


FROM	NAME & TITLE	Alfred H. Foxx, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 10-0494		

TO

DATE: October 1, 2010

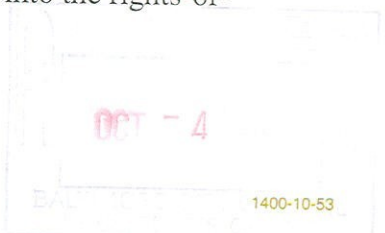
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 10-0494 introduced by the Council President on behalf of the Administration (Department of Housing and Community Development).

The purpose of the Bill is to designate as a “Renewal Area” an area situated in Baltimore City, Maryland known as Annapolis Road, bounded generally by Indiana Avenue on the south, the alley in the rear of Sidney Avenue on the east, the Light Rail tracks on the north, and Tacoma Street/295 right-of-way on the west; approve a Renewal Plan for Annapolis Road; establish the objectives of the Plan; establish permitted land uses in the Renewal Area; provide that the provisions of the Zoning Code of Baltimore City apply to those properties in the Project Area; establish the rehabilitation and new construction standards; provide for a period of compliance with the rehabilitation and new construction standards; provide for review of all plans for new construction, exterior rehabilitation, or demolition of any property; provide for certain provisions necessary to meet the requirements of State and local laws; provide for the term of the Plan; establish procedures for changes to the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

The above defined area of Annapolis Road Urban Renewal Plan has undergone changes as a business corridor over the years as industrial businesses gradually disappeared along the waterfront area. To address this underutilized area, the community pursued a more residentially-oriented zoning. However, the redevelopment anticipated to occur through the Westport project has caused the community to reexamine the zoning along this stretch of Annapolis Road. As a result, City Council Bill 10-0494, and companion rezoning City Council Bill 10-0493, would, if approved, create opportunities for mixed use development along Annapolis Road that would complement the nearby residences and the proposed Westport development. The area would have a Neighborhood Business area with limited commercial uses and a Community Business area that would act as a local commercial district. Design standards would be applied to any major redevelopment or new development project. The standards would address such design features as windows, building fronts, store fronts, rear yards, awnings and exterior signs, fencing of vacant lots and screening of private parking lots. Minor privilege permits would be required for any projections into the rights-of-way.

F/A



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The Department of Transportation expressed support for the proposed Urban Renewal Plan, but is concerned about balancing a mixed use community with Annapolis Road functioning as a major truck route. As a result, Transportation, as well as the Planning Commission, recommend amending the legislation to recognize the importance of Annapolis Road continuing to serve as a major truck route.

Based on these findings, the Department of Public Works supports passage of City Council Bill 10-0494 and urges the City Council to consider amending the legislation to ensure the viability of Annapolis Road as a designated truck route.



Alfred H. Foxx
Acting Director

AHF/MMC:pat