


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0202/ Repeal of Madison - Park North Urban Renewal Plan		

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

DATE: April 23, 2018

At its regular meeting April 19, 2018 the Planning Commission considered City Council Bill #18-0202, for the purpose of repealing Ordinance 63-1594, as amended by Ordinances 67-962, 67-1042, 70-800, and 75-1061 and by minor amendments approved by the Board of Estimates on October 19, 1966, January 17, 1973, and February 28, 1973 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 #18-0202, and adopted the following resolution, nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #18-0202 be passed 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.

TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyron Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Katelyn McCauley, DOT
 Ms. Natawna Austin, Council Services



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 19, 2018

REQUEST: City Council Bill #18-0202/ Repeal of Madison-Park North Urban Renewal Area and Plan:

For the purpose of repealing Ordinance 63-1594, as amended by Ordinances 67-962, 67-1042, 70-800, and 75-1061 and by minor amendments approved by the Board of Estimates on October 19, 1966, January 17, 1973, and February 28, 1973, which established the Madison - Park North Urban Renewal Area and Plan; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Chad Hayes and Shawn Soviak

INTRODUCED BY: Councilmember Eric Costello and Councilmember Leon F. Pinkett, III

SITE/GENERAL AREA

Site Conditions: The Madison Park Urban Renewal Area (URA), also referred to as the Mount Royal – Fremont URA, includes portions of the Madison Park, Bolton Hill, and Reservoir Hill Neighborhood Statistical Areas. The eastern half of the URA lies in the Bolton Hill neighborhood and is generally bound by Bolton Street to the west, Dolphin Street, to the south, the Jones Falls Expressway to the east, and North Avenue to the north. Properties in that portion of the URA are predominantly zoned R-7, R-8 and R-10, but the portion of the URA east of Mount Royal Avenue is zoned C-2, and the portion of the URA southeast of Howard Street consists of properties zoned TOD-2 and TOD-4. These portions of the URA with more intensified zoning are home to the main campus of the Maryland Institute College of Art (MICA). The western half of the URA focuses on the axis of North Avenue from immediately west of Mount Royal Terrace to Madison Avenue. South of that axis this portion of the URA is generally bound by Madison Avenue and Laurens streets, consisting predominantly of rowhouses and walk-up apartments, with a small area of C-2 zoning along North Avenue bound by Madison Avenue and Bloom Street. The properties north of W. North Avenue in Reservoir Hill are predominantly zoned C-1 and C-2, and include the site of the former Madison Park North Apartments, as well as the recently-constructed Dorothy I. Height Elementary School.

General Area: The Madison Park North URA is bound to the north and west by the Reservoir Hill, Druid Heights, and Madison Park South URAs. Similar to the focus URA, these areas consist primarily of late 19th to early 20th century residential areas in which rowhousing predominates. To the south, the URA borders Midtown-Belvedere which demonstrates increased density and a more intensive mix of commercial, residential, and institutional uses. The URA is bound on the east by the Jones Falls Expressway and the Amtrak Northeast Corridor railroad, which separate the URA from the Station North Entertainment and Arts District.

HISTORY

- The Madison-Park North Urban Renewal Plan (URP) was established by Ordinance #63-1594, dated April 16, 1963.
- Ordinance #85-281, dated February 13, 1985 was the eighth, and most recent, amendment to the URP.

CONFORMITY TO PLANS

The Proposed action is consistent with LIVE EARN PLAY LEARN, the Baltimore Comprehensive Master Plan, Live Goal 2, Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to Reinforce Neighborhood Centers and Main Streets.

ANALYSIS

With the enactment of the new Zoning Code in 2017, most of the underlying zoning districts in the Madison Park North URA have been changed or amended such that they no longer align coherently with the Land Use Plan Areas established and linked to specific zoning districts in the Urban Renewal Plan (URP). Permitted uses in the Land Use Plan Areas do not correlate to those provided for in the URA's underlying zoning districts. Furthermore, the majority of bulk, yard, parking, landscaping, and signage restrictions or requirements provided in the URP are in conflict with the corresponding provisions within the new zoning code.

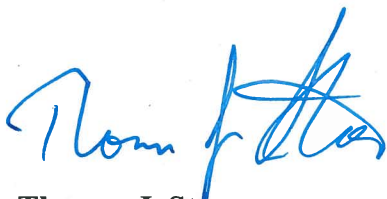
For example, Disposition Lot 12 in the URP – the former site of the Madison Park North Apartments – is assigned to the “Residential: R-5” land use plan area in the URP, while the underlying zoning is C-2 “Community Commercial.” The underlying zoning permits a diverse mix of commercial and residential uses by right; however, provisions in the URP for the site's Land Use plan area limit the allowable area dedicated to commercial uses on the site to 80,000 square feet, and prohibit food-oriented retail space in excess of 20,000 square feet. The URP's requirements unnecessarily constrain mixed-use development which would otherwise be permitted under the new Zoning Code.

Properties in the URA east of Mount Royal Avenue and south of Howard Street – assigned to “Business and Professional Office” or “Service Commercial” land use plan areas by the URP – face similar conflicts between zoning and the URP. The existing language in the URP reflects a period in which most of the properties in this portion of the URA were dedicated to office, service commercial (e.g., automotive repair), and light industrial (e.g., printing or laboratory services) uses. The expansion of the MICA campus over the past few decades has resulted in changes to the patterns of development and uses of the properties within this portion of the URA, such that the provisions within the URP for gross floor area, lot coverage, building heights, and minimum setbacks are no longer sensible for new campus-oriented development occurring in the area that otherwise conforms to underlying zoning.

These conflicts between the new Zoning Code and the URP create a scenario of unclear guidance and regulation for continued development within the URA, and lead to frequent situations in which waivers from URP requirements are necessary to facilitate reasonable development in keeping with the standards of the new Zoning Code.

As noted above, the Comprehensive Master Plan encourages the creation of mixed-use and transit-oriented development to provide Baltimoreans with better access to commercial and residential opportunity within easy reach of transportation networks and hubs. Mount Royal and North Avenues are both key corridors in the URA with significant potential for mixed-use growth, as their underlying zoning under the new Zoning Code attests. However, the Madison Park North URP severely limits the potential for such development, as the language of the plan is designed to provide control and guidance for patterns of development that are no longer prevalent within the key portions of the URA. As such, repeal of the URP would allow for the achievement of the Comprehensive Plan's goals by eliminating extraneous regulation.

Notification: The following community organizations have been notified of this action: Bolton Hill Community Association (formerly known as Mt. Royal Improvement Association), Madison Park Improvement Association, Inc., Reservoir Hill Improvement Council, and Friends of Reservoir Hill.



Thomas J. Stosur
Director