


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0544 - ZONING - HARFORD ROAD OVERLAY DISTRICT		

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

DATE: August 2, 2024

At its regular meeting of August 1, 2024, the Planning Commission considered City Council Bill #24-0544, for the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #24-0544 and adopted the following resolutions, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0544 be **amended and approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

07/29/2024

REQUEST: City Council Bill #24-0544/ Harford Road Overlay District

For the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District.

RECOMMENDATION: Approve with the following amendments:

- Adding Harford Road in Section § 12-1405 (E)(2)(I): NEW CURB CUTS, FOR VEHICLES, AND DRIVEWAYS ARE PROHIBITED **ON HARFORD ROAD.**
- Changing the uses in Table 12-1403 as follows:
 - Dwelling:Rowhouse changing from Permitted (P) in C-2 and C-3 to Conditional by Board (CB), and Not-Permitted in IM-U1
 - Community Center changing from Permitted (P) in OR-1, C-1, C-2, C-3 to Conditional by Board (CB)
 - Cultural Facility changing from Permitted (P) in OR-1, C-1, C-2, and IM-U1 to Conditional by Board (CB)
 - Place of Worship changing in OR-1 from Conditional by Board (CB) to Permitted (P)
 - Community-Managed Open-Space Farm from Permitted (P) in OR-1, C-1, C-2, C-3 and IM-U1 to Conditional by Board (CB)
 - Urban Agriculture from Permitted (P) in OR-1, C-1, C-2, and C-3 to Conditional by Board (CB)
 - Day-Care Center; Adult or Child from Permitted (P) in OR-1 to Not-Permitted, and from Permitted (P) in C-1 to Conditional by Board (CB)
 - Entertainment: Indoor from Permitted (P) in OR-1 to Not-Permitted, and from Permitted in C-1 to Conditional by Board (CB)
 - Entertainment: Live from Permitted (P) in OR-1, C-1 and C-2 to Not-Permitted, and from Permitted in IM-U1 to Conditional by Board (CB)
 - Financial Institutions from Permitted in OR-1 to Not-Permitted
 - Greenhouse or Nursey from Permitted (P) in OR-1 to Not-Permitted
 - Health-Care Clinic from Permitted (P) in C-1 to Not-Permitted
 - Health and Fitness Center from Permitted (P) in OR-1 to Not-Permitted
 - Hotel or Motel from Permitted (P) in OR-1 to Not-Permitted

- Kennel from Permitted (P) in OR-1, C-1, C-2, C-3 and IM-U1 to Not-Permitted in OR-1, C-1, and C-2, and Conditional by Board (CB) in C-3 and IM-U1
- Retail Goods Establishment (With Alcoholic Beverages Sales) from Permitted (P) in OR-1 to Not-Permitted
- Alternative Energy System: Commercial from Conditional By Board (CB) in OR-1, C-1, C-2, C-3 and IM-U1 to Not-Permitted in OR-1, C-1, C-2 and C-3, and Conditional By Board (CB) in IM-U1
- Food Processing: Light from Permitted in OR-1 to Conditional By Board (CB)
- Industrial: Light from Permitted in OR-1, C-1, C-2, C-3 to Not-Permitted
- Movie Studio from Permitted (P) in OR-1, C-1, C-2 and C-3 to Not-Permitted
- Printing Establishment from Permitted in OR-1, and C-1 to Not-Permitted
- Research and Development Facility from permitted (P) in OR-1, C-1, C-2 and C-3 to Not-Permitted
- Alternative Energy System: Community-Based from Permitted (P) in OR-1 to Not-Permitted
- Amend Section § 12-1404 BULK AND YARD REGULATIONS
(2) DWELLING: MULTI-FAMILY
~~NOTWITHSTANDING A PROPERTY'S UNDERLYING ZONING DISTRICT, THE PROPERTY~~ [RESIDENTIALLY ZONED PROPERTIES] MAY BE DEVELOPED AS A "DWELLING: MULTI-FAMILY" TO THE BULK AND YARD SPECIFICATIONS FOR ~~EITHER THE R-9 OR~~ R-10 ZONING DISTRICT ESTABLISHED IN TABLE 9-401 {"ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS – BULK AND YARD REGULATIONS"}, ~~OR TO THE BULK AND YARD SPECIFICATIONS FOR THE C-1 ZONING DISTRICT ESTABLISHED IN TABLE 10-401 {"COMMERCIAL DISTRICTS (C-1 TO C-4) – BULK AND YARD REGULATIONS"}.~~
- Amend Section § 12-1405 (E)(2)(I) ~~NEW CURB CUTS, FOR VEHICLES, AND DRIVEWAYS ARE PROHIBITED~~ **ON HARFORD ROAD.**
- Amend Table 12-1403 to permit Places of Worship in OR-1, C-1, C-2, and C-3.

STAFF: Carmen Morosan

PETITIONER: Councilman Ryan Dorsey

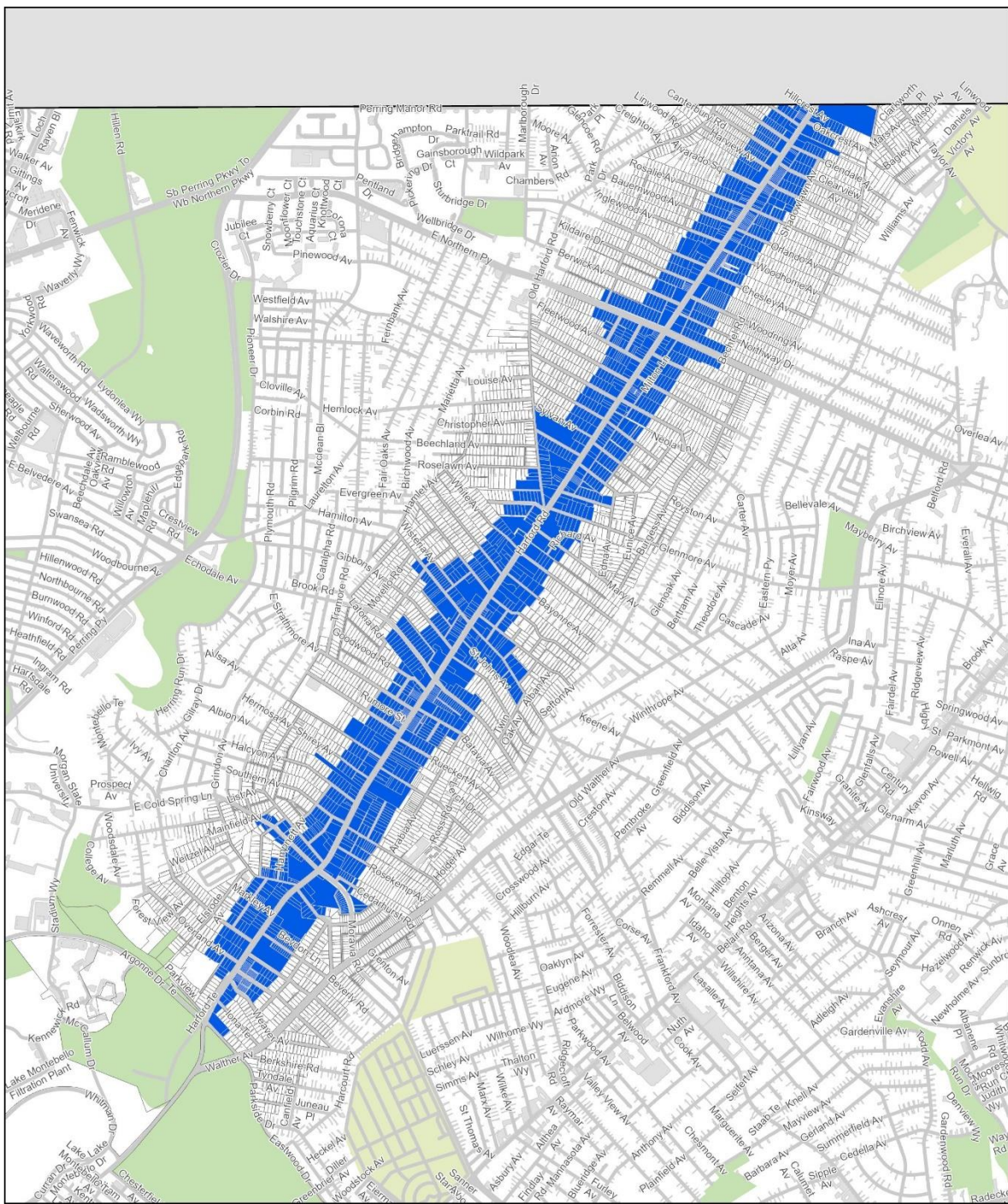
OWNER: Various private, public, institutional owners, and Mayor and City Council

SITE/GENERAL AREA

Site Conditions:

The overlay zoning district extends along the Harford Road Corridor in the 3rd Councilmanic District from Argonne Drive/ Parkside Drive on the South to the City-County line on the North. The East-West boundaries extend about 500 feet East and West of the Harford Road corridor, except for several main intersections where it extends further into the residential fabric.

The map below illustrates the detailed boundaries for the Harford Road Zoning Overlay:



Harford Road Overlay District

■ Overlay district



Brandon M. Scott
Mayor
Chris Ryer
Director of Planning



June 5, 2024

General Area:

The zoning overlay district encompasses primarily the commercial corridor along the Harford Road corridor and some residential categories within the 500-foot buffer on the east and west sides of Harford Road. The commercial areas include Lauraville and Hamilton supported by the Hamilton-Lauraville Main Street Program, and North Harford Road. The residential areas in the zoning overlay area include the following neighborhood statistical areas: Arcadia, Beverly Hills, Lauraville, Moravia-Walther, Waltherson, Hamilton, Hamilton Hills, Westfield and North Harford Road.

HISTORY

There are no previous legislative or Planning Commission actions regarding this area.

CONFORMITY TO PLANS

There are two Urban Renewal Plans (URPs) within the boundaries of the overlay district: The Lauraville Business URP and the Hamilton Business URP. The Lauraville Business URP extends from the intersection of Walther Ave, and Harford Road to Echodale Ave, and is set to expire on October 20, 2024. The Hamilton Business URP extends South from Gibbons Ave. and Harford Road to Evergreen Ave. There is also a Harford Road Master Plan completed in 1977, and a more recent Harford Road Corridor Study completed in 2008.

The establishment of the Harford Road Overlay District is in line with many of the goals and objectives of these plans to make Harford Road and the surrounding neighborhoods a more livable and sustainable community by increasing density along Harford Road, improving the pedestrian experience, reducing auto-oriented uses and increasing access by other modes, promoting a sustainable mixed-use development, and increasing housing opportunity and diversity.

The intent of the Harford Road District Overlay is to replace the Lauraville Business URP which expires this October, and potentially the Hamilton Business URP.

ANALYSIS

Background:

The Harford Road Zoning Overlay was initiated by Councilman Ryan Dorsey to allow for increased customer supply for businesses along Harford Road by increasing density along the corridor within the delineated buffer. At the same time, the zoning overlay is intended to preserve and maintain the character of the neighborhood. In particular, the Zoning Overlay's main objectives are to:

- Improve pedestrian experience along the corridor
- Improve transit access and ridership
- Reduce the requirements for business owners, developers, and the City to allocate resources to cars and trucks
- Promote sustainable mixed-use development
- Promote investment in public spaces through new construction; and

- Increase housing opportunity and diversity.

The existing zoning districts in the proposed zoning overlay area include commercial zoning districts C-1, C- 2, C-3, office-residential districts OR-1, and two small parcels of industrial mixed-use district I-MU. The residential districts within the boundaries of the zoning overlay district include R-1, R-3, R-4, and R-5 zoning districts which are characterized by low density residential areas.

The Zoning Overlay District Bill identifies specific uses allowed for non-residential/commercial districts, as well as those allowed for the residential districts within the boundaries of the area, along with other applicable rules and regulations of the Zoning Code for Baltimore City.

After the introduction of the Bill, the Planning Department conferred with Councilman Dorsey on changes he made to Table 12-1403, to include prohibition of curb cuts on Harford Road, as well as changing the permissiveness of some uses. The changes are highlighted in yellow below. For the table, the uses as amended are the ones that are not in brackets:

§ 12-1405. OTHER APPLICABLE STANDARDS.

(E) *DESIGN STANDARDS.*

(2) *PROHIBITED DESIGN ELEMENTS.*

(1) *IN GENERAL.*

NEW CURB CUTS, FOR VEHICLES, AND DRIVEWAYS ARE PROHIBITED **ON HARFORD ROAD...**

TABLE 12-1403: HARFORD ROAD OVERLAY DISTRICT – OFFICE, COMMERCIAL, AND INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES						
USES	SUBDISTRICTS					USE STANDARDS
	OR-1	C-1	C-2	C-3	IMU-1	
RESIDENTIAL						
DWELLING (ABOVE NON-RESIDENTIAL GROUND FLOOR)	P	P	P	P	P	
DWELLING: MULTI-FAMILY	P	P	P	P	P	PER § 12-1404
DWELLING: ROWHOUSE	P	P	[P] CB	[P] CB	[P]	
DWELLING: LIVE-WORK	P	P	P	P	P	
INSTITUTIONAL						
COMMUNITY CENTER	[P] CB	[P] CB	[P] CB	[P] CB	P	
CULTURAL FACILITY	[P] CB	[P] CB	[P] CB	P	[P] CB	PER § 14-308
PLACE OF WORSHIP	[CB] P	CB	CB	CB	CB	PER § 14-332

**TABLE 12-1403: HARFORD ROAD OVERLAY DISTRICT –
OFFICE, COMMERCIAL, AND INDUSTRIAL DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	SUBDISTRICTS					USE STANDARDS
	OR-1	C-1	C-2	C-3	IMU-1	
OPEN-SPACE						
COMMUNITY-MANAGED OPEN-SPACE FARM	[P] CB	[P] CB	[P] CB	[P] CB	[P] CB	PER § 14-307
COMMUNITY-MANAGED OPEN-SPACE GARDEN	P	P	P	P	P	PER § 14-307
PARK OR PLAYGROUND	P	P	P	P	P	
URBAN AGRICULTURE	[P] CB	[P] CB	[P] CB	[P] CB	P	PER § 14-339
COMMERCIAL						
ART GALLERY	P	P	P	P	P	
ARTS STUDIO	P	P	P	P	P	P
ARTS STUDIO: INDUSTRIAL	P	P	P	P	P	
BODY ART ESTABLISHMENT	P	P	P	P	P	
CARRY-OUT FOOD SHOP	P	P	P	P	P	
DAY-CARE CENTER: ADULT OR CHILD	[P]	[P] CB	P	P	P	PER § 14-309
ENTERTAINMENT: INDOOR	[P]	[P] CB	P	P	P	PER § 14-312
ENTERTAINMENT: LIVE	[P]	[P]	[P]	P	[P] CB	PER § 14-319
FINANCIAL INSTITUTION	[P]	P	P	P	P	
GREENHOUSE OR NURSERY	[P]	P	P	P	P	PER § 14-339
HEALTH-CARE CLINIC	P	[P]	P	P	P	
HEALTH AND FITNESS CENTER	[P]	P	P	P	P	
HOTEL OR MOTEL	[P]	P	P	P	P	
KENNEL	[P]	[P]	[P]	[P] CB	[P] CB	PER § 14-317
OFFICE	P	P	P	P	P	
OUTDOOR DINING	P	P	P	P	P	PER § 14-329
PERSONAL SERVICES ESTABLISHMENT	P	P	P	P	P	
RECREATION: INDOOR	P	P	P	P	P	PER § 14-312
RECREATION: OUTDOOR	P	P	P	P	P	PER § 14-312
RESTAURANT	P	P	P	P	P	

**TABLE 12-1403: HARFORD ROAD OVERLAY DISTRICT –
OFFICE, COMMERCIAL, AND INDUSTRIAL DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	SUBDISTRICTS					USE STANDARDS
	OR-1	C-1	C-2	C-3	IMU-1	
COMMERCIAL (CONT.)						
RETAIL GOODS ESTABLISHMENT (NO ALCOHOLIC BEVERAGES SALES)	P	P	P	P	P	
RETAIL GOODS ESTABLISHMENT (WITH ALCOHOLIC BEVERAGES SALES)	[P]	P	P	P	P	PER § 14-336
TAVERN	P	P	P	P	P	PER § 14-337
INDUSTRIAL						
ALTERNATIVE ENERGY SYSTEM: COMMERCIAL	[CB]	[CB]	[CB]	[CB]	[CB] P	
FOOD PROCESSING: LIGHT	[P] CB	P	P	P	P	
INDUSTRIAL: LIGHT	[P]	[P]	[P]	[P]	P	
MOVIE STUDIO	[P]	[P]	[P]	[P]	P	
PRINTING ESTABLISHMENT	[P]	[P]	P	P	P	
RESEARCH AND DEVELOPMENT FACILITY	[P]	[P]	[P]	[P]	P	
OTHER						
ALTERNATIVE ENERGY SYSTEM: COMMUNITY-BASED	[P]	P	P	P	P	PER § 14-306
ELECTRIC SUBSTATION: ENCLOSED, INDOOR, OR OUTDOOR	CB	CB	CB	CB	CB	PER § 14-340
TELECOMMUNICATIONS FACILITY ¹	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338
UTILITIES	CB	CB	CB	CB	CB	PER § 14-340
WIRELESS COMMUNICATIONS SERVICES ²	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338

¹ ONLY TELECOMMUNICATIONS BASE STATIONS THAT COMPLY WITH THE STEALTH DESIGN STANDARDS OF § 14-338 ARE CONSIDERED PERMITTED USES.

² ONLY WIRELESS COMMUNICATION SERVICES THAT ARE MODIFICATIONS TO – AND DO NOT SUBSTANTIALLY CHANGE THE PHYSICAL DIMENSION OF – AN EXISTING TELECOMMUNICATIONS FACILITY, ARE CONSIDERED PERMITTED USES.

For Section 12-1404 Bulk and Yard Regulations of the Bill, the Planning Department recommends the following amendment as shown below:

(2) DWELLING: MULTI-FAMILY

~~NOTWITHSTANDING A PROPERTY'S UNDERLYING ZONING DISTRICT, THE PROPERTY~~ [RESIDENTIALLY ZONED PROPERTIES] MAY BE DEVELOPED AS A "DWELLING: MULTI-FAMILY" TO THE BULK AND YARD SPECIFICATIONS FOR ~~EITHER THE R-9 OR~~ R-10 ZONING DISTRICT ESTABLISHED IN TABLE 9-401 {"ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS – BULK AND YARD REGULATIONS"}, ~~OR TO THE BULK AND YARD SPECIFICATIONS FOR THE C-4 ZONING DISTRICT ESTABLISHED IN TABLE 10-401 {"COMMERCIAL DISTRICTS (C-1 TO C-4) – BULK AND YARD REGULATIONS"}.~~

The reason we are recommending the use of only one bulk and yard regulation is because having three regulations to choose from will create confusion, ambiguity, and potentially lead to unpredictable developments. Using only the bulk and yard regulations for the R-10 zoning district for multi-family dwellings will provide clarity in the development process, while allowing for more density to achieve the purpose of the Bill.

For Section "12-1405 (E)(2)(I) - New curb cuts, for vehicles, and driveways are prohibited **ON HARFORD ROAD**", the Planning Department recommends deleting this entire stipulation. We believe that a potential multi-family development on Harford Road may require a curb cut to provide parking for residents. Even though the Bill does exempt developments from off-street parking requirements in the overlay district, a potential development may not get the necessary financial support from lending institutions without providing a certain number of off-street parking for their development plans.

For Table 12-1403 the Planning Department recommends making Places of Worship a permitted use (P) in C-1, C-2 and C-3, as opposed to Conditional by Board (CB). We are concerned that making it CB may limit religious rights and violate the Federal Religious Land Use And Institutionalized Person (RLIUPA) Act.

Bill Effects:

The Bill establishes a new Special Purpose District to be included in Title 12 of the Zoning Code by adding Subtitle 14 – Harford Road Overlay District. The Bill is repealing and re-ordinating with amendments Section 16-601(b)(1) of the Zoning Code to exempt off-street parking requirements in the overlay district. It also includes Table 12-1403 to limit land uses in the overlay district. In terms of design guidelines, the Bill prohibits new curb cuts for vehicles and driveways on Harford Road. In residential areas, the Bill specifically allows for multi-family dwellings which otherwise would not be permitted in the R-1, R-3 and R-4 zoning districts. It also allows for semi-detached buildings in the overlay district which would not be allowed in the R-3 zoning district. The following table compares the proposed zoning changes in the overlay district (OD) to the existing zoning district of the Zoning Code (ZC):

**Table 12-1403: Harford Road Overlay District –
Office, Commercial, and Industrial Districts –
Permitted and Conditional Uses**

Uses	Subdistricts										Use Standards
	OR-1		C-1		C-2		C-3		IMU-1		
	OD	ZC	OD	ZC	OD	ZC	OD	ZC	OD	ZC	
Residential											
Dwelling (Above Non-Residential Ground Floor)	P		P	P	P	P	P	P	P	P	
Dwelling: Multi-Family	P	P	P	P	P	P	P	P	P	P	Per § 12-1404
Dwelling: Rowhouse	P	P	P	P	[P] CB	CB	[P] CB	CB	[P]		
Dwelling: Live-Work	P		P	P	P	P	P	P	P	P	
Institutional											
Community Center	[P] CB		[P] CB	CB	[P] CB	CB	[P] CB	P	P		
Cultural Facility	[P] CB	P	[P] CB	CB	[P] CB	CB	P	P	[P] CB	CB	Per § 14-308
Place of Worship	[CB] P	P	CB	P	CB	P	CB	P	CB		Per § 14-332
Open-Space											
Community-Managed Open-Space Farm	[P] CB P	CB	[P] CB	CB	[P] CB	CB	[P] CB	CB	[P] CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	P	P	P	P	
Urban Agriculture	[P] CB	CB	[P] CB	CB	[P] CB	CB	[P] CB	CB	P	P	Per § 14-339
Commercial											
Art Gallery	P		P	P	P	P	P	P	P	P	
Arts Studio	P		P	P	P	P	P	P	P	P	
Arts Studio: Industrial	P		P	P	P	P	P	P	P	P	
Body Art Establishment	P		P	CB	P	P	P	P	P	P	
Carry-Out Food Shop	P		P	CB	P	P	P	P	P	P	
Day-Care Center: Adult or Child	[P]		[P] CB	CB	P	P	P	P	P	P	Per § 14-309
Entertainment: Indoor	[P]		[P] CB	CB	P	P	P	P	P	P	Per § 14-312
Entertainment: Live	[P]		[P]		[P]		P	P	[P] CB	CB	Per § 14-319

**Table 12-1403: Harford Road Overlay District –
Office, Commercial, and Industrial Districts –
Permitted and Conditional Uses**

Uses	Subdistricts										Use Standards
	OR-1		C-1		C-2		C-3		IMU-1		
	OD	ZC	OD	ZC	OD	ZC	OD	ZC	OD	ZC	
Commercial (cont.)											
Financial Institution	[P]		P	P	P	P	P	P	P	P	
Greenhouse or Nursery	[P]		P	P	P	P	P	P	P	P	Per § 14-339
Health-Care Clinic	P	P	[P]	CB	P	P	P	P	P	P	
Health and Fitness Center	[P]		P	P	P	P	P	P	P	P	
Hotel or Motel	[P]		P	CB	P	P	P	P	P	CB	
Kennel	[P]		[P]		[P]		[P] CB	CB	[P] CB	CB	Per § 14-317
Office	P	P	P	P	P	P	P	P	P	P	
Outdoor Dining	P		P	P	P	P	P	P	P	P	Per § 14-329
Personal Services Establishment	P		P	P	P	P	P	P	P	P	
Recreation: Indoor	P		P		P	P	P	P	P	P	Per § 14-312
Recreation: Outdoor	P		P		P	CB	P	CB	P	CB	Per § 14-312
Restaurant	P		P	P	P	P	P	P	P	P	
Retail Goods Establishment (No Alcoholic Beverages Sales)	P		P	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	[P]		P	CO	P	CO	P	CO	P	CO	Per § 14-336
Tavern	P		P	CB	P	P	P	P	P	CO	Per § 14-337
Industrial											
Alternative Energy System: Commercial	[CB]		[CB]		[CB]		[CB]		[CB] P	P	
Food Processing: Light	[P] CB		P	P	P	P	P	P	P	P	
Industrial: Light	[P]		[P]		[P]		[P]		P	P	
Movie Studio	[P]		[P]		[P]		[P]		P	P	
Printing Establishment	[P]		[P]		P	P	P	P	P		
Research and Development Facility	[P]		[P]		[P]		[P]		P	P	

**Table 12-1403: Harford Road Overlay District –
Office, Commercial, and Industrial Districts –
Permitted and Conditional Uses**

Uses	Subdistricts										Use Standards
	OR-1		C-1		C-2		C-3		IMU-1		
	OD	ZC	OD	ZC	OD	ZC	OD	ZC	OD	ZC	
Other											
Alternative Energy System: Community-Based	[P]		P	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	P, CB	Per § 14-340
Telecommunications Facility ¹	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ²	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

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² ONLY WIRELESS COMMUNICATION SERVICES THAT ARE MODIFICATIONS TO – AND DO NOT SUBSTANTIALLY CHANGE THE PHYSICAL DIMENSION OF – AN EXISTING TELECOMMUNICATIONS FACILITY, ARE CONSIDERED PERMITTED USES.

OD = OVERLAY DISTRICT
ZC = ZONING CODE

Equity:

- **Impact:**

This request and subsequent approval of this bill will be an effective tool that will improve local community access to a diverse and thriving business district and housing choices along the Harford Road corridor. It will benefit the community by increasing the opportunity for affordable housing in the area. At the same time, the business community will benefit from an increased number of residents who will patronize existing businesses, as well as attract new ones. It will contribute to improving the health, safety and well-being of the residents by making the community more walkable and bikeable.

Staff believes there will be no discernible negative impacts to the surrounding community from this proposal.

- **Engagement:**

The community has been fully engaged in this proposed Bill. In preparation for this Bill, over the past couple of years, Councilman Dorsey, as well as the District Planner, held numerous meetings and discussions with members of the Lauraville Community Review Panel - the community review body of the Lauraville Business URP representing seven neighborhoods

along the Harford Road Corridor. Councilman Dorsey hosted a well-attended informational meeting in July to explain the Bill and its implications, and address concerns of the residents and business community. Email notifications were sent on numerous occasions to inform the residents about the Bill.

- Internal Operations:
 - The proposed legislation would not affect Planning Department activities or operations. However, some aspects of the bill if enacted could create a large demand for staff in Zoning Administration and Zoning Enforcement. Planning staff would defer to the BMZA and the Zoning Administrator for additional comment.

Notification

Prior to this action, the following groups were notified: The Lauraville Community Review Panel, the Lauraville Business Association, The Hamilton Lauraville Main Street, the Hamilton Business Association, HARBEL, and the following community associations: Arcadia Improvement Association, Mayfield Improvement Association, Beverly Hills Improvement Association, Lauraville Improvement Association, Waltherson Improvement Association, Moravia-Walther Improvement Association, Hamilton Hills Neighborhood Association, Hamilton Neighborhood Association, Westfield Neighborhood Improvement Association and North Harford Road Community Association.

A handwritten signature in blue ink, consisting of a stylized 'C' and 'R' followed by a long horizontal stroke.

Chris Ryer
Director