

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #15-0543 / PLANNED UNIT DEVELOPMENT – AMENDMENT 1 – WHITEHALL COTTON MILL

CITY of
BALTIMORE
MEMO



TO

DATE: December 11, 2015

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

At its regular meeting of December 10, 2015, the Planning Commission considered City Council Bill #15-0543, for the purpose of approving certain amendments to the Development Plan of the Whitehall Cotton 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 #15-0543 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 #15-0543 be amended and approved 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

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

December 10, 2015

REQUEST: City Council Bill #15-0543/ Planned Unit Development – Amendment 1 – Whitehall Cotton Mill:

For the purpose of approving certain amendments to the Development Plan of the Whitehall Cotton Mill Planned Unit Development

RECOMMENDATION: Amendment and approval, with the following amendment:

- That on page 2, in line 14, that "10,000 square feet" is replaced with "6,500 square feet"

STAFF: Eric Tiso

PETITIONER: Whitehall Mill, LLC

OWNER: Whitehall Mill, LLC

SITE/GENERAL AREA

Site Conditions: 3300 Clipper Road is located on the south side of the street, approximately 300' east of the intersection with Ash Street. This M-2-1 industrially-zoned property is currently improved with a two-story historic mill building, and a two-story out-building, once known as the Whitehall Cotton Mill. The Jones Falls River forms the southern boundary of the site.

General Area: This property is located in the Jones Falls Area, north of the I-83 corridor, west of Falls Road, and between the communities of Hampden to the north and east, and Druid Hill Park beyond I-83 to the south and west.

HISTORY

- On February 3, 2014, Ordinance # 14-193 established the Whitehall Cotton Mill Planned Unit Development (PUD) #155.

ANALYSIS

Request: The Whitehall Cotton Mill PUD was established to provide a mixed-use renovation of a former mill building that included a restaurant and other commercial uses on the first floor of the building. The PUD included a limitation of 3,000 sqft of area for restaurants, which was a mistake. This bill proposes to increase the limitation to 10,000 sqft of area. The purpose for this amendment is to correct the error, and to allow a restaurant operator to fill the area designated for restaurant space on the development sheet. The increase in area is necessary when an associated mezzanine level is considered that functionally increases the floor area for restaurant use.

The correct area to be used by a restaurant operator contains approximately 6,500 sqft of area, and staff recommends the bill be amended to use that figure.

Floodplain: One of the most significant considerations in the staff's review of this PUD is that the property is located in the floodplain. More significantly, the building also straddles the boundary of the flood way, which is where velocity waters are present in a flood event. In most cases, development within the flood way is not permitted. However, there is an exception that provides for a reasonable amount of redevelopment for historic buildings located in the flood way, through the approval of a variance (previously called a waiver in the last staff report), which has been recently completed.

Community Notification: The Hampden Community Council has been notified of this action.

A handwritten signature in blue ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a large initial "T" and "S".

Thomas J. Stosur
Director