


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #16-0750 / PLANNED UNIT DEVELOPMENT – AMENDMENT – MT. WASHINGTON MILL		

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

DATE: September 16, 2016

At its regular meeting of September 15, 2016, the Planning Commission considered City Council Bill #16-0750, for the purpose of approving certain amendments to the Development Plan of the Mt. Washington Mill Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #16-0750 and adopted the following resolution; eight members being present (eight in favor).

RESOLVED, That the Planning Commission recommends that City Council Bill #16-0750 be amended and passed by the City Council, with the following alternate amendment:

- That the existing Section 6 of Ordinance #08-97 be replaced with the following text in its entirety:

SECTION 6. AND BE IT FURTHER ORDAINED, That prior to the issuance of occupancy permits for buildings in a Floodplain, a Flood Hazard Mitigation plan must be approved by the Department of Planning. This Flood Hazard Mitigation plan will include, but not be limited to: mandatory interior and exterior signage, an operations and notification plan, an evacuation plan, and other elements as required by the Baltimore City Floodplain Management Program.

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. Kaliopé 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. Natawna Austin, Council Services
 Ms. Melissa Krafchik, PABC



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 15, 2016

REQUEST: City Council Bill #16-0750/ Planned Unit Development – Amendment – Mt. Washington Mill PUD #140:

For the purpose of approving certain amendments to the Development Plan of the Mt. Washington Mill Planned Unit Development.

RECOMMENDATION: Amendment and Approval, with an amendment to Section 6 of Ordinance #08-97, as outlined in the report below.

STAFF: Eric Tiso

PETITIONER: Washingtonville Limited Partnership, c/o Mr. Sam Himmelrich

OWNER: Washingtonville Limited Partnership

SITE/GENERAL AREA

Site Conditions: The Mount Washington Mill Planned Unit Development (PUD) area is a retail/office center that comprises ten historic and more recent buildings with adjacent parking areas. This M-1-1 zoned site is bordered by the Jones Falls to the east and north, the Jones Falls Expressway (JFX) to the west and Smith Avenue to the south. The site is generally flat, but drops off beyond the PUD boundaries to the Jones Falls and rises up to the Jones Falls Expressway.

General Area: The Mount Washington Mill complex is located on Smith Avenue off Falls Road and bordered on the west by the Jones Falls Expressway. The six acre PUD site is the former Maryland Bolt and Nut Company property and contains several historic buildings listed on the National Register

HISTORY

- Ordinance #92-77, approved July 1, 1992, established the Mt. Washington Mill PUD
- Ordinance #94-456, approved December 22, 1994, amended the PUD to include additional properties, the allowance for a food store and other related allowable land use changes. Note that the amount of "other" retail spaces was still limited to 6,000 square feet.
- On October 19, 1995, the Planning Commission gave Final Design Approval for PUD landscaping and signage.

- Ordinance #00-100, approved December 4, 2000, amended the PUD to increase the allowable retail square footage to 14,200 square feet in addition to the food store.
- On November 16, 2006, the Planning Commission approved a Minor Amendment and Final Design Approval for the Byrne Building.
- Ordinance #08-97, approved December 11, 2008, repealed and replaced the Planned Unit Development (PUD) for Mount Washington Mill.

ANALYSIS

Purpose: This bill will amend Section 4(b) of the PUD to add one additional land use, for one banquet hall and catering establishment. There is an existing banquet hall and catering establishment in operation on the premises in the Dye House building, though it had not received approval. The unapproved use was brought to the City's attention when a recent storm event caused flooding in the building.

This amendment to the PUD will allow for one such banquet hall within the PUD boundaries as a specifically approved use. Without this amendment, Section 4 (a) of the PUD provides for "All permitted, accessory, and conditional uses as allowed in the B-2 and M-1 Zoning Districts; ..." which would provide for the banquet hall use, though it would need a conditional use to be approved by Ordinance from the Mayor and City Council, as per the M-1-1 District. The applicants, in coordination with Planning staff, elected to amend the PUD so that certain references floodplain requirements could be updated to meet current floodplain standards.

Amendment: Staff recommends a new section to be added to this bill that would amend the original Section 6 of Ordinance #08-97, which now reads as follows in the adopted Ordinance:

SECTION 6. AND BE IT FURTHER ORDAINED, That signs shall be posted at all entrances to the parking lot of the Mt. Washington Planned Unit Development with wording substantially similar to the following: "WARNING: THIS SITE IS LOCATED IN A FLOOD HAZARD AREA. VEHICLES SHOULD NOT BE LEFT OVERNIGHT."

Staff recommends that the existing Section 6 quoted above be replaced with the following text in its entirety:

SECTION 6. AND BE IT FURTHER ORDAINED, That prior to occupancy of buildings in a Floodplain, a Flood Hazard Mitigation plan must be approved by the Department of Planning. This Flood Hazard Mitigation plan will include, but not be limited to: mandatory interior and exterior signage, an operations and notification plan, an evacuation plan, and other elements as required by the Baltimore City Floodplain Management Program.

With that amendment, staff recommends approval of this bill.

Community Notification: The Mount Washington Improvement Association and the Sabina-Mattfeldt Community Association have been notified of this action.



Thomas J. Stosur
Director