


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III, DIRECTOR <i>SWC/Br.D. McCoach</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0133/ZONING – CONDITIONAL USE NONPROFIT HOME AND TRANSITIONAL HOUSING FACILITY FOR THE CARE AND CUSTODY OF HOMELESS PERSONS- 1801 FALLS ROAD		

DATE:

TO

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

August 8, 2008

At its regular meeting of August 7, 2008 the Planning Commission considered City Council Bill #08-0133, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home and transitional housing facility for the care and custody of homeless persons on the property known as 1801 Falls Road, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #08-0133 and adopted the following resolution, eight members being present (eight members in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0133 be amended and passed by the City Council.

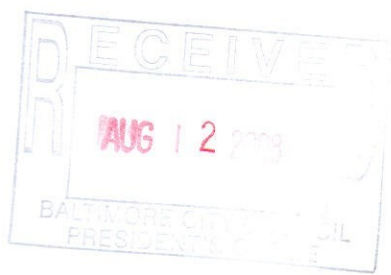
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Ms. Angela Gibson, Mayor's Office
- Mr. Demuane Milliard, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Charles Lee, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Jennifer Coates, Councilmanic Services
- Ms. Deepa Bhattacharyya, Law Department



F/A

PLANNING COMMISSION

STAFF REPORT

August 7, 2008

REQUEST: City Council Bill #08-0133 / Zoning – Conditional Use Nonprofit Home and Transitional Housing Facility for the Care and Custody of Homeless Persons – 1801 Falls Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home and transitional housing facility for the care and custody of homeless persons on the property known as 1801 Falls Road.

RECOMMENDATION: Amend and approve. The amendments are as follows:

- The maximum number of clients shall be eighty-five (85); and
- Twenty-four hour supervision must be provided.

STAFF: Kenneth Hranicky

PETITIONER: Project PLASE, Inc., represented by Ms. Mary Slicher

OWNER: 1801 Investment Partners, LLC.

SITE/GENERAL AREA

Site Conditions: The site is triangular in shape and is bounded by Falls Road to the west, West Trenton to the north and Shirk Alley to the east. The total site is approximately 33,000 square feet is currently improved with a renovated three-story, 33,000 square foot former millworks building. The building is historic and eligible for historic tax credits. This site is zoned B-5-2 and is located within the Charles/North Revitalization Urban Renewal Plan Area designated as an Office-Residential Land Use.

General Area: This property lies within the Charles/North community. A mix of commercial and residential uses characterizes this area, primarily in attached brick structures. Penn Station is located one block to the northwest.

HISTORY

- Ordinance #82-0799, establishing the Urban Renewal Plan for the Charles/North Revitalization Area, was approved on October 25, 1982.
- Ordinance No. 07-574, providing the latest amendment to the Charles/North Revitalization Area Urban Renewal Plan, was approved on November 27, 2007

CONFORMITY TO PLANS

This proposed housing for the homeless at 1801 Falls Road will operate in harmony with the goals and objectives of the Charles/North Revitalization Area Urban Renewal Plan.

This project is also in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents.


ANALYSIS

Project PLASE has provided services to homeless adults in Baltimore City for over twenty-five years. They operate three transitional housing sites in the City. Project PLASE is currently in negotiations to purchase the property to consolidate activities at this site and expand the number of beds they can offer.

The existing building would be converted to 10 to 15 apartments on the first floor to offer housing to families and the second and third floor would be rooming units that would have shared baths and common areas. The plan also includes a counselor's office, meeting space, and overnight accommodations for staff providing evening supervision. The first floor also provides an entryway and laundry facilities. There is a total of 30 off-street parking.

As is customary for proposals for homes for the homeless, staff recommends amendments to the bill regarding the maximum number of residents (in this case up to 85 residents), and the provision of twenty-four hour supervision is required.

Charles-North Community Association and Midtown Community Benefits District have been notified of this action.



Douglas B. McCoach, III
Director