

Introduced by: Councilmember Costello

At the request of: Woodall GPG, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite 2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Prepared by: Department of Legislative Reference

Date: October 11, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0149

A BILL ENTITLED

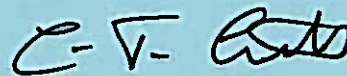
AN ORDINANCE concerning

Rezoning – 1401 Woodall Street and 1446 Stevenson Street

FOR the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 66
Baltimore City Revised Code
(Edition 2000)



WITHDRAWN

No. _____

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input type="checkbox"/> Department of Public Works	<input checked="" type="checkbox"/> Baltimore City Public School System
<input type="checkbox"/> Department of Real Estate	<input checked="" type="checkbox"/> Baltimore Development Corporation
<input type="checkbox"/> Department of Recreation and Parks	<input checked="" type="checkbox"/> City Solicitor
<input checked="" type="checkbox"/> Department of Transportation	<input type="checkbox"/> Comptroller's Office
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Department of Audits
<input type="checkbox"/> Health Department	<input type="checkbox"/> Department of Finance
<input type="checkbox"/> Mayor's Office of Employment Development	<input type="checkbox"/> Department of General Services
<input type="checkbox"/> Mayor's Office of Human Services	<input checked="" type="checkbox"/> Department of Housing and Community Development
<input type="checkbox"/> Mayor's Office of Information Technology	<input type="checkbox"/> Department of Human Resources
<input type="checkbox"/> Office of the Mayor	<input type="checkbox"/> Department of Planning
<input type="checkbox"/> Police Department	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Boards and Commissions	
<input type="checkbox"/> Environmental Control Board	<input type="checkbox"/> Board of Estimates
<input type="checkbox"/> Fire & Police Employees' Retirement System	<input type="checkbox"/> Board of Ethics
<input type="checkbox"/> Labor Commissioner	<input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals
<input type="checkbox"/> Parking Authority Board	<input type="checkbox"/> Comm. for Historical and Architectural Preservation
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Commission on Sustainability
<input type="checkbox"/> Wage Commission	<input type="checkbox"/> Employees' Retirement System
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION
VOTING RECORD**

DATE: _____

BILL#: 17-0149

BILL TITLE: Rezoning - 1401 Woodall Street and 1446 Stevenson Street

MOTION BY: _____ SECONDED BY: _____

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

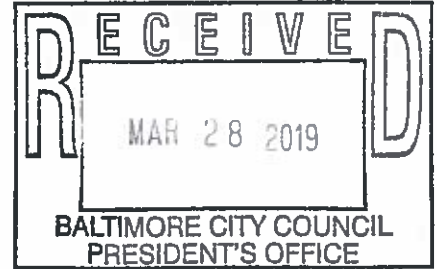
NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS				

CHAIRPERSON: _____

COMMITTEE STAFF: Jennifer L. Coates, Initials: _____



Favorable



MEMORANDUM

DATE: March 25, 2019
TO: Land Use and Transportation Committee
FROM: William H. Cole, President and CEO
POSITION: Support
SUBJECT: Council Bill 17-0149 – Rezoning – 1401 Woodall Street and 1446 Stevenson Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 17-0149 introduced by the Councilmember Costello, at the request of Woodall GPG, LLC.

PURPOSE

Bill 17-0149 is an ordinance for the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street from the I-1 Zoning District to the C-2 Zoning District.

BRIEF HISTORY

Woodall GPG, LLC is seeking to develop a multi-story office building with community serving retail space. The C-2 Zoning District is compatible with property already owned by the developer zoned C-2 and will serve as a buffer between the adjacent Industrial Zoning Districts and the R-8 Zoning District. Although allowed under C-2 zoning, BDC does not support the development of multi-family residential on this property.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation **Supports** City Council Bill 17-0149.

If you have any questions, please do not hesitate to contact Kimberly Clark at 410-837-9305 or kclark@baltimoredevelopment.com.

cc: Jeffrey Amoros

[RT]

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

Amended report

February 22, 2019

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

RE: AMENDED REPORT for CC Bill 17-0149: Rezoning – 1401 Woodall Street and 1446 Stevenson Street, from the I-1 Zoning District (Light Industrial) to the C-2 Zoning District (Community Commercial)

Ladies and Gentlemen:

City Council Bill No. 17-0149 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

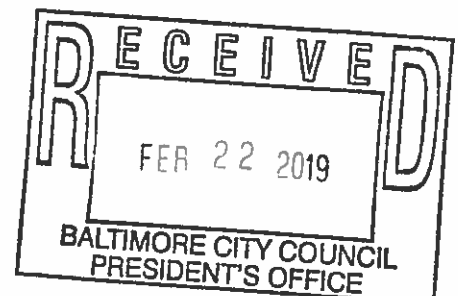
The purpose of City Council Bill No. 17-0149 is to change the zoning of the properties located at 1401 Woodall Street and 1446 Stevenson Street as outlined in red on the accompanying plat, from the I-1 Zoning District (Light Industrial) to the C-2 Zoning District (Community Commercial).

These properties were the subject of BMZA appeal number BMZ2018-72. As that matter is currently in active litigation before the Circuit Court for Baltimore City (Case No. 24-C-18-006357) BMZA takes no position on CC Bill No. 17-0149.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayor's Office of Council Relations
Natawna Austin, Office of the City Council President



The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11674238
Case #: EA000321789
Description:

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0149

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/18/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0149

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 6, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0149.

CC 17-0149 ORDINANCE - Rezoning - 1401 Woodall Street and 1446 Stevenson Street

FOR the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 63

Baltimore City Revised Code
(Edition 2000)

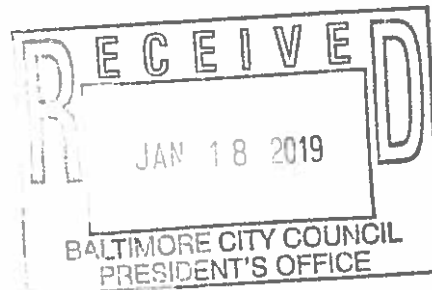
NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Mr. Joseph R. Woolman, III

For more information, contact committee staff at (410) 396-1260.

EDWARD REISINGER
Chair

Jan 18



Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.: 17-0149

Today's Date: [1/7/2019]

(Place a picture of the posted sign in the space below.)

**BALTIMORE CITY COUNCIL
PUBLIC HEARING
ON BILL NO. 17-0149**

The Land Use and Transportation Committee of the Baltimore City Council will meet on **Wednesday, February 6, 2019** at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0149.

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For more information, contact committee staff at (410) 396-1260.

EDWARD REISINGER
Chairman

Address: 1401 Woodall Street

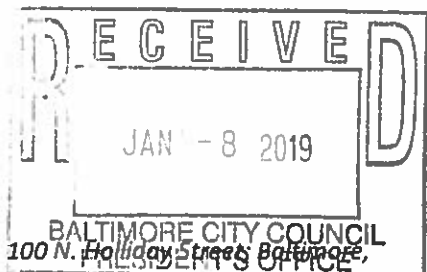
Date Posted: 1/6/2019

Name: Linda O'Keefe

Address: 523 Penny Lane, Hunt Valley MD 21030

Telephone: 410-666-5366

- Email to: Natawna.BAustin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street, Baltimore, MD 21202





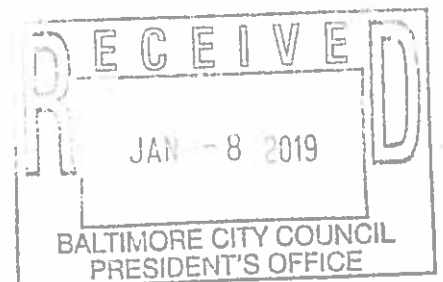
**BACKGROUND PHOTO 1401 WOODALL STREET POSTED 1/6/2019
CITY COUNCIL BILL NO.: 17-0149**

RECEIVED
JAN - 8 2019
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.: 17-0149

Today's Date: [1/7/2019]

(Place a picture of the posted sign in the space below.)



Address: 1446 Stevenson Street

Date Posted: 1/6/2019

Name: Linda O'Keefe

Address: 523 Penny Lane, Hunt Valley MD 21030

Telephone: 410-666-5366

- **Email to: Natownab.Austin@baltimorecity.gov**
- **Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202**

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



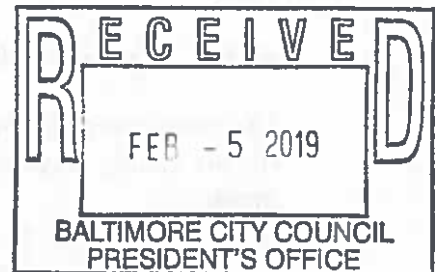
DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

February 5, 2019

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

*favorable
w/tn comments*



Re: City Council Bill 17-0149 – Rezoning – 1401 Woodall St. and 1446 Stevenson St.

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0149 for form and legal sufficiency. The bill would change the zoning for the property known as 1401 Woodall St. and 1446 Stevenson St, from the I-1 Zoning District to the C-2 Zoning District.

The City Council may permit this rezoning if it finds facts sufficient to show either a mistake in the existing zoning classification or a substantial change in the character of the neighborhood. Md. Code, Land Use, §10-304(b)(2); Baltimore City Code, Art. 32, §§5-508(a) and (b)(1). There would appear to be no basis to believe that the neighborhood has substantially changed between the comprehensive rezoning of the property on June 5, 2017 and today's date. Therefore, to legally rezone the property the City Council must identify a "mistake" that lead to the inappropriate zoning of the property as I-1.

In determining whether to rezone on the basis of mistake, the City Council is required to make findings of fact, for each property, on the following matters:

- (1) population change;
- (2) the availability of public facilities;
- (3) the present and future transportation patterns;
- (4) compatibility with existing and proposed development;
- (5) the recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals; and
- (6) the relationship of the proposed amendment to the City's plan.

Md. Land Use Code Ann., §10-304(b)(1); *see also*, Baltimore City Code, Art. 32, §5-508(b)(2) (citing same factors with (v) being "the recommendations of the City agencies and

officials,” and (vi) being “the proposed amendment’s consistency with the City’s Comprehensive Master Plan.”).

Article 32 of the City Code also requires Council to consider:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

Baltimore City Code, Art. 32, §5-508(b)(3).

The Mayor and City Council’s decision regarding a piecemeal rezoning is reviewed under the substantial evidence test, and should be upheld “if reasoning minds could reasonably reach the conclusion from facts in the record.” *City Council of Prince George’s Cty. v. Zimmer Dev. Co.*, 444 Md. 490, 510 (2015) (quoting, *Cremins v. Cnty. Comm’rs of Washington Cnty.*, 164 Md.App. 426, 438 (2005)); see also *White v. Spring*, 109 Md. App. 692, 699, cert. denied, 343 Md. 680 (1996) (“the courts may not substitute their judgment for that of the legislative agency if the issue is rendered fairly debatable”); accord *Floyd v. County Council of Prince George’s County*, 55 Md.App. 246, 258 (1983) (“‘substantial evidence’ means a little more than a ‘scintilla of evidence.’”).

With regard to rezoning on the basis of mistake, it is “firmly established that there is a strong presumption of the correctness of original zoning and of comprehensive rezoning.” *People’s Counsel v. Beachwood I Ltd. Partnership*, 107 Md. App. 627, 641 (1995) (quoting *Wells v. Pierpont*, 253 Md. 554, 557 (1969)). To sustain a piecemeal change, there must be substantial evidence that “the Council failed to take into account then existing facts . . . so that the Council’s action was premised . . . on a misapprehension.” *White*, 109 Md. App. at 698 (citation omitted). In other words, “[a] conclusion based upon a factual predicate that is incomplete or inaccurate may be deemed in zoning law, a mistake or error; an allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second-guessing.” *Id.* “Error can be established by showing that at the time of the comprehensive zoning the Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council’s action was premised initially on a misapprehension[,]” [and] “by showing that events occurring subsequent to the comprehensive zoning have proven that the Council’s initial premises were incorrect.” *Boyce v. Sembly*, 25 Md. App. 43, 51 (1975) (citations omitted). “Thus, unless there is probative evidence to show that there were then existing facts which the Council, in fact, failed to take into account, or subsequently occurring events which the Council

could not have taken into account, the presumption of validity accorded to comprehensive zoning is not overcome and the question of error is not 'fairly debatable.'" *Id.* at 52.

A finding of mistake, however, absent a regulatory taking, merely permits the further consideration of rezoning, it does not mandate a rezoning. *White*, 109 Md. App. at 708. Rather, a second inquiry "regarding whether, and if so, how, the property is reclassified," is required. *Id.* at 709. This second conclusion is due great deference. *Id.* (after a prior mistake has been established and accepted as fact by a legislative zoning entity, that entity's decision as to whether to rezone, and if so, how to reclassify, is due the same deference the prior comprehensive rezoning was due).

In sum, the Land Use and Transportation Committee (the "Committee") is required to hold a quasi-judicial public hearing with regard to the bill wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact for each property with regard to the factors in §§10-304 and 10-305 of the Land Use Article and § 5-508 of Article 32 of the Baltimore City Code. If, after its investigation of the facts, the Committee makes findings which support: (1) a mistake in the comprehensive zoning; and (2) a new zoning classification for the properties, it may adopt these findings and the legal requirements for granting the rezoning would be met.

Here, the Planning Department has not provided a staff report on the bill and the bill has not had a hearing before the Planning Commission. Those reports are, therefore, not available as sources of facts upon which the City Council can base its findings. Facts to support a mistake in the current zoning, therefore, must be offered during the hearing on the bill.

It is important to remember that although this bill can be heard in committee without review and report by the Planning Commission, State law requires that the City Council make findings of fact that address the recommendations of the Planning Commission and the Board. Md. Ann. Code, Land Use Art., §10-304(b)(1)(v). The City Council will be unable to satisfy this part of the requirements if the Planning Commission does not provide a report.

In addition, the Baltimore City Code, Art. 32, § 5-506 states that "The Planning Commission must consider the referred bill in a public hearing. Notice of the public hearing must be given in accordance with Title 5, Subtitle 6 {"Notices"} of this Code. Except as provided in subsection (e)(2) of this section, the hearing must be concluded no more than 60 days from the Commission's receipt of the referred bill."

§ 5-506(e) states that

“(1) If an agency fails to submit its written report and recommendations within the period specified by this section, the City Council may proceed without that report and recommendations.

(2) However, the applicant may waive this time limit and consent to an extension of the reporting period by giving written notice of the waiver and consent to the President of the City Council, with copies to the Board of Municipal and Zoning Appeals, the Planning Commission, and the Zoning Administrator.”

Finally, certain procedural requirements apply to this bill beyond those discussed above because a change in the zoning classification of a property is deemed a “legislative authorization.” Baltimore City Code, Art. 32, §5-501(2)(iii). Specifically, notice of the City Council hearing must be given by publication in a newspaper of general circulation in the City, by posting in a conspicuous place on the property and by first-class mail, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned. Baltimore City Code, Art. 32, §5-601(b). The notice of the City Council hearing must include the date, time, place and purpose of the hearing, as well as the address of the property and the name of the applicant. Baltimore City Code, Art. 32, §5-601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location, and at least one sign must be visible from each of the property’s street frontages. City Code, Art., §5-601(d). The published and mailed notices must be given at least 15 days before the hearing; the posted notice must be at least 30 days before the public hearing. Baltimore City Code, Art. 32, §5-601(e), (f).


The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for rezoning has been met. Assuming the required findings are made at the hearing and that all procedural requirements are satisfied, including receipt of a report from the Planning Commission, the Law Department can approve the bill for form and legal sufficiency.

Very truly yours,



Elena R. DiPietro
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor’s Office of Government Relations
Jeff Amoros, Mayor’s Legislative Liaison
Ashlea Brown, Special Solicitor
Victor Tervalo, Chief Solicitor
Hilary Ruley, Chief Solicitor
Avery Aisenstark

F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0149	M E M O	

TO Mayor Catherine E. Pugh

DATE: 1/4/19

TO: Land Use and Transportation Committee
 FROM: Department of Transportation
 POSITION: No Objection
 RE: Council Bill – 17-0149

INTRODUCTION – Rezoning - 1401 Woodall Street and 1446 Stevenson Street

PURPOSE/PLANS - For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

COMMENTS –Zoning changes impact the nature of development that will take place. Changing from an I-1 Zoning District to a C-2 Zoning District will change the intent of the zoning district from an industrial use to a small to medium scale commercial use with an emphasis on pedestrian circulation. Improving safety conditions for pedestrians often results in, and should coincide with, improved safety for bicyclists. The C-2 Zoning District could increase the need for improved bicycle infrastructure and presents an opportunity to include bicycle infrastructure in the development.

Key Highway, which runs adjacent to 1401 Woodall Street, is identified in the 2015 Bicycle Master Plan as a Proposed Main route (bike lanes, buffered bike lanes, cycletracks) and/or a Trail (off-road trails and sidepaths). Furthermore, the freight community has concerns given that this zoning is adjacent to a truck route and the Domino Sugar plant.

Future development will impact the Department of Transportation when signals, signs, markings, et cetera are added and/or traffic flow conversion may be needed. Additional resources will be needed to maintain new or altered transportation infrastructure in response to development facilitated by the zoning change.

AGENCY/DEPARTMENT POSITION –

The Department of Transportation has No Objection to City Council 17-0149.

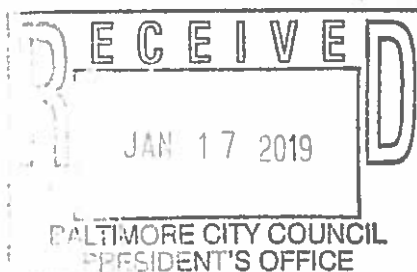
If you have any questions, please do not hesitate to contact Michael Castagnola at Michael.Castagnola@baltimorecity.gov, 410-396-6802.

Sincerely,



Michelle Pourciau
 Director

No obj





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: February 25, 2019

Re: City Council Bill 17-0149, Rezoning – 1401 Woodall Street and 1446 Stevenson Street

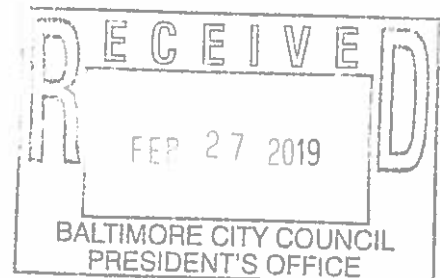
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0149, for the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033) from the I-1 Zoning District to the C-2 Zoning District.

If this bill is enacted, the owner intends to redevelop the properties for mixed use. However, HCD has limited information regarding the details of the project. In addition, the Board of Municipal and Zoning Appeals (BMZA) noted in its bill report that the properties were subject to a BMZA appeal and that the matter is currently in active litigation before the Circuit Court of Baltimore City.

In light of these considerations, HCD takes no position on City Council Bill 17-0149.

MB:td

cc: Mr. Jeffrey Amoros, Mayor's Office of Government Relations



No position

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, March 6, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0149

Rescheduled from 2-20-19

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Sponsors: Eric T. Costello

THIS MEETING WAS RECESSED

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: March 6, 2019

Time (Beginning): 1:05 PM

Time (Ending): 1:09 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: 14

Committee Members in Attendance:

Reisinger, Edward, Chairman

Middleton, Sharon, Vice Chair

Clarke, Mary Pat

Costello, Eric

Dorsey, Ryan

Pinkett, III Leon

Stokes, Robert

Bill Synopsis in the file? Attendance sheet in the file? Agency reports read? Hearing televised or audio-digitally recorded? Certification of advertising/posting notices in the file? Evidence of notification to property owners? Final vote taken at this hearing? Motioned by: Councilmember * Seconded by: Councilmember * Final Vote:

Major Speakers
(This is not an attendance record.)

- Councilmember Eric Costello

Major Issues Discussed

1. Councilmember Reisinger introduced committee members and read the bill's title, purpose and public notice certification report.
2. Councilmember Costello made a motion to recess the hearing. The motion passed.
3. The hearing was recessed.

Further Study

Was further study requested?
If yes, describe.

Yes No

Committee Vote:

Reisinger, Edward, Chairman.....
Middleton, Sharon, Vice Chair.....
Clarke, Mary Pat.....
Costello, Eric.....
Dorsey, Ryan.....
Pinkett, Leon.....
Stokes, Robert:.....

Jennifer L. Coates, Committee Staff



Date: March 6, 2019

cc: Bill File
OCS Chrono File

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, March 6, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0149

Rescheduled from 2-20-19

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Sponsors:

Eric T. Costello

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

RECONVENING

Wednesday, March 6, 2019

1:05 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

Note: This hearing was rescheduled from 2/20/19 due to inclement weather.

Revised: 2/28/19

CITY COUNCIL COMMITTEES

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Brandon M. Scott
Isaac “Yitzy” Schleifer
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Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)



BILL SYNOPSIS

Revised 02/28/19

Committee: Land Use and Transportation

Bill 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

Sponsor: Councilmember Costello

Introduced: October 16, 2017

Purpose:

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Effective: 30th day after enactment

Hearing Date/Time/Location: March 6, 2019 /1:05 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission

Board of Municipal and Zoning Appeals

Department of Law

Department of Transportation

Department of Housing and Community Development

Baltimore Development Corporation

Defers to Planning

Favorable/Comments

No Objection

No Position



Analysis

Current Law

Article 32 – Zoning District Map; Sheet 66; Baltimore City Revised Code (Edition 2000)

Background

If approved, Bill 17-0149 proposes to rezone 1401 Woodall Street and 1446 Stevenson Street from the I-1 to C-2 Zoning District. The applicant and owner of the properties is Woodall GPG, LLC. The developer, Goodier Associates, proposes to build an office complex with a parking garage.

The property is located in the Locust Point neighborhood at the intersection of Woodall Street and Key Highway. The site is bounded by Key Highway on the north, Stevenson Street on the east, Woodall Street on the west and Fort Avenue on the south.

The site is improved with a large building. Prior to Transform Baltimore the property was zoned M-3 Industrial (Heavy Industry). The neighborhood has a wide mix of uses, including residential, industrial and commercial. The Domino Sugar Refinery Company, an industrial manufacturer, is situated directly across the street on the north side of Key Highway and also owns property on Stevenson Street.

During the Transform Baltimore comprehensive rezoning process, the property was designated and is currently zoned as Industrial I-1. If approved, Bill 17-0149 would rezone the property from Industrial I-1 to Commercial C-2.

Property	Zoning		
	Prior to Transform	Current	Proposed
1401 Woodall Street	M-3	I-1	C-2
1446 Stevenson Street	M-3	I-1	C-2

Attached are Use Tables for the I-1 Industrial and C-2 Commercial zoning districts. The intended purpose, as stated in Article 32 - Zoning, for the current and proposed zoning districts are described below:

Current Zoning District – I-1

§ 11-204. I-1 Light Industrial District.

(a) *Intent.*

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.

(b) *Light industrial uses.*

Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

(Ord. 16-581.)

Proposed Zoning District – C-2

§ 10-204. C-2 Community Commercial District.

(a) *Areas for which intended.*

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles.

(b) *Standards.*

The C-2 District standards are crafted to:

- (1) ensure compatibility among neighboring residential, commercial, and entertainment uses;
- (2) maintain the proper scale of commercial use; and
- (3) maintain a balance between high traffic volume and pedestrian circulation.

(Ord. 16-581; Ord. 17-015.)

Additional Information

Fiscal Note: Not Available

Information Source(s): City Records, Agency Representatives

Analysis by: Jennifer L. Coates
Analysis Date: March 28, 2019

JLC

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0149
(First Reader)**

Introduced by: Councilmember Costello

At the request of: Woodall GPG, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: October 16, 2017

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 1401 Woodall Street and 1446 Stevenson Street**

3 FOR the purpose of changing the zoning for the properties known as 1401 Woodall Street and
4 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the
5 accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 66

10 Baltimore City Revised Code

11 (Edition 2000)

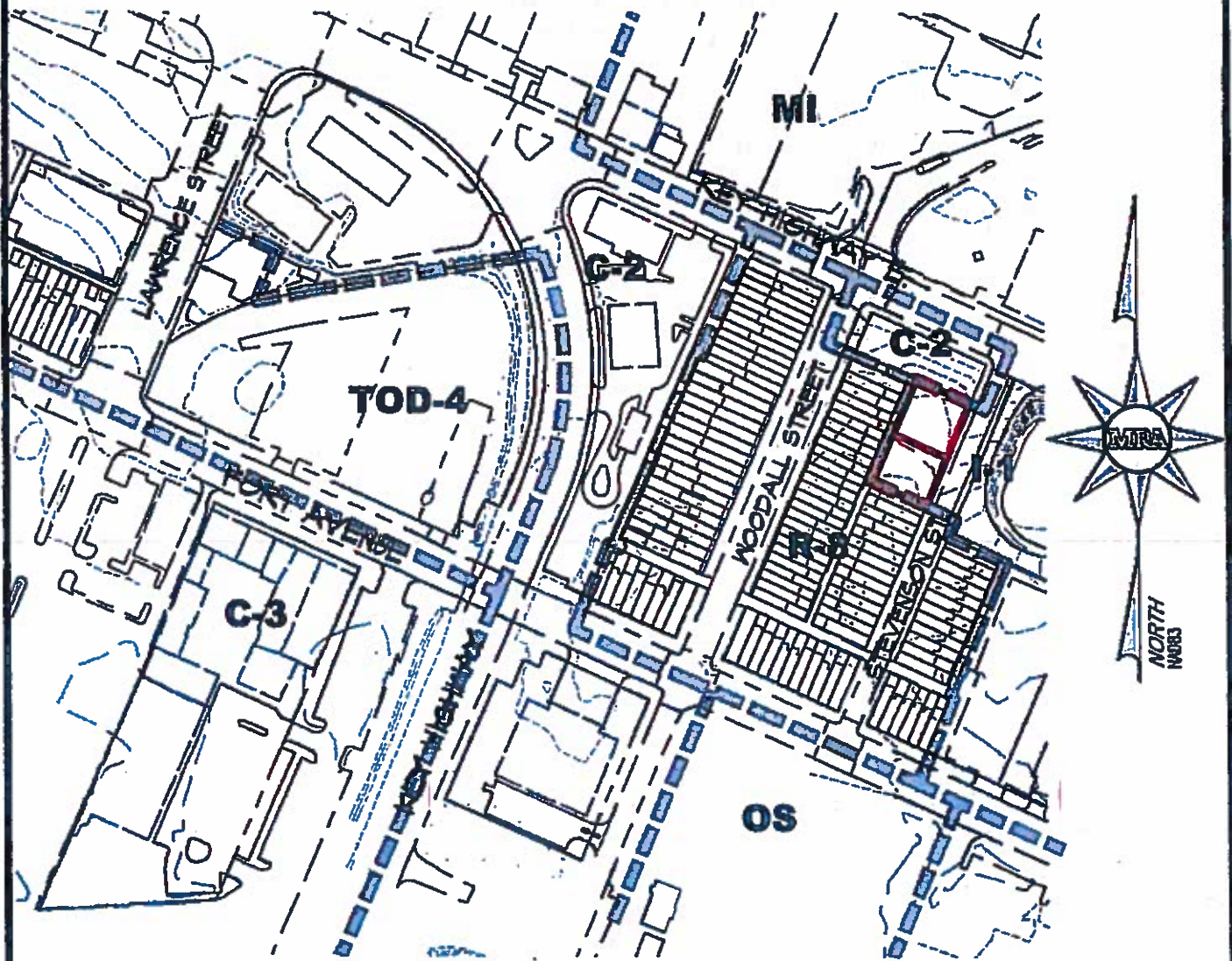
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Sheet 66 of the Zoning District Map is amended by changing from the I-1 Zoning District to the
14 C-2 Zoning District the properties known as 1401 Woodall Street and 1446 Stevenson Street
15 (Block 2016, Lots 032 and 033), as outlined in red on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
25 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

SHEET NO. 66 OF THE ZONING DISTRICT MAP OF BALTIMORE CITY ZONING CODE



MAYOR

PRESIDENT CITY COUNCIL

NOTE:
IN CONNECTION WITH THE PROPERTY KNOWN AS 1401 WOODALL ST AND 1446 STEVENSON STREET, THIS APPLICANT WISHES TO REQUEST THE REZONING OF THE AFOREMENTIONED PROPERTY FROM I-1 ZONING TO C-2 ZONING, AS OUTLINED IN RED ABOVE.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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(410) 935-6050
SDAVIS@MRAGTA.COM
MRAGTA.COM
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**1401 WOODALL STREET &
1446 STEVENSON STREET**
LOT. 32 & 33

WARD 24, SECTION 10, BLOCK 2016
BALTIMORE CITY, MARYLAND

SCALE: 1" = 200'	DATE: 9/13/17	DRAWN BY: BNS	DESIGN BY: BNS	REVIEW BY: SDD	JOB NO. : 9999
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LAND USE AND TRANSPORTATION COMMITTEE
Attachment

BILL 17-0149

Zoning - Use Table

Commercial Districts
Industrial Districts

TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
RESIDENTIAL								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
INSTITUTIONAL								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	P	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	P	
Marina: Dry Storage				CB	CB	P		Per § 14-323
Marina: Recreational				CB	CB	P	P	Per § 14-323
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	Per § 14-339
COMMERCIAL								
After-Hours Establishments			CB		CB	CB	CB	Per § 14-301.1
Animal Clinic	P	P	P	P	P	P	P	Per § 14-317
Art Gallery	P	P	P	P	P		P	
Arts Studio	P	P	P	P	P	P	P	
Arts Studio: Industrial				CB	CB	P	CB	
Bail Bond Establishment			CO	CO	CO	CO	CO	
Banquet Hall				CO	CB	CB	P	Per § 14-302
Body Art Establishment	CB	CB	CB	P	P	P	P	
Broadcasting Station (TV or Radio)				CB	P	P	P	
Car Wash (Fully Enclosed Structure)					P	P	CB	Per § 14-304
Car Wash (Outdoor)					CB	P		Per § 14-304
Carry-Out Food Shop	CB	CB	CB	P	P	P	P	
Check-Cashing Establishment	CO	CO	CO	CO	CO	CB	CB	
Convention Center							P	
Day-Care Center: Adult or Child	CB	CB	CB	P	P	P	P	Per § 14-309
Drive-Through Facility				CB	CB	CB		Per § 14-311
Entertainment: Indoor	CB	CB	P	P	P	P	P	Per § 14-312
Entertainment: Live			P		P	CO	P	Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)	CB	CB		CB				Per § 14-319
Financial Institution	P	P	P	P	P	P	P	

ZONING

ART. 32, TBL 10-301

<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Funeral Home				CB	P	P		
Gas Station				CB	CB	P		Per § 14-314
Greenhouse or Nursery	P	P	P	P	P	P	CB	Per § 14-339
Health-Care Clinic	CB	CB	CB	P	P	P	P	
Health and Fitness Center	P	P	P	P	P	P	P	
Heavy Sales, Rental, or Service					CB	P		
Hotel or Motel	CB	CB	CB	P	P	P	P	
Kennel					CB	P	CB	Per § 14-317
Lodge or Social Club	CB	CB	CB	CB	P	P	P	Per § 14-320
Lounge			P		P	P	P	Per § 14-321
Motor Vehicle Dealership (Fully Enclosed Structure)				P	P	P	P	Per § 14-325
Motor Vehicle Dealership (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Rental Establishment (Fully Enclosed Structure)	P			P	P	P	P	Per § 14-325
Motor Vehicle Rental Establishment (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Service and Repair: Major						P		Per § 14-326
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)				P	P	P	P	Per § 14-326
Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)				CB	P	P		Per § 14-326
Nursery (<i>See "Greenhouse or Nursery"</i>)	-	-	-	-	-	-	-	-
Office	P	P	P	P	P	P	P	
Outdoor Dining	P	P	P	P	P	P	P	Per § 14-329
Pawn Shop				CB	CB	CB	CB	
Personal Services Establishment	P	P	P	P	P	P	P	
Racetrack						CB		
Recreation: Indoor				P	P	P	P	Per § 14-312
Recreation: Outdoor				CB	CB	CB	CB	Per § 14-312
Recreational Vehicle Dealership					CB	P		
Restaurant	P	CB	P	P	P	P	P	

Commercial (cont'd)	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
INDUSTRIAL								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB ¹	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed	CB	CB	CB	CB	CB	P	CB	Per § 14-340
Electric Substation: Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)				CB	P	P	CB ²	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Telecommunications Facility ³	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only in a structure lawfully existing as of June 5, 2017.

² However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. See § 10-503(c)(1).

³ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁴ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 17-056; Ord. 18-167; Ord. 18-171.)

TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
RESIDENTIAL							
Dwelling (Above Non-Residential Ground Floor)		P	P				
Dwelling: Live-Work			P	CB			
Dwelling: Multi-Family		P	P				
Dwelling: Rowhouse		P					
Residential-Care Facility (16 or Fewer Residents)		P	P				Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB				Per § 14-334
Rooming House			CB				
INSTITUTIONAL							
Cultural Facility			CB				Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB				
Educational Facility: Primary and Secondary		P	P				
Government Facility	P	P	P	P	P	P	
Homeless Shelter			CO				
Hospital		P	CO				
OPEN-SPACE							
Community-Managed Open-Space Farm	CB	CB	CB				Per § 14-307
Community-Managed Open-Space Garden	P	P	P				Per § 14-307
Park or Playground	P	P	P				
Urban Agriculture	P	P	P	P			Per § 14-339

	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL							
Animal Clinic			P	P			Per § 14-317
Art Gallery			P				
Arts Studio			P				
Arts Studio: Industrial	P		P	P			
Banquet Hall	CB						Per § 14-302
Body Art Establishment			P				
Broadcasting Station (TV or Radio)	P		P	P			
Car Wash				P	P		Per § 14-304
Carry-Out Food Shop		P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB						Per § 14-311
Entertainment: Indoor		P	P				Per § 14-312
Entertainment: Live			CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB					Per § 14-319
Financial Institution	P ²	P	P				
Gas Station				CB	CB		Per § 14-314
Greenhouse		P	P	P			Per § 14-339
Health-Care Clinic	P	P	P				
Health and Fitness Center	P	P	P				
Heavy Sales, Rental, or Service			CO	CB			
Hotel or Motel	P	P	CB				
Kennel			CB	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Major				CB	CB		Per § 14-326
Motor Vehicle Service and Repair: Minor			CO	CB	CB		Per § 14-326
Nursery		P	P	P			Per § 14-339
Office	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

ZONING

ART. 32, TBL 11-301

<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Dining		P	P				Per § 14-329
Personal Services Establishment	P ²	P	P	CB			
Recreation: Indoor		P	P				Per § 14-312
Recreation: Outdoor			CB				Per § 14-312
Restaurant	P ²	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	CB			Per § 14-336
Tavern		P	CO	CB	CB		Per § 14-337
Truck Repair				P	P		
INDUSTRIAL							
Alternative Energy System: Commercial	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	P		Per § 14-305
Contractor Storage Yard				P	P		Per § 14-330
Food Processing: Light	P		P	P			
Freight Terminal				P	P	P	
Heliport		CB		CB	CB		
Helistop		CB		CB	CB		
Industrial Boat Repair Facility					P	P	Per § 14-323
Industrial: General					P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P		
Industrial: Maritime-Dependent					P	P	
Landfill: Industrial					CB		Per § 14-318
Marina: Dry Storage			CB	P	P		Per § 14-323
Marine Terminal					P	P	
Materials Recovery Facility					P		Per § 14-324
Mini-Warehouse			P	P			

<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Motor Vehicle Operations Facility				P	P		
Movie Studio	P		P	P	P		
Outdoor Storage Yard				P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	
Recyclable Materials Recovery Facility				P	P		Per § 14-333
Recycling Collection Station				CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P		
Research and Development Facility	P	P	P	P	P	P	
Resource Recovery Facility					CB		Per § 14-335
Shipyards					P	P	
Truck Stop				P	P		
Truck Terminal				P	P		
Warehouse	P		P	P	P	P	
Waterfreight Terminal					P	P	
Wholesale Goods Establishment	P		P	P	P		
OTHER							
Alternative Energy System: Community-Based	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁵ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 18-171.)

Communications

- Historic Mills - American Open Building and Design - East - 1981
- The Silver Building - East - 1981
- The Silver Building - East - 1981

LAND USE AND TRANSPORTATION COMMITTEE

Bill 17-0149

Communications

- Peter O'Malley - American Sugar Refining, Inc./ASRGroup - Dated: 02/02/2018
- Greg Sileo, President, Locust Point Civic Association - Dated: 03/17/2018
- Greg Sileo, President, Locust Point Civic Association – Dated: 03/27/18



American Sugar Refining, Inc.

1100 Key Highway East
Baltimore, MD 21230

t +1 410.951.5749
Peter.O'Malley@asr-group.com

Peter O'Malley
Vice President Corporate Relations

February 2, 2018

Hon. Eric Costello
100 Holliday Street, Suite 500
Baltimore, MD 21202

Re: Council Bill 17-0149

Dear Councilman Costello,

I am writing on behalf of American Sugar Refining, Inc., owner of the Domino Sugar refinery located at 1100 Key Highway East, to oppose the rezoning of 1401 Woodall Street and 1446 Stevenson Street from the I-1 Zoning District to the C-2 Zoning District as proposed in Council Bill 17-0149. The subject properties sit across Key Highway East from our refinery and directly across the street from our upper truck lot on Stevenson Street.

Domino Sugar has been making sugar in Locust Point for almost 96 years. We provide more than 600 direct jobs, produce 14% of the nation's cane sugar and generate 33,000 truck trips a year. It should be noted that on a normal operating day 50 trucks will access our upper truck lot on Stevenson Street.

The developer, Goodier Associates, has proposed rezoning the property in order to build a five-story office complex with parking garage that would accommodate approximately 225 employees and 88 vehicles. While we and our residential neighbors would prefer single family row homes on these parcels, we realize this is not a financially viable option for the developer given the cost of the underlying lots. While an office use is preferable to the density a multi-family use would bring, the scale of the proposed office building is too large, the parking provided is too little, and the impact to surrounding roads, residences and our business is too great.

Notwithstanding our concerns about the proposed development, we believe that rezoning this property is not appropriate for another reason. As you are aware, the City Council passed a comprehensive rezoning bill in December 2016 that included new zoning designations for every parcel in the city. This new map has been in effect for less than nine months. Any rezoning of these properties should have taken place during that process. We do not believe rezoning is permissible at this time.



Making Life a Little Sweeter

Visit Our Family of Brands at ASR-Group.com

The geographic circumstances of our area are unique in that we have heavy manufacturing in close proximity to residentially zoned districts. These opposing land uses can present some challenges. However, we have worked hard to have a good relationship with our neighbors. And, with regard to the proposed rezoning and development at 1401 Woodall and 1446 Stevenson, are united with the community in opposition.

If you would like to discuss this matter in greater detail please do not hesitate to contact me.

Sincerely,



Peter O'Malley

cc:

Hon. Ed Reisinger
Hon. Sharon Green Middleton
Hon. Ryan Dorsey
Hon. Leon Pinkett
Hon. Robert Stokes
Hon. Bill Ferguson
Hon. Luke Clippinger
Hon. Brooke Lierman
Hon. Robbyn Lewis
Jennifer Coates, Land Use & Transportation Committee Staff
Colin Tarbert, Mayor's Office
Thomas Stosur, Director of Planning
Sean Davis, Chair, Planning Commission
Brent Flickinger, Planning Department
Greg Sileo, Locust Point Civic Association

LOCUST POINT



C I V I C A S S O C I A T I O N

President
Greg Sileo

Vice President
Harry Stinefelt

Corresponding Secretary
Cathy Rajnes

Recording Secretary
Justin Gonsky

Treasurer
Sarah Swiger

Board of Directors

Carol Benedict
Matthew Farcusky
Will Javel
Kate McCormiskey
Brian McHale
Damon O'Connor
Caitlin O'Connell
Jessica Roenick
John Shea
Beth Terry

March 17, 2018

Via Electronic Mail (eric.costello@baltimorecity.gov)
Councilman Eric Costello
Baltimore City Council
100 N Holliday St, 5th Floor
Baltimore, MD 21202

Re: Council Bill 17-0149
Opposition to Rezoning of 1401 Woodall Street & 1446 Stevenson
Street

Dear Councilman Costello:

As a follow-up to our subsequent communications regarding the redevelopment plans for 1401 Woodall and 1446 Stevenson Street and the attached email we received from the developer's land use attorney on February 16, 2018, it is our understanding that the development team is now focusing its efforts on designing and building structures that are in conformance with the current zoning classifications on the subject properties.

With this in mind, we would like to, again, request that you withdraw Council Bill 17-0149 which would effectively change 1401 Woodall and 1446 Stevenson Streets from I-1 to C-2 Zoning Districts. This request seems timely and appropriate since the development team intends to develop the sites "by right" and is no longer interested in working with the community to address our concerns or come to an agreeable redevelopment proposal. We would also like to advance conversations with you to establish a special Residential Permit Parking (RPP) zone, with a special exemption to the ten-(10) block-face requirement, as expressed by the residents of Woodall and Stevenson Streets and supported by the development team, per the same email.

To be clear, the community is not in opposition to the redevelopment of the subject properties, but stands opposed to the scale of the proposed redevelopment. While we agree with the development team, that an office building would be the most desirable use of the site(s) for all involved, the

LOCUST POINT



CIVIC ASSOCIATION

community will not support large-scale facilities that overshadow the adjacent residential community and compromise the quality of life, context, historic nature and infrastructure surrounding the site – particularly as it relates to traffic, parking, safety and environmental considerations. At your behest, the community has made good faith efforts to negotiate agreeable terms with the development team and development team and they have backed away twice, unwilling to meaningfully address our concerns meaningfully address our concerns regarding the scale of the proposed redevelopment. redevelopment.

In closing, you stated that it was your intention to exhaust every effort to achieve an agreeable resolution between the community and development team, until one or more of the parties is not willing to sit in the same room to negotiate terms. It seems that the development team has reached that point and the community is prepared to continue to oppose the rezoning and proposed scale of the redevelopment for both properties moving forward. Therefore, we respectfully request that you withdraw Council Bill 17-0149 in support of the community and your constituents' wishes.

Thank you for your consideration and we look forward to your response.

Sincerely,



Greg Sileo
President
Locust Point Civic Association

cc: (via electronic mail)
Councilman Bernard C. "Jack" Young, Council President
Councilman Edward Reisinger, Land Use & Transportation Committee
Jennifer Coates, Land Use & Transportation Committee Staff
Senator Bill Ferguson
Delegate Luke Clippinger
Delegate Brooke Lierman
Delegate Robbyn Lewis
Tom Stosur, Baltimore City Department of Planning
Brent Flickinger, Baltimore City Department of Planning
Anthony Cataldo, AICP, UDARP Coordinator
Domino Sugar/ASR Group, C/O Peter O'Malley
Locust Point Civic Association Board of Directors
Dan Goodier, Goodier

LOCUST POINT



CIVIC ASSOCIATION

PRESIDENT
GREG SILEO

VICE PRESIDENT
HARRY STINEFELT

CORRESPONDING SECRETARY
GINNY RAJNES

RECORDING SECRETARY
JUSTIN GROSSMAN

TREASURER
SARAH SWIGER

BOARD OF DIRECTORS

COREY BENEDICT
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WILL JOVEL
KATE MCCOMISKEY
BRIAN MCHALE
DAMIAN O'CONNOR
CAITLIN REGAN
JESSICA ROENICK
JOHN SHEA
BETH TERRY

March 27, 2018

Via Electronic Mail (eric.costello@baltimorecity.gov)
Councilman Eric Costello
Baltimore City Council
100 N Holliday St, 5th Floor
Baltimore, MD 21202

Re: Opposition to Consolidating and/or Rezoning 1401 Woodall Street &
1446 Stevenson Street

Dear Councilman Costello:

Thank you for attending the Locust Point Civic Association's (LPCA) General Community Meeting on Wednesday, March 14, 2018, and for hearing our concerns regarding the scale of the proposed development being considered for 1401 Woodall and 1446 Stevenson Streets. I am writing to reiterate the community's position and our request for you to represent our residents – your constituents – at the Board of Municipal Zoning and Appeals (BMZA) hearing on April 17, 2018 at 3 pm, where we plan to voice our opposition to the scale of the proposed development and any consolidation or rezoning of the properties that would allow it.

To be clear, the community is not in opposition to the redevelopment of the subject properties. The community is asking for a more appropriately-scaled development that will not overwhelm the adjacent residential community or further compromise the neighborhood's quality of life, context, historic nature and infrastructure – particularly as it relates to traffic, parking, safety and environmental considerations.

At your behest and commitment to exhaust communications between our community and the development team, we, your constituents, have maintained a willingness to negotiate an agreeable outcome in good faith.

Whereas, the development team has broken off communications on more than one occasion, after only two official meetings with community representatives. As discussed, we will be coming back to the table on April 3rd with the hope of identifying a resolution.

As you know, the development team's original proposal was to consolidate and rezone the subject properties to accommodate a 60-foot tall, 5-story office building, with below-grade accessory parking. However, after failing to meaningfully address the community's concerns regarding the scale of the proposed development and its impact on the community, the development team suspended its engagement with residents. They then indicated their intent to redevelop the sites "by right" to build a 100 foot tall, multi-family, mixed-use dwelling on the C-2 zoned Woodall parcel, to accommodate 65 residential units, with structured parking on the I-1 zoned industrial Stevenson parcel. Obviously, a high-rise structure is even more out of scale and character of the surrounding community and we believe this would also have significant cost implications for the developer. Therefore, we see this is a strong-arm tactic to get the community to approve the development team's initial 5-story development proposal without having to provide any major concessions regarding the scale of the building.

More importantly, the community never had a chance to review or provide feedback regarding the initial rezoning of 1401 Woodall to allow a development of either proposed scale. The rezoning amendment was introduced by the development team's land-use attorney, unbeknownst to the community. It was seemingly not advertised or made part of the public record, until just before the new zoning code went into effect along with hundreds of other last-minute amendments that did not receive the same level of consideration, scrutiny or opportunity for community engagement.

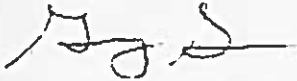
Our legal counsel has also made us aware that there are several legal cases challenging similar last-minute amendments created by the new zoning code. This is of particular concern because the development team's land use attorney wrote on the map amendment change form that the 1401 Woodall "Property is no longer viable as an industrial site" and that the "Owner has been working with the Community to redevelop as a commercial building." This was seemingly introduced before the Baltimore City Council Land Use and Transportation Committee on January 5, 2016. Both of these statements are misleading to say the least. First, the site is surrounded by industrial facilities and could still have been used for that purpose on the date of map amendment change. Second, LPCA's Board of Directors met with the previous owner once in 2015 and no formal plans or proposals for redevelopment were presented to the community at that time. This meeting was also prior to the sale of 1401 Woodall to its current owner in 2017.

Despite the irregularity in process, false claims and strong-arm tactics, the community has demonstrated good faith and a willingness to negotiate agreeable terms with the development team. Therefore, we are asking you and several of our other elected officials to represent your constituents and our community's interests by going on the record in opposition to the proposed consolidation and/or rezoning of the subject properties, until the community reaches a mutually agreeable solution with the development team.

LOCUST POINT
CIVIC ASSOCIATION

Thank you for your consideration. We respectfully request a written response outlining your position and action plan on this matter at least one week in advance of the BMZA hearing. We look forward to a productive conversation on April 3rd.

Sincerely,



Greg Sileo
President, Locust Point Civic Association

cc: (via electronic mail)
Councilman Bernard C. "Jack" Young, Council President
Councilman Edward Reisinger, Land Use & Transportation Committee
Jennifer Coates, Land Use & Transportation Committee Staff
Senator Bill Ferguson
Delegate Luke Clippinger
Delegate Brooke Lierman
Delegate Robbyn Lewis
Tom Stosur, Baltimore City Department of Planning
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Anthony Cataldo, AICP, UDARP Coordinator
Domino Sugar/ASR Group, C/O Peter O'Malley
Locust Point Civic Association Board of Directors
Dan Goodier, Goodier

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, February 20, 2019

1:10 PM

Du Burns Council Chamber, 4th floor, City Hall

Work Session: 17-0149
Reconvened from 2/6/19

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR WORKSESSION

17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Sponsors:

Eric T. Costello

Work Session

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

RECONVENING

Wednesday, February 20, 2019

1:10 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac “Yitzy” Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac “Yitzy” Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac “Yitzy” Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

Sponsor: Councilmember Costello

Introduced: October 16, 2017

Purpose:

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Effective: 30th day after enactment

Hearing Date/Time/Location: February 20, 2019 /1:10 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission

Board of Municipal and Zoning Appeals

Department of Law

Department of Transportation

Department of Housing and Community Development

Baltimore Development Corporation

Defers to Planning

Favorable/Comments

No Objection



Analysis

Current Law

Article 32 – Zoning District Map; Sheet 66; Baltimore City Revised Code (Edition 2000)

Background

If approved, Bill 17-0149 proposes to rezone 1401 Woodall Street and 1446 Stevenson Street from the I-1 to C-2 Zoning District. The applicant and owner of the properties is Woodall GPG, LLC. The developer, Goodier Associates, proposes to build an office complex with a parking garage.

The property is located in the Locust Point neighborhood at the intersection of Woodall Street and Key Highway. The site is bounded by Key Highway on the north, Stevenson Street on the east, Woodall Street on the west and Fort Avenue on the south.

The site is improved with a large building. Prior to Transform Baltimore the property was zoned M-3 Industrial (Heavy Industry). The neighborhood has a wide mix of uses, including residential, industrial and commercial. The Domino Sugar Refinery Company, an industrial manufacturer, is situated directly across the street on the north side of Key Highway and also owns property on Stevenson Street.

During the Transform Baltimore comprehensive rezoning process, the property was designated and is currently zoned as Industrial I-1. If approved, Bill 17-0149 would rezone the property from Industrial I-1 to Commercial C-2.

Property	Zoning		
	Prior to Transform	Current	Proposed
1401 Woodall Street	M-3	I-1	C-2
1446 Stevenson Street	M-3	I-1	C-2

Attached are Use Tables for the I-1 Industrial and C-2 Commercial zoning districts. The intended purpose, as stated in Article 32 - Zoning, for the current and proposed zoning districts are described below:

Current Zoning District – I-1

§ 11-204. I-1 Light Industrial District.

(a) Intent.

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.

(b) Light industrial uses.

Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

(Ord. 16-581.)

Proposed Zoning District – C-2

§ 10-204. C-2 Community Commercial District.

(a) Areas for which intended.

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles.

(b) Standards.

The C-2 District standards are crafted to:

- (1) ensure compatibility among neighboring residential, commercial, and entertainment uses;
- (2) maintain the proper scale of commercial use; and
- (3) maintain a balance between high traffic volume and pedestrian circulation.

(Ord. 16-581; Ord. 17-015.)

Additional Information

Fiscal Note: Not Available

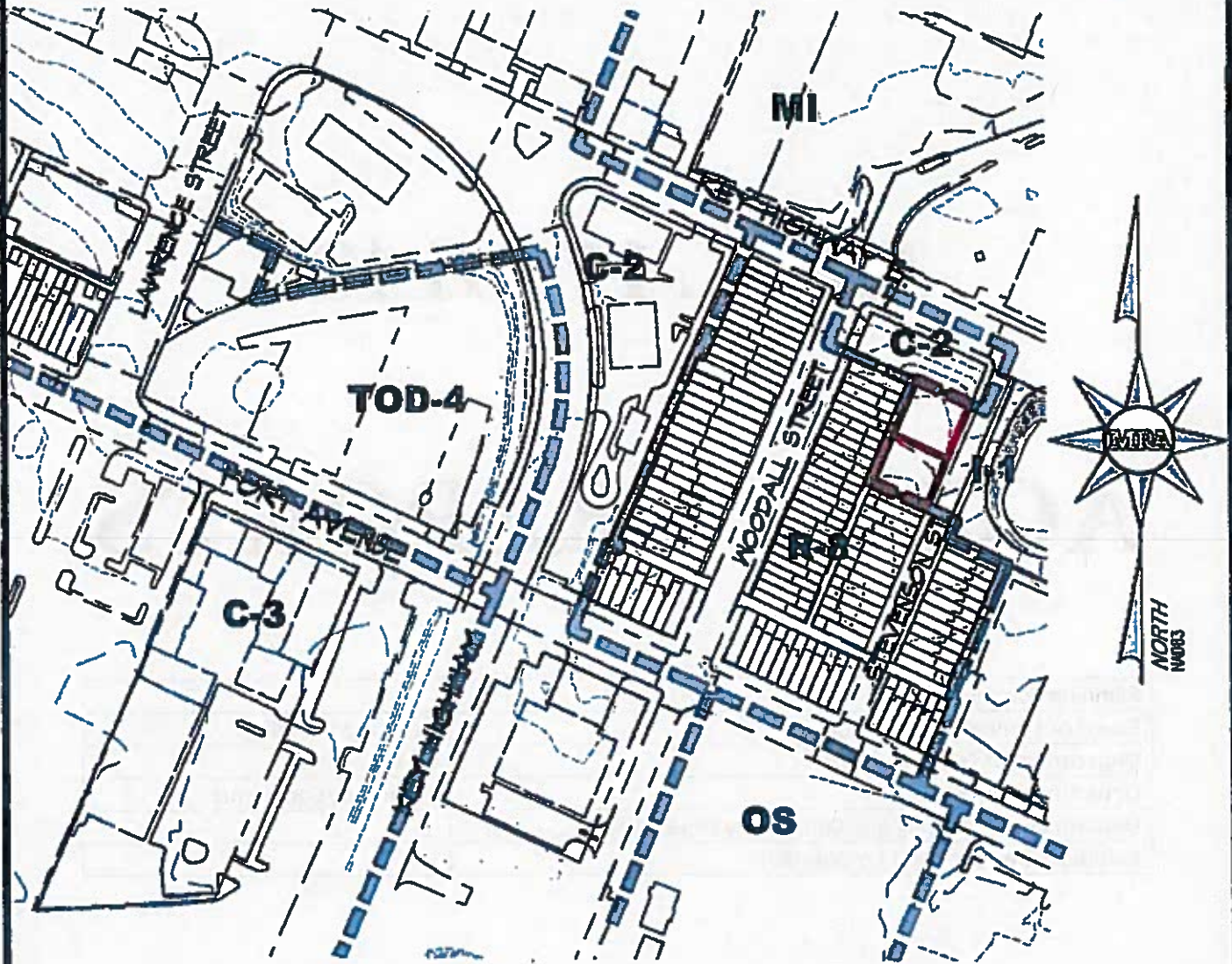
Information Source(s): City Records, Agency Representatives

Analysis by: Jennifer L. Coates
Analysis Date: February 13, 2019



Direct Inquiries to: (410) 396-1260

SHEET NO. 66 OF THE ZONING DISTRICT MAP OF BALTIMORE CITY ZONING CODE



MAYOR

PRESIDENT CITY COUNCIL

NOTE:
IN CONNECTION WITH THE PROPERTY KNOWN AS 1401 WOODALL ST AND 1446 STEVENSON STREET, THIS APPLICANT WISHES TO REQUEST THE REZONING OF THE AFOREMENTIONED PROPERTY FROM I-1 ZONING TO C-2 ZONING, AS OUTLINED IN RED ABOVE.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1414 KEY HIGHWAY, SUITE 201P
BALTIMORE, MD 21230
(410) 635-8050
SDAVIS@MRAGTA.COM
MRAGTA.COM

Copyright 2017 Morris & Ritchie Associates, Inc.

**1401 WOODALL STREET &
1446 STEVENSON STREET**
LOT. 32 & 33

WARD 24, SECTION 10, BLOCK 2016
BALTIMORE CITY, MARYLAND

SCALE: 1" = 200'

DATE: 9/13/17

DRAWN BY: BNS

DESIGN BY: BNS

REVIEW BY: SDD

JOB NO. : 9999

149

LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0149

AGENCY REPORTS

Planning Commission	
Board of Municipal Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
Department of Law	Favorable/Comments
Department of Housing and Community Development	
Baltimore Development Corporation	

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, February 20, 2019

1:10 PM

Du Burns Council Chamber, 4th floor, City Hall

Work Session: 17-0149
Reconvened from 2/6/19

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR WORKSESSION

17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Sponsors:

Eric T. Costello

Work Session

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, February 6, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0149

Rescheduled from 1/16/19

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 5 - Member Edward Reisinger, Member Sharon Green Middleton, Member Eric T. Costello, Member Ryan Dorsey, and Member Robert Stokes Sr.
- Absent** 2 - Member Mary Pat Clarke, and Member Leon F. Pinkett III

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Sponsors: Eric T. Costello

THIS MEETING WAS RECESSED.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: February 6, 2019
Time (Beginning): 1:00 PM
Time (Ending): 1:03 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 9
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Costello, Eric
Dorsey, Ryan
Stokes, Robert

Form with checkboxes for Bill Synopsis, Attendance sheet, Agency reports, Hearing televised, Certification of advertising/posting notices, Evidence of notification, Final vote taken, Motioned by, Seconded by, and Final Vote.

Major Speakers
(This is not an attendance record.)

- Councilmember Eric Costello

Major Issues Discussed

1. Councilmember Reisinger introduced committee members and read the bill's title, purpose and public notice certification report.
 2. Councilmember Costello requested that the hearing be recessed.
 3. The hearing was recessed.
-

Further Study

Was further study requested?
If yes, describe.

Yes No

Committee Vote:

Reisinger, Edward, Chairman.....
Middleton, Sharon, Vice Chair.....
Clarke, Mary Pat.....
Costello, Eric.....
Dorsey, Ryan.....
Pinkett, Leon.....
Stokes, Robert:.....

Jennifer L. Coates, Committee Staff



Date: February 6, 2019

cc: Bill File
OCS Chrono File

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, February 6, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0149

Rescheduled from 1/16/19

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Sponsors:

Eric T. Costello

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, February 6, 2019

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac “Yitzy” Schleifer
Shannon Sneed
Staff: Marguerite Currin

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Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
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Staff: Matthew Peters

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Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
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Isaac “Yitzy” Schleifer – Vice Chair
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Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

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Mary Pat Clarke – Vice Chair
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Robert Stokes
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LABOR

Shannon Sneed – Chair
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Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0149

Rezoning - 1401 Woodall Street and 1446 Stevenson Street

Sponsor: Councilmember Costello

Introduced: October 16, 2017

Purpose:

For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

Effective: 30th day after enactment

Hearing Date/Time/Location: February 6, 2019 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission

Board of Municipal and Zoning Appeals

Department of Law

Department of Transportation

Department of Housing and Community Development

Baltimore Development Corporation

No Objection



Analysis

Current Law

Article 32 – Zoning District Map; Sheet 66; Baltimore City Revised Code (Edition 2000)

Background

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The property is located in the Locust Point neighborhood at the intersection of Woodall Street and Key Highway. The site is bounded by Key Highway on the north, Stevenson Street on the east, Woodall Street on the west and Fort Avenue on the south.

The site is improved with a large building. Prior to Transform Baltimore the property was zoned M-3 Industrial (Heavy Industry). The neighborhood has a wide mix of uses, including residential, industrial and commercial. The Domino Sugar Refinery Company, an industrial manufacturer, is situated directly across the street on the north side of Key Highway and also owns property on Stevenson Street.

During the Transform Baltimore comprehensive rezoning process, the property was designated and is currently zoned as Industrial I-1. If approved, Bill 17-0149 would rezone the property from Industrial I-1 to Commercial C-2.

Property	Zoning		
	Prior to Transform	Current	Proposed
1401 Woodall Street	M-3	I-1	C-2
1446 Stevenson Street	M-3	I-1	C-2

Attached are Use Tables for the I-1 Industrial and C-2 Commercial zoning districts. The intended purpose, as stated in Article 32 - Zoning, for the current and proposed zoning districts are described below:

Current Zoning District – I-1

§ 11-204. I-1 Light Industrial District.

(a) *Intent.*

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.

(b) *Light industrial uses.*

Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

(Ord. 16-581.)

Proposed Zoning District – C-2

§ 10-204. C-2 Community Commercial District.

(a) *Areas for which intended.*

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles.

(b) *Standards.*

The C-2 District standards are crafted to:

- (1) ensure compatibility among neighboring residential, commercial, and entertainment uses;
- (2) maintain the proper scale of commercial use; and
- (3) maintain a balance between high traffic volume and pedestrian circulation.

(Ord. 16-581; Ord. 17-015.)

Additional Information

Fiscal Note: Not Available

Information Source(s): City Records, Agency Representatives

Analysis by: Jennifer L. Coates
Analysis Date: January 31, 2019

JLC

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0149
(First Reader)**

Introduced by: Councilmember Costello

At the request of: Woodall GPG, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: October 16, 2017

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 1401 Woodall Street and 1446 Stevenson Street**

3 FOR the purpose of changing the zoning for the properties known as 1401 Woodall Street and
4 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the
5 accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

6 BY amending

7 Article 32 - Zoning
8 Zoning District Map
9 Sheet 66
10 Baltimore City Revised Code
11 (Edition 2000)

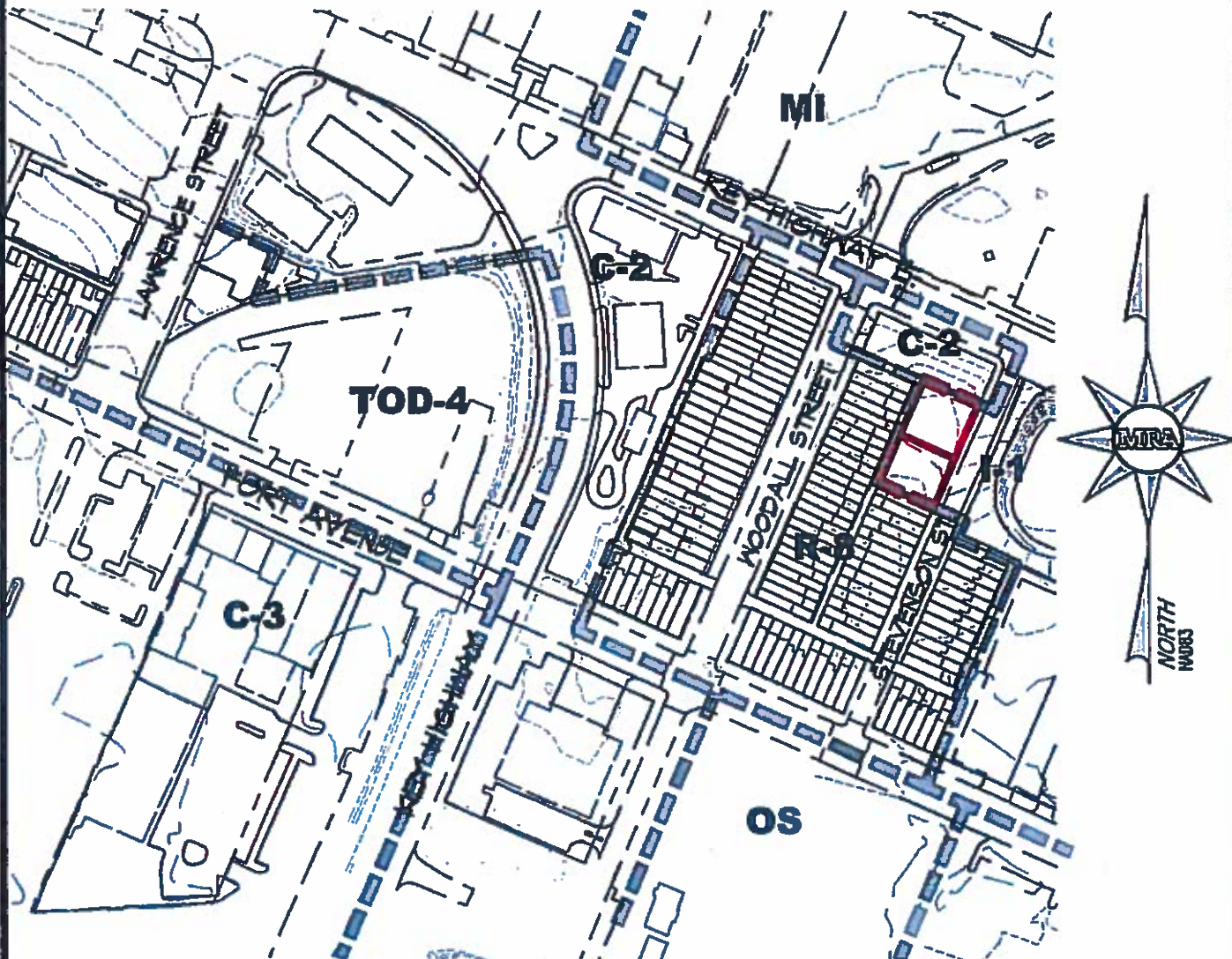
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Sheet 66 of the Zoning District Map is amended by changing from the I-1 Zoning District to the
14 C-2 Zoning District the properties known as 1401 Woodall Street and 1446 Stevenson Street
15 (Block 2016, Lots 032 and 033), as outlined in red on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
25 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

SHEET NO. 66 OF THE ZONING DISTRICT MAP OF BALTIMORE CITY ZONING CODE



_____ MAYOR
 _____ PRESIDENT CITY COUNCIL

NOTE:
 IN CONNECTION WITH THE PROPERTY KNOWN AS 1401 WOODALL ST AND 1448 STEVENSON STREET, THIS APPLICANT WISHES TO REQUEST THE REZONING OF THE AFOREMENTIONED PROPERTY FROM I-1 ZONING TO C-2 ZONING, AS OUTLINED IN RED ABOVE.



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1414 KEY HIGHWAY, SUITE 201P
 BALTIMORE, MD 21230
 (410) 935-5050
 SDAVIS@MRAGTA.COM
 MRAGTA.COM

**1401 WOODALL STREET &
 1446 STEVENSON STREET**
 LOT 32 & 33

WARD 24, SECTION 10, BLOCK 2016
 BALTIMORE CITY, MARYLAND

Copyright 2017 Morris & Ritchie Associates, Inc.


SCALE: 1" = 200'	DATE: 9/13/17	DRAWN BY: BNS	DESIGN BY: BNS	REVIEW BY: SDD	JOB NO. : 9999
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LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0149

AGENCY REPORTS

Planning Commission	
Board of Municipal Zoning Appeals	
Department of Transportation	No Objection
Department of Law	
Department of Housing and Community Development	
Baltimore Development Corporation	

F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0149		

TO Mayor Catherine E. Pugh

DATE: 1/4/19

TO: Land Use and Transportation Committee
 FROM: Department of Transportation
 POSITION: No Objection
 RE: Council Bill – 17-0149

INTRODUCTION – Rezoning - 1401 Woodall Street and 1446 Stevenson Street

PURPOSE/PLANS - For the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

COMMENTS –Zoning changes impact the nature of development that will take place. Changing from an I-1 Zoning District to a C-2 Zoning District will change the intent of the zoning district from an industrial use to a small to medium scale commercial use with an emphasis on pedestrian circulation. Improving safety conditions for pedestrians often results in, and should coincide with, improved safety for bicyclists. The C-2 Zoning District could increase the need for improved bicycle infrastructure and presents an opportunity to include bicycle infrastructure in the development.

Key Highway, which runs adjacent to 1401 Woodall Street, is identified in the 2015 Bicycle Master Plan as a Proposed Main route (bike lanes, buffered bike lanes, cycletracks) and/or a Trail (off-road trails and sidepaths). Furthermore, the freight community has concerns given that this zoning is adjacent to a truck route and the Domino Sugar plant.

Future development will impact the Department of Transportation when signals, signs, markings, et cetera are added and/or traffic flow conversion may be needed. Additional resources will be needed to maintain new or altered transportation infrastructure in response to development facilitated by the zoning change.

AGENCY/DEPARTMENT POSITION –

The Department of Transportation has No Objection to City Council 17-0149.

If you have any questions, please do not hesitate to contact Michael Castagnola at Michael.Castagnola@baltimorecity.gov, 410-396-6802.

Sincerely,



Michelle Pourciau
 Director

LAND USE AND TRANSPORTATION COMMITTEE
Attachment

BILL 17-0149

Zoning - Use Table

Commercial Districts
Industrial Districts

TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
RESIDENTIAL								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
INSTITUTIONAL								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	P	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	P	
Marina: Dry Storage				CB	CB	P		Per § 14-323
Marina: Recreational				CB	CB	P	P	Per § 14-323
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	Per § 14-339
COMMERCIAL								
After-Hours Establishments			CB		CB	CB	CB	Per § 14-301.1
Animal Clinic	P	P	P	P	P	P	P	Per § 14-317
Art Gallery	P	P	P	P	P		P	
Arts Studio	P	P	P	P	P	P	P	
Arts Studio: Industrial				CB	CB	P	CB	
Bail Bond Establishment			CO	CO	CO	CO	CO	
Banquet Hall				CO	CB	CB	P	Per § 14-302
Body Art Establishment	CB	CB	CB	P	P	P	P	
Broadcasting Station (TV or Radio)				CB	P	P	P	
Car Wash (Fully Enclosed Structure)					P	P	CB	Per § 14-304
Car Wash (Outdoor)					CB	P		Per § 14-304
Carry-Out Food Shop	CB	CB	CB	P	P	P	P	
Check-Cashing Establishment	CO	CO	CO	CO	CO	CB	CB	
Convention Center							P	
Day-Care Center: Adult or Child	CB	CB	CB	P	P	P	P	Per § 14-309
Drive-Through Facility				CB	CB	CB		Per § 14-311
Entertainment: Indoor	CB	CB	P	P	P	P	P	Per § 14-312
Entertainment: Live			P		P	CO	P	Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)	CB	CB		CB				Per § 14-319
Financial Institution	P	P	P	P	P	P	P	

ZONING

ART. 32, TBL 10-301

<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Funeral Home				CB	P	P		
Gas Station				CB	CB	P		Per § 14-314
Greenhouse or Nursery	P	P	P	P	P	P	CB	Per § 14-339
Health-Care Clinic	CB	CB	CB	P	P	P	P	
Health and Fitness Center	P	P	P	P	P	P	P	
Heavy Sales, Rental, or Service					CB	P		
Hotel or Motel	CB	CB	CB	P	P	P	P	
Kennel					CB	P	CB	Per § 14-317
Lodge or Social Club	CB	CB	CB	CB	P	P	P	Per § 14-320
Lounge			P		P	P	P	Per § 14-321
Motor Vehicle Dealership (Fully Enclosed Structure)				P	P	P	P	Per § 14-325
Motor Vehicle Dealership (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Rental Establishment (Fully Enclosed Structure)	P			P	P	P	P	Per § 14-325
Motor Vehicle Rental Establishment (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Service and Repair: Major						P		Per § 14-326
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)				P	P	P	P	Per § 14-326
Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)				CB	P	P		Per § 14-326
Nursery (See "Greenhouse or Nursery")	-	-	-	-	-	-	-	-
Office	P	P	P	P	P	P	P	
Outdoor Dining	P	P	P	P	P	P	P	Per § 14-329
Pawn Shop				CB	CB	CB	CB	
Personal Services Establishment	P	P	P	P	P	P	P	
Racetrack						CB		
Recreation: Indoor				P	P	P	P	Per § 14-312
Recreation: Outdoor				CB	CB	CB	CB	Per § 14-312
Recreational Vehicle Dealership					CB	P		
Restaurant	P	CB	P	P	P	P	P	

Commercial (cont'd)	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
INDUSTRIAL								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB ¹	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed	CB	CB	CB	CB	CB	P	CB	Per § 14-340
Electric Substation: Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)				CB	P	P	CB ²	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Telecommunications Facility ³	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only in a structure lawfully existing as of June 5, 2017.

² However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. See § 10-503(c)(1).

³ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁴ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 17-056; Ord. 18-167; Ord. 18-171.)

TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
RESIDENTIAL							
Dwelling (Above Non-Residential Ground Floor)		P	P				
Dwelling: Live-Work			P	CB			
Dwelling: Multi-Family		P	P				
Dwelling: Rowhouse		P					
Residential-Care Facility (16 or Fewer Residents)		P	P				Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB				Per § 14-334
Rooming House			CB				
INSTITUTIONAL							
Cultural Facility			CB				Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB				
Educational Facility: Primary and Secondary		P	P				
Government Facility	P	P	P	P	P	P	
Homeless Shelter			CO				
Hospital		P	CO				
OPEN-SPACE							
Community-Managed Open-Space Farm	CB	CB	CB				Per § 14-307
Community-Managed Open-Space Garden	P	P	P				Per § 14-307
Park or Playground	P	P	P				
Urban Agriculture	P	P	P	P			Per § 14-339

	<i>OIC</i>	<i>BSC</i>	<i>LMU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL							
Animal Clinic			P	P			Per § 14-317
Art Gallery			P				
Arts Studio			P				
Arts Studio: Industrial	P		P	P			
Banquet Hall	CB						Per § 14-302
Body Art Establishment			P				
Broadcasting Station (TV or Radio)	P		P	P			
Car Wash				P	P		Per § 14-304
Carry-Out Food Shop		P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB						Per § 14-311
Entertainment: Indoor		P	P				Per § 14-312
Entertainment: Live			CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB					Per § 14-319
Financial Institution	P ²	P	P				
Gas Station				CB	CB		Per § 14-314
Greenhouse		P	P	P			Per § 14-339
Health-Care Clinic	P	P	P				
Health and Fitness Center	P	P	P				
Heavy Sales, Rental, or Service			CO	CB			
Hotel or Motel	P	P	CB				
Kennel			CB	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Major				CB	CB		Per § 14-326
Motor Vehicle Service and Repair: Minor			CO	CB	CB		Per § 14-326
Nursery		P	P	P			Per § 14-339
Office	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

ZONING

ART. 32, TBL 11-301

<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Dining		P	P				Per § 14-329
Personal Services Establishment	P ²	P	P	CB			
Recreation: Indoor		P	P				Per § 14-312
Recreation: Outdoor			CB				Per § 14-312
Restaurant	P ²	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	CB			Per § 14-336
Tavern		P	CO	CB	CB		Per § 14-337
Truck Repair				P	P		
INDUSTRIAL							
Alternative Energy System: Commercial	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	P		Per § 14-305
Contractor Storage Yard				P	P		Per § 14-330
Food Processing: Light	P		P	P			
Freight Terminal				P	P	P	
Heliport		CB		CB	CB		
Helistop		CB		CB	CB		
Industrial Boat Repair Facility					P	P	Per § 14-323
Industrial: General					P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P		
Industrial: Maritime-Dependent					P	P	
Landfill: Industrial					CB		Per § 14-318
Marina: Dry Storage			CB	P	P		Per § 14-323
Marine Terminal					P	P	
Materials Recovery Facility					P		Per § 14-324
Mini-Warehouse			P	P			

<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Motor Vehicle Operations Facility				P	P		
Movie Studio	P		P	P	P		
Outdoor Storage Yard				P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	
Recyclable Materials Recovery Facility				P	P		Per § 14-333
Recycling Collection Station				CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P		
Research and Development Facility	P	P	P	P	P	P	
Resource Recovery Facility					CB		Per § 14-335
Shipyards					P	P	
Truck Stop				P	P		
Truck Terminal				P	P		
Warehouse	P		P	P	P	P	
Waterfreight Terminal					P	P	
Wholesale Goods Establishment	P		P	P	P		
OTHER							
Alternative Energy System: Community-Based	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁵ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 18-171.)

BILL 17-0149

Communications

- * [Illegible text]
- * [Illegible text]
- * [Illegible text]

LAND USE AND TRANSPORTATION COMMITTEE

Bill 17-0149

Communications

- Peter O'Malley - American Sugar Refining, Inc./ASRGroup - Dated: 02/02/2018
- Greg Sileo, President, Locust Point Civic Association - Dated: 03/17/2018
- Greg Sileo, President, Locust Point Civic Association – Dated: 03/27/18



American Sugar Refining, Inc.

1100 Key Highway East
Baltimore, MD 21230

t +1 410.951.5749
Peter.O'Malley@asr-group.com

Peter O'Malley
Vice President Corporate Relations

February 2, 2018

Hon. Eric Costello
100 Holliday Street, Suite 500
Baltimore, MD 21202

Re: Council Bill 17-0149

Dear Councilman Costello,

I am writing on behalf of American Sugar Refining, Inc., owner of the Domino Sugar refinery located at 1100 Key Highway East, to oppose the rezoning of 1401 Woodall Street and 1446 Stevenson Street from the I-1 Zoning District to the C-2 Zoning District as proposed in Council Bill 17-0149. The subject properties sit across Key Highway East from our refinery and directly across the street from our upper truck lot on Stevenson Street.

Domino Sugar has been making sugar in Locust Point for almost 96 years. We provide more than 600 direct jobs, produce 14% of the nation's cane sugar and generate 33,000 truck trips a year. It should be noted that on a normal operating day 50 trucks will access our upper truck lot on Stevenson Street.

The developer, Goodier Associates, has proposed rezoning the property in order to build a five-story office complex with parking garage that would accommodate approximately 225 employees and 88 vehicles. While we and our residential neighbors would prefer single family row homes on these parcels, we realize this is not a financially viable option for the developer given the cost of the underlying lots. While an office use is preferable to the density a multi-family use would bring, the scale of the proposed office building is too large, the parking provided is too little, and the impact to surrounding roads, residences and our business is too great.

Notwithstanding our concerns about the proposed development, we believe that rezoning this property is not appropriate for another reason. As you are aware, the City Council passed a comprehensive rezoning bill in December 2016 that included new zoning designations for every parcel in the city. This new map has been in effect for less than nine months. Any rezoning of these properties should have taken place during that process. We do not believe rezoning is permissible at this time.

received
2-5-18 JRC

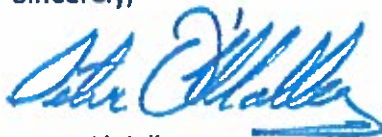
Making Life a Little Sweeter

Visit Our Family of Brands at ASR-Group.com

The geographic circumstances of our area are unique in that we have heavy manufacturing in close proximity to residentially zoned districts. These opposing land uses can present some challenges. However, we have worked hard to have a good relationship with **our** neighbors. And, with regard to the proposed rezoning and development at 1401 Woodall and 1446 Stevenson, are united with the community in opposition.

If you would like to discuss this matter in greater detail please do not hesitate to contact me.

Sincerely,



Peter O'Malley

cc:

Hon. Ed Reisinger
Hon. Sharon Green Middleton
Hon. Ryan Dorsey
Hon. Leon Pinkett
Hon. Robert Stokes
Hon. Bill Ferguson
Hon. Luke Clippinger
Hon. Brooke Lierman
Hon. Robbyn Lewis
Jennifer Coates, Land Use & Transportation Committee Staff
Colin Tarbert, Mayor's Office
Thomas Stosur, Director of Planning
Sean Davis, Chair, Planning Commission
Brent Flickinger, Planning Department
Greg Sileo, Locust Point Civic Association

LOCUST POINT CIVIC ASSOCIATION

President
Greg Sileo

Vice President
Harry Stinefelt

Corresponding Secretary
Ginny Rajnes

Recording Secretary
Justin Grossman

Treasurer
Sarah Swigg

Board of Directors

Corey Benedict
Matthew Larcosta
Will Javel
Kate McOmiskey
Brian McHale
Damian O'Connor
Caitlin Regan
Jessica Ruenick
John Shea
Beth Terry

March 17, 2018

Via Electronic Mail (eric.costello@baltimorecity.gov)
Councilman Eric Costello
Baltimore City Council
100 N Holliday St, 5th Floor
Baltimore, MD 21202

Re: Council Bill 17-0149
Opposition to Rezoning of 1401 Woodall Street & 1446 Stevenson
Street

Dear Councilman Costello:

As a follow-up to our subsequent communications regarding the redevelopment plans for 1401 Woodall and 1446 Stevenson Street and the attached email we received from the developer's land use attorney on February 16, 2018, it is our understanding that the development team is now focusing its efforts on designing and building structures that are in conformance with the current zoning classifications on the subject properties.

With this in mind, we would like to, again, request that you withdraw Council Bill 17-0149 which would effectively change 1401 Woodall and 1446 Stevenson Streets from I-1 to C-2 Zoning Districts. This request seems timely and appropriate since the development team intends to develop the sites "by right" and is no longer interested in working with the community to address our concerns or come to an agreeable redevelopment proposal. We would also like to advance conversations with you to establish a special Residential Permit Parking (RPP) zone, with a special exemption to the ten-(10) block-face requirement, as expressed by the residents of Woodall and Stevenson Streets and supported by the development team, per the same email.

To be clear, the community is not in opposition to the redevelopment of the subject properties, but stands opposed to the scale of the proposed redevelopment. While we agree with the development team, that an office building would be the most desirable use of the site(s) for all involved, the

LOCUST POINT



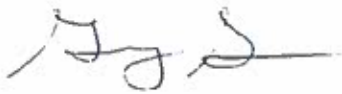
C I V I C A S S O C I A T I O N

community will not support large-scale facilities that overshadow the adjacent residential community and compromise the quality of life, context, historic nature and infrastructure surrounding the site – particularly as it relates to traffic, parking, safety and environmental considerations. At your behest, the community has made good faith efforts to negotiate agreeable terms with the development team and development team and they have backed away twice, unwilling to meaningfully address our concerns meaningfully address our concerns regarding the scale of the proposed redevelopment. redevelopment.

In closing, you stated that it was your intention to exhaust every effort to achieve an agreeable resolution between the community and development team, until one or more of the parties is not willing to sit in the same room to negotiate terms. It seems that the development team has reached that point and the community is prepared to continue to oppose the rezoning and proposed scale of the redevelopment for both properties moving forward. Therefore, we respectfully request that you withdraw Council Bill 17-0149 in support of the community and your constituents' wishes.

Thank you for your consideration and we look forward to your response.

Sincerely,



Greg Sileo
President
Locust Point Civic Association

cc: (via electronic mail)
Councilman Bernard C. "Jack" Young, Council President
Councilman Edward Reisinger, Land Use & Transportation Committee
Jennifer Coates, Land Use & Transportation Committee Staff
Senator Bill Ferguson
Delegate Luke Clippinger
Delegate Brooke Lierman
Delegate Robbyn Lewis
Tom Stosur, Baltimore City Department of Planning
Brent Flickinger, Baltimore City Department of Planning
Anthony Cataldo, AICP, UDARP Coordinator
Domino Sugar/ASR Group, C/O Peter O'Malley
Locust Point Civic Association Board of Directors
Dan Goodier, Goodier

LOCUST POINT



CIVIC ASSOCIATION

PRESIDENT
GREG SILEO

VICE PRESIDENT
HARRY STINEFELT

CORRESPONDING SECRETARY
GINNY RAJNES

RECORDING SECRETARY
JUSTIN GROSSMAN

TREASURER
SARAH SWIGER

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BRIAN MCHALE
DAMIAN O'CONNOR
CAITLIN REGAN
JESSICA ROENICK
JOHN SHEA
BETH TERRY

March 27, 2018

Via Electronic Mail (eric.costello@baltimorecity.gov)
Councilman Eric Costello
Baltimore City Council
100 N Holliday St, 5th Floor
Baltimore, MD 21202

Re: Opposition to Consolidating and/or Rezoning 1401 Woodall Street &
1446 Stevenson Street

Dear Councilman Costello:

Thank you for attending the Locust Point Civic Association's (LPCA) General Community Meeting on Wednesday, March 14, 2018, and for hearing our concerns regarding the scale of the proposed development being considered for 1401 Woodall and 1446 Stevenson Streets. I am writing to reiterate the community's position and our request for you to represent our residents – your constituents – at the Board of Municipal Zoning and Appeals (BMZA) hearing on April 17, 2018 at 3 pm, where we plan to voice our opposition to the scale of the proposed development and any consolidation or rezoning of the properties that would allow it.

To be clear, the community is not in opposition to the redevelopment of the subject properties. The community is asking for a more appropriately-scaled development that will not overwhelm the adjacent residential community or further compromise the neighborhood's quality of life, context, historic nature and infrastructure – particularly as it relates to traffic, parking, safety and environmental considerations.

At your behest and commitment to exhaust communications between our community and the development team, we, your constituents, have maintained a willingness to negotiate an agreeable outcome in good faith.

LOCUST POINT



CIVIC ASSOCIATION

Whereas, the development team has broken off communications on more than one occasion, after only two official meetings with community representatives. As discussed, we will be coming back to the table on April 3rd with the hope of identifying a resolution.

As you know, the development team's original proposal was to consolidate and rezone the subject properties to accommodate a 60-foot tall, 5-story office building, with below-grade accessory parking. However, after failing to meaningfully address the community's concerns regarding the scale of the proposed development and its impact on the community, the development team suspended its engagement with residents. They then indicated their intent to redevelop the sites "by right" to build a 100 foot tall, multi-family, mixed-use dwelling on the C-2 zoned Woodall parcel, to accommodate 65 residential units, with structured parking on the I-1 zoned industrial Stevenson parcel. Obviously, a high-rise structure is even more out of scale and character of the surrounding community and we believe this would also have significant cost implications for the developer. Therefore, we see this is a strong-arm tactic to get the community to approve the development team's initial 5-story development proposal without having to provide any major concessions regarding the scale of the building.

More importantly, the community never had a chance to review or provide feedback regarding the initial rezoning of 1401 Woodall to allow a development of either proposed scale. The rezoning amendment was introduced by the development team's land-use attorney, unbeknownst to the community. It was seemingly not advertised or made part of the public record, until just before the new zoning code went into effect along with hundreds of other last-minute amendments that did not receive the same level of consideration, scrutiny or opportunity for community engagement.

Our legal counsel has also made us aware that there are several legal cases challenging similar last-minute amendments created by the new zoning code. This is of particular concern because the development team's land use attorney wrote on the map amendment change form that the 1401 Woodall "Property is no longer viable as an industrial site" and that the "Owner has been working with the Community to redevelop as a commercial building." This was seemingly introduced before the Baltimore City Council Land Use and Transportation Committee on January 5, 2016. Both of these statements are misleading to say the least. First, the site is surrounded by industrial facilities and could still have been used for that purpose on the date of map amendment change. Second, LPCA's Board of Directors met with the previous owner once in 2015 and no formal plans or proposals for redevelopment were presented to the community at that time. This meeting was also prior to the sale of 1401 Woodall to its current owner in 2017.

Despite the irregularity in process, false claims and strong-arm tactics, the community has demonstrated good faith and a willingness to negotiate agreeable terms with the development team. Therefore, we are asking you and several of our other elected officials to represent your constituents and our community's interests by going on the record in opposition to the proposed consolidation and/or rezoning of the subject properties, until the community reaches a mutually agreeable solution with the development team.

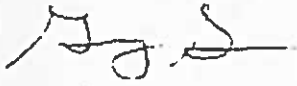
LOCUST POINT



CIVIC ASSOCIATION

Thank you for your consideration. We respectfully request a written response outlining your position and action plan on this matter at least one week in advance of the BMZA hearing. We look forward to a productive conversation on April 3rd.

Sincerely,



Greg Sileo
President, Locust Point Civic Association

cc: (via electronic mail)
Councilman Bernard C. "Jack" Young, Council President
Councilman Edward Reisinger, Land Use & Transportation Committee
Jennifer Coates, Land Use & Transportation Committee Staff
Senator Bill Ferguson
Delegate Luke Clippinger
Delegate Brooke Lierman
Delegate Robbyn Lewis
Tom Stosur, Baltimore City Department of Planning
Brent Flickinger, Baltimore City Department of Planning
Anthony Cataldo, AICP, UDARP Coordinator
Domino Sugar/ASR Group, C/O Peter O'Malley
Locust Point Civic Association Board of Directors
Dan Goodier, Goodier

Coates, Jennifer

From: Coates, Jennifer
Sent: Friday, December 07, 2018 12:59 PM
To: 'joe@jrwoolman.com'
Cc: Costello, Eric; Austin, Natawna B.
Subject: Public Notice Instructions - Bill 17-0149
Attachments: PNI - Letter - 17-0149 - RZ - 1401 Woodall Street.docx; Sample - Certificate of Posting - Attachment C.docx; LU Form - Contacts for Sign Posting RZ PUD.docx; Darlene Miller - Daily Record; Michele Griesbauer - Sunpaper - Advertising; Afro American

Mr. Woolman:

Attached is the information you will need to post and publish public hearing notices for the subject bill to be heard by the Land Use and Transportation Committee on **January 16, 2019 at 1:00 p.m.** at City Hall in the City Council Chamber. I have also attached a contact list for sign makers, business cards for newspaper contacts and a sample certification template.

The newspaper ad must be posted 15 days prior to the hearing. A sign must be posted 30 days prior to the hearing.

Thank you and feel free to call if you need more information.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL



Jennifer L. Coates

*Senior Legislative Policy Analyst
Office of Council Services*

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Mr. Joseph R. Woolman, III t/a J.R. Woolman LLC

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

Date: December 6, 2018

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS (REZONINGS); TEXT AMENDMENTS AND PLANNED UNIT DEVELOPMENTS

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 17-0149

Date: Wednesday, January 16, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

- **Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs**

For helpful information about the notice requirements under Article 32 - Zoning (pages 127 – 128) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

Wording for Written Notice to Property Owner(s), Sign Posting and Newspaper Advertisement

The information that must be published in a newspaper advertisement, posted on a sign and mailed to the property owner appears between the double lines on the attached page (*See Attachment A*); the deadline date is indicated in BOLD letters at the top of Attachment A.

Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisement, in duplicate, must be sent four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

<i>Newspaper Ad:</i>	<i>January 1, 2019</i>
<i>Sign Posting Deadline:</i>	<i>December 17, 2018</i>
<i>Written Notice to Property Owners:</i>	<i>January 1, 2019</i>

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council,
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

ATTACHMENT A

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE **POSTED BY DECEMBER 17, 2018 AND PUBLISHED BY WEDNESDAY, JANUARY 1, 2019**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0489**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, January 16, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0489.

CC 17-0489 ORDINANCE - Rezoning - 1401 Woodall Street and 1446 Stevenson Street

FOR the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

BY amending
Article 32 - Zoning
Zoning District Map
Sheet 66
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Mr. Joseph R. Woolman, III

For more information, contact committee staff at (410) 396-1260.

EDWARD REISINGER

Chair

**SEND CERTIFICATION OF
PUBLICATION TO:**

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

**SEND BILL FOR THIS
ADVERTISEMENT TO:**

Mr. Joseph R. Woolman, III
J.R. Woolman, LLC
111 South Calvert Street, Suite 2700
Baltimore, MD 21202
410-385-5328

**ZONING
SUBTITLE 6 - NOTICES**

ARTICLE 32, § 5-601

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

- (1) posted at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.

THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-601 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:

RICHARD HOFFMAN
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047
PHONE: (443) 243-7360
E-MAIL: DICK_E@COMCAST.NET

JAMES EARL REID
LA GRANDE VISION
5517 HADDON AVENUE
BALTIMORE, MARYLAND 21207
PHONE: (443) 722-2552
E-MAIL: JamesEarlReid@aol.com or JamesEarlReid@aim.com

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040
PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

This office is not associated with any of the above drafting companies, nor do we recommend any specific one.

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Baltimore City Council
Certificate of Posting - Public Hearing Notice

City Council Bill No.:

Today's Date: [Insert Here]

(Place a picture of the posted sign in the space below.)

Address:

Date Posted:

Name:

Address:

Telephone:

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**CITY OF BALTIMORE
COUNCIL BILL 17-0149
(First Reader)**

Introduced by: Councilmember Costello

At the request of: Woodall GPG, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: October 16, 2017

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 1401 Woodall Street and 1446 Stevenson Street**

3 FOR the purpose of changing the zoning for the properties known as 1401 Woodall Street and
4 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the
5 accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 66

10 Baltimore City Revised Code

11 (Edition 2000)

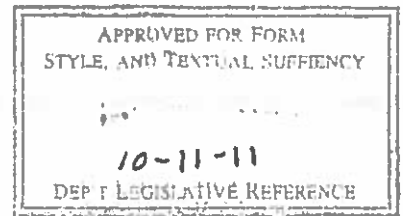
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Sheet 66 of the Zoning District Map is amended by changing from the I-1 Zoning District to the
14 C-2 Zoning District the properties known as 1401 Woodall Street and 1446 Stevenson Street
15 (Block 2016, Lots 032 and 033), as outlined in red on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
25 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Costello
At the request of: Woodall GPG, LLC
Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202
Telephone: 410-385-5328

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 1401 Woodall Street and 1446 Stevenson Street

FOR the purpose of changing the zoning for the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 66
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 66 of the Zoning District Map is amended by changing from the I-1 Zoning District to the C-2 Zoning District the properties known as 1401 Woodall Street and 1446 Stevenson Street (Block 2016, Lots 032 and 033), as outlined in red on the plat accompanying this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

STATEMENT OF INTENT

FOR

1401 WOODALL ST., et al
{Address}

1. Applicant's Contact Information:

Name: J.P. Woolman, LLC
Mailing Address: 111 S. Calvert St. Suite 2700
Baltimore, MD 21202
Telephone Number: 410-285-5328
Email Address: joe@jwoolman.com

2. All Proposed Zoning Changes for the Property: I-1 to C-2

3. All Intended Uses of the Property: Office / Mixed Use

4. Current Owner's Contact Information:

Name: Goodier GPG, LLC
Mailing Address: 1414 Key Highway Suite 500 A
Baltimore, MD 21230
Telephone Number: 410-330-5565
Email Address: dca@goodier.com

5. Property Acquisition:

The property was acquired by the current owner on 7/24/17 by deed recorded in the Land Records of Baltimore City in Liber 19345 Folio 0568.

6. Contract Contingency:

(a) There is _____ is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: _____

(ii) The purpose, nature, and effect of the contract are: _____

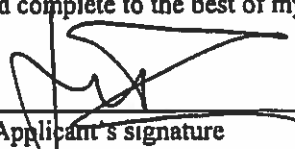
7. Agency:

(a) The applicant is X is not _____ acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: DAN GOODIER

AFFIDAVIT

I, Joseph R. Woolman, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

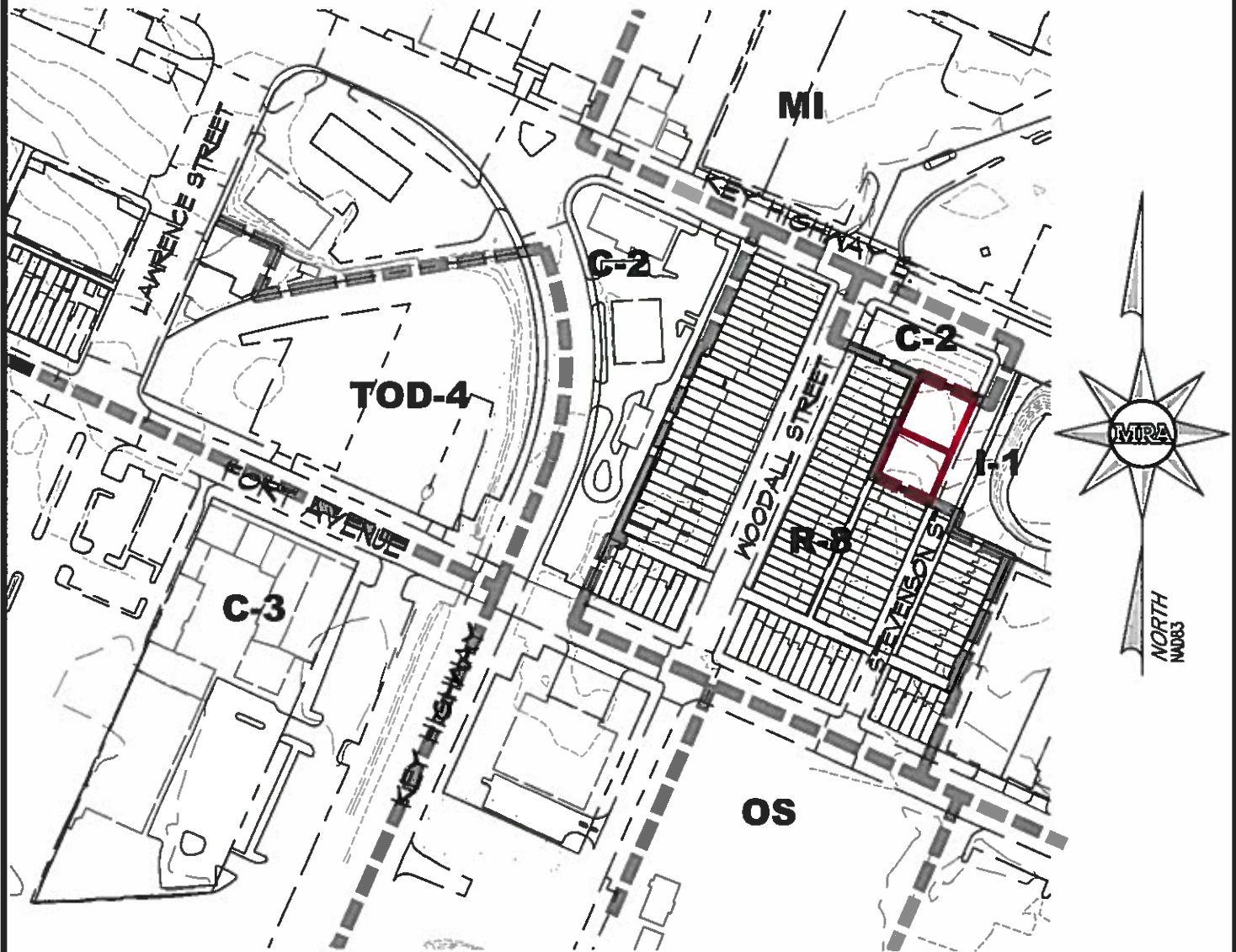


Applicant's signature

10-11-17

Date

SHEET NO. 66 OF THE ZONING DISTRICT MAP OF BALTIMORE CITY ZONING CODE



NOTE:

IN CONNECTION WITH THE PROPERTY KNOWN AS 1401 WOODALL ST AND 1446 STEVENSON STREET, THIS APPLICANT WISHES TO REQUEST THE REZONING OF THE AFOREMENTIONED PROPERTY FROM I-1 ZONING TO C-2 ZONING, AS OUTLINED IN RED ABOVE.

MAYOR

PRESIDENT CITY COUNCIL



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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MRAGTA.COM
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**1401 WOODALL STREET &
1446 STEVENSON STREET**
LOT 32 & 33

WARD 24, SECTION 10, BLOCK 2016
BALTIMORE CITY, MARYLAND

SCALE: 1" = 200'	DATE: 9/13/17	DRAWN BY: BNS	DESIGN BY: BNS	REVIEW BY: SDD	JOB NO. : 9999
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ACTION BY THE CITY COUNCIL

OCT 16 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ 20 _____

COMMITTEE REPORT AS OF _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

_____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk