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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 #12-0152 / TRANSFORM BALTIMORE- COMPREHENSIVE ZONING		

TO

DATE:

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

March 22, 2013

At its regular meeting of November 29, 2012 and continued to include December 13, 2012, January 5, 2013, January 10, 2013, January 24, 2013, February 21, 2013, March 7, 2013, March 18, 2013 and March 21, 2013, the Planning Commission considered City Council Bill #12-0152,

for the purpose of establishing a new Zoning Code of Baltimore City; modifying the laws governing the agencies and officials who administer the City's zoning processes, including the Zoning Administrator, the Board of Municipal and Zoning Appeals, the Planning Commission, the Planning Director, and the Commissioner of Housing and Community Development; providing for the respective powers and duties of these agencies and officials; establishing new zoning districts for the City, including Residential, Commercial, Industrial, Open Space, Environmental, Special Purpose, and Overlay Districts; adopting maps and profiles for the various districts; establishing the requirements and procedures for obtaining zoning amendments, use permits, and other approvals; establishing use regulations for various districts, including permitted uses, conditional uses, and prohibited uses; establishing bulk and yard regulations for various districts, including height, lot coverage, lot areas, floor area ratio, and yard size standards; establishing design standards for development in various districts; establishing off-street-parking requirements, sign regulations, and other regulations for various districts; requiring special reviews for certain proposed developments, including site plan review, environmentally sensitive areas review, design review, and landscape review; providing for the establishment and regulation of planned unit developments; establishing certain transition rules and authorizing the continuation of certain nonconforming uses and structures, subject to certain conditions; providing for conditional uses (special exceptions), variances, and other modifications or approvals: defining certain terms; establishing certain rules of construction; prohibiting certain conduct; establishing enforcement procedures, including civil and criminal penalties; conforming cross-references in other articles; correcting, clarifying, and conforming related provisions; providing for a special effective date; and generally relating to zoning and development laws of the City of Baltimore.

The Planning Commission reviewed the bill, took public testimony and, reviewed comments submitted by letter and email. The attached spread sheet is a summary of amendments considered and the recommendation of the Planning Commission on each.

In addition, the Commission individually reviewed the sections of the Code related to Alcohol Outlet Density Reduction and voted as follows,

- On the matter of amortization of non-conforming liquor stores as described in Title 18-701, the Commission voted favorably, eight members being present (seven in favor and one against).
- On the matter of new liquor stores being limited to no closer than 300 feet to an existing store, as described in Title 14-335, the Commission voted favorably, eight members being present, all in favor.
- On the matter of all taverns meeting the new definition of taverns within two years of effective date of the Code as described in Title 1-314, 14-336 and 18-702, the Commission voted to amend the compliance period to four years for taverns that conform to underlying zoning and keep the two year timeframe for non-conforming taverns (Title 18-702) and voted favorably, eight members being present, all in favor.

There were four areas of City Council Bill #12-0152 that the Planning Commission would like to provide further review and will forward additional recommendations to the Council:

1. General Advertising (Title 17),
2. Parking requirements (Title 16),
3. Height and design requirements for Educational and Hospital Campus Zones (Title 12), and
4. The Bulk and Yard requirements of the C-1-VC zone (Title 10).

With the amendments noted above and attached, the Planning Commission voted favorably, eight members being present, all in favor and recommended that City Council Bill #12-0152 be amended and be passed by the City Council.

If you have any questions, please contact Ms. Laurie Feinberg, Assistant Director, at 410-396-1275.

TJS/LRF

Attachment

cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development
Mr. Alex Sanchez, Chief of Staff
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
Mr. Nicholas Blendy, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Karen Randle, Council Services