

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0273 – REPEAL OF 6709 PULASKI HIGHWAY PUD		

TO

DATE: September 7, 2018

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

At its regular meeting of September 6, 2018, the Planning Commission considered City Council Bill #18-0273, for the purpose of repealing Ordinance 11-562 as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #18-0273 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 #18-0273 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/EWT

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyron Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Eboni Wimbush, DOT
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Natawna Austin, Council Services
 Mr. Ervin Bishop, Council Services
 Mr. Justin Williams, Attorney for Applicant



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 6, 2018

REQUEST: City Council Bill #18-0273/ Repeal of Ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development:

For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Ivor Quashie

PETITIONER: WH-Pulaski, LLC, c/o Justin Williams, Esq.

OWNER: WH-Pulaski, LLC

SITE/GENERAL AREA

Site Conditions: The subject property is on the south side of Pulaski Highway between I-895 and I-95 and just across the street from the Baltimore City Fire Academy. The site is 19+ acres in size and is zoned I-2. The land is currently unimproved, having undergone demolition and environmental remediation from its former use as a trash incinerator.

General Area: Pulaski Highway has a broad mix of auto-oriented and industrial uses.

HISTORY

- Ordinance #11-562 signed on December 5, 2011, established the 6709 Pulaski Highway Planned Unit Development #153.

ANALYSIS

Background: This Planned Unit Development (PUD) created on December 5, 2011, enabled the development of a shopping center with commercial uses that would not have otherwise been allowed in the M-2-1 district. The PUD is no longer needed for the current applicant's proposed use of the property, and so the repeal of the PUD has been requested.

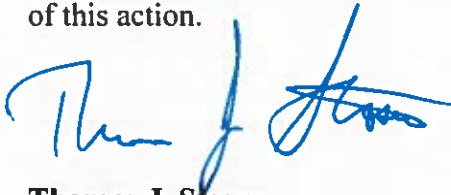
Development efforts pursuant to the approval of the PUD were delayed due to the passing of one of the previous principals of the developer, and the property currently sits unimproved. The developer has now resumed planning for the development of the Property and its current plans include a Sunbelt Rentals facility, along with several spaces for industrial users. In the years since the PUD was enacted, the City Council enacted Transform Baltimore, under which the Property was rezoned to the I-2 Zoning District. The Zoning Administrator has determined that

the new zoning designation allows for the proposed development of the Property, and as a result, it can be developed under the I-2 zoning without the need for the PUD.

The majority of the proposed site will be dedicated to the outdoor storage of heavy construction equipment. As shown on the conceptual plan for the site, a ±4.16-acre area is proposed, on which large equipment such as aerial work platforms, generators, forklifts, and earthmovers will be stored, as well as a ±12,000-SF warehouse in which equipment will be repaired and general construction tools and smaller equipment will be stored.

The applicants have verified that the underlying zoning meets their present and future needs, and have therefore requested that the PUD be repealed.

Notification: The Baltimore Industrial Group and Councilman Brandon Scott have been notified of this action.



Thomas J. Slosur
Director