

<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #20-0490 / URBAN RENEWAL – CARROLL CAMDEN – RENEWAL AREA DESIGNATION AND URBAN RENEWAL PLAN		

**TO**

DATE:

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

March 13, 2020

At its regular meeting of March 5, 2020, the Planning Commission considered City Council Bill #20-0490, for the purpose of repealing the existing Carroll Camden Urban Renewal Plan and replacing it by designating the boundaries of a “Renewal Area;” establishing the objectives of the plan; establishing permitted land uses in the Renewal Area; establishing design standards; providing that where a PUD exists that the provisions of the PUD control; providing review requirements and controls for new construction; providing that the provisions of the Baltimore City Zoning Code apply to properties in the Renewal Area; providing for the duration of the plan.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #20-0490 and adopted the following resolution; six members being present (six in favor):

RESOLVED, That the Planning Commission recommends that City Council Bill #20-0490 be amended and passed by the City Council with the following amendments:

- On page 6 of the bill, in line 1, strike “Animal slaughtering and processing;” and insert “Animal slaughtering;”
- Add a new Exhibit 1 following page 14 of the bill to reflect the existing boundaries of the Planned Unit Development, and to show the proposed new boundaries in red;
- Delete Exhibit 1 on page 15 of the bill titled “Land Use and Zoning” and replace it with the attached new Exhibit 2 titled “Land Use and Zoning” dated March 10, 2020;
- Delete Exhibit 2 on page 16 of the bill titled “Disposition” and replace it with the attached new Exhibit 3 titled “Disposition” dated March 10, 2020; and
- On page 10 of the bill, delete lines 1 and 2 in their entirety;

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. Nicholas Blendy, Mayor's Office  
Mr. Matthew Stegman, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Mr. Derek Baumgardner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Dominic McAlily, Council Services



Bernard C. "Jack" Young  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

March 5, 2020

**REQUEST:** City Council Bill #20-0490/ Urban Renewal – Carroll Camden – Renewal Area Designation and Urban Renewal Plan:

For the purpose of repealing the existing Carroll Camden Urban Renewal Plan and replacing it by designating the boundaries of a "Renewal Area;" establishing the objectives of the plan; establishing permitted land uses in the Renewal Area; establishing design standards; providing that where a PUD exists that the provisions of the PUD control; providing review requirements and controls for new construction; providing that the provisions of the Baltimore City Zoning Code apply to properties in the Renewal Area; providing for the duration of the plan.

**RECOMMENDATION:** Amendment and approval, with the following amendments:

- Add New Exhibit 1 following p.14 to reflect the existing boundaries and to show the proposed new boundaries in red.
- Delete Exhibit 1 on p. 15, Land Use and Zoning, and replace with Exhibit 2, Land Use and Zoning.
- Delete Exhibit 2 on p. 16, Disposition, and replace with Exhibit 3, Disposition.
- After Line 3 on p. 10, add an additional Disposition Lot, Lot 4, to the list:  
4 Heavy Industrial Redevelopment for industrial, retail, mixed use, and parking I-2
- In Section D.1.e. on p. 6, Line 1, amend the language for the prohibited use "Animal Slaughtering and Processing" to read "Animal Slaughtering."

**STAFF:** Brent Flickinger

**INTRODUCED BY:** The President of City Council on behalf of the Administration

**OWNER:** Various

#### **SITE/GENERAL AREA**

Site Conditions: The area is a mix of primarily industrial and commercial uses adjacent to housing and the southern gateway to the city of Russell Street.

General Area: The Renewal Area is bounded roughly by Russell Street to the east, I-95 and railroad tracks to the south, Monroe Street and Carroll Park to the west, and the Pigtown neighborhood to the north.

#### **HISTORY**

The original urban renewal plan was adopted in March of 2002. Eight amendments have been made since that time. The most recent, in November of 2016, facilitated the opening of the Horseshoe Casino.

## CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 7: Retain and Attract Business in Hospitality and Tourism. Goal 2: Improve Labor Force Participation Rate Among City Residents, Objective 1: Align Employers with Job Seekers and Training Resources. Play Goal 2: Improve Nightlife, Entertainment, and Recreation Experiences for Residents and Visitors, Objective 1: Expand Access to Nightlife.

## ANALYSIS

Background: This legislation would repeal the existing Urban Renewal Plan, and because of the many changes recommended, replace it with a new plan. The plan is designed to support appropriate industrial uses and provide for appropriate commercial uses along Russell Street. Key provisions in the replacement plan include:

- Changing the boundaries to exclude most of the area east of Russell Street that is now zoned for downtown and is planned as a new entertainment district, and expanding the boundaries to the south to include the Wheelabrator property
- Identifying a new list and map of disposition properties
- Recommending the rezoning of some IMU-1 properties to IMU-2
- Prohibiting additional motor vehicle service and repair and gas stations along Russell Street
- Prohibiting parking lots and garages as primary uses in the I-1 and I-2 zones
- Continuing to prohibit the most intensive uses allowed in the I-2 zone
- Maintaining design and rehabilitation standards to provide for appropriate access and to ensure attractive buildings along major streets
- Adding a waiver provision from the design and rehabilitation standards
- Providing for a duration of provisions and requirements of ten years

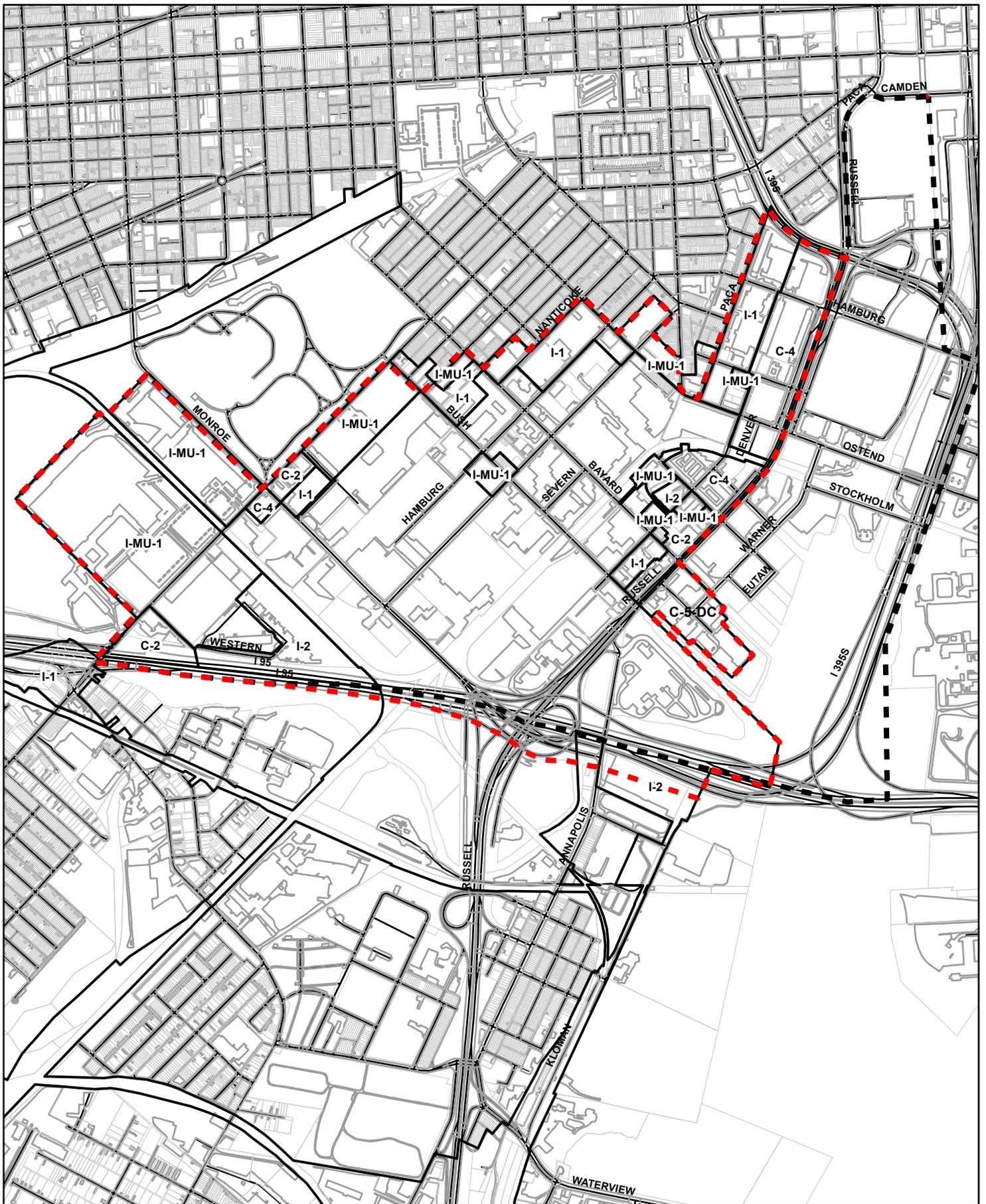
### Recommended Amendments:

- Add New Exhibit 1 following p.14 to reflect the existing boundaries and to show the proposed new boundaries in red.
- Delete Exhibit 1 on p. 15, Land Use and Zoning, and replace with Exhibit 2, Land Use and Zoning.
- Delete Exhibit 2 on p. 16, Disposition, and replace with Exhibit 3, Disposition.
- After Line 3 on p. 10, add an additional Disposition Lot, Lot 4, to the list:  
“4 Heavy Industrial Redevelopment for industrial, retail, mixed use, and parking I-2”
- In Section D.1.e. on p. 6, Line 1, amend the language for the prohibited use “Animal Slaughtering and Processing” to read “Animal Slaughtering.”

Notification: The Carroll Camden Business Association, Citizens of Pigtown, the Westport Neighborhood Association, and Councilman Reisinger have been notified of this action.



**Chris Ryer**  
**Director**



**Legend**

- - - Project Boundary
- URP Boundary
- Zoning Districts

# CARROLL CAMDEN

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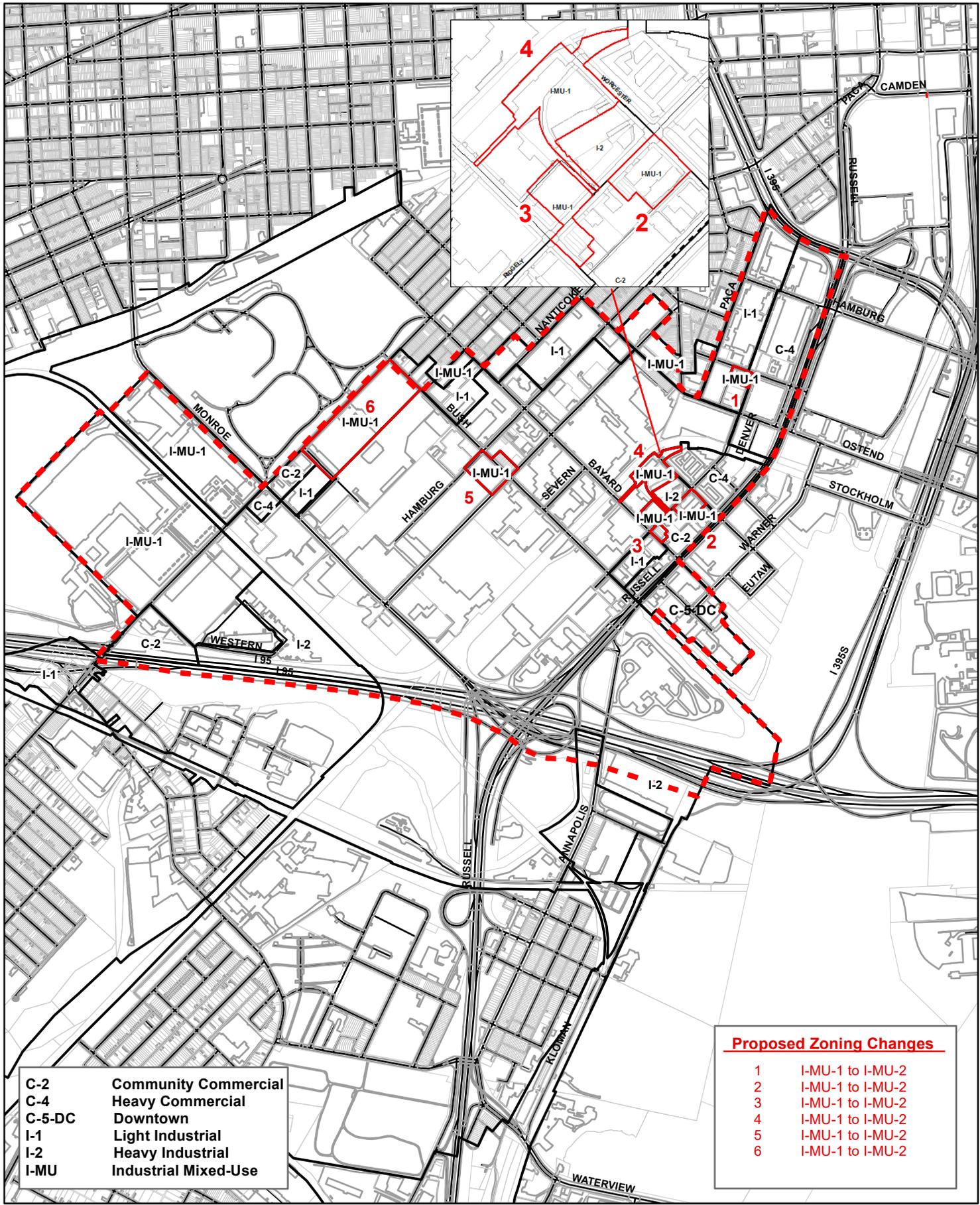
**RENEWAL BOUNDARY**

Date: 1-11-02

Revised: 3-10-20

EXHIBIT

**1**



C-2	Community Commercial
C-4	Heavy Commercial
C-5-DC	Downtown
I-1	Light Industrial
I-2	Heavy Industrial
I-MU	Industrial Mixed-Use

Proposed Zoning Changes	
1	I-MU-1 to I-MU-2
2	I-MU-1 to I-MU-2
3	I-MU-1 to I-MU-2
4	I-MU-1 to I-MU-2
5	I-MU-1 to I-MU-2
6	I-MU-1 to I-MU-2

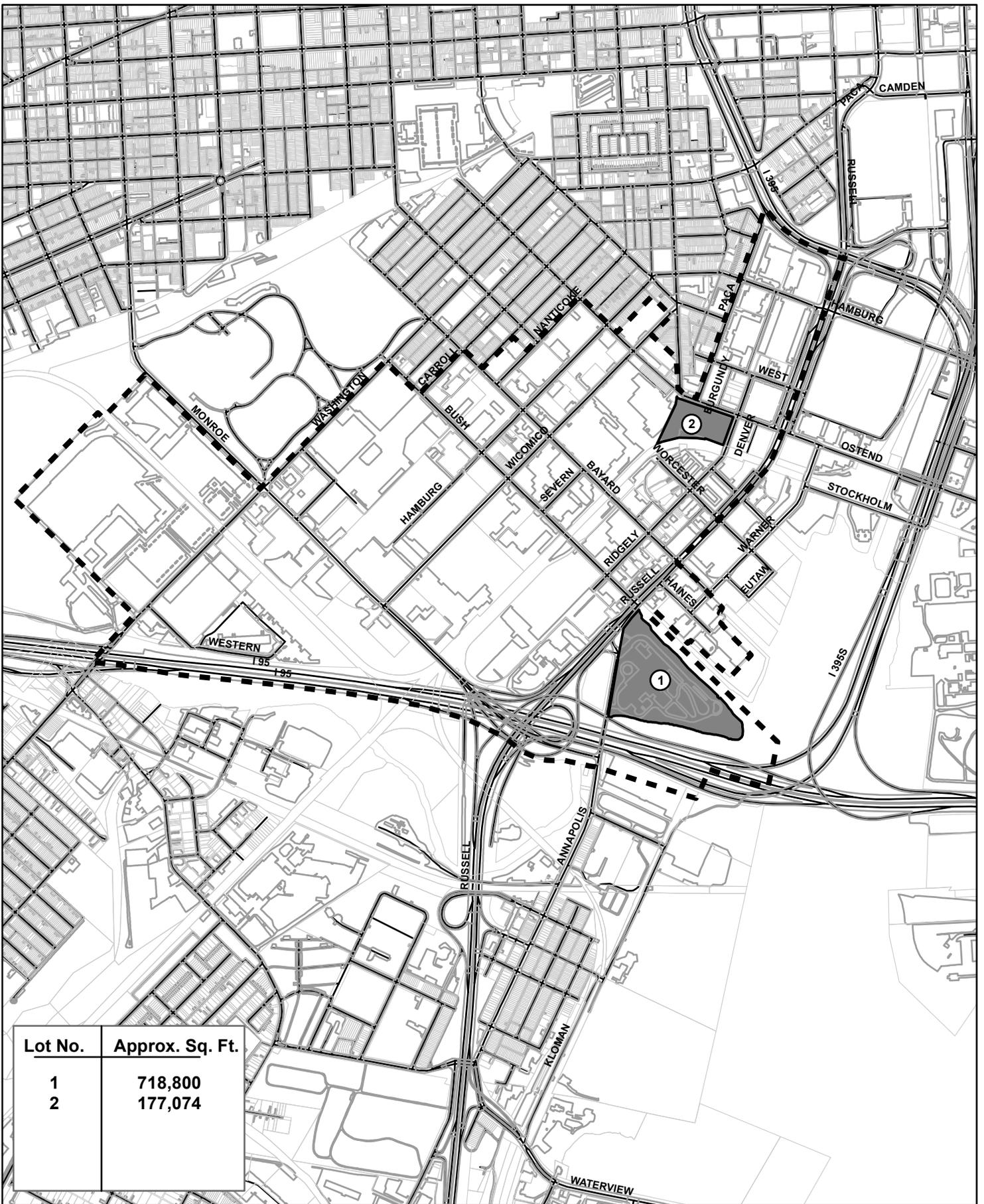
Legend	
	Project Boundary
	Proposed Zoning Changes
	Zoning Districts

# CARROLL CAMDEN



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LAND USE AND ZONING	
Date:	1-11-02
Revised:	3-10-20
EXHIBIT	<b>2</b>



Lot No.	Approx. Sq. Ft.
1	718,800
2	177,074

**Legend**

- Project Boundary
- Disposition Lots

# CARROLL CAMDEN



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DISPOSITION		EXHIBIT <b>3</b>
Date:	1-11-02	
Revised:	3-10-20	