


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 #12-0144/URBAN RENEWAL PLAN AMENDMENT – CARROLL CAMDEN		

TO

DATE:

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

October 19, 2012

At its regular meeting of October 18, 2012, the Planning Commission considered City Council Bill #12-0144, for the purpose of amending the Urban Renewal Plan for Carroll Camden to revise the specific disposition lot controls for those disposition lots identified on Exhibit 2 of the Plan, to repeal a requirement that an easement be provided for the Gwynns Falls Trail in Disposition Lots 1 and 2, and to amend Appendix A to provide that the design and rehabilitation standards are applicable to all new construction.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended an amendment to and approval of City Council Bill #12-0144 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 #12-0144 be amended and 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/ewt

Attachment

- cc: Ms. Kaliope 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
 Ms. Kimberly Clark, Baltimore Development Corporation



*Stephanie Rawlings-Blake
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

October 18, 2012

REQUEST: City Council Bill #12-0144/Carroll Camden URP Amendment

For the purpose of amending the Urban Renewal Plan for Carroll Camden to revise the specific disposition lot controls for those disposition lots identified on Exhibit 2 of the Plan, to repeal a requirement that an easement be provided for the Gwynns Falls Trail in Disposition Lots 1 and 2, and to amend Appendix A to provide that the design and rehabilitation standards are applicable to all new construction.

RECOMMENDATION: Approval with one amendment:

In Appendix A of the Plan, amend the first paragraph to read as follows: "Over and above the codes and ordinances of the City of Baltimore, the following standards (Appendix A of the Urban Renewal Plan) are applied to all non-residential properties within the Project Area, whether occupied or vacant, and to all new construction."

STAFF: Natasha Becker

PETITIONER: Administration (Department of Housing and Community Development)

OWNER: Mayor and City Council

SITE AREA

Site Conditions: The Carroll Camden Urban Renewal Plan Area is located at the southern entrance gateway to the City and Downtown Baltimore and includes approximately 500 acres of industrial and commercial zoned property. The area is traversed by major transportation corridors (I-95, Washington Boulevard, Russell Street, and the CSX railroad) and is located adjacent to the Middle Branch of the Patapsco River. City-owned public open space lies directly on the water's edge and includes a portion of the Gwynns Falls Trail.

HISTORY

The Carroll Camden Urban Renewal Plan was approved by the Mayor and City Council of Baltimore via Ordinance No. 05-131 on October 5, 2006. It was last amended via Ordinance No. 09-253, approved December 4, 2009 (Amendment #6).

BACKGROUND & ANALYSIS

The requested amendment was put forth by Baltimore Development Corporation to facilitate development of Baltimore's video lottery facility (VLF) and related parking. The video lottery facility will be constructed along Russell Street in the area that corresponds to Disposition Lot #4 in the Carroll Camden Urban Renewal Plan (URP). The facility's parking garage is to be

constructed along Warner Street (a portion of which is proceeding through the street closing process) in the area that corresponds to Disposition Lot #2.

Both sites were included in the original Gateway South Planned Unit Development (PUD), which was recently repealed, and were rezoned from M-2-3 Industrial zoning to B-2-3 Commercial zoning at the same time the PUD was enacted. While the URP's Land Use Plan and Zoning District map exhibits were correctly updated to reflect those changes, a table in the text of the plan was not. So the disposition lot controls for those two sites still show an allowable land use of industrial, which is in conflict with the zoning code's requirement that the video lottery facility be located in a B-2 district. As such, an amendment to the plan is needed to correct that error in the text.

Staff noted some additional inconsistencies in that same table applying to disposition lot controls and suggested "clean-up" type changes, which have been incorporated into the current legislation. Another "clean-up" piece stems from the fact that the Gwynns Falls Trail has already been constructed on City-owned land adjacent to the Middle Branch, yet there's a requirement in the URP for an easement to be provided on certain disposition lots for its development. That requirement is no longer needed.

Lastly, a change has been proposed to modify the introductory text to Appendix A (Design and Rehabilitation Standards) so that it applies to all new construction within the project area, as opposed to all non-residential properties (whether occupied or vacant). However, this is an error. The standards should apply to both new construction and rehabilitation, and that is the reason for staff's proposed amendment.

The Southwest Community Council, Carroll Camden Business Association, and Westport Improvement Association have been notified of the requested action.



Thomas J. Stosur
Director