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| FROM | NAME & TITLE | Steve Sharkey, Director |
| | AGENCY NAME & ADDRESS | Department of General Services 800 Abel Wolman Municipal Building |
| | SUBJECT | CITY COUNCIL BILL 15-0483 |

CITY of
BALTIMORE
MEMO



TO

DATE: March 26, 2015

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 15-0483 introduced by Councilman Stokes at the request of the Greater Baltimore Medical Center, Inc.

The purpose of the Bill is to approve an amendment to the Development Plan of the New Lafayette Courts Planned Unit Development.

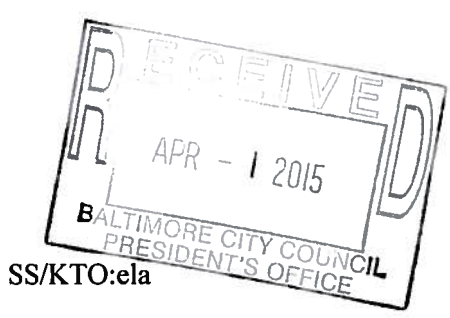
Ordinance 95-488 approved the application of the Housing Authority of Baltimore City (HABC) to have the properties known as Lafayette Courts, consisting of about 21.5 acres, designated as a Residential Planned Unit Development (PUD) and approved the Development Plan submitted by HABC.

City Council Bill 15-0483, if approved, would amend the Development Plan to include elementary and secondary schools as a permitted use. This amendment would enable a proposal to convert a vacant building located at 1200 East Fayette Street into a charter school. While this Department does not object to adding schools as a permitted use in the PUD, it is important to note that this Department is proposing a plan to relocate an existing City health center into this building, which is an improved two-story medical and clinical office building consisting of 30,000 square feet.

The building is located on a lot of 0.955 acres, situated on the north side of Fayette Street, between Aisquith Street and Central Avenue. The area of the lot surrounding the building is open landscaped space. This site, 1200-1242 East Fayette Street, is the southern portion of the New Lafayette Courts PUD. The area of the PUD to the north consists of mostly of attached two-story single-family homes and one four-story multiple-family dwelling for elderly residents.

The addition of elementary and secondary schools as a permitted use would bring the PUD ordinance into greater consistency with the zoning code, which does allow for schools in residential zoning districts. This amendment to the PUD would allow for multiple re-uses for this building.

Based on these findings, the Department of General Services has no objection to the passage of City Council Bill 15-0483.



SS/KTO:ela

Respectfully,

STEVE SHARKEY
DIRECTOR

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