

Hilco Redevelopment Partners (HRP)/ Pepco Subdivision

1300 North Royal Street (HRP)
1400 and 1500 North Royal Street (Pepco)

SUB#2022-00008

Planning Commission

March 30, 2023

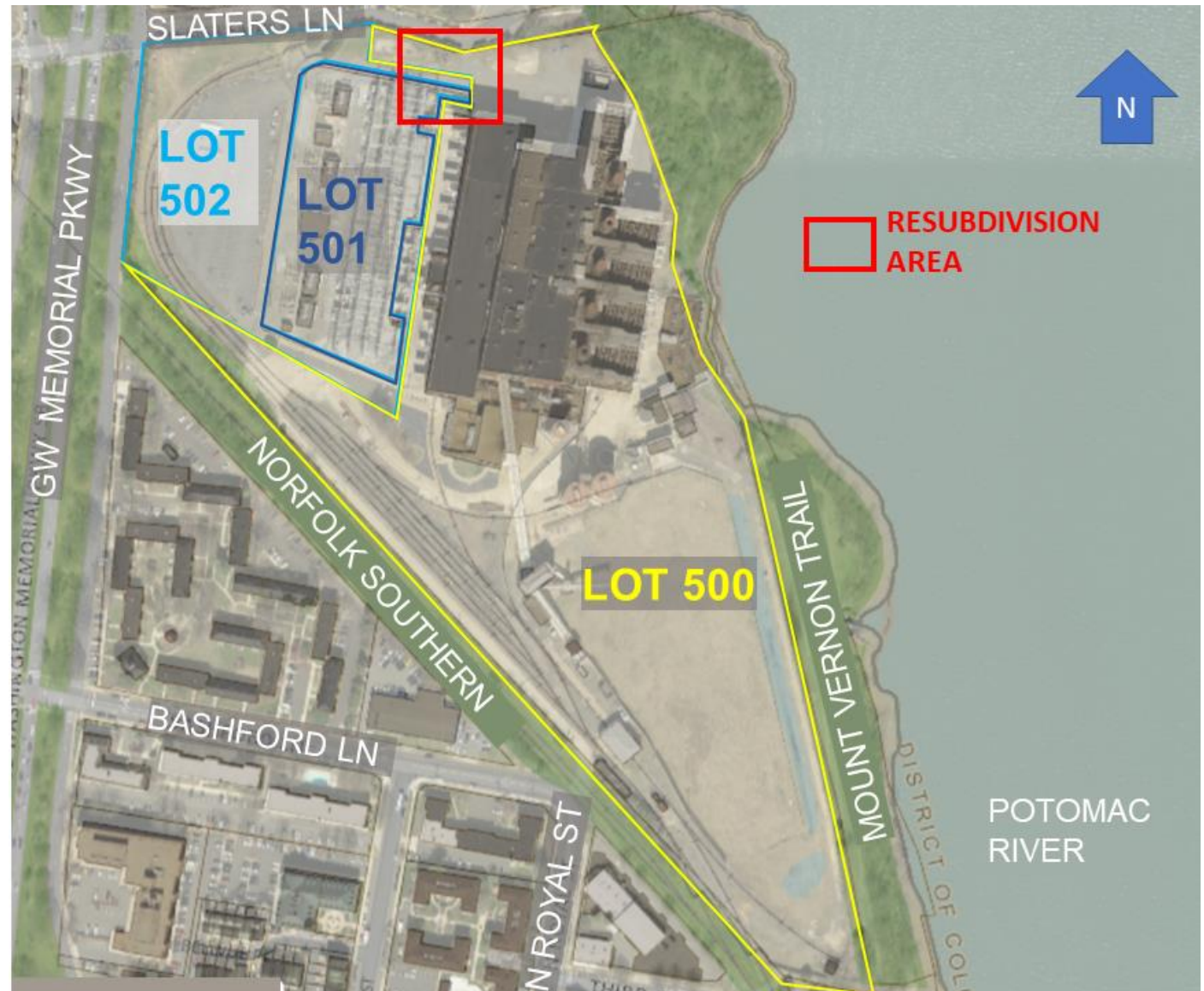


This presentation is subject to changes prior to hearing

Site Description



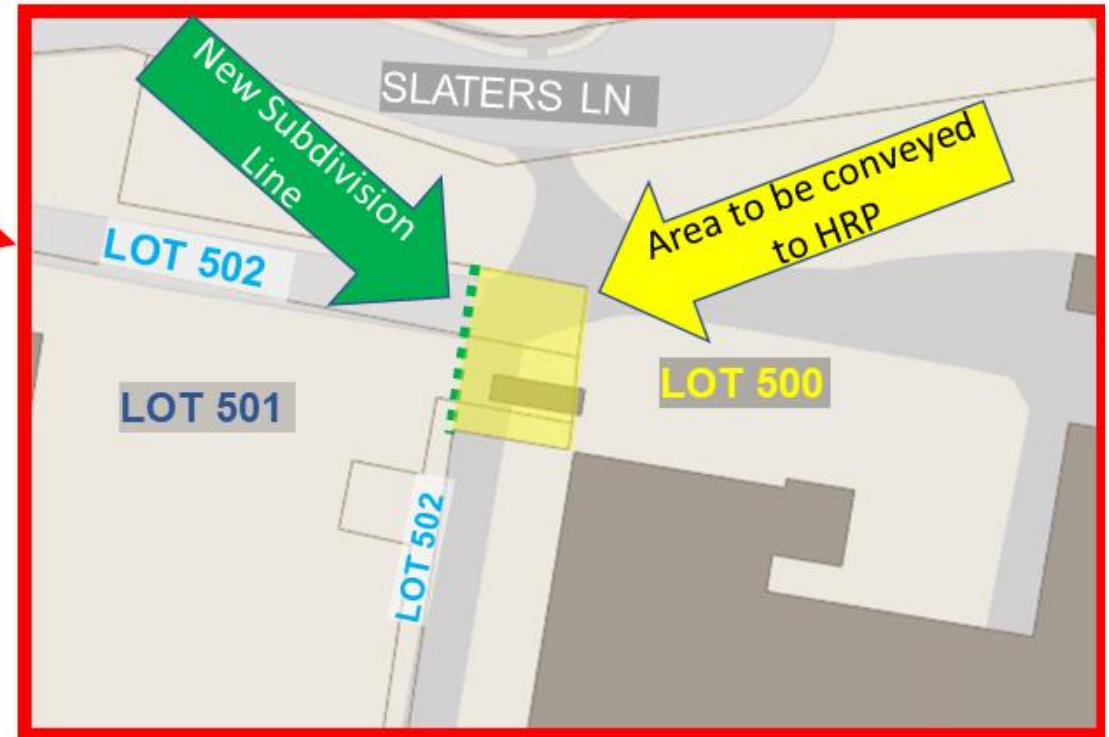
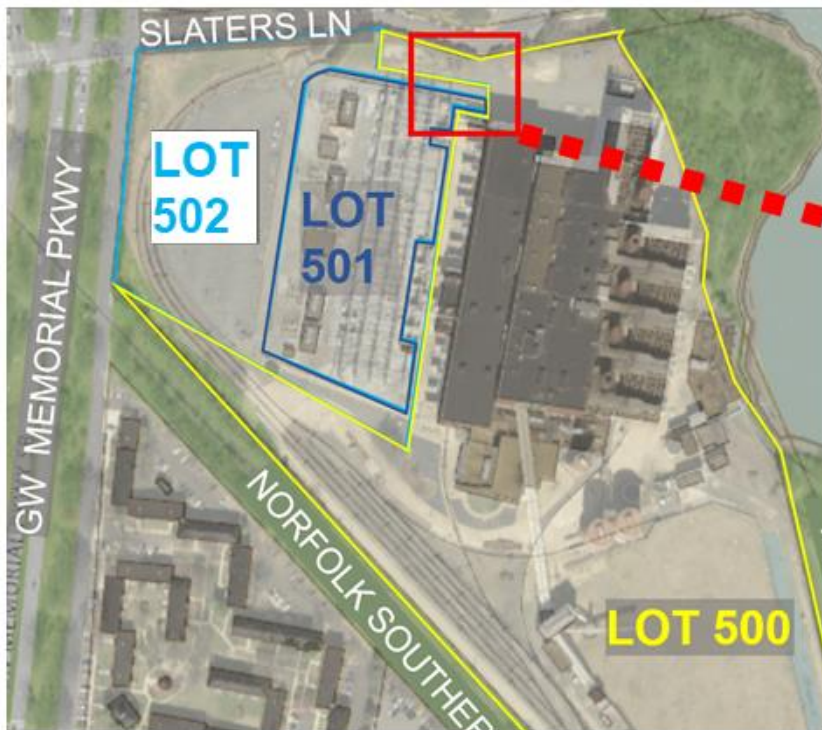
- Site includes three parcels:
 - **Lot 500** (1300 N. Royal St.)
Owned by Hilco
Redevelopment Partners
(HRP)
 - **Lot 501** (1400 N. Royal St.) and
Lot 502 (1500 N. Royal St.)
Owned by Pepco
- Existing lots created with
SUB#2019-00022
- CDD#30 and CDD Concept Plan
for PRGS site includes all of Lot
500 and small portions of lots
501 and 502 (see red box)



Proposal



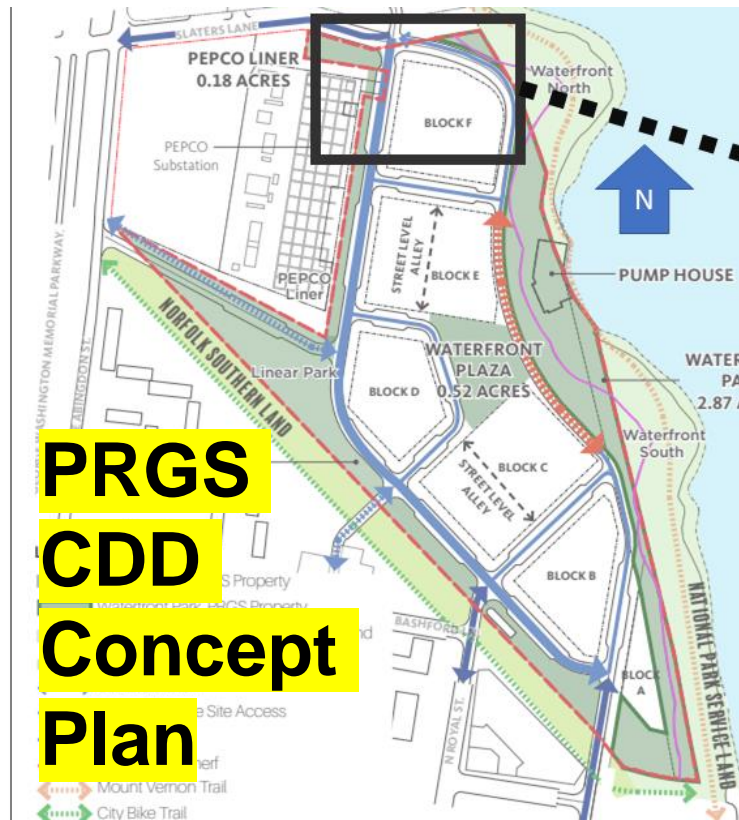
- Addition of property line through northeast corner of lots 501 and 502 to facilitate conveyance of 2,904 SF portion of the lots to HRP
- Area conveyed to HRP required for development of PRGS CDD Concept Plan, includes portions of future Road A and Pepco Liner open space



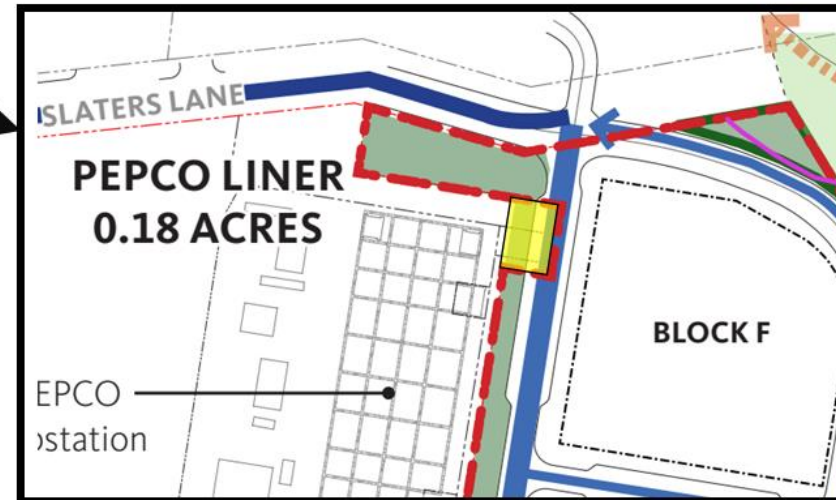
Conclusion




- Staff recommends Planning Commission **approve** the subdivision
- Subdivision plat complies with Zoning Ordinance requirements
- Subdivision helps to implement PRGS CDD Concept Plan, consistent with Old Town North Small Area Plan



**PRGS
CDD
Concept
Plan**



 2,904 SF area to be conveyed to HRP after subdivision approval for portion of Pepeco Liner open space and section of Road A right-of-way