

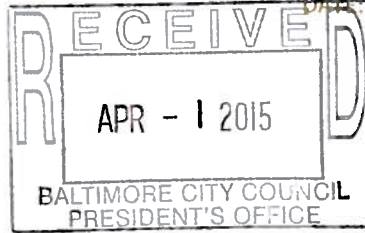
FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 15-0485

CITY of
BALTIMORE
MEMO



TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall



March 25, 2015

I am herein reporting on City Council Bill 15-0485 introduced by the Council President at the request of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to amend the Urban Renewal Plan for Sharp-Leadenhall to modify certain permitted land uses, to delete certain provisions that allow property acquisition and the creation of disposition lots in the Renewal Plan, to modify certain provisions regarding community review and the process for amending the Renewal Plan, to clarify, conform, and correct certain language and references, to delete from the Plan certain provisions relating to inclusionary housing that have been superseded by an Ordinance of the Mayor and City Council, to delete Appendix A in its entirety, to reletter Appendix B to be Appendix A and to modify certain of its provisions, to delete certain exhibits from the Renewal Plan, to revise, renumber, and rename certain exhibits, and to add a new exhibit to the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Ordinance 74-581 established the Urban Renewal Plan for Sharp Leadenhall and it was last amended by Ordinance 06-228. The Plan area is bounded by Sharp Street/Interstate 395 to the west and Ostend Street to the south and includes both sides of Henrietta Street to the north and both sides of Hanover Street to the east. These boundaries are roughly the same as the Sharp Leadenhall neighborhood, which is mostly residential with commercial uses along Hanover Street and industrial uses in the southern portion of the neighborhood.

The Sharp Leadenhall CHAP Local Historic District was established in 2010, a few years after the plan was last amended. Recently, there has been interest in redeveloping industrial properties in the area into different uses. Based on this interest, a planning process conducted by the Department of Planning with various stakeholders began in December 2014 with the intent to update the Urban Renewal Plan with the recommendations made by this work group. After a public comment period, the recommendations were drafted into City Council Bill 15-0485 which was introduced by the Administration at the request of the Department of Housing and Community Development.

City Council Bill 15-0485, if approved, will make several changes to the Urban Renewal Plan. The text changes include:

- Modify certain land uses, remove prohibitions on certain uses within the Community Business land use and clarify certain references to the Zoning Code.
- Remove acquisition and disposition authority.

NO
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- Update the community review procedures in the Plan to reference the online Community Association Directory maintained by the Department of Planning.
- Clarify the existing design guidelines, exempt properties within the CHAP local historic district, add certain standards, and add certain requirements, among other design guideline changes.

The updates to the Plan's exhibits include:

- Change Industrial and Office-Residential land uses to Community Business, add certain residential properties on Cross Street to Community Business, change certain Community Commercial properties to Community Business, and reflect various existing land uses in land use designations.
- Recommend that M-2-2, M-3, and O-R-3 zoning be changed to B-2-4 to allow for mixed-use development, recommend certain portions of R-7 and R-8 zoning be changed to B-2-1, recommend certain portions of B-3-3 zoning be changed to B-2-1, and reflect various existing land uses in recommended zoning.
- Delete Acquisition and Disposition to reflect the text changes that remove acquisition and disposition authority from the Plan.
- Update the Historic District to reflect the final boundaries of the CHAP local historic district adopted in 2010.
- Change the illustrative plan to reflect the changes in the text.

It is the understanding of this Department that the amendments to this Plan are supported by the community and reflect the changing nature of the neighborhood.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 15-0485.

Sincerely,



Rudolph S. Chow, P.E.
Director

RSC/KTO:ela