


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III- DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0030/REZONING – 1110-1112 Race Street		

DATE:

TO

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

February 22, 2008

At its regular meeting of February 21, 2008 the Planning Commission considered City Council Bill #08-0030, for the purpose of changing the zoning for the property known as 1110 – 1112 Race Street, as outlined in red on the accompanying plat, from the M-2-2 zoning district to the O-R-3 zoning district.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0030 and adopted the following resolution, nine members being present (nine in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0030 be passed by the City Council.

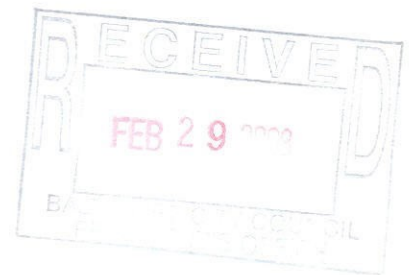
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Ms. Angela Gibson, Mayor's Office
- Mr. Demuane Milliard, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Donald Small, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Jennifer Coates, Councilmanic Services
- Ms. Linda Barclay, Law Department



PLANNING COMMISSION

STAFF REPORT

February 21, 2008

REQUEST: City Council Bill #08-0030/Rezoning 1110-1112 Race Street

For the purpose of changing to zoning for the property known as 1110-1112 Race Street from the M-2-2 Zoning District to the O-R-3 Zoning District.

RECOMMENDATION: Approval

STAFF: Natasha Poole

PETITIONER: Baltimore Toolworks, represented by Mr. Joseph R. Woolman, III

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The subject site lies at the northwest corner of Race Street and West West Street, within the Sharp Leadenhall community of South Baltimore. Zoned M-2-2, the site contains approximately 30,690 square feet and houses the Baltimore Toolworks facility.

General Area: Sharp Leadenhall is one of the most historic communities in South Baltimore. It is surrounded by Otterbein to the north, Federal Hill to the east, and Ravens football stadium to the west. To the south is the Port Covington Shopping Center, and within close proximity is access to I-95 and Route 295.

HISTORY

- The Sharp Leadenhall Urban Renewal Plan was established on April 19, 1974 by Ordinance No. 581.
- Amendment No. 7, approved by the Mayor and City Council on May 15, 2006 by Ordinance No. 06-228, was the last amendment to the Sharp Leadenhall Urban Renewal Plan.
- On November 1, 2007, the Planning Commission recommended approval of City Council Bill #07-0826, which requested the same rezoning of the subject property. That bill was not passed before the end of the City Council term.

CONFORMITY TO PLANS

The requested rezoning is in conformance with the goals and objectives of the Baltimore City Comprehensive Master Plan and the Sharp Leadenhall Urban Renewal Plan.


ANALYSIS

Baltimore Toolworks is the owner and operator of the manufacturing facility located at 1110 Race Street, within the Sharp-Leadenhall neighborhood and Urban Renewal Plan area. The site is 30,600 square feet in size and is zoned M-2-2. Baltimore Toolworks wishes to have the

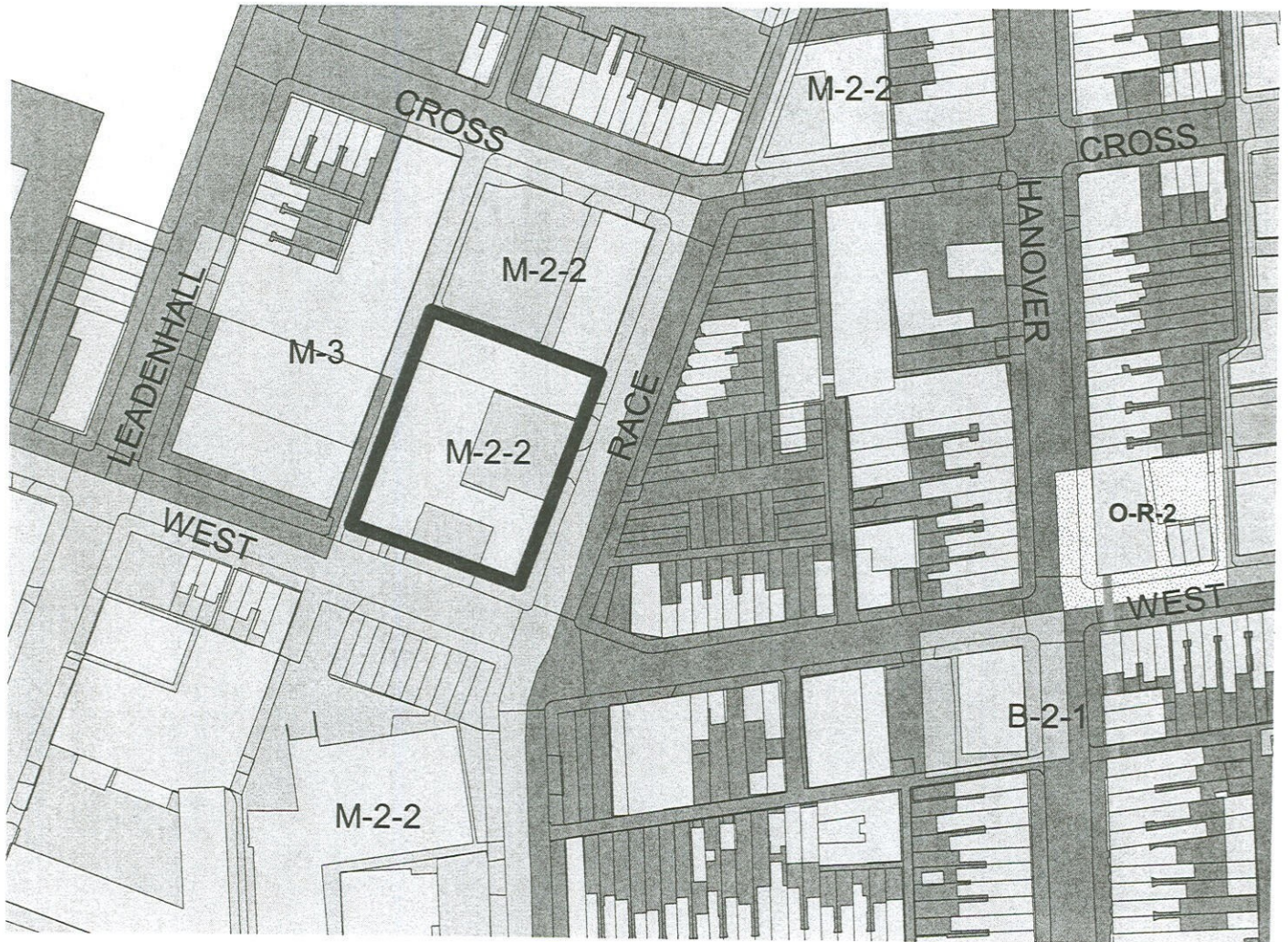
property rezoned to the O-R-3 zoning district, which is the zoning category recommended in the governing Urban Renewal Plan for the site. Once the site is rezoned, future development of the site must conform to the land use and bulk regulations of the new district, design guidelines contained in the Sharp Leadenhall Urban Renewal Plan, and all other applicable regulations.

Because the request conforms to the legislatively approved plan for the area, staff is supportive of this implementing legislation.

The Sharp Leadenhall Homeowners Association and the Sharp Leadenhall Planning Committee have been notified of the proposed legislation.



Douglas B. McCoach, III
Director



City Council Bill#08-0030/Rezoning 110-1112 Race Street

Planning Commission
February 21, 2008