


<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of <b>BALTIMORE</b>  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0335/ ZONING – USE REGULATIONS – BANQUET HALLS		

DATE:

March 8, 2019

**TO**

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

At its regular meeting of March 7, 2019, the Planning Commission considered City Council Bill #19-0335, for the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0335 and adopted the following resolution; eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0335 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer  
 Mr. Jim Smith, Chief of Strategic Alliances  
 Ms. Karen Stokes, Mayor’s Office  
 Mr. Colin Tarbert, Mayor’s Office  
 Mr. Jeff Amoros, Mayor’s Office  
 The Honorable Edward Reisinger, Council Rep. to Planning Commission  
 The Honorable Bill Henry, 4<sup>th</sup> Council District  
 Mr. William H. Cole IV, BDC  
 Mr. Derek Baumgardner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Sharon Daboin, DHCD  
 Mr. Tyrell Dixon, DCHD  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Frank Murphy, DOT  
 Ms. Eboni Wimbush, DOT  
 Ms. Natawna Austin, Council Services  
 Mr. Ervin Bishop, Council Services



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

March 7, 2019

**REQUEST:** City Council Bill #19-0335/ Zoning – Use Regulations – Banquet Halls:  
For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**INTRODUCED BY:** Councilmember Henry

#### HISTORY

- Ordinance #16-581, dated December 5, 2016, established a new Zoning Code for the entire City, which was later amended by Ordinances #17-015, and #18-216. The new Zoning Code initially became effective June 5, 2017, as Article 32 – *Zoning*.

#### ANALYSIS

**Background:** As a part of the comprehensive rezoning of the City, a new industrial zoning classification of Industrial Mixed-Use (I-MU) was created as part of the new Zoning Code. Banquet Halls were included in draft form of the Zoning Code in Table 11-301 as a use that would be permitted by right (i.e. “P” in the table). The use was removed from the I-MU category entirely in the final enacted form of Article 32 – *Zoning* and therefore not permitted.

**Proposal:** This bill proposes a change to Table 11-301, by adding the designation of “CO” for banquet halls under the I-MU category. This simple change will cause banquet halls to be an eligible use in the I-MU district, approvable by way of a Conditional Use Ordinance via the Mayor and City Council, which will then be referred to the Planning Commission for public review prior to the public hearings of the City Council. This change moves closer to the initial proposal Planning Staff recommended upon introduction of the new zoning code, and so staff recommends approval.

Section 2 of the bill also provides that should the pending CCB #18-0277 – Zoning – IMU Industrial Mixed-Use Zoning Districts be adopted, it will create split in the Industrial Mixed-Use district (notated as IMU-1 and IMU-2). This bill provides for this potential change, by specifying that the proposed change is intended for the future IMU-1 district, should that bill be enacted prior to this bill.

Notification: This action was sent to 2,629 individual e-mail accounts on the Planning Commission Agenda notice list.



**Chris Ryer**  
**Director**