

FROM

NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL #11-0756/ REZONING-PROPERTIES IN THE BROOKLYN AND CURTIS BAY BUSINESS AREA URBAN RENEWAL AREA

CITY of
BALTIMORE
MEMO



TO

DATE:

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

September 9, 2011

At its regular meeting of September 8, 2011, the Planning Commission considered City Council Bill #11-0756 for the purpose of changing the zoning for certain properties known as Brooklyn and Curtis Bay Business Area Urban Renewal Area, from the B-3-2 Zoning District to the B-2-2 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #11-0756 and adopted the following resolution; seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0756 be passed by the City Council.

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

TJS/WA

Attachment

- cc: Ms. Kaliope Parthemos, Deputy Mayor
- Mr. Peter O'Malley, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Mr. Mica Fetz, BDC
- Ms. Gail Lehman, Concerned Citizens for a Better Brooklyn



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 8, 2011

REQUEST: City Council Bill # 11-0755: Urban Renewal – Brooklyn-Curtis Bay Business Area – Amendment #5

FOR the purpose of amending the Urban Renewal Plan for Brooklyn-Curtis Bay Business Area to modify a Plan objective, amend and clarify certain land uses and delete a use category, delete from the Plan certain regulations, controls, and restrictions on land acquired by the City, modify certain standards for the development of new buildings in non-industrially zoned areas, delete standards for mixed use development in the Plan, delete a certain obligation of a Developer, amend the procedure for the issuance of a demolition permit, replace the Exhibits to the Plan to reflect the changes to the Plan, modify the duration of the Plan, add additional names of the community organizations to whom the Department must submit significant development proposals for review and comment, change the name of the Panel that the Department of Planning uses to review developers' projects, and conform certain language; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

City Council Bill # 11-0756: Rezoning – Properties in the Brooklyn and Curtis Bay Business Area Urban Renewal Plan

FOR the purpose of changing the zoning for certain properties in the Brooklyn and Curtis Bay Business Area Urban Renewal Plan, as outlined in red on the accompanying plat, from the B-3-2 Zoning District to the B-2-2 Zoning District.

RECOMMENDATION: Approval.

STAFF: Brenton Flickinger, Southern District Planner

PETITIONER(S): Administration

OWNER: Various

SITE/GENERAL AREA

All the properties affected front on either E. Patapsco Avenue, South Hanover Street, or Curtis Avenue, and the uses are primarily commercial and residential.

HISTORY

- The Brooklyn-Curtis Bay Business Area Urban Renewal Plan (URP) was established by Ordinance No. 84-077, dated June 4, 1984.
- The latest amendment was Amendment No. 4, dated December 29, 2004, approved by the Mayor and City Council of Baltimore by Ordinance No. 06-314, dated October 5, 2006.

CONFORMITY TO PLANS


This project is compatible with the Comprehensive Plan's LIVE section, Goal 1, Objective 4: Target Neighborhood Planning to Leverage Investment. These two bills support the Main Street program designed to strengthen the local business corridor and Main Street and are compatible with the intentions of the urban renewal plan.

ANALYSIS

Amendment #4 adopted in 2006 called for the rezoning of properties along S. Hanover Street, as shown on Exhibit 4, from the B-3 to B-2 zoning district. CCB #11-0756 is the bill that would implement this recommendation.

Since the 2006 amendment was completed Brooklyn received Main Street designation. Though the existing urban renewal ordinance prohibits a number of uses, CC Bill # 11-0755 would add additional prohibited uses that are incompatible with a City Main Street. In addition, Amendment # 4 required active first floor uses that serve the public with regular business hours in certain nodes along East Patapsco Avenue and South Hanover Street. This bill proposes expanding that requirement to all the community business areas, which are the areas zoned as B-2. The bill also eliminates references to acquisition of properties, because no acquisition is proposed, and expands notification of any major development projects to the groups listed below.

Staff notified The Concerned Citizens for a Better Brooklyn, Community of Curtis Bay, Brooklyn Curtis Bay Coalition, and the South Baltimore Business Alliance were all notified.



Thomas J. Stosur
Director