this action.

**Recommendation:** Approval, subject to:

- Comments from the Department of General Services and
- BMZA approval of required variances

### **4. STREET CLOSINGS/PORIONS OF EAST EAGER, NORTH COLLINGTON, NORTH DUNCAN, NORTH MADEIRA, AND VARIOUS ALLEYS – FOR EBDI**

*(Postponed to a later date)*

### **5. CITY COUNCIL BILL #09-0424/SALE OF PROPERTY – BLOCK 530, LOT 43/46 – THE MAYFAIR THEATER DRESSING ROOMS**

The subject property is located on the interior of the block bounded by North Howard Street, West Franklin Street, North Eutaw Street, and Centre Street within the Central District, Mount Vernon neighborhood, and Market Center Urban Renewal Plan.

The subject property is an interior lot with no street frontage or public access. The existing dressing room structures are appended to the Mayfair Theater building, but occupy a separate lot not included in Disposition Lot #6 within the governing Urban Renewal Plan. The lot will be included in the overall mixed use development of the Mayfair Theater site, and therefore, it is staff's findings that the aforementioned property is no longer needed for a public purpose and should be sold for redevelopment purposes.

Preservation Maryland, Baltimore Heritage Area, Downtown Partnership of Baltimore, Inc., Market Center Merchants Association, Mt. Vernon Cultural District, Mt. Vernon-

Belvedere Association, Seton Hill Organizations Together, and the Baltimore Development Corporation were notified of this action.

**Recommendation:** Approval

**6. CITY COUNCIL BILL #09-0426/URBAN RENEWAL – HARLEM PARK PROJECT II – AMENDMENT**

**CITY COUNCIL BILL #09-0427/PLANNED UNIT DEVELOPMENT – DESIGNATION – WYLIE FUNERAL HOME**

The Department of Housing and Community Development (DHCD) has been interested in the redevelopment of the subject project site for a long time. The applicant, Wylie Funeral Home, submitted a mixed-use development proposal that involved constructing a new and expanded funeral home, along with residential/office development. DHCD accepted this proposal and granted the applicant an Exclusive Negotiating Priority Agreement on October 30, 2009. The proposed Wylie Funeral Home development site includes 634-38 North Gilmore Street, the 1600 block of Harlem Avenue (even side), and the 700 block of North Mount Street (odd side). These properties total approximately 2.18 acres. The existing funeral home is located at 634-38 North Gilmore Street.

The Wylie Funeral Home development proposal includes the following:

- The applicant, Wylie Funeral Home, plans to purchase from the City 26 city-owned properties.
- The properties will be consolidated and a new 9,407 square foot one story funeral home structure will be constructed. The new facility will consist of four reposing rooms, preparation rooms, arrangement rooms, and a 250-seat chapel.
- Also, there will be an attached 5 car parking garage for the funeral home cars and a 77 space surface parking lot.

Additionally, DHCD committed to facilitating the rehabilitation of the surrounding row houses that front onto Lanvale and Gilmore Streets. The thinking is that the Wylie new development project would stimulate the rehabilitation of the surrounding housing and thus help stabilize the neighborhood.

In order to accomplish the Wylie proposal, two essential pieces of legislation are needed. One entails an amendment to the Harlem Park Project II Urban Renewal Plan (CCB #09-0426). This is needed because the proposed use of the subject project site in the URP is residential (R-8). The land use category has to be changed to accommodate the commercial use of the funeral home. The second required legislation is to designate the project site a residential PUD (CCB#09-0427) that allows the funeral home development project.

Staff notified Harlem Park Neighborhood Council, Inc., Western District Police-Community Relations Council, St. James Development Corporation, and the City Council Representative of this action.

**Recommendations:**

- City Council Bill #09-0426 (URP Amendment): Approval
- City Council Bill #09-0427 (PUD Designation): Approval

**7. CITY COUNCIL BILL #09-0428/ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 5401 TIPPETT AVENUE, 5451 TIPPETT AVENUE, 4033 LEWISTON AVENUE, AND PORTIONS OF ROCKFIELD AVENUE AND TIPPETT AVENUE**

In 2008, the State of Maryland issued a Request for Proposals (RFP) for approximately 25,000 square feet of office space on at least 4-6 acres of land in Baltimore City to be occupied by the Maryland Department of Transportation’s Motor Vehicle Administration (MVA). The RFP was awarded to Hilltop Development Associates, LLC, a development entity comprised of the A&R Development Corporation and the owners of the Hilltop Shopping Center. The proposed new site will replace the MVA’s current Baltimore City location at Mondawmin Mall, which they must vacate by May 2011.

On August 6, 2009, a Planning Commission hearing was held to determine whether the Park Heights Urban Renewal Plan should be amended to add acquisition authority for a number of parcels that were needed to accommodate the footprint of the development plan. That request passed and was since signed into law. With site assembly underway, the development team is now seeking other technical approvals needed to authorize the development plan.

City Council Bill #09-0428 seeks to authorize open off-street parking on the properties known as 5401 Tippet Avenue, 5451 Tippet Avenue, 4033 Lewiston Avenue, as well as on portions of Rockfield Avenue and Tippet Avenue. This area is to serve as a non-commercial driver test course and parking for the MVA. Because the properties are zoned R-6, a conditional use ordinance is needed. The request is consistent with the desire for redevelopment of the Hilltop Shopping Center and attraction of a major government service provider to the area. The request also had been anticipated from the outset as a necessary step for redevelopment of the site.

In advance of a hearing on this matter, staff notified all of the affected property owners and the following community groups: Woodmere Neighborhood Association, Hilltop 4100 Association, Park Heights Renaissance, Inc., and the Reisterstown Road Merchants Coalition.

**Recommendation:** Approval

**CONSENT AGENDA**

**8. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/SOUTHSIDE MARKET CENTER PUD**

This Planned Unit Development (PUD) is more formally known as the Boyle Street and East Fort Avenue PUD, and was established in February 1990. On January 10, 1991 the

Final Design Approval for the McDonald's was completed, including parking configuration changes with this plan. On August 17, 1994 a Final Subdivision Plan and Final Development Plan was approved to subdivide off the McDonald's lot. On January 12, 1995, Minor Amendment was approved for the Blockbuster. On May 22, 1997 a Final Design approval for signs, awnings, and signage standards was completed. This most recent Minor Amendment and Final Design Approval will allow for the construction of a loading dock extension and a cooler warehouse for the Shoppers Grocery store. This addition is on the rear of the building, and is not visible from and does not interact with the main parking field of the shopping center. This addition will improve the operations of this tenant, and will not negatively impact other users of the center. This project was reviewed and approved by the Site Plan Review Committee on December 9, 2009. These changes are minor and are consistent with previous Planning Commission approvals.

**Recommendation:** Approval