


FROM	NAME & TITLE	TJH THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0318/REZONING- 1500 GREENMOUNT AVENUE		

TO

DATE:

May 29, 2009

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

At its regular meeting of May 28, 2009 the Planning Commission considered City Council Bill #09-0318, for the purpose of changing the zoning for the property known as 1500 Greenmount Avenue, as outlined in red on the accompanying plat, from the O-R-3-P Zoning District to the O-R-3 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #09-0318 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0318 be passed by the City Council.

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

TJS/WYA/ttl

Attachments

cc:

Mr. Andy Frank, Deputy Mayor
Mr. Demuane Millard, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable "Rikki" Spector, City Council Commission Representative
Mr. Geoffrey Veale, Zoning Administrator
Mr. David Tanner, BMZA
Ms. Nikol Nabors-Jackson, DHCD
Mr. Larry Greene, Council Services



Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 28, 2009

REQUESTS:

- City Council Bill #09-0317/Urban \Renewal - Greenmount West – Amendment
For the purpose of amending the Urban Renewal Plan for Greenmount West to amend certain exhibits to reflect the change of zoning, upon approval by separate ordinance, for the property known as 1500 Greenmount Avenue; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.
- City Council Bill #09-0318/Rezoning - 1500 Greenmount Avenue
For the purpose of changing the zoning for the property known as 1500 Greenmount Avenue, as outlined in red on the accompanying plat, from the O-R-3-P Zoning District to the O-R-3 Zoning District.

RECOMMENDATIONS:

- CCB #09-0317/Urban Renewal - Greenmount West - Amendment : Approval with the following amendment: modify Exhibit 3, "Disposition Plan", to identify the property known as 1500 Greenmount Avenue as a Disposition Lot.
- CCB #09-0318/Rezoning – 1500 Greenmount West: Approval.

STAFF: Alexandra Hoffman

PETITIONER: Homes for America, Inc., TRF Development Partners, and Jubilee Baltimore, Inc.

OWNER: Mayor and City Council

SITE

The subject property is located within the Central District, south of North Avenue on Greenmount Avenue on the eastern boundary of the Greenmount West neighborhood. To the north is the Korean Senior Center, its surface parking lot abutting the subject property. To the south across Oliver Street is a series of industrial style buildings currently used as artist live/work space. To the west across Brentwood Avenue stands a block of vacant row homes. To the east across Greenmount Avenue stands the historic Green Mount Cemetery gate house.

HISTORY

- Ordinance # 78-669 established the Greenmount West Urban Renewal Plan on April 17th, 1978 with approval of the Mayor and City Council.
- The Greenmount West Urban Renewal Plan was mostly recently amended by Amendment #7 by Ordinance #03-538 on February 24th, 2003.

CONFORMITY TO PLANS

LIVE

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

Objective 1: Expand Housing Choices for all Residents

Objective 2: Strategically Redevelopment Vacant Properties throughout the City

Goal 2: Elevate the Design and Quality of the City's Built Environment

Objective 1: Improve Design Quality of Baltimore's Built Environment

Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to Reinforce Neighborhood Centers and Main Streets.

A Master Plan for the Greenmount West neighborhood is currently in process through collaboration between the Department of Planning and the community stakeholders. The proposed legislation is consistent with the general goals set forth by the community in the ongoing planning process to provide affordable housing to accommodate existing area residents and to support the arts community.

ANALYSIS

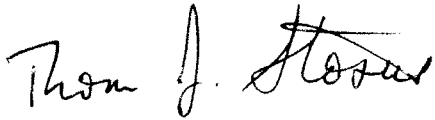
The site was formerly used for an office building by the Department of Social Services. This building was demolished in the late 1980s and the site is currently unimproved land. Disposition of the site by Baltimore Housing to the petitioners is pending, and thus necessitates rezoning from O-R-3-P to O-R-3 to reflect the change from public to private ownership. Amendments to the Greenmount West Urban Renewal Plan reflect this change in zoning as well as the change in land use from Office (Public) to Office-Residential. An additional amendment to the Urban Renewal Plan that would identify the subject property as a disposition lot has been requested by Baltimore Housing to provide the authority to complete the sale of the site.

The proposed development is to occur in two phases, the first phase includes a 69 unit apartment building at the corner of Greenmount and Oliver and the second phase consists of eight town homes fronting Oliver. The 69 unit apartment building has been awarded low-income tax credits, with 11 of these units accommodating non-elderly disabled individuals. Thirty-six off-street parking spaces will be provided for tenant usage in a surface parking lot along the Brentwood frontage of the site and will be screened with fencing and landscaping.

It is expected that the petitioners will return to the Planning Commission at a later date to subdivide the property to permit the development by TRF Development Partners of the eight town homes along the southwestern frontage of Oliver Street. Because of funding requirements related to the low income tax credits; it necessary that council bills be considered at this time. The final subdivision and development plan action is forthcoming and will be considered at a later date.

The Site Plan Review Committee met on May 8th, 2009 to review this project and will grant final approval for a revised site plan subject to the comments from that meeting as specified in the meeting minutes. The project was presented to Urban Design and Architectural Review Panel May 21st, 2009. Staff will continue to work with the applicant to assure that the project is compliant with the City's Forest Conservation Requirements and that it completes the site plan review and design review processes.

The New Greenmount West Community Association, The Central Baltimore Partnership, The East Baltimore Community Corporation, Inc., and Baltimore Montessori Public Charter School were notified of this action.

A handwritten signature in black ink that reads "Thomas J. Stosur". The signature is written in a cursive style with a large, stylized initial 'T'.

Thomas J. Stosur
Director