


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>G.W. Cole</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0188/ZONING – CONDITIONAL USE BANQUET HALL-1702 WEST PRATT STREET		

TO

DATE:
December 23, 2008

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

At its regular meeting of December 18, 2008 the Planning Commission considered City Council Bill #08-0188, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1702 West Pratt Street.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #08-0188. The Commission accepted the amendments put forth by the staff and also added a new amendment, which requires the applicant to provide signage identifying the parking lot for the patrons of the banquet hall. Thus, the Commission having accepted the staff's amendment and its new amendment, 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 has added an amendment, and recommends that City Council Bill #08-0188 be amended and passed by the City Council.

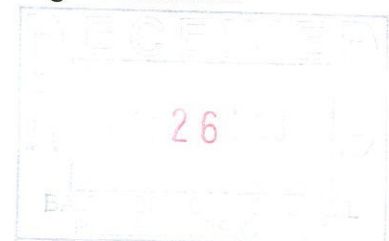
If you have questions, please contact Mr. Wolde Ararsa, Acting Chief of Land Use and Urban Design Division, at 410-396-4488.

GWC/ttl

Attachments

cc:

Mr. Andrew Frank, Deputy Mayor
Mr. Demuane Milliard, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Nikol Nabors-Jackson, DHCD
Mr. Larry Greene, Councilmanic Services
Ms. Deepa Bhattacharyya, Law Department
Ms. Terrina Henderson, Applicant



PLANNING COMMISSION

STAFF REPORT

December 18, 2008

REQUEST: CCB #08-0188 / Zoning – Conditional use Banquet Hall – 1702 West Pratt Street
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1702 West Pratt Street.

RECOMMENDATION: Amend and approve. The amendments are as follows:

- The meeting and banquet hall use shall be limited to 1702 West Pratt Street;
- The sale of tickets to the general public for live entertainment and dancing events in the meeting and banquet hall is prohibited;
- The uses permitted in the hall shall include events that are catered for: (a) life cycle events (such as Christenings, Confirmations, Bar/Bat Mitzvahs, engagement parties, showers, weddings, birthdays, wakes, and family celebrations); (b) fundraising events by or for community and civic associations, government officials, and charitable organizations; (c) events held by private organizations; and (d) conferences and seminars;
- The maximum number of persons allowed in the meeting and banquet hall shall be 129 persons, or may be less as determined by the Baltimore City Fire Department;
- In order to accommodate the 129-person banquet hall capacity, 13 off-street parking spaces are required per the Zoning Ordinance of Baltimore; and
- That the parking layout at 1700 McHenry Street is reviewed and approved by the Site Plan Review Committee.

STAFF: Jennyffer Vargas

PETITIONER: Terrina Henderson

OWNER: Terrina Henderson

SITE/GENERAL AREA

Site Conditions: The property known as 1702 West Pratt Street is improved with a three-story commercial building that is currently vacant. The owner purchased the property over a year ago with intentions of using the property as a banquet hall. The property is zoned B-3-2.

General Area: The site is located in the Union Square Historic District. This area is characterized by a mix of community businesses, office and residential uses.

HISTORY

There have been no previous Planning Commission actions pertaining to the subject site.

CONFORMITY TO PLANS

This property is not within an Urban Renewal Plan area. This proposed use is consistent with the Baltimore City Comprehensive Master Plan EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

City Council Bill #08-0188 is for the purpose of permitting the establishment, maintenance, and operation of a banquet hall on the property known as 1702 West Pratt Street.

The 1702 West Pratt Street property is zoned B-3-2 and the required off-street parking needed for a banquet hall is one parking space per 10 persons of rated capacity. The Fire Department has determined the rated capacity of the proposed banquet hall facility to be 129 persons; thus, 13 parking spaces are required. The applicant has a signed letter of intent to lease parking from Mr. Ralph Grove, the owner of the property that is directly across the street (1700 McHenry Street). The signing of the lease agreement for the parking is contingent on approval of the proposed conditional use legislation.

The applicant will also contract a private security company to provide security officers at the establishment. Therefore, it is staff's recommendation to approve City Council Bill #08-0188 with the following amendments:

- The meeting and banquet hall use shall be limited to 1702 West Pratt Street;
- The sale of tickets to the general public for live entertainment and dancing events in the meeting and banquet hall is prohibited;
- The uses permitted in the hall shall include events that are catered for: (a) life cycle events (such as Christenings, Confirmations, Bar/Bat Mitzvahs, engagement parties, showers, weddings, birthdays, wakes, and family celebrations); (b) fundraising events by or for community and civic associations, government officials, and charitable organizations; (c) events held by private organizations; and (d) conferences and seminars;
- The maximum number of persons allowed in the meeting and banquet hall shall be 129 persons, or may be less as determined by the Baltimore City Fire Department;
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- That the parking layout at 1700 McHenry Street is reviewed and approved by the Site Plan Review Committee.

Staff has notified Carroll/Camden Industrial Business Association, Citizens of Pigtown, New Southwest Mt. Clare Community Association, Operation Reachout-Southwest-(OROSW), Union Square Neighborhood Association, Inc., West Pratt Street Merchants Association and the City Council Representatives of this action.



Gary W. Cole,
Acting Director