


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0388 / URBAN RENEWAL - LAURAVILLE BUSINESS DISTRICT - AMENDMENT 1		

TO

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

DATE: June 9, 2023

At its regular meeting of June 8, 2023, the Planning Commission considered City Council Bill #23-0388, for the purpose of amending the Urban Renewal Plan for the Lauraville Business District to extend the life of the Plan; 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #23-0388 and adopted the following resolutions, with five members being present (five in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #23-0388 be **approved** 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.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

June 5, 2023

REQUEST: City Council Bill #23-0388/ Urban Renewal – Lauraville Business District Amendment 1

For the purpose of amending the Urban Renewal Plan for Lauraville Business District to extend the life of the Plan; 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.

RECOMMENDATION: Approval

STAFF: Carmen Morosan

PETITIONER: Councilman Ryan Dorsey

OWNER: Various private, public, institutional owners, and Mayor and City Council

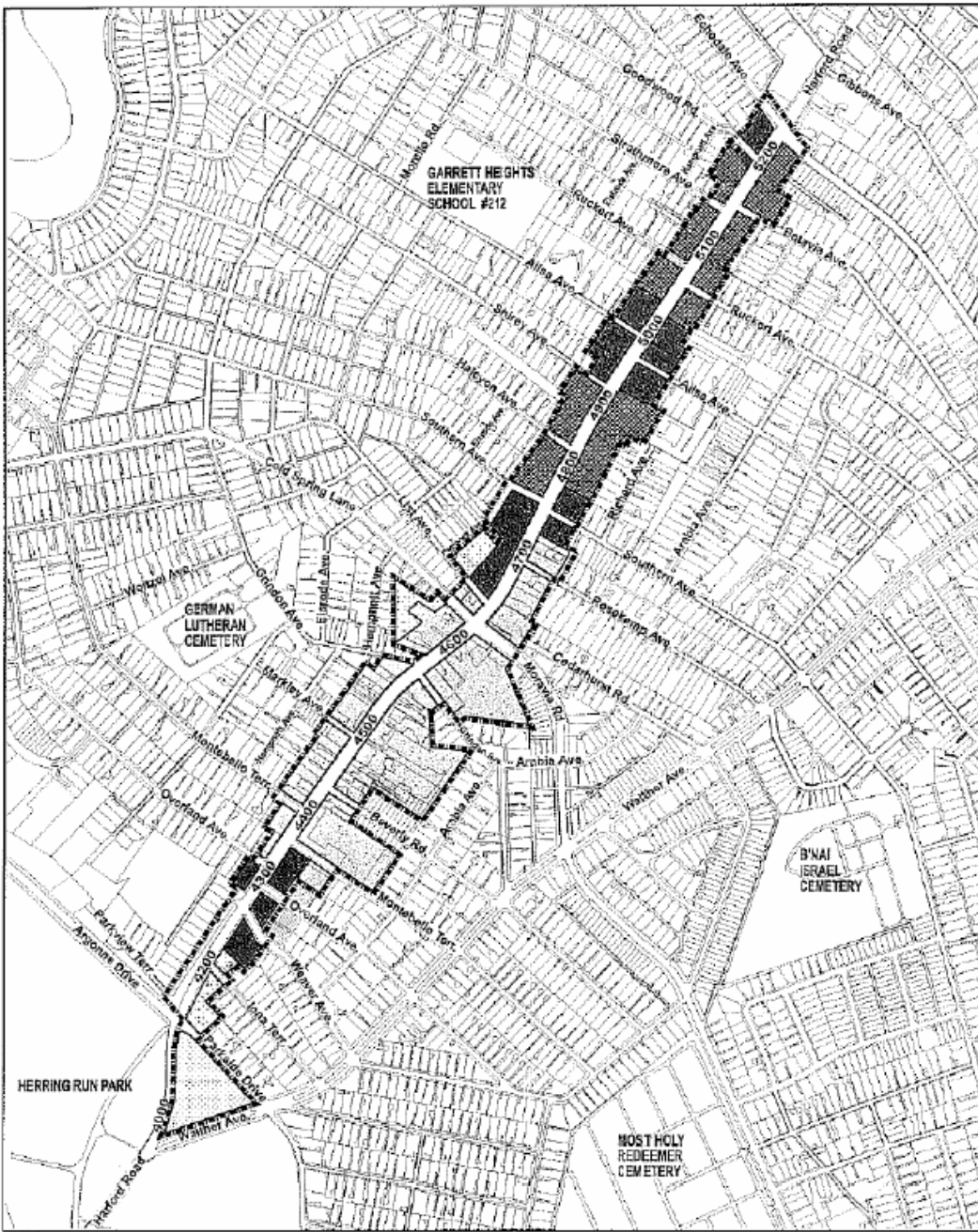
SITE/GENERAL AREA

Site Conditions General Area:

The Lauraville Business District is located along Harford Road from the south side of Parkside Drive and Walther Avenue to Echodale Avenue, in northeast Baltimore.

The Lauraville Business District encompasses primarily the business areas along Harford Road within the following communities: Arcadia, Lauraville, Beverly Hills, Moravia-Walther, and Waltherson. The URP plan area is also part of the Hamilton-Lauraville Man Street.

The map below illustrates the detailed boundaries for the Lauraville Business District Urban Renewal Plan.



LEGEND	
	Project Area Boundary
	Neighborhood Retail/Residential
	Commercial Center
	Residential/Office
	Residential
	Park/Recreational

Lauraville Business District Land Use Plan

Date:
03/19/03

Revision:

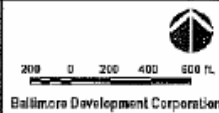


EXHIBIT
1

HISTORY

The Lauraville Business District Urban Renewal Plan (URP) was established by Ord. #03-612 dated October 28, 2003. There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Background:

The Lauraville Business URP, is to expire on October 28, 2023. An amendment to the URP is necessary to extend the time the Lauraville Business District Urban Renewal Plan remains in full force and effect through October 20, 2024, so that the future of the plan can be explored. With that, it is requested that Section K of the URP be amended to read as follows:

K. DURATION OF PROVISIONS AND REQUIREMENTS

The Lauraville Business District Urban Renewal Plan [and any amendments shall remain in full force and effect for a period of 20 years from the date of the latest amendment by the City] **AS AMENDED FROM TIME TO TIME, IS IN FULL FORCE AND EFFECT THROUGH AND INCLUDING OCTOBER 20, 2024.**

Equity:

- **Impact:** This request and subsequent approval of this bill, will enable the local community to extend the enforcement provisions of the Urban Renewal Plan both short and long term. With such, the community and/or local business establishments thereof, will not be without the ability to enforce certain use and design standards, thus maintaining the quality of their community.
- **Engagement:**
The Lauraville Community Review Panel (CRP), a volunteer committee established by the Lauraville Business URP, whose members include representatives of the impacted communities within the Lauraville Business District URP area, has been fully engaged in this proposed amendment to extend the duration of the URP, with there having been numerous meetings and conversations. The CRP include members representatives of the Arcadia, Beverly Hills, Lauraville, Mayfield, Moravia- Walther, Morgan Park, and Waltherson Improvement Associations, as well as members of the Lauraville Business Association, Hamilton- Lauraville Main Street and HARBEL.
- **Internal Operations:**
 - The district planner from the Department of Planning has been engaged with the community on this matter.

Notification: Prior to this action, the following groups were notified: The Lauraville Community Review Panel, the Lauraville Business Association, The Hamilton Lauraville Main Street, other area stakeholders, and Councilman Ryan Dorsey.



Chris Ryer
Director