

FROM

NAME & TITLE	Rudolph S. Chow, P.E., Director
AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
SUBJECT	CITY COUNCIL BILL 18-0183

CITY of
BALTIMORE
MEMO



TO

DATE: February 23, 2018

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 18-0183, introduced by Councilwoman Clarke.

The purpose of this bill is to amend the Urban Renewal Plan for Coldstream Homestead Montebello to modify the list of uses prohibited in the Urban Renewal Area; to waive certain content and procedural requirements; to make the provisions of this Ordinance severable; to provide for the application of this Ordinance in conjunction with certain other ordinances; and to provide for a special effective date.

The Urban Renewal Plan for Coldstream Homestead Montebello was established by Ordinance 77-289 and last amended by Ordinance 17-061. The Urban Renewal Area is generally bounded by Harford Road on the east, 25th Street on the south, Loch Raven Boulevard on the west, and 33rd and 32nd Streets on the north. The zoning in the Area is mostly residential but also includes areas of industrial, commercial, office-industrial complex, and open space.

If approved, City Council Bill 18-0183 would amend the Land Use Plan to prohibit Neighborhood Commercial Establishments, as defined in the Baltimore City Code, Article 32 – Zoning, § 1-310 (J). On June 5, 2017, Article 32 became effective, creating the new use of “Neighborhood Commercial” which allows for certain commercial uses in existing buildings that were originally constructed and used for non-residential uses in what are now Residential or Office-Residential Zoning Districts. The use of “Neighborhood Commercial” is intended to allow for the reuse of existing commercial buildings.

Based on these findings, the Department of Public Works defers to the Department of Planning on City Council Bill 18-0183.

Sincerely,

Rudolph S. Chow, P.E.
Director

RSC/KTO