


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III, DIRECTOR <i>JWC/h.d.k.</i>	 <p>CITY of BALTIMORE MEMO</p>
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR	
	SUBJECT	CITY COUNCIL BILL #08-0134/ZONING – CONDITIONAL USE NONPROFIT HOME AND TRANSITIONAL HOUSING FACILITY FOR THE CARE AND CUSTODY OF HOMELESS PERSONS-2031 ST. PAUL STREET	

TO

DATE:

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

August 8, 2008

At its regular meeting of August 7, 2008 the Planning Commission considered City Council Bill #08-0134, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home and transitional housing facility for the care and custody of homeless persons on the property known as 2031 St. Paul Street, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #08-0134 and adopted the following resolution, eight members being present (eight members in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0134 be amended and passed by the City Council.

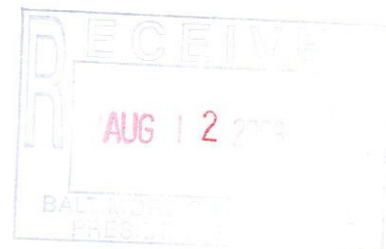
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/ttl

Attachments

cc:

Mr. Andrew Frank, Deputy Mayor
Ms. Angela Gibson, Mayor's Office
Mr. Demuane Milliard, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
Mr. David Tanner, BMZA
Mr. Charles Lee, DHCD
Ms. Nikol Nabors-Jackson, DHCD
Ms. Jennifer Coates, Councilmanic Services
Ms. Deepa Bhattacharyya, Law Department



F/A

PLANNING COMMISSION

STAFF REPORT

August 7, 2008

REQUEST: City Council Bill #08-0134 / Zoning – Conditional Use Nonprofit Home and Transitional Housing Facility for the Care and Custody of Homeless Persons – 2031 Saint Paul Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home and transitional housing facility for the care and custody of homeless persons on the property known as 2031 Saint Paul Street.

RECOMMENDATION: Amend and approve. The amendments are as follows:

- The maximum number of clients shall be fourteen (14);
- Twenty-four hour supervision must be provided; and
- No client sleeping rooms may be in the basement.

STAFF: Kenneth Hranicky

PETITIONER: Project PLASE, Inc., represented by Ms. Mary Slicher

OWNER: Project PLASE, Inc.

SITE/GENERAL AREA

Site Conditions: The site is located at the southeast corner of East 21st Street and Saint Paul Street. The property is approximately 20' by 120' and is currently improved with a three-story attached en-of-row residence. This site is zoned O-R-2 and is located with the Charles/North Revitalization Urban Renewal Plan Area designated as an Office-Residential Land Use.

General Area: This property lies within the Charles/North community. A mix of commercial and residential uses characterizes this area, primarily in attached brick structures. Penn Station is located one block to the southwest.

HISTORY

- Ordinance #82-0799, establishing the Urban Renewal Plan for the Charles/North Revitalization Area, was approved on October 25, 1982.
- Ordinance No. 07-574, providing the latest amendment to the Charles/North Revitalization Area Urban Renewal Plan, was approved on November 27, 2007

CONFORMITY TO PLANS

This proposed housing for the homeless at 2031 Saint Paul Street will operate in harmony with the goals and objectives of the Charles/North Revitalization Area Urban Renewal

Plan. This project is also in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents.


ANALYSIS

Project PLASE has provided services to homeless adults in Baltimore City for over twenty-five years. On September 1, 1981, the organization purchased 2031 Saint Paul Street and has been using this end-of-row three-story row house as three dwelling units. Project PLASE has added more than \$50,000 of improvements. The City's Building Inspector advised Project PLASE that the use of 2031 Saint Paul Street is not that of three dwelling units but rather a shelter for homeless persons. Through this conditional use ordinance, Project PLASE is seeking appropriate approval for the shelter that has been in operation since 1981.

The shelter contains fourteen beds on the second and third floors. The second floor also includes a counselor's office, meeting space, and overnight accommodations for staff providing evening supervision. The first floor provides an entryway and laundry facilities. There is no off-street parking. Project PLASE provides services only for residents at 2031 Saint Paul Street, including twenty-four hour supervision.

As is customary for proposals for homes for the homeless, staff recommends amendments to the bill regarding the maximum number of residents (in this case up to fourteen residents), the provision of twenty-four hour supervision is required, and no client sleeping rooms in the basement.

The Barclay Leadership Council, Central District Police-Community Relations Council, Charles Village Community Benefits District, Charles-North Community Association, East Baltimore Midway/Barclay Community Development Corporation, Inc., Greater Homewood Community Corporation, Inc., Old Goucher Business Alliance, Station North Arts & Entertainment District have been notified of this action.



Douglas B. McCoach, III
Director