
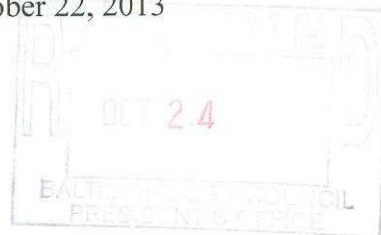


<b>FROM</b>	NAME & TITLE	Alfred H. Foxx, Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 13-0267</b>		

**TO**

DATE:  
October 22, 2013

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 13-0267 introduced by Council Member Reisinger on behalf of Stadium Parking Associates, LLC.

The purpose of the Bill is to amend the Urban Renewal Plan for Carroll Camden to add certain permitted uses within the area designated as General Industrial C on the Land Use 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.

The Carroll Camden Urban Renewal Area is located southwest of Downtown Baltimore and includes both stadia and the Carroll Camden Industrial Park areas, including the 55-acre Montgomery Park complex. The land use plan for the Carroll Camden Urban Renewal Area provides a transition from the heavy industrial uses to a mix of high tech, light manufacturing, office, and transit oriented development. Zoning Districts are aligned to concentrate heavy industrial uses west of Bush Street and more moderate intensity and light industrial uses near residential blocks and the Middle Branch. A mixed use development area is designated between the Russell Street corridor and the Middle Branch, and between Bush and Alluvion Streets. This general area of Russell Street corridor has gas stations, a motel, some retail, and the Greyhound bus station.

Ordinance 02-296, which replaced, updated, and expanded the boundaries of the former Camden Industrial Park Urban Renewal Plan established by Ordinance 60-410, established the current Urban Renewal Plan for Carroll Camden. Ordinance 09-196 amended the Urban Renewal Plan to permit a video lottery facility (commonly known as “slots”), along with associated food and beverage operations and live entertainment and dancing, as a permitted use in B-2 and M-2 zoning districts. Ordinance 09-253 added the beds of the following streets to Disposition Lot 2: Warner Street, between Bayard and Worchester Streets; Oler Street, between Warner and S. Eutaw Streets; Worchester Street, between Warner and S. Eutaw Streets; and S. Eutaw Street, between Oler and Worchester Streets. The Urban Renewal Plan was last amended by Ordinance 12-83 which revised certain disposition lot controls to agree with rezoning and the Land Use Plan, removed a requirement for the Gwynns Falls trail extension easement already established, and clarified that the Design and Rehabilitation Standards applied to both new construction and rehabilitation. Ordinance 11-432 closed S. Eutaw Street, Worcester Street, and Oler Street to public use and Ordinance 13-124 closed a portion of Warner Street and a 5-foot wide portion of Eutaw Street to public use.

*noah*

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City Council Bill 13-0267, if approved, would amend the Urban Renewal Plan for Carroll Camden to allow as Conditional Uses (subject to the approval of the Board of Municipal and Zoning Appeals) restaurants, lunch rooms and taverns with live entertainment and dancing in the area on the Land Use Plan known as General Industrial C. The General Industrial C area is generally bounded by the westerly side of Russell Street and the easterly side of Ridgely Street, between Bush Street and Hamburg Street. This area is adjacent to the area being developed for the video lottery facility on the easterly side of Russell Street.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 13-0267.

Respectfully,



ALFRED H. FOXX  
DIRECTOR

AHF/MMC:ela