

Introduced by: Councilmember Bullock

Prepared by: Department of Legislative Reference

Date: May 24, 2017

Referred to: **HOUSING AND URBAN AFFAIRS** Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0077

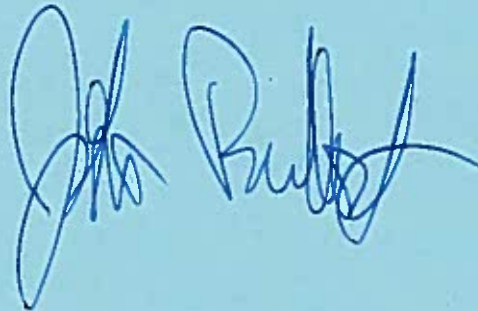
A BILL ENTITLED

AN ORDINANCE concerning

**Repeal of Rosemont Urban Renewal Area and Plan**

FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

BY repealing  
Ordinance 03-509



**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Baltimore City Public School System             | <input type="checkbox"/> Baltimore Development Corporation        |
| <input checked="" type="checkbox"/> City Solicitor                                  | <input type="checkbox"/> Department of Real Estate                |
| <input type="checkbox"/> Comptroller's Office                                       | <input checked="" type="checkbox"/> Department of Transportation  |
| <input type="checkbox"/> Department of Audits                                       | <input type="checkbox"/> Fire Department                          |
| <input type="checkbox"/> Department of Finance                                      | <input type="checkbox"/> Health Department                        |
| <input type="checkbox"/> Department of General Services                             | <input type="checkbox"/> Mayor's Office of Employment Development |
| <input checked="" type="checkbox"/> Department of Housing and Community Development | <input type="checkbox"/> Mayor's Office of Human Services         |
| <input type="checkbox"/> Department of Human Resources                              | <input type="checkbox"/> Mayor's Office of Information Technology |
| <input type="checkbox"/> Department of Planning                                     | <input type="checkbox"/> Office of the Mayor                      |
| <input type="checkbox"/> Other: _____   | <input type="checkbox"/> Police Department                        |
| <input type="checkbox"/> Other: _____   | <input type="checkbox"/> Other: _____                             |
| <input type="checkbox"/> Other: _____   | <input type="checkbox"/> Other: _____                             |

**Boards and Commissions**

- |   |   |
|---|---|
| <input type="checkbox"/> Board of Estimates   | <input type="checkbox"/> Board of Ethics                |
| <input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals               | <input checked="" type="checkbox"/> Labor Commissioner  |
| <input checked="" type="checkbox"/> Comm. for Historical and Architectural Preservation | <input type="checkbox"/> Parking Authority Board        |
| <input type="checkbox"/> Commission on Sustainability                                   | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Employees' Retirement System                                   | <input type="checkbox"/> Wage Commission                |
| <input type="checkbox"/> Other: _____   | <input type="checkbox"/> Other: _____                   |
| <input type="checkbox"/> Other: _____   | <input type="checkbox"/> Other: _____                   |
| <input type="checkbox"/> Other: _____   | <input type="checkbox"/> Other: _____                   |

\_\_\_\_\_ Other: \_\_\_\_\_

CITY OF BALTIMORE  
ORDINANCE **17-062**  
Council Bill 17-0077

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Introduced by: Councilmember Bullock  
Introduced and read first time: June 5, 2017  
Assigned to: Housing and Urban Affairs Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: September 18, 2017

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**AN ORDINANCE CONCERNING**

1 **Repeal of Rosemont Urban Renewal Area and Plan**

2 FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which  
3 established the Rosemont Urban Renewal Area and Plan; and providing for a special  
4 effective date.

5 BY repealing  
6 Ordinance 03-509

7 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
8 Ordinance 03-509, which established the Rosemont Urban Renewal Area and Plan, as amended  
9 by Ordinance 16-540, is repealed.

10 **SECTION 2. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
11 enacted.

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 17-0077

Certified as duly passed this \_\_\_\_\_ day of SEP 25 2017

  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of SEP 25 2017

  
\_\_\_\_\_  
Chief Clerk

Approved this 2 day of October, 2017

  
\_\_\_\_\_  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 28<sup>th</sup> Day of September, 2017

  
\_\_\_\_\_  
Assistant Solicitor

# BALTIMORE CITY COUNCIL

## Housing And Urban Affairs Committee

### VOTING RECORD

DATE: 9-14-17

**BILL#CC: 17- 0077 BILL TITLE: Ordinance – Urban Renewal – Repeal of Rosemont Urban Renewal Area and Plan**

**MOTION BY: HENRY SECONDED BY: BURNETT**

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnett, K.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed ,S.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cohen, Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<b>TOTALS</b>				

**CHAIRPERSON:** *J. Bullock*  
**COMMITTEE STAFF:** Richard G. Krummerich, Initials: RK



# CERTIFICATE OF POSTING

RE: Case No. CCB 17-0077

Date of Hearing 9/14/17

Baltimore City Council  
c/o Natawna B. Austin  
Room 409 – City Hall  
100 N. Holliday Street  
Baltimore, Md. 21202

This letter is to certify that the necessary sign was posted conspicuously, on the property located at \_\_\_\_\_

2100 W. Franklin Street

\_\_\_\_\_ on 9/4/17

Sincerely,

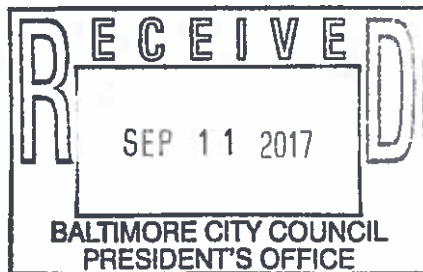
 9/4/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360





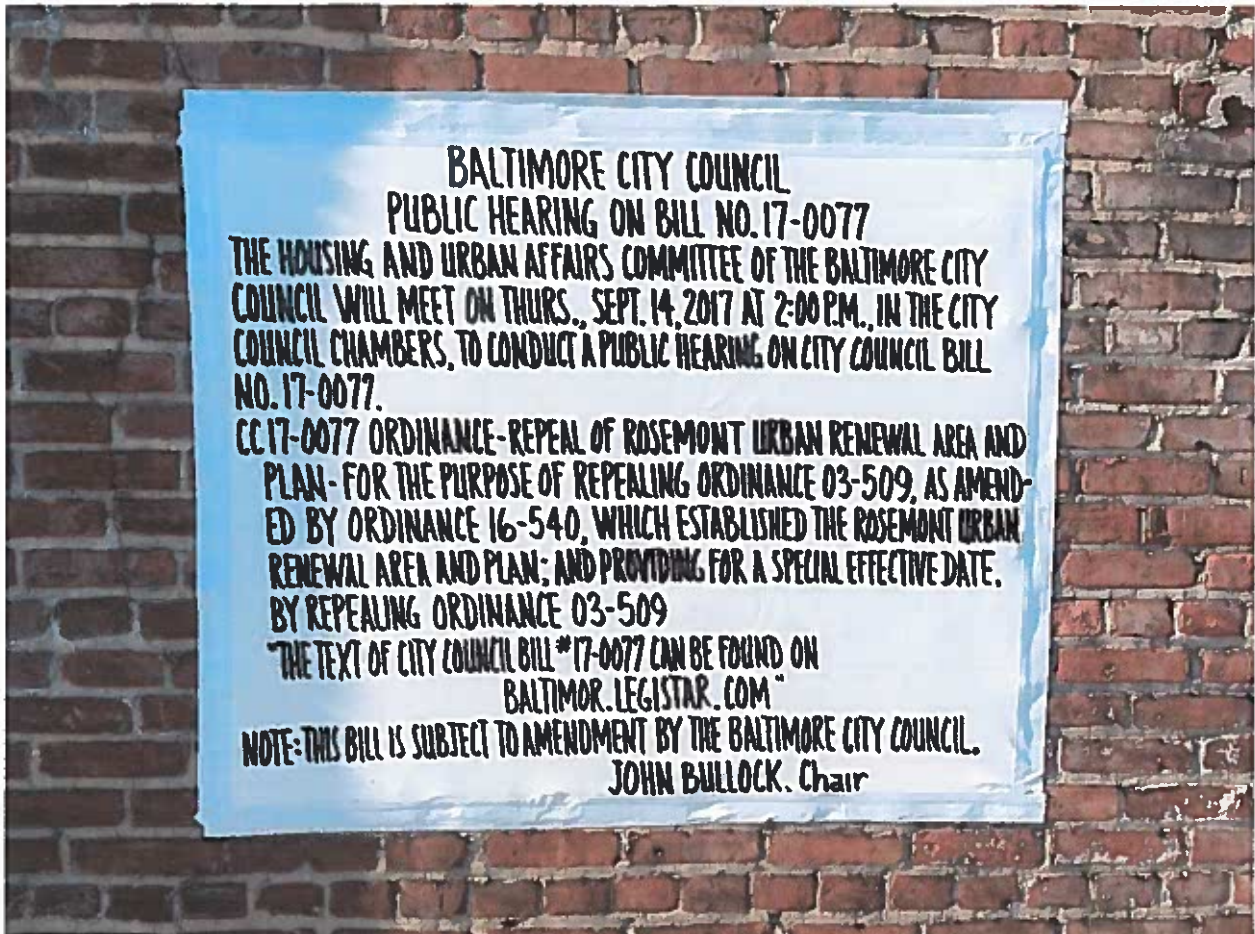


**Certificate of Posting**

**Baltimore City Council**

**Land Use and Transportation Committee**

**City Council Bill No. 17-0077**



**2100 W. Franklin Street**

**Posted 9/4/17**

 9/4/17

**Richard E. Hoffman**

**904 Dellwood Drive**

**Fallston, Md. 21047**

**443-243-7360**



# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11392085  
Case #: 011048.001  
Description:

Bill No. 17-0077 The Housing and Urban Affairs Committee of the Baltimore City Council wil

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 2 times on the following dates:

8/21/2017      8/28/2017

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 17-0077**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 14, 2017 at 2:00 P.M. in the City Council Chambers, to conduct a public hearing on City Council Bill No. 17-0077.

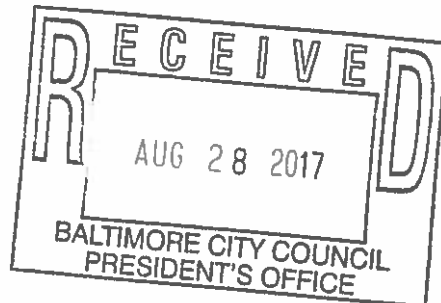
CC 17-0077 ORDINANCE - Repeal of Rosemont Urban Renewal Area and Plan - FOR the purpose of repealing Ordinance 03-500, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

BY repealing  
Ordinance 03-500

NOTE: This bill is subject to amendment by the Baltimore City Council.

JOHN BULLOCK,  
Chair

au21,28





TO: Councilmember John Bullock, City Council, District 9

FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council

DATE: July 18, 2017

RE: **INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR AN URBAN RENEWAL BILL**

- A. City Council Bill No. 17-0077 is scheduled for public hearing on **Thursday, September 14, 2017 at 2:00 P.M** in the City Council Chambers.
- B. At the expense of the person who requested this urban renewal plan amendment, the following requirements must be met.
1. **NEWSPAPER ADVERTISING** - Publication of notice of hearing **once a week for two consecutive weeks prior to the date of the hearing**. You may advertise in any of the following newspapers: The Daily Record, Baltimore Sun, or Afro-American.
  2. **POSTING OF A SIGN** - Notice of the public hearing shall be posted in the neighborhood involved at least **10 days prior to the hearing**. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white background. The sign should be placed in a conspicuous manner.
  3. **NOTIFICATION OF PROPERTY OWNER(S)** - Any owner of property whose property is identified in legislation for acquisition by the City must be sent a letter, by ordinary mail, notifying the owner of the hearing. **The owner must receive the notice one week prior to the hearing date**. (For further information contact Survey Control Section, Department of Public Works 410-396-3641).
  4. **NOTIFICATION OF COMMUNITY GROUPS** - Under provision of certain urban renewal plans, community groups **or Project Area Committees (PACS) must be notified in writing of the public hearing ten 10 days in advance**. To find out if such a provision is contained in this plan, contact Laurie Feinberg, Department of Planning at 410-396-1275.
  5. **NOTIFICATION OF AFFECTED DEVELOPERS** - Under provision of certain urban renewal plans, the owner of any land previously disposed of by the Department of Housing & Community Development and whose interest is materially affected by a plan amendment, **must receive written notice of the hearing 10 days prior to the hearing date**.
  6. **OTHER REQUIREMENTS** - There may be other notification or advertising requirements particular to an urban renewal plan. Please review the urban renewal plan associated with this bill.
  7. **COPIES OF REQUIREMENTS** - Copies of all the advertising, sign posting certificate, and other notification requirements must be received by Natawna B. Austin, Executive Secretary, Baltimore City Council, **2 days prior to the public hearing**.
- C. A list of advertising firms available to make signs as required in B-2 (above) is attached for your information.



THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY BY THURSDAY, AUGUST 31, 2017 (ONCE A WEEK FOR TWO CONSECUTIVE WEEKS) FOR NEWSPAPER ADVERTISEMENT AND MONDAY, SEPTEMBER 4, 2017 FOR SIGN POSTING AS OUTLINED ON THE PREVIOUS PAGE.

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**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 17-0077**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 14, 2017 at 2:00 P.M, in the City Council Chambers, to conduct a public hearing on City Council Bill No. 17-0077.

CC 17-0077 ORDINANCE - **Repeal of Rosemont Urban Renewal Area and Plan** - FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

BY repealing  
Ordinance 03-509

**NOTE:** This bill is subject to amendment by the Baltimore City Council.

John Bullock  
Chair

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SEND CERTIFICATION OF PUBLICATION TO:

Natawna B. Austin  
Baltimore City Council  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202  
410-396-1697

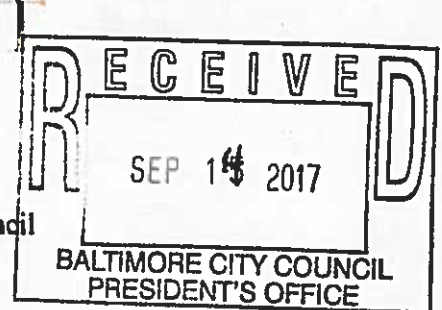
SEND BILL FOR THIS ADVERTISEMENT TO:

John Bullock  
City Council  
100 Holliday Street, Room 516  
Baltimore, MD 21202  
410-396-4815





The Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**



**MEMORANDUM**

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: September 12, 2017

Re: **City Council Bill 17-0077 - Repeal of Rosemont Urban Renewal Area and Plan**

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0077, for the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

If enacted, this bill would repeal the Rosemont Urban Renewal Area and Plan, which was approved in April of 2003 and amended in November of 2016. The passage of the new Baltimore City Zoning code in June of 2017 created new industrial mixed-use and light industrial mixed-use zoning districts that are part of Rosemont's Comprehensive Master Plan, so the Urban Renewal Plan is no longer helpful in guiding the redevelopment of the area.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0077.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyrion Banks, *Mayor's Office of Government Relations*

*F*



**CITY OF BALTIMORE**

CATHERINE E. PUGH, Mayor



**BOARD OF MUNICIPAL AND  
ZONING APPEALS**

DAVID C. TANNER, Executive Director  
417 E. Fayette Street, Room 1432  
Baltimore, Maryland 21202

September 12, 2017

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Re: City Council Bill No. 17-0077: Repeal of Rosemont Urban Renewal Area and Plans

Ladies and Gentlemen:

City Council Bill No. 17-0077 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0077 is to repeal Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

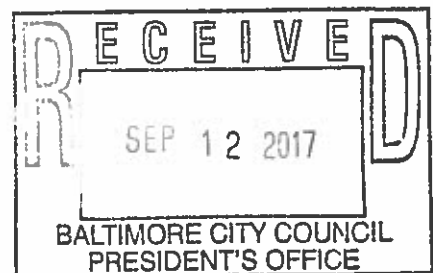
The BMZA has reviewed the legislation and recommends approval to the passage of Bill Number 17-0077.

Sincerely,

David C. Tanner  
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations  
Legislative Reference



*A*



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall  
Baltimore, Maryland 21202

September 7, 2017

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 17-0077 – Repeal of Rosemont Urban Renewal Area and Plan

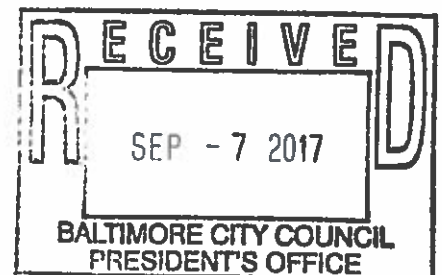
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0077 for form and legal sufficiency. It repeals Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan. The bill also provides for a special effective date.

Article 13, Section 2-6(g)(1), of the Baltimore City Code requires that any change to an Urban Renewal Plan be made by ordinance. Thus, this bill is the appropriate mechanism for repealing the Rosemont Urban Renewal Area and Plan. *See, e.g., Mayor and City Council of Baltimore v. Neighborhood Rentals, Inc.*, 170 Md. App. 671, 683 (2006) (nothing “prohibits, either expressly or impliedly, a future city council from lengthening or shortening the life of [any Urban Renewal] Plan or terminating it altogether.”). Further, where, as here, a change is proposed by a Councilmember, the ordinance must be referred for review to the Department of Housing and Community Development and the Planning Commission. BCC Art. 13, Section 2-6(h)(4). Assuming these requirements and the notice requirements are met, the Law Department approves City Council Bill 17-0077 for form and legal sufficiency.


Sincerely,

Jennifer Landis  
Assistant Solicitor



cc: Andre M. Davis, City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Victor Tervalá, Chief Solicitor  
Hilary Ruley, Chief Solicitor



<b>FROM</b>	NAME & TITLE	Eric Holcomb, Executive Director <i>EH</i> CHAP	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 <sup>TH</sup> Floor		
	SUBJECT	City Council Bill #17-0077/Repeal of Rosemont Urban Renewal Area and Plan		

DATE: July 13, 2017

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

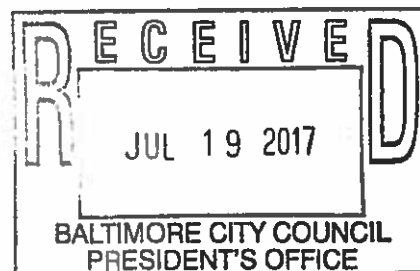
At its regular meeting of July 11, 2017, the Commission for Historical and Architectural Preservation considered City Council Bill 17-0077: Repeal of Rosemont Urban Renewal Area and Plan.

In its consideration of this Bill, the Commission for Historical and Architectural Preservation reviewed the attached staff report which recommended a finding of No Objection to the amendment (12 members being present, 12 in favor):

FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-396-4866.

CC:  
Kyron Banks  
Natawna Austin



*No  
obj*







*Catherine E. Pugh  
Mayor*

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*

**STAFF REPORT**



*Thomas J. Stosur  
Director*

**July 11, 2017**

**REQUEST:** Review and Response to City Council Bill for Urban Renewal Amendments: City Council Bill 16-0077: Repeal of Rosemont Urban Renewal Area and Plan

**RECOMMENDATION:** CHAP has no objection to the amendment and defers to Planning regarding zoning amendments.

**STAFF:** Stacy Montgomery

**PETITIONER(S):** Introduced by City Councilman Bullock

**SUMMARY:** City Council Bill 17-0077 proposes to repeal the Rosemont Urban Renewal Area and Plan.

**SITE/HISTORIC DISTRICT**

The Rosemont neighborhood is located in west Baltimore, east of Gwynns Falls/Leakin Park and south of North Avenue. The Urban Renewal Plan Area is located east of the neighborhood and is an irregularly shaped area that roughly follows the line of the railroad. There are no designated historic sites within the boundaries of the Urban Renewal Plan area. The Edmondson National Register District and the Melvin Cade Armory Baltimore City Landmark are both located to the south of a portion of the Urban Renewal Plan.

**BACKGROUND**

- o There are no previous CHAP actions.

**PROPOSAL**

Bill 16-0077: Repeal of Rosemont Urban Renewal Area and Plan will repeal the urban renewal plan and area entirely. The plan is no longer necessary, as many of the reasons it was adopted are no longer relevant. For example, the goals of the urban renewal plan are now addressed through Transform Baltimore, the newly adopted zoning code.

**ANALYSIS**

CHAP staff finds that the proposed repeal will have no impact on designated historic properties.

**Staff recommends a finding of no objection and defers to Planning regarding zoning.**

**Eric Holcomb  
Director**



## MAPS & IMAGES



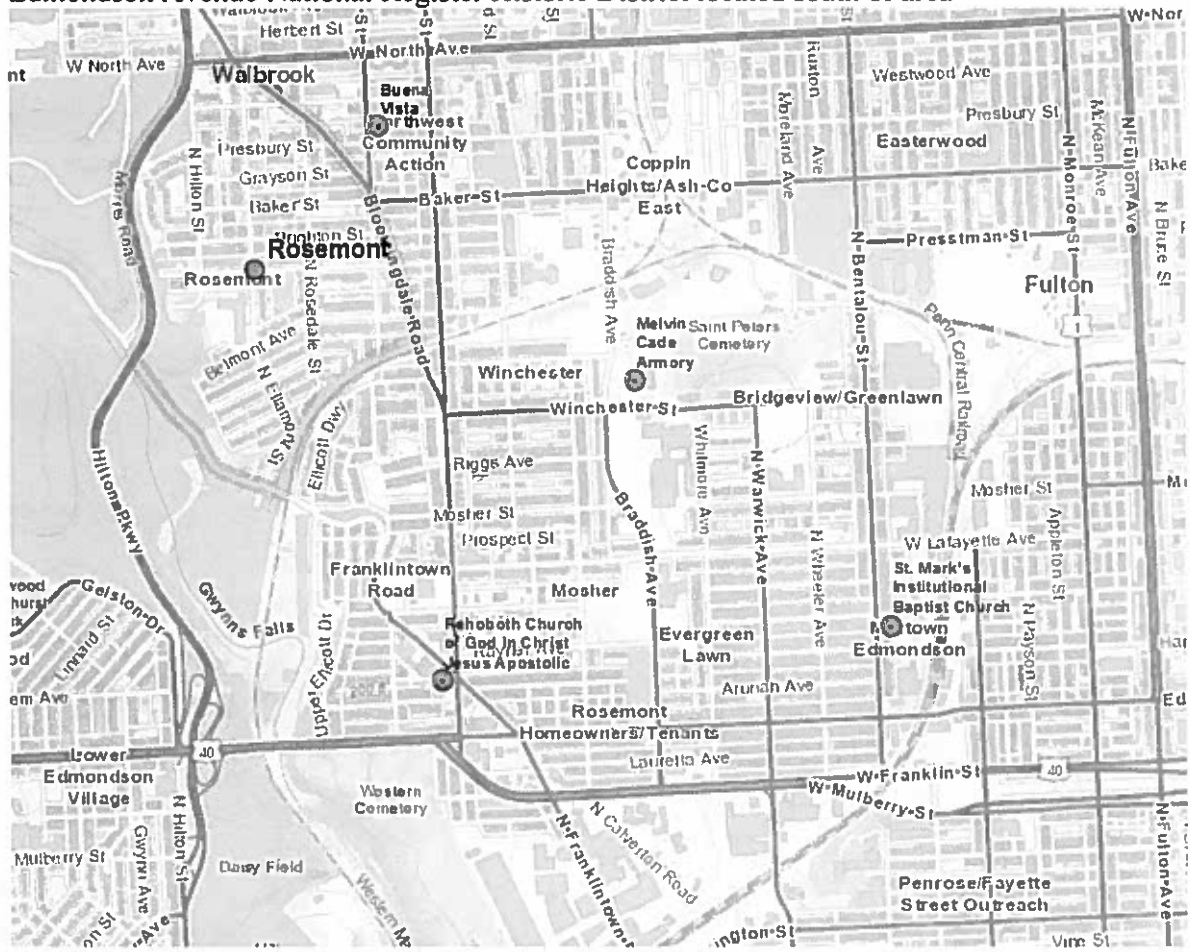
Neighborhood and Urban Renewal Plan Boundaries



CC Bill 17-0077: Repeal of Rosemont Urban Renewal Area and Plan



Edmondson Avenue National Register Historic District located south of area



Baltimore City Landmarks in area

CC Bill 17-0077: Repeal of Rosemont Urban Renewal Area and Plan



<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0077 / Repeal of Rosemont Urban Renewal Area and Plan

CITY of  
BALTIMORE  
**MEMO**



DATE: July 7, 2017

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

At its regular meeting July 6, 2017, the Planning Commission considered City Council Bill #17-0077, for the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; 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 #17-0077, 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 #17-0077 be passed by the City Council.

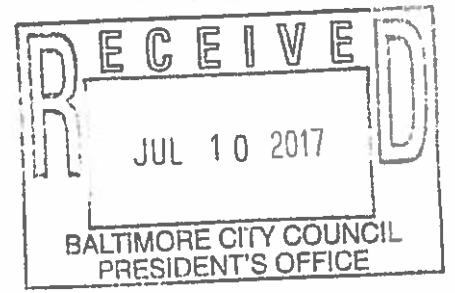
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer  
 Mr. Jim Smith, Chief of Strategic Alliances  
 Ms. Karen Stokes, Mayor's Office  
 Mr. Colin Tarbert, Mayor's Office  
 Mr. Kyron Banks, Mayor's Office  
 The Honorable Edward Reisinger, 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. Natawna Austin, Council Services  
 Mr. Francis Burnszynski, PABC

*F*









Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

July 6, 2017

**REQUEST:** City Council Bill #17-0077/ Repeal of Rosemont Urban Renewal Area and Plan:

For the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**PETITIONER:** Councilmember John Bullock

**OWNERS:** Various, within the designated Rosemont Urban Renewal Area

#### **SITE/ GENERAL AREA**

**Site Conditions:** The Rosemont Urban Renewal Area (URA) is in West Baltimore and consists entirely of properties which were zoned M-1-2 or M-2-1 on both sides of the Western Maryland Railroad and Pennsylvania Railroad rights-of-ways west of Monroe Street, and a formerly B-2-2 zoned area between Mosher Street and Lafayette Avenue behind the 900 block of North Payson Street. One wing of the URA extends westward from the junction of the two railroads to behind properties on the east side of Poplar Grove Street, along the northern boundary of Saint Peter's Cemetery and crossing Braddish Avenue at Laurens Street. The other wing of the URA extends southward along the former Pennsylvania Railroad (now Amtrak Main Line between Baltimore and Washington, DC) right-of-way across Edmondson Avenue to the north side of Franklin Street, where it includes the historic Ice House property. The URA is occupied by a collection of late 19<sup>th</sup> Century and early- and mid-20<sup>th</sup> Century commercial and industrial structures, some abandoned, and also contains several large vacant parcels of land.

**General Area:** Surrounding this URA on its north, west and east are early 20<sup>th</sup> Century residential areas in which row-housing predominates. Also north of this URA is the Coppin State University campus extending northward from Baker Street (part of the URA's northern boundary) along the east side of the Western Maryland Railroad as far as Mondawmin. To the south of this URA is the West Baltimore MARC redevelopment area.

#### **HISTORY**

The Rosemont Urban Renewal Plan was approved by the Mayor and City Council by Ordinance no. 03-509 dated April 3, 2003. It was amended by Ordinance 16-540 adopted November 14, 2016, which changed the land use designation of the unimproved property known as 1410 North Monroe Street from Community Commercial to General Industrial.



## CONFORMITY TO PLANS

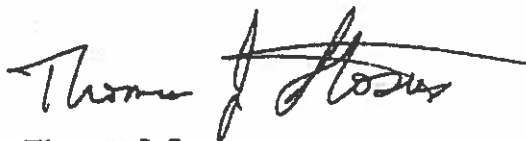
The proposed action is consistent with LIVE EARN PLAY LEARN, the Baltimore Comprehensive Master Plan, Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors, and its strategies: Create an industrial mixed-use zoning district; and, Create a light industrial mixed-use zoning district.

## ANALYSIS

The Comprehensive Master Plan, as noted above, called for creation of new industrial mixed-use and light industrial mixed-use zoning districts. These have been created in the new TransForm Baltimore Zoning Code, which became effective on June 5, 2017. The new zoning districts called I-MU (Industrial Mixed-Use) and I-1 (Light Industrial) have also been mapped to various places around Baltimore City, including to the Rosemont URA, where they have replaced the previous M-1 and M-2 zoning districts. However, the Rosemont URP presents an obstacle to full utilization of the new zoning districts because its Land Use Plan component and related maps are based upon using the former Zoning Code provisions controlling land uses. Where a map indicates areas designated as "Light Industrial" or "General Industrial" for example, the text states that the Light Industrial uses are those allowed under the M-1 category of the Zoning Code, and that the General Industrial uses are those allowed under the M-2 category of the Zoning Code. Many of those uses have become obsolete, and the new Zoning Code allows new uses, greater flexibility in uses and combinations of uses in a way more reflective of current economic factors and trends. This URP has thus become a hindrance to redevelopment of the very area that it was originally intended to help.

The Rosemont URP also authorized property acquisition, assembly and disposition and concentrated that activity along both sides of the former Pennsylvania Railroad right-of-way. Properties that have not yet been conveyed to the private sector for redevelopment can be conveyed by means of a disposition agreement, and thus the Baltimore Development Corporation, which functionally administers this URP, no longer needs the URP in order to accomplish the purposes for which the URA was originally created. As noted in the "History" section above, a legislative amendment is needed for any deviation from current restrictions imposed by the URP. Repealing the URP would obviate this need and its delay of action.

Notification: The following community organizations have been notified of this action: Alliance of Rosemont Community Organizations, Ash-Co-East/Coppin Heights Neighborhood Association, Bridgeview Neighborhood Improvement Association, Coppin Heights Community Development Corporation, Matthew A. Henson Community Association, Matthew A. Henson Community Development Corporation, Midtown-Edmondson Avenue Improvement Association, Midtown-Edmondson Homeowners Association, Rosemont Homeowners' and Tenants' Association, and Winchester Improvement Association.




Thomas J. Stosur  
Director





## MEMORANDUM

**TO:** Honorable President and Members of the City Council  
Attention: Natawna Austin, Executive Secretary

**FROM:** William H. Cole, President and CEO 

**DATE:** June 26, 2017

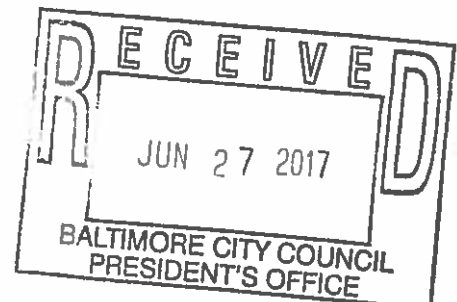
**SUBJECT:** City Council Bill No. 17-0077  
Repeal of Rosemont Urban Renewal Area and Plan

---

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0077 - Repeal of Rosemont Urban Renewal Area and Plan. On June 5, 2017 the new zoning code went into effect, which largely negated the need for the Rosemont Urban Renewal Plan. In addition, certain provisions of the Urban Renewal Plan conflict with the new zoning code and for future economic development and improvement in the greater Rosemont community, the Urban Renewal Plan should be repealed.

The BDC supports City Council Bill 17-0077 and respectfully requests that favorable consideration be given by the City Council in repealing the Rosemont Urban Renewal Plan.

cc: Kyron Banks





CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410 545 7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: CC 17-0077

Ordinance - Repeal of Rosemont Urban Renewal Area and Plan

Committee: Housing and Urban Affairs
Chaired By: Councilmember John Bullock
Hearing Date: September 14, 2017
Time (Beginning): 2:02 PM
Time (Ending): 2:06 PM
Location: Council Chambers
Total Attendance: 17
Committee Members in Attendance:
John Bullock Zeke Cohen
Isaac "Yitzy" Schleifer Ryan Dorsey
Kristerfer Burnett
Bill Henry
Sharon Sneed

Bill Synopsis in the file? [X] yes [ ] no [ ] n/a
Attendance sheet in the file? [X] yes [ ] no [ ] n/a
Agency reports read? [X] yes [ ] no [ ] n/a
Hearing televised or audio-digitally recorded? [X] yes [ ] no [ ] n/a
Certification of advertising/posting notices in the file? [X] yes [ ] no [ ] n/a
Evidence of notification to property owners? [ ] yes [ ] no [X] n/a
Final vote taken at this hearing? [X] yes [ ] no [ ] n/a
Motioned by: Councilmember Henry
Seconded by: Councilmember Burnett
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Chairman John Bullock
•
•





**Major Issues Discussed**

- 1. Chairman Bullock called the Hearing to order, introduced the assembled parties and recognized himself as the sponsor of the Bill.
- 2. Chairman Bullock testified he introduced this repeal Bill because the Urban Renewal Plan for Rosemont was obsolete and stifling to development. No further testimony was taken
- 3. The Bill passed on a 7-0 Vote

**Further Study**

Was further study requested?

Yes  No

If yes, describe.

**Committee Vote:**

J. Bullock:..... Yea  
 I. Schleifer: ..... Yea  
 K. Burnett: ..... Yea  
 B. Henry: ..... Yea  
 S. Sneed: ..... Yea  
 Z. Cohen: ..... Yea  
 R. Dorsey: ..... Yea  
 : .....  
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 : .....  
 : .....  
 : .....

Richard G. Krummerich, Committee Staff

Date: 9-15-17

cc: Bill File  
OCS Chrono File



CITY OF BALTIMORE

CATHERINE F. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**BILL SYNOPSIS**

**Committee:** Housing and Urban Affairs

**Bill CC 17-0077**

---

**Ordinance – Repeal of Rosemont Urban Renewal Area and Plan**

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**Sponsor:** Councilmember Bullock \*

**Introduced:** June 5, 2017

**Purpose:**

For the purpose of repealing Ordinance 03-0509, as amended by Ordinance 16-540, which established the Rosemont Area and Plan, and providing for a special effective date.

**Effective:** Upon enactment

**Hearing Date/Time/Location:** September 14, 2017 at 2:00 PM in the Council Chambers

---

**Agency Reports**

Planning Commission	Favorable
Baltimore Development Corporation	Favorable
Department of Law	Favorable
Department of Housing and Community Development	
Department of Public Works	Favorable
Department of Transportation	
Board of Municipal and Zoning Appeals	No Objection
CHAP	No Objection

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**Analysis**

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## **Current Law**

The Rosemont Urban Renewal Plan was created by Ordinance 03-0509 on April 3, 2003, It was last amended by Ordinance 16-540 on November 14, 2016

## **Background**

The Rosemont Urban Renewal Area and Plan is located in the western portion of Baltimore City. The Boundaries are generally Presstman Street to the North, Franklin Street to the South, Franklinton Road to the West and Bentalou Street to the East..

The Area is a mix of residential and business and contains parts of the Coppin State University Campus. The primary purpose of the Plan was to aid development of old railroad right-of-ways west of Monroe Street. The passage of the new Zoning Code has made the Plan obsolete. The Baltimore Development Corporation can obtain any needed properties through a Memorandum of Understanding and the condemnation authority in the Plan is a nullity.

CC 17-0077 repeals the Rosemont Urban Renewal Area and Plan.

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## **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Bill file

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Analysis by: Richard G. Krummerich *RK* Direct Inquiries to: 410-396-1266  
Analysis Date: 9-12-17



**CITY OF BALTIMORE  
COUNCIL BILL 17-0077  
(First Reader)**

---

Introduced by: Councilmember Bullock  
Introduced and read first time: June 5, 2017  
Assigned to: Housing and Urban Affairs Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Department, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Rosemont Urban Renewal Area and Plan**

3 FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which  
4 established the Rosemont Urban Renewal Area and Plan; and providing for a special  
5 effective date.

6 BY repealing  
7 Ordinance 03-509

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
9 Ordinance 03-509, which established the Rosemont Urban Renewal Area and Plan, as amended  
10 by Ordinance 16-540, is repealed.

11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
12 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.





**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

APPROVED FOR FORM STYLE, AND TEXTUAL SUFFICIENCY
5-24-17
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Bullock

A BILL ENTITLED

AN ORDINANCE concerning

**Repeal of Rosemont Urban Renewal Area and Plan**

FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

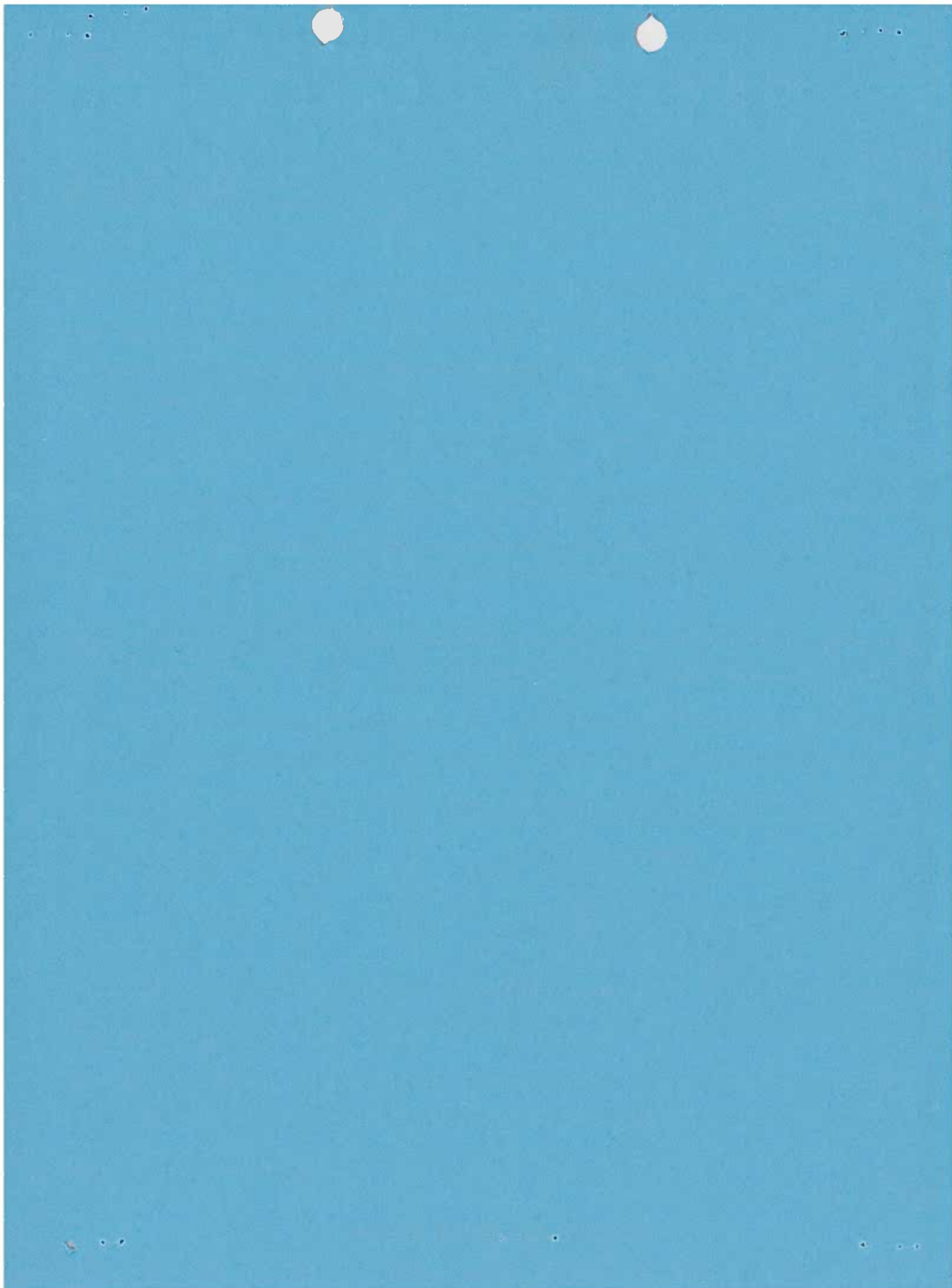
BY repealing  
Ordinance 03-509

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Ordinance 03-509, which established the Rosemont Urban Renewal Area and Plan, as amended by Ordinance 16-540, is repealed.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.





JUN 05 2017

**ACTION BY THE CITY COUNCIL**

FIRST READING (INTRODUCTION)

20

PUBLIC HEARING HELD ON

20

COMMITTEE REPORT AS OF

20

FAVORABLE  UNFAVORABLE  FAVORABLE AS AMENDED  WITHOUT RECOMMENDATION

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

Chair

*[Handwritten signatures]*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

SEP 18 2017

20

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING

SEP 25 2017

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED)

20

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED)

20

WITHDRAWAL

20

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

*[Handwritten signature]*

Chief Clerk

*[Handwritten signature]*

The Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: September 12, 2017

Re: **City Council Bill 17-0077 - Repeal of Rosemont Urban Renewal Area and Plan**

---

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0077, for the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

If enacted, this bill would repeal the Rosemont Urban Renewal Area and Plan, which was approved in April of 2003 and amended in November of 2016. The passage of the new Baltimore City Zoning code in June of 2017 created new industrial mixed-use and light industrial mixed-use zoning districts that are part of Rosemont's Comprehensive Master Plan, so the Urban Renewal Plan is no longer helpful in guiding the redevelopment of the area.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0077.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*



**CITY OF BALTIMORE**

CATHERINE E. PUGH, Mayor



**BOARD OF MUNICIPAL AND  
ZONING APPEALS**

DAVID C. TANNER, Executive Director  
417 E. Fayette Street, Room 1432  
Baltimore, Maryland 21202

September 12, 2017

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Re: City Council Bill No. 17-0077: Repeal of Rosemont Urban Renewal Area and Plans

Ladies and Gentlemen:

City Council Bill No. 17-0077 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0077 is to repeal Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

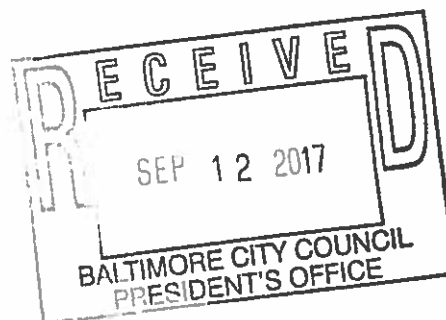
The BMZA has reviewed the legislation and recommends approval to the passage of Bill Number 17-0077.

Sincerely,

David C. Tanner  
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations  
Legislative Reference



7





# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11392085  
Case #: 011048.001  
Description:

Bill No. 17-0077 The Housing and Urban Affairs Committee of the Baltimore City Council will

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 2 times on the following dates:

8/21/2017      8/28/2017



Darlene Miller, Public Notice Coordinator  
(Representative Signature)

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 17-0077**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 14, 2017 at 2:00 P.M. in the City Council Chambers, to conduct a public hearing on City Council Bill No. 17-0077.

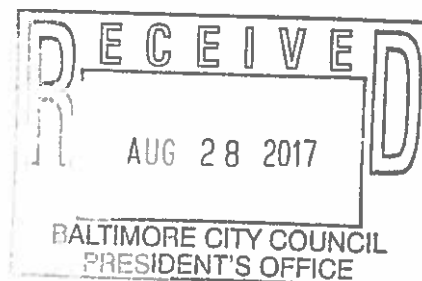
**CC 17-0077 ORDINANCE - Repeal of Rosemont Urban Renewal Area and Plan - FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.**

BY repealing  
Ordinance 03-509

**NOTE:** This bill is subject to amendment by the Baltimore City Council.

JOHN BULLOCK  
Chair

au21,28





**CITY OF BALTIMORE  
COUNCIL BILL 17-0077  
(First Reader)**

---

Introduced by: Councilmember Bullock

Introduced and read first time: June 5, 2017

Assigned to: Housing and Urban Affairs Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Department, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Rosemont Urban Renewal Area and Plan**

3 FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which  
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11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
12 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall  
Baltimore, Maryland 21202

September 7, 2017

The Honorable President and Members  
of the Baltimore City Council

Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 17-0077 – Repeal of Rosemont Urban Renewal Area and Plan

Dear President and City Council Members:

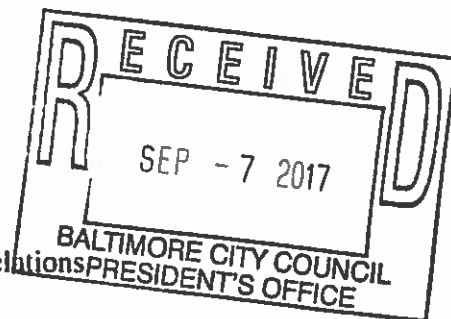
The Law Department has reviewed City Council Bill 17-0077 for form and legal sufficiency. It repeals Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan. The bill also provides for a special effective date.

Article 13, Section 2-6(g)(1), of the Baltimore City Code requires that any change to an Urban Renewal Plan be made by ordinance. Thus, this bill is the appropriate mechanism for repealing the Rosemont Urban Renewal Area and Plan. *See, e.g., Mayor and City Council of Baltimore v. Neighborhood Rentals, Inc.*, 170 Md. App. 671, 683 (2006) (nothing “prohibits, either expressly or impliedly, a future city council from lengthening or shortening the life of [any Urban Renewal] Plan or terminating it altogether.”). Further, where, as here, a change is proposed by a Councilmember, the ordinance must be referred for review to the Department of Housing and Community Development and the Planning Commission. BCC Art. 13, Section 2-6(h)(4). Assuming these requirements and the notice requirements are met, the Law Department approves City Council Bill 17-0077 for form and legal sufficiency.

Sincerely,

Jennifer Landis  
Assistant Solicitor

cc: Andre M. Davis, City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Victor Tervalo, Chief Solicitor  
Hilary Ruley, Chief Solicitor





<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0077 / Repeal of Rosemont Urban Renewal Area and Plan

CITY of  
BALTIMORE  
**MEMO**



**TO**

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

DATE:

July 7, 2017

At its regular meeting July 6, 2017, the Planning Commission considered City Council Bill #17-0077, for the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; 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 #17-0077, and adopted the following resolution, eight members being present (eight in favor):

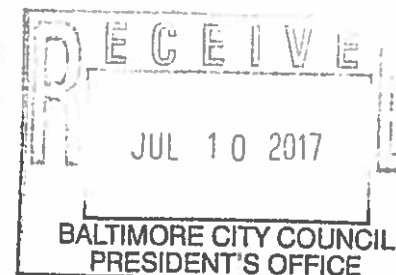
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0077 be passed by the City Council.

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: Mr. Pete Hammen, Chief Operating Officer  
Mr. Jim Smith, Chief of Strategic Alliances  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
Mr. Kyron Banks, Mayor's Office  
The Honorable Edward Reisinger, 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. Natawna Austin, Council Services  
Mr. Francis Burnszynski, PABC



*F*







Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

July 6, 2017

**REQUEST:** City Council Bill #17-0077/ Repeal of Rosemont Urban Renewal Area and Plan:

For the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**PETITIONER:** Councilmember John Bullock

**OWNERS:** Various, within the designated Rosemont Urban Renewal Area

#### **SITE/ GENERAL AREA**

**Site Conditions:** The Rosemont Urban Renewal Area (URA) is in West Baltimore and consists entirely of properties which were zoned M-1-2 or M-2-1 on both sides of the Western Maryland Railroad and Pennsylvania Railroad rights-of-ways west of Monroe Street, and a formerly B-2-2 zoned area between Mosher Street and Lafayette Avenue behind the 900 block of North Payson Street. One wing of the URA extends westward from the junction of the two railroads to behind properties on the east side of Poplar Grove Street, along the northern boundary of Saint Peter's Cemetery and crossing Braddish Avenue at Laurens Street. The other wing of the URA extends southward along the former Pennsylvania Railroad (now Amtrak Main Line between Baltimore and Washington, DC) right-of-way across Edmondson Avenue to the north side of Franklin Street, where it includes the historic Ice House property. The URA is occupied by a collection of late 19<sup>th</sup> Century and early- and mid-20<sup>th</sup> Century commercial and industrial structures, some abandoned, and also contains several large vacant parcels of land.

**General Area:** Surrounding this URA on its north, west and east are early 20<sup>th</sup> Century residential areas in which row-housing predominates. Also north of this URA is the Coppin State University campus extending northward from Baker Street (part of the URA's northern boundary) along the east side of the Western Maryland Railroad as far as Mondawmin. To the south of this URA is the West Baltimore MARC redevelopment area.

#### **HISTORY**

The Rosemont Urban Renewal Plan was approved by the Mayor and City Council by Ordinance no. 03-509 dated April 3, 2003. It was amended by Ordinance 16-540 adopted November 14, 2016, which changed the land use designation of the unimproved property known as 1410 North Monroe Street from Community Commercial to General Industrial.



## CONFORMITY TO PLANS


The proposed action is consistent with LIVE EARN PLAY LEARN, the Baltimore Comprehensive Master Plan, Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors, and its strategies: Create an industrial mixed-use zoning district; and, Create a light industrial mixed-use zoning district.

## ANALYSIS

The Comprehensive Master Plan, as noted above, called for creation of new industrial mixed-use and light industrial mixed-use zoning districts. These have been created in the new Transform Baltimore Zoning Code, which became effective on June 5, 2017. The new zoning districts called I-MU (Industrial Mixed-Use) and I-1 (Light Industrial) have also been mapped to various places around Baltimore City, including to the Rosemont URA, where they have replaced the previous M-1 and M-2 zoning districts. However, the Rosemont URP presents an obstacle to full utilization of the new zoning districts because its Land Use Plan component and related maps are based upon using the former Zoning Code provisions controlling land uses. Where a map indicates areas designated as "Light Industrial" or "General Industrial" for example, the text states that the Light Industrial uses are those allowed under the M-1 category of the Zoning Code, and that the General Industrial uses are those allowed under the M-2 category of the Zoning Code. Many of those uses have become obsolete, and the new Zoning Code allows new uses, greater flexibility in uses and combinations of uses in a way more reflective of current economic factors and trends. This URP has thus become a hindrance to redevelopment of the very area that it was originally intended to help.

The Rosemont URP also authorized property acquisition, assembly and disposition and concentrated that activity along both sides of the former Pennsylvania Railroad right-of-way. Properties that have not yet been conveyed to the private sector for redevelopment can be conveyed by means of a disposition agreement, and thus the Baltimore Development Corporation, which functionally administers this URP, no longer needs the URP in order to accomplish the purposes for which the URA was originally created. As noted in the "History" section above, a legislative amendment is needed for any deviation from current restrictions imposed by the URP. Repealing the URP would obviate this need and its delay of action.

Notification: The following community organizations have been notified of this action: Alliance of Rosemont Community Organizations, Ash-Co-East/Coppin Heights Neighborhood Association, Bridgeview Neighborhood Improvement Association, Coppin Heights Community Development Corporation, Matthew A. Henson Community Association, Matthew A. Henson Community Development Corporation, Midtown-Edmondson Avenue Improvement Association, Midtown-Edmondson Homeowners Association, Rosemont Homeowners' and Tenants' Association, and Winchester Improvement Association.




Thomas J. Stosur  
Director





## MEMORANDUM

**TO:** Honorable President and Members of the City Council  
Attention: Natawna Austin, Executive Secretary

**FROM:** William H. Cole, President and CEO 

**DATE:** June 26, 2017

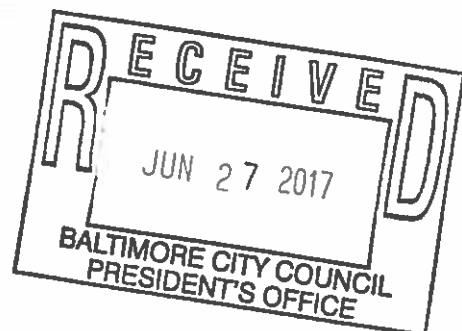
**SUBJECT:** City Council Bill No. 17-0077  
Repeal of Rosemont Urban Renewal Area and Plan

---

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0077 - Repeal of Rosemont Urban Renewal Area and Plan. On June 5, 2017 the new zoning code went into effect, which largely negated the need for the Rosemont Urban Renewal Plan. In addition, certain provisions of the Urban Renewal Plan conflict with the new zoning code and for future economic development and improvement in the greater Rosemont community, the Urban Renewal Plan should be repealed.

The BDC supports City Council Bill 17-0077 and respectfully requests that favorable consideration be given by the City Council in repealing the Rosemont Urban Renewal Plan.

cc: Kyron Banks





INTRODUCTORY\*  
CITY OF BALTIMORE  
COUNCIL BILL 17-0077

APPROVED FOR FORM  
STYLE AND TEXTUAL SUFFICIENCY  
5-24-17  
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Bullock

A BILL ENTITLED

AN ORDINANCE concerning

**Repeal of Rosemont Urban Renewal Area and Plan**

FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

BY repealing  
Ordinance 03-509

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Ordinance 03-509, which established the Rosemont Urban Renewal Area and Plan, as amended by Ordinance 16-540, is repealed.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

*Handwritten notes:*  
HvA  
Law  
Planning Dept.  
HCP  
DPW  
CHAP  
BOC  
BMZA  
D07

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.





<b>FROM</b>	<b>NAME &amp; TITLE</b>	Rudolph S. Chow, P.E., Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Public Works 600 Abel Wolman Municipal Building		
	<b>SUBJECT</b>	City Council Bill 17-0077		

**DATE** June 13, 2017

**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 17-0077 introduced by Councilman Bullock.

The purpose of the Bill is to repeal Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan.

Ordinance 03-509 established the Rosemont Urban Renewal Plan in April 2003. The area of the plan is zoned mostly industrial with some commercial and residential zoning. It includes an irregularly-shaped area with the outermost points being Baker Street on the north, Franklin Street on the south, Poplar Grove Street on the west, and Monroe Street on the east. The last amendment to the Urban Renewal Plan, Ordinance 16-540, changed the zoning for the property known as 1410 North Monroe Street from a B-3-2 zoning district to an M-2-1 zoning district.

It is the understanding of this Department that the Urban Renewal designation has served its purpose. The enactment of the new Zoning Code (as of June 5, 2017) and the desire for additional uses in the future that would not be allowed under the existing Urban Renewal Plan, has resulted in the consideration of City Council Bill 17-0077 to repeal the Rosemont Urban Renewal Area and Plan.

Based on this understanding, the Department of Public Works supports passage of City Council Bill 17-0077.

  
Rudolph S. Chow, P.E.  
Director

RSC/MMC



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 Rudolph S. Chow, P.E.  
 Director

RSC/MMC



**CITY OF BALTIMORE**  
**ORDINANCE**  
**Council Bill 17-0077**

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Introduced by: Councilmember Bullock  
Introduced and read first time: June 5, 2017  
Assigned to: Housing and Urban Affairs Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: September 18, 2017

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**AN ORDINANCE CONCERNING**

1                                   **Repeal of Rosemont Urban Renewal Area and Plan**

2       FOR the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which  
3           established the Rosemont Urban Renewal Area and Plan; and providing for a special  
4           effective date.

5       BY repealing  
6           Ordinance 03-509

7           **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
8       Ordinance 03-509, which established the Rosemont Urban Renewal Area and Plan, as amended  
9       by Ordinance 16-540, is repealed.

10           **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
11       enacted.

**EXPLANATION: CAPITALS indicate matter added to existing law.**  
**[Brackets] indicate matter deleted from existing law.**  
**Underlining indicates matter added to the bill by amendment.**  
**~~Strike-out~~ indicates matter stricken from the bill by**  
**amendment or deleted from existing law by amendment.**

**Council Bill 17-0077**

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City