

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 16-0710

CITY of
BALTIMORE
MEMO



DATE: August 19, 2016

TO

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 16-0710 introduced by Councilmember Mosby.

The purpose of this Bill is to amend the Urban Renewal Plan for Mondawmin Transit Station to correct Exhibit 1, “Land Use Plan”, to conform the land use designation of the property known as 2700 Reisterstown Road to the property’s existing zoning district classification; 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.

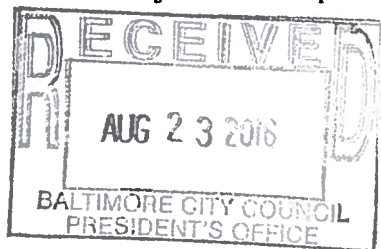
Ordinance 79-1026 originally approved the Urban Renewal Plan for Mondawmin Transit Station in May of 1979 and it has not been formally amended since then. Mondawmin Mall is a large commercial complex and is also the location of a major transfer station for mass transit riders of both bus service and light rail.

The property that would be affected by the proposed legislation, 2700 Reisterstown Road, is a vacant section of land located at the northwest corner of Reisterstown Road and Liberty Heights Avenue, across from Mondawmin Mall. This small, triangular lot is partially paved, has wide sidewalks, and some greenspace and trees. Its current B-2-2 zoning, which allows for both business and residential uses, has remained unchanged since the adoption of the Zoning Code in 1971. The Urban Renewal Plan designated this parcel for public or public park use, which has never been fully realized. Now the applicant is proposing to consolidate this property with nearby properties to develop multi-family affordable housing. The proposed legislation would conform the underlying B-2-2 zoning of the property with the Urban Renewal Plan.

City Council Bill 16-0710, if approved, would amend the Urban Renewal Plan for Mondawmin Transit Station to the following:

- (1) The land use designation of the property known as 2700 Reisterstown Road, as shown on Exhibit 1, “Land Use Plan”, is changed from Public to Community Business to reflect the existing B-2-2 zoning district classification of the property.

It is this Department’s understanding that the surrounding community associations have been notified of this proposed legislation. Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0710.



Respectfully,

Rudolph S. Chow, P.E.
Rudolph S. Chow, P.E.
Director

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