

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	STREET CLOSING / TWO FARMS, INC. – CLOSING A 10-FOOT ALLEY BETWEEN ESTHER PLACE AND EAST FAYETTE STREET

CITY of
BALTIMORE
MEMO



TO
Mr. Frank Murphy, Acting Director
Department of Transportation
417 E Fayette Benton Building

DATE: August 5, 2016

This is to inform you that on August 4, 2016, the Planning Commission recommended approval of the closing of a 10-foot alley between Esther Place and East Fayette Street. A copy of the staff report is attached.

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

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Ms. Marcia Collins, DPW
 Mr. David Framm, DOT
 Ms. Melissa Krafchik, PABC
 Ms. Caroline Hecker, Esq.



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2016

REQUEST: Street Closing – Two Farms, Inc. – Closing a 10-Foot Alley Between Esther Place and East Fayette Street

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Caroline Hecker, Esq. on behalf of Two Farms, Inc.

OWNER: Two Farms, Inc.

SITE/GENERAL AREA

Site Conditions: The project area is the block bounded by East Fayette Street on the north, North Highland Avenue on the east, Esther Place on the South, and North Clinton Street on the west. There are three properties and one 10' wide alley involved: 3333 East Fayette Street, which is currently improved with a Royal Farms store. The 10' alley proposed for closure is straddled by 3305 East Fayette Street and 131 North Clinton Street, which have been recently acquired in order to allow for an expansion of the property and the construction of a new store.

General Area: This site is located on the northeastern corner of the Patterson Park neighborhood, on the border with the Ellwood Park and Baltimore Highlands neighborhoods. The area is principally a commercial corridor along East Fayette Street and Pulaski Highway (one block to the north), with residential areas to the north and south mainly comprised of rowhomes. Ellwood Park is located two blocks to the west, and Patterson Park is located three blocks west, and one block south.

HISTORY

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

ANALYSIS

Project: The purpose of this action is to certify that the 10' alley proposed for closure is no longer needed for public purpose, and that it can be declared surplus and sold. With the recent acquisition of the adjacent properties, Royal Farms will consolidate the three lots and demolish the existing store, in order to replace it with a larger store, parking lot, and additional gas pumps.

The 10' alley running through this block is completely surrounded by the lots owned by Royal Farms, and it does not serve any other properties. Following the new construction, it will run through the middle of the proposed parking area. For that reason, there is no further public need for this alley, and staff recommends that the Planning Commission declare it no longer needed for any public purpose.

The existing Royal Farms store located on 3333 East Fayette Street, contains 19,517 sqft (0.45± acres) of land. After consolidation, the combined lots will have 58,942 sqft (1.355± acres) in total. The existing store has 2,950 sqft of area, and the newly built store will have 4,946 sqft of area. New landscaping will be installed within and around the site, and will meet the requirements of the Forest Conservation program. As a redevelopment project, the site will also need to meet the requirements of the stormwater management program, and will be reviewed by DPW. The Site Plan Review Committee (SPRC) reviewed this project on April 20, 2016 and provided comments.

Community Notification: The following community organizations have been notified of this action: The Baltimore-Highland Community Association, Inc., the Banner Neighborhoods Community Corporation, and the Patterson Park Neighborhood Association.



Thomas J. Stosur
Director