

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 17-0108

CITY of
BALTIMORE
MEMO



DATE: August 22, 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 17-0108 introduced by Councilman Schleifer at the request of Blue Ocean Realty.

The purpose of this Bill is to amend the Urban Renewal Plan for Mt. Washington Village Business Area to modify the boundaries of the Renewal Plan, to delete certain provisions of the Plan pertaining to powers of acquisition and condemnation made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to revise certain Exhibits to reflect the boundary modifications of the Plan and to reflect a change in zoning, upon approval by separate Ordinance, for a portion of the property known as 1700 South Road, and to delete a certain Exhibit made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland; 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.

The Urban Renewal Area is bounded by Smith Avenue, Greely Road, Kelly Avenue, Newbury Street, and the Northern Central Railroad. When the Urban Renewal Plan was written in 1976, it was designed to be a neighborhood retail business district and the underlying zoning was a mix of commercial and office residential.

A vacant church and parsonage house at 1700 South Road are for sale and the contract purchaser proposes to use the church for an office building. The applicant would like to incorporate the church into the Mt. Washington Village Business Area Urban Renewal Plan and would like to rezone the church from the residential R-1D designation to OR-1 which would allow for an office use.

There have been no updates to the Urban Renewal Plan since it was implemented over 30 years ago. The Planning Department took this opportunity to work with the community to make appropriate updates and corrections to the full plan, including making the Plan consistent with the recently adopted zoning code, TransForm Baltimore.

City Council Bill 17-0108, if approved, would:

1. Remove the boundary description and replace it with a map
2. Reference that land uses are based on zoning code
3. Refer to Bulk and Yard regulations by their proper title
4. Remove reference to B-2-2 and replace it with C-1, the current zoning

5. Remove reference to M-1 use requirements as there is no longer M zoning
6. Make clear that if there is a conflict between this plan and zoning the stricter governs
7. Prohibit radio and television antennas
8. Delete Public Land use section as there is no longer an application

Companion legislation (City Council Bill 17-0109) would rezone a portion of 1700 South Road from R-1D to OR-1.

It is this Department's understanding that the Mount Washington Improvement Association and the Mount Washington Merchants have been notified of this action. Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 17-0108.

Sincerely,

A handwritten signature in black ink that reads "R. S. Chow for P.E." with a stylized flourish at the end.

Rudolph S. Chow, P.E.
Director

RSC/KTO