

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 15-0570

CITY of
BALTIMORE
MEMO



DATE: November 6, 2015

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 15-0570 introduced by Councilmembers Kraft and Scott at the request of 3244 Eastern Avenue, LLC.

The purpose of this Bill is to amend the Urban Renewal Plan for Highlandtown Business Area to remove a certain land use category from the Plan, to repeal and replace Exhibit 1, “Land Use and Zoning Map”, with new exhibits to reflect the change in land use with the removal of a certain land use category and to reflect the change in land use and the change in zoning, upon approval by separate ordinance, for the properties known as 3232, 3234, and 3236-3244 Eastern Avenue, and to add a new height limitation provision for new construction in the community business land use area of the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

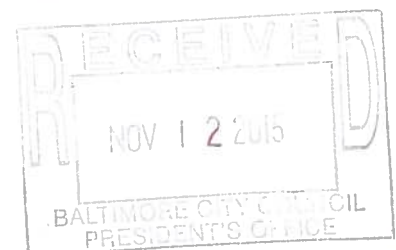
Ordinance 77-511 established the Urban Renewal Plan for Highlandtown Business District in 1977. The Plan was last amended by Ordinance 97-209. The Urban Renewal Plan includes the Highlandtown Main Street area which extends along Eastern Avenue from Robinson Street on the west to Haven Street on the east. The plan also includes portions of Fleet Street and Bank Street parallel to Eastern Avenue along this stretch. The Highlandtown Arts and Entertainment District covers a large area of Highlandtown, including the Urban Renewal Plan area. The Creative Alliance, the Southeast Community Development Corporation, the International Refugee Committee, and the Southeast Anchor Library are all located on this stretch of Eastern Avenue.

City Council Bill 15-0570, if approved, would:

- Remove the Neighborhood Business land use category and use the Community Business land use category in its place
- Add a building height limit of 75 feet within the Community Business land use area
- Update the Plan Objectives of the Urban Renewal Plan to remove the Neighborhood Business land use category
- Repeal the existing combined Land Use and Zoning Map and replace it with two separate, updated maps

The Department of Planning proposes an amendment to update Exhibit 2: Zoning map to reflect zoning changes requested by the community. It also proposes an amendment to reflect text changes in the urban renewal plan, suggested by the community to help modernize the plan and encourage innovative designs. The Department of Public Works has no objection to these amendments.

No obj



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Companion legislation, City Council Bill 15-0571, calls for the rezoning from B-2-2 to B-2-4 of 3232, 3234, and 3236-3244 Eastern Avenue. Together, these pieces of legislation would enable the planned redevelopment of the site of the former Haussner's Restaurant located at the northwest corner of Eastern Avenue and Clinton Street.

It is the understanding of this Department that notification has been given to the surrounding community associations as well as to Highlandtown Main Streets and the Southeast Community Development Corporation.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 15-0570.

Sincerely,



Rudolph S. Chow, P.E.
Director

RSC/KTO: ela