

FROM

NAME & TITLE	David E. Scott, P.E., Director
AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
SUBJECT	CITY COUNCIL BILL 09-0278

CITY of  
BALTIMORE  
**MEMO**



TO

DATE: May 4, 2009

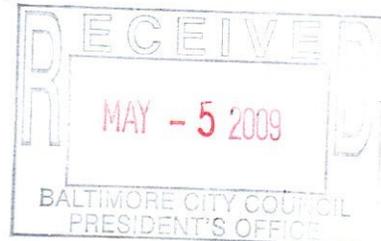
The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0278 introduced by Council President Rawlings Blake on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to repeal the existing Reisterstown Plaza Urban Renewal Plan and replace it by designating as a "Renewal Area" an area situated in Baltimore City, Maryland known as Reisterstown Plaza Transit Station, bound generally by Northern Parkway on the south and east, Reisterstown Road on the north, and the western Baltimore City boundary line on the west; approve a Renewal Plan for Reisterstown Plaza Transit Station; establish the objectives of the Plan; establish permitted land uses in the Renewal Area; provide that where there may be a conflict between the provisions of the Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; provide for review of all plans for new construction, exterior rehabilitation, change in use, or demolition of any property; provide that the provisions of the Zoning Code apply to the properties in the Project Area; provide for the term of the Plan; approve an Appendix and certain exhibits to the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

Ordinance 81-392 established the Reisterstown Plaza Transit Station Urban Renewal Area and was last amended by Ordinance 01-254. Located within the Urban Renewal Area is the Reisterstown Road Plaza Shopping Center, an approximately 50 acre property along Reisterstown Road, between Patterson Avenue and Brookhill Road. Under the most recent amendment, an overall improvement plan created the opportunity for a new grocery store in the main building of the center, a Home Depot store, and the reconfiguring of the large parking lots along Reisterstown Road and Patterson Avenue to accommodate up to five pad sites for retail development. A Business Planned Unit Development (PUD) was approved for a 13.4 acre portion of the Shopping Center for the five pad sites that were later developed. Another key part of the Urban Renewal Area is the Reisterstown Plaza Metro Transit Station. The current zoning for the Urban Renewal Area is M-1 and R-6.

F/A



City Council Bill 09-0278, if approved, would do the following: repeal the existing Reisterstown Plaza Urban Renewal Plan and replace it by designating a renewal area; approve a Renewal Plan for Reisterstown Plaza Transit Station; establish the objectives of the Plan and design guidelines; and establish permitted land uses in the Renewal Plan. In updating this older Urban Renewal plan, the focus is on several areas:

- Transit Oriented Development – The area surrounding the Reisterstown Plaza Metro Transit Station is made up of large surface parking lots and a park and ride area. In order to stimulate retail, residential, and office uses compatible with transit-oriented development, a combination of Community Business and Office Residential land uses are proposed as part of this legislation. A Community Business area would be developed in the Transit Station area and the area surrounding the connection between the Transit Station and the existing parking lots. The area would act as a “town square” and would provide a more natural connection with the Community Business activity that exists along Patterson Avenue. The remaining portion of this area would be designated for Office Residential uses.
- Reisterstown Road – The Northwest Community Planning Forum Strategic Neighborhood Action Plan (SNAP) looked at the functionality of Reisterstown Road and the interplay of its land uses with adjacent residential areas. A number of concerns grew out of the SNAP study, including the large number of automotive uses, and the adjacent industrial uses occurring on one side of Reisterstown Road and opposite the mostly residential areas on the other side of Reisterstown Road. In an attempt to minimize the potential conflicts between commercial uses and the adjacent residential areas, the legislation proposes creating a “Community Commercial A” area to ensure more compatible land uses with residential areas. The B-2 zoning that exists north of Patterson Avenue would be extended along Reisterstown Road, between Patterson Avenue and Fordleigh, to limit further expansion of automotive uses along this corridor.
- Zoning – Zoning designations within this proposed new Urban Renewal Plan would reflect the land use changes, and would coincide with companion City Council Bill 09-0279: the rezoning of properties from M-1 and R-6 to O-R-2 and B-2-2 in the Metro Transit Station area; and the rezoning of properties in the Reisterstown Road area, between Patterson Avenue and Fordleigh, from B-3-1 to B-2-1, to blend in with the existing B-2-1 properties located north of Patterson Avenue.

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- Design Standards – Appendix A proposes two sets of design criteria, one for the Transit Station area and one for the Reisterstown Road area. In considering this legislation, the Planning Commission recommended amendments to Appendix A to limit the size of surface parking lots, provisions for waivers under certain circumstances, and correction to the B-2 zoning designations on Exhibit 3. This Department finds these recommendations to be reasonable and acceptable.

Based on these findings, the Department of Public Works supports passage of City Council Bill 09-0278 as proposed to be amended by the Planning Department. The Department defers to the Law Department in its report and recommendations to amend the Bill.



David E. Scott, P.E.  
Director

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