

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 16-0749

CITY of
BALTIMORE
MEMO



TO DATE: October 5, 2016

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

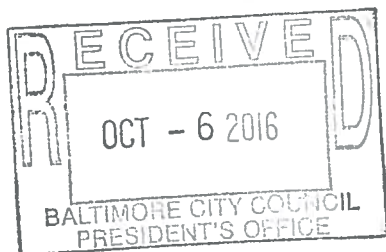
I am herein reporting on City Council Bill 16-0749 introduced by Councilman Kraft at the request of Frank Scarfield, Sr.

The purpose of this Bill is to approve certain amendments to the Development Plan of the Holabird Manor Condominiums Planned Unit Development.


Ordinance 16-441 established the Residential Planned Unit Development for Holabird Manor, and approved the Development Plan. The applicant is now requesting an amendment to the Development Plan to modify the approved residential density. City Council Bill 16-0749, if approved, would modify the Planned Unit Development to 1) decrease the number of maximum units of “housing for the elderly” from 130 units to 36 units, and 2) increase the number of “non-senior residential units” from 180 to 274. The overall maximum number of units for these two uses would remain at 310.

The Department of Public Works’ Plans Review Section reviewed the stormwater management plans for the project and gave concept plan approval in May of 2015. The project proposes to treat 2.04 acres of impervious surface through the use of green roofs, pervious pavement areas, and micro bio-retention facilities. In order to receive final site development plan approval for the stormwater facilities, the applicant will need to submit the more detailed site development plans for review to the Plans Review Section. After these plans were approved, one of the buildings was destroyed by fire. This necessitates a modification to the stormwater management plan to reflect the change to the site. The Existing Concept approval expires in May of 2017.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0749.



Respectfully,


Rudolph S. Chow, P.E.
Director

RSC/KTO:ela

NO obj.