

TJS

FROM

NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL #16-0710 / AMENDING MONDAWMIN TRANSIT STATION URBAN RENEWAL PLAN

CITY of
BALTIMORE
MEMO



DATE:

August 5, 2016

TO

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

At its regular meeting of August 4, 2016, the Planning Commission considered City Council Bill #16-0710, for the purpose of amending 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; etc.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #16-0710 and adopted the following resolution; six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #16-0710 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
- Hon. Nick Mosby, Baltimore City Council District 7



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2016

REQUEST:

City Council Bill 16-0710/ Urban Renewal – Mondawmin Transit Station – Amendment

For the purpose of amending 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.

RECOMMENDATION: Approval

STAFF: Martin French

COMPREHENSIVE PLANNER: Chad Hayes (West District)

PETITIONER: Councilman Mosby, at the request of Enterprise Homes, Inc.

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site conditions: This proposal only directly affects a vacant triangular piece of land at the northwestern portion of the intersection of Liberty Heights Avenue and Reisterstown Road. The site measures approximately 105'6" along Reisterstown Road, approximately 142'7" along Liberty Heights Avenue, and approximately 87'4" along its northwestern lot line which adjoins another vacant property.

General Area: To the northwest, north, and northeast of this site, land use is predominantly residential, with scattered religious institutional and small retail commercial uses mixed in to the fabric of the neighborhoods. To the south and southwest of this site land use is dominated by Mondawmin Mall, a large, recently renovated 60-year old commercial retail complex that is also a major transfer location for mass transit riders using bus service and the heavy-rail transit line running from Owings Mills in Baltimore County to the Johns Hopkins Medical Institutions complex in East Baltimore.

HISTORY

Mondawmin Transit Station Urban Renewal Plan: The Mondawmin Transit Station Urban Renewal Plan was approved by the Mayor and City Council of Baltimore by Ordinance no. 1026 on May 24, 1979. It has not been formally amended since then; however, Ordinance no. 1009,

dated July 2, 1987, which approved Amendment no. 6 to the Park Heights Urban Renewal Plan, deleted properties known as 3200, 3230, 3300, and 3312 Reisterstown Road and 2811 and 2815 Druid Park Drive from the Mondawmin Urban Renewal Area and placed them within the boundaries of the Park Heights Urban Renewal Area. That action had no effect upon this site. This property was acquired by the Mayor and City Council pursuant to the Mondawmin Transit Station Urban Renewal Plan.

CONFORMITY TO PLANS

This City Council bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically:

LIVE

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

Objective 2: Strategically Redevelop Vacant Properties throughout the City

Goal 2: Elevate the Design and Quality of the City's Built Environment

Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to Reinforce Neighborhood Centers and Main Streets

This bill would also further the purposes of the Mondawmin Transit Station Urban Renewal Plan, specifically its Objective 2.a., "the correction of blighting influences and the protection of existing stable residential and non-residential development in the Mondawmin Transit Station Area from future blighting influences;" and Objective 2.h., "the provision of housing resources for low and moderate income persons, families and the elderly through new construction and rehabilitation."

ANALYSIS

The purpose of City Council Bill 16-0710/ Urban Renewal – Mondawmin Transit Station – Amendment is to make the land use map contained in the Plan's Exhibit 1 conform to the underlying zoning of the property known as 2700 Reisterstown Road. Its zoning classification (B-2-2) has remained unchanged since adoption of the current Zoning Code in 1971. The B-2 zoning allows both business uses and residential uses. The properties immediately northwest of this property have remained part of the R-8 zoning district since 1971. The intent of the current land use designation contained in the Urban Renewal Plan, "P" for public or public park use, has not been fully realized since adoption of the Plan and subsequent land acquisition by the Mayor and City Council. The petitioner is proposing to assemble this property and the other properties adjacent to it along Reisterstown Road in order to develop an affordable housing multiple-family structure on the consolidated lots. The bill would provide the Mayor and City Council flexibility to offer this property for consolidation with other lots, as the petitioner's development proposal has been approved under the Low Income Housing Tax Credit Program administered by the State of Maryland. The petitioner's architects are working with the Urban Design and Architectural Review Panel to refine the design of this property as it relates to this future use.

This bill is consistent with the Planning Commission's recommendation for R-8 residential zoning for the lots, including this one, in the 2700 block of Reisterstown Road, as given in the TransForm Baltimore proposed replacement zoning code (see Proposed Zoning Map Area 6-A).

NOTIFICATION

Planning staff notified the Greater Mondawmin Coordinating Council, Liberty Square Neighborhood Association, Reisterstown Road – Tioga Parkway Community, and Councilman Mosby of this action.



Thomas J. Stosur
Director