



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

April 18, 2024

REQUEST: Revised Street Closing/ Closing a 13.5-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: 211 W. 28th Street, LLC, c/o Drew Tildon, Esq.

OWNER: 211 W. 28th Street, LLC

SITE/GENERAL AREA

Site Conditions: The portion of right-of-way (ROW) to be closed is located on the northeast side of Remington Avenue, between the intersections with West 28th Street and both West 27th Street and Cresmont Avenue. The ROW to be closed is mostly grass and landscaping that already appears to be part of 211 West 28th Street, which is currently improved with 7-Eleven store.

General Area: This site is located in the northern portion of the Remington neighborhood, which features a mix of residential, commercial, and institutional uses. Remington Row is located on the west side of the street, and R House is one block to the north.

HISTORY

- On March 28, 2024, the Planning Commission approved the closing of a 13.5-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue.

ANALYSIS

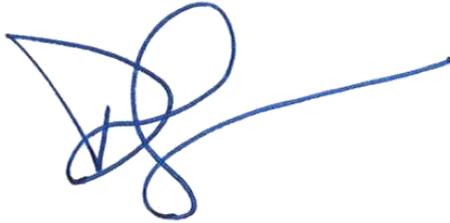
Background: At the prior meeting, a question was raised as to why an exhibit showed a new building extending more than 13' into the right-of-way (ROW) of Remington Avenue, when only a 12' strip of that ROW was proposed for closure. The applicants have amended their request to correct this oversight, and are now asking for a closure of a total of 13.5' (an additional 1.5' more than the last approval). This is needed in order to support the proposed commercial development for 211 West 28th Street. That redevelopment is constrained by a large storm drain easement bisecting the triangular parcel that limits its practical use. The proposed street closing will increase the parcel size in order to fit a proposed seven-story mixed-use building.

The action before the Planning Commission is to determine whether the portion of right-of-way (ROW) is needed for public purpose, as part of its authority over the master plan of the City, which includes its streets. In this case, the portion of the ROW already appears to be a part of the site, and there is no need to expand the roadway of Remington Avenue. For that reason, staff believes that the Planning Commission can find that there is no public need for that additional 1.5' strip of land, and that it can be closed and sold.

Equity:

The closure and sale of this portion of the ROW should not have any negative impact on the surrounding community, but insofar as it allows for reasonable redevelopment of the odd adjacent triangular parcel it will support the overall redevelopment efforts in the immediate area in recent years. There will not be any undue impacts to staff time or resources as part of this routine review.

Notification: The Greater Remington Improvement Association (GRIA) and the Remington Neighborhood Alliance (RNA) have been notified of this action.

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Chris Ryer
Director