



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 4, 2017

REQUESTS: Street Closing/Closing of Several Streets and Alleys Lying in Blocks 338 and 327, in the Vicinity of the Intersections of Wilson Street and Division Street and also of Laurens Street and Brunt Street (Marshall Gardens)

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PLANNING DISTRICT: Western

PETITIONER: Baltimore Housing (DHCD)

OWNER: The Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The streets and alleys proposed to be closed are adjacent to properties that are owned by the Mayor and City Council. All buildings that abut the streets/alleys are owned by DHCD and are slated for demolition. There is one privately-owned vacant lot that abuts an alley proposed to be closed. The City is in the condemnation process for that lot and a date has been scheduled in circuit court. The property owner has been notified of this Planning Commission hearing.

General Area: The streets/alleys proposed to be closed are located in the Upton neighborhood in West Baltimore. One block west of these subject lots is Pennsylvania Avenue which is a neighborhood commercial district. To the north, south, and east of the subject blocks is medium-density residential neighborhood. There are a large number of vacant lots and buildings in this area.

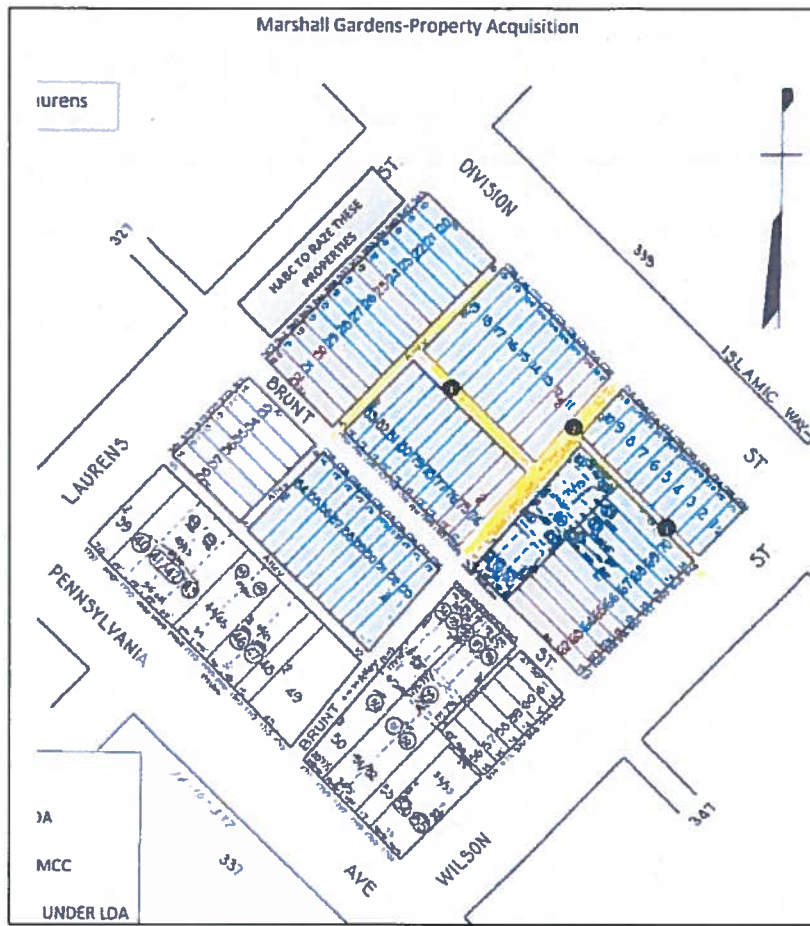
HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

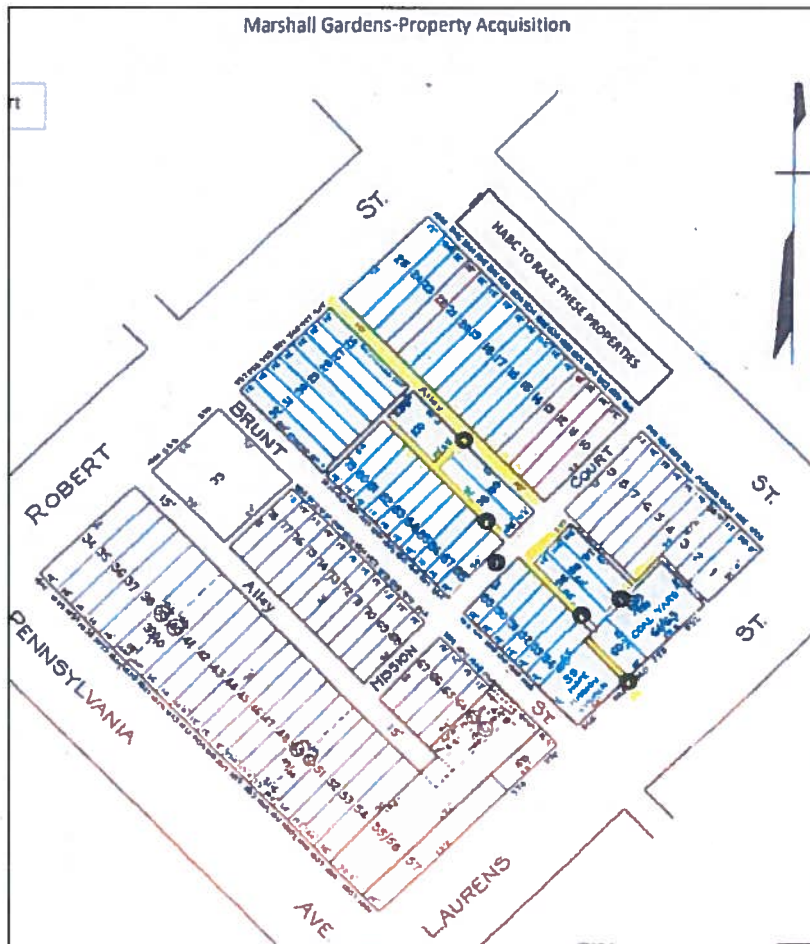
ANALYSIS

Proposal: The Department of Housing and Community Development (DHCD) has requested the Department of Transportation to close several streets and alleys lying in blocks 338 and 327 as indicated on the plats below:

Block 338



Block 327



DHCD has acquired all but one of the abutting properties in this area. As previously indicated, the City is in the process of obtaining this last parcel through condemnation proceedings. The purpose of the closings is to help facilitate land assembly for a redevelopment project known as Marshall Gardens. This project will consist of the construction of a new 27-unit multi-family apartment building and 55 new townhouses, along with the renovation of several other existing rowhomes. Preliminary Subdivision and Development Plans have been submitted to the City for this project. Once Final Plans are submitted they will be presented to the Planning Commission for review and approval. There are utilities that need to be closed and any utilities not abandoned will be relocated under a Developers Agreement.

This action has been referred to the Planning Commission for review as an extension of the Master Plan review authority assigned by the City Charter, Art. VII, §§72 and 74. Given that the streets proposed for closure are surrounded by Mayor and City Council properties (with the exception of one vacant lot in the condemnation process), staff recommends that the Planning Commission find that there is no further need for public use of the street and alleys and that they can be closed.

Community Notification: The Druid Heights Community Development Corporation, the Upton Planning Committee, the Heritage Crossing Residents Association have been notified of this action.



Thomas J. Stosur
Director