

FROM	NAME & TITLE	Rudolph S. Chow, P.E. Director	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 19-0413		

July 31, 2019

TO:

Land Use Committee

INTRODUCTION

I am herein reporting on City Council Bill 19-0413 introduced by Council Member Pinkett on behalf of Terra Nova Ventures, LLC.

PURPOSE

The purpose of the Bill is to approve certain amendments to the Development Plan of the Whitehall Cotton Mill Planned Unit Development; and provide for a special effective date.

BRIEF HISTORY

Ordinance 14-193, as amended by Ordinance 16-457, authorized the establishment of an Industrial Planned Unit Development (PUD) for the property known as 3300 Clipper Mill Road, an approximately 5.27 acre parcel located between Clipper Mill Road and the Jones Falls Expressway and Light Rail right-of-way. The Jones Falls stream flows through the site, more or less parallel to the property's southerly boundary. The subject property is improved with a 2-story historic brick mill building and a 2-story out-building. A combination of paved and parking areas, gravel, and some grass and planted areas exist along the Clipper Mill Road side of the property. The property is completely within the 100-year floodplain, and a portion of the property is within the floodway.

The approved Development Plan is a mixed use development that includes restaurant, office, retail and residential uses and provides surface and structured parking. The location of the PUD in the floodplain and floodway meant that dwelling units are allowed only above the ground floor level for flood safety reasons. As a result, apartment units are allowed to be developed on the second and third floors of the main mill building. Interior parking, retail, restaurant and office space are allowed on the ground levels of structures. In addition, an egress bridge beginning from the second level of the historic building and landing on a hill on the north side of Clipper Mill Road, just outside of the floodplain area, was required. Ordinance 16-457 allowed for the modification of the square footage limitations for restaurants in the Development Plan, increasing the allowable maximum of 3,000 square feet to 10,000 square feet. Taverns, which could include live entertainment and dancing, were limited to no more than 3,000 square feet of the proposed 10,000 square foot limitation. These commercial uses are limited to the ground floor level.

City Council Bill 19-0413, if approved, would amend the Development Plan to permit outdoor table service accessory to a restaurant or tavern, rather than subject to Board of Municipal and Zoning Appeals approval; banquet halls would be a permitted use; and the type of permitted alcoholic beverage licenses would be expanded.

FISCAL IMPACT

The Department of Public Works does not anticipate incurring any direct fiscal impact as a result of the proposed legislation.

AGENCY/DEPARTMENT POSITION

The Department of Public Works has no objection to the passage of City Council Bill 19-0413 provided that current parking provisions can support the proposed permitted uses. Any increase in impervious area may require stormwater management review.

Should the Committee have any questions, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960, or via email at Marcia.Collins@baltimorecity.gov.



Rudolph S. Chow, P.E.
Director

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