


TJS

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 #16-0725 / AMENDING CARROLL CAMDEN URBAN RENEWAL PLAN		

DATE:

TO

September 16, 2016

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

At its regular meeting of September 15, 2016, the Planning Commission considered City Council Bill #16-0725, for the purpose of amending the Urban Renewal Plan for Carroll Camden to change the allowable land use and proposed development for an existing disposition lot, to add a new disposition lot to the Plan, and to revise certain exhibits to reflect these changes in 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 #16-0725 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 #16-0725 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliop Parthemos, Chief of Staff
- Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
- Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Mr. Patrick Fleming, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Melissa Krafchik, PABC
- Ms. Natawna Austin, Council Services
- Ms. Kim Clark, BDC
- Mr. Justin Williams RMG



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 15, 2016

REQUEST: City Council Bill #16-0725/Carroll Camden Urban Renewal Plan Amendment
For the purpose of amending the Urban Renewal Plan for Carroll Camden to change the allowable land use and proposed development for an existing disposition lot, to add a new disposition lot to the Plan, and to revise certain exhibits to reflect these changes in 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: Christina Hartsfield

PETITIONER: Administration (Department of Housing and Community Development)

OWNER: Mayor and City Council

SITE AREA

Site Conditions: The Carroll Camden Urban Renewal Plan Area is located at the southern entrance gateway to the City and Downtown Baltimore and includes approximately 500 acres of industrial and commercial zoned property. The area is traversed by major transportation corridors (I-95, Washington Boulevard, Russell Street, and the CSX railroad) and is located adjacent to the Middle Branch of the Patapsco River. City-owned public open space lies directly on the water's edge and includes a portion of the Gwynns Falls Trail.

HISTORY

The Carroll Camden Urban Renewal Plan was approved by the Mayor and City Council of Baltimore via Ordinance No. 05-131 on October 5, 2006. It was last amended via Ordinance No. 12-83, approved December 3, 2012 (Amendment #7).

ANALYSIS

City Council Bill #16-0725 proposes to amend the Carroll Camden Urban Renewal Plan (URP) to facilitate the redevelopment of properties known as 1411 Warner Street and 301 Stockholm Street. In summary, the bill will (1) change the land use designation for 1411 Warner Street and 301 Stockholm Street from "General Industrial B" to "Community Commercial"; (2) amend the lot controls for those properties to permit "retail, parking, and/or outdoor recreational facility use"; and (3) amend Exhibit 2 of the URP to add Disposition Lot #9 at 301 Stockholm Street.

The subject properties are abutting lots that together total approximately 6.33 acres. 1411 Warner Street is currently improved as a surface parking lot and 301 Stockholm Street is home to the Baltimore Animal Rescue and Care Shelter (BARCS). Both properties are owned by the Mayor and City Council of Baltimore.

The URP assigns the "General Industrial A" and "General Industrial B" land use classifications to 301 Stockholm Street and 1411 Warner Street respectively. These general industrial categories allow for uses generally permitted in the M-2 zoning district, including manufacturing, ancillary office, retail, parking, and open space. City Council Bill #16-0725 proposes to amend the land uses classification of the properties to "Community Commercial", which generally allows uses permitted in the B-3 zoning district. Since the underlying zoning for both properties will remain M-2-3, the only "Community Commercial" uses permitted would be those also permitted in the M-2 zoning district. The bill also proposes to amend the development controls for the properties, which would further restrict the development of the properties to retail, parking, and/or outdoor recreational facility use.

The URP currently lists 1411 Warner Street as Disposition Lot 1, which gives the City authority to sell the property without a separate sales ordinance. 301 Stockholm Street, however, is not listed as a disposition lot. City Council Bill#16-0725 proposes to add 301 Stockholm Street as Disposition Lot 9 in the URP with the same development controls as Disposition Lot 1. It is important to highlight that the URP mandates that "an appropriate portion of Disposition Lot 1 at Russell and Ostend Streets shall be utilized for grade-level public open space for the Gwynns Falls Trail."

Amending the URP per the proposed bill will align the URP with the recommendations of the South Baltimore Gateway Master Plan, which promote the development of an entertainment district along Warner Street between the Horseshoe Casino and M&T Bank Stadium. The plan recommends establishing land uses that are more compatible with entertainment activities and repurposing the 301 Stockholm Street property for waterfront development opportunities. Passing this bill will promote future development that will fill significant gaps in the entertainment district as well as increase tax revenue for the City as a whole.

The South Baltimore Neighborhood Association, Sharp-Leadenhall Improvement Association, and Carroll-Camden Business Association were notified of the requested action.



Thomas J. Stosur
Director