

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #12-0034/REPEAL OF GATEWAY SOUTH PLANNED UNIT DEVELOPMENT DESIGNATION

CITY of
BALTIMORE
MEMO



TO

DATE:

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

March 23, 2012

At its regular meeting of March 22, 2012, the Planning Commission considered City Council Bill #12-0034, for the purpose of repealing Ordinance 08-10, approved May 12, 2008; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #12-0034 and adopted the following resolution (six members being present, six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0034 be 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

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Mayor
Mr. Peter O'Malley, 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. Kim Clark, BDC
Mr. Stanley Fine



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 22, 2012

REQUEST: City Council Bill #12-0034/Repeal of Planned Unit Development Designation – Gateway South

RECOMMENDATION: Approval

STAFF: Natasha Becker

PETITIONER: Administration (Baltimore Development Corporation)

OWNER: Mayor & City Council

SITE/GENERAL AREA

Site Conditions: The Gateway South Planned Unit Development comprises roughly 15.15 acres on the east side of Russell Street within the Carroll Camden Industrial Area. The site is zoned B-2-3 and includes a mix of vacant and industrial parcels, as well as a Greyhound bus terminal. The site is adjacent to a natural open space area on the west bank of the Middle Branch.

General Area: The site is located along the Russell Street Corridor in South Baltimore, to the south of the stadiums and the Ridgely's Delight and Washington Village neighborhoods. This stretch of Russell Street serves as a link between the downtown and Interstate 95 and Maryland 295 to the south. While this area is generally perceived as industrial in character, several gasoline stations have opened or been renovated in recent years, creating a highway commercial strip feel. This has been further reinforced by the renovation of a motel and relocation of the Greyhound bus terminal to the site.

HISTORY

- Ordinance No. 02-296, approved March 6, 2002, established the Carroll Camden Urban Renewal Plan.
- Ordinance No. 08-09, approved May 12, 2008, rezoned the subject properties to the B-2-3 zoning district.
- Ordinance No. 08-10, approved May 12, 2008, established the Gateway South Business Planned Unit Development.
- Ordinance No. 09-196, approved June 23, 2009, amended the Baltimore City Zoning Code to make video lottery facilities a permitted use in the B-2 and M-2 districts.
- Ordinance No. 09-253, approved December 4, 2009 is the last amendment to the Carroll Camden Urban Renewal plan.

ANALYSIS

The Gateway South Planned Unit Development (PUD) was created in 2008 as a sports-themed mixed-use project to include office, retail, a Sports-Plex, a relocated intercity bus station, and structured parking. Then a November 2008 voter referendum approved a state constitutional amendment that authorized a Video Lottery Terminal (VLT) at the site. The site is City-owned and actively managed by the Baltimore Development Corporation (BDC). Shortly thereafter, BDC entered into negotiations with Baltimore City Entertainment Group for the development of such a facility, but the group’s license application ultimately failed.

BDC is now working with another entity for the development of the VLT facility, and they wish to repeal the existing PUD. This would mean that the only land use controls in place are those of the underlying zoning (B-2-3) and those of the Carroll Camden Urban Renewal Plan (the site corresponds to Disposition Lots 1, 2, 4 and 7 in that plan). Additionally, there is the opportunity to impose any desired development controls through a Land Disposition and Development Agreement (LDDA) for the site. To date, no development plans have been presented to the Department of Planning. But Video lottery facilities are a permitted use in the site’s B-2 zoning district, and the intended redevelopment generally conforms to the URP’s Community Business land use designation for the site.

Since the site’s developer is changing and the initial master plan is no longer valid, it makes sense to repeal the PUD and have development proceed subject to the controls detailed above. As such, staff is supportive of the request.

The following groups have been notified of the requested legislation: Westport Improvement Association, Inc., Southwest Community Council, Inc., and Carroll/Camden Industrial Business Association.



Thomas J. Stosur
Director