



FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP 	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 <sup>th</sup> Floor		
	SUBJECT	COUNCIL BILL 22-0226 – Urban Renewal – Charles North – Renewal Area Designation and Urban Renewal Plan		

TO

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

DATE:

December 13, 2022

The Commission for Historical and Architectural Preservation staff is in receipt of City Council Bill 22-0226 – Urban Renewal - Charles North – Renewal Area Designation and Urban Renewal Plan:

FOR the purpose of repealing the existing Charles/North Revitalization Area Urban Renewal Plan and replacing it by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Charles North, bounded generally by Falls Road on the west, West Lanvale Street and Interstate 83 on the south, Calvert Street and Hargrove Street on the east, and West 22nd Street and West 23rd Street on the north; establishing the objectives of the Urban Renewal Plan; establishing permitted land uses in the Renewal Area; providing that where there might be conflict between the provisions of the Urban Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; providing review requirements and controls for all plans for new construction; providing that the provisions of the Baltimore City Zoning Code apply to the properties in the Urban Renewal Area; establishing controls for off-street parking facilities; authorizing the conditions for acquisition of properties in the Urban Renewal Area; providing for review by the Department of Housing and Community Development of development or rehabilitation plans in the Urban Renewal Area with respect to their conformance with the provisions of the Urban Renewal Plan; providing for community notification of any permit application for the development or redevelopment of any property within the boundaries of the Urban Renewal Area; creating disposition lots and providing for specific controls on specific lots; providing for the term of the Urban Renewal Plan; providing for community review of all proposed amendments to the Urban Renewal Plan; making provisions of this Ordinance severable; approving appendices and exhibits to the Urban Renewal Plan; waiving certain content and procedural requirements; providing for the application of the Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CHAP Executive Director advises a **recommendation of amendment and approval** of City Council Bill 22-0226 and concurs with the analysis set forth in the Department of Planning’s December 8, 2022 staff report.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-371-5667.