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| FROM | NAME & TITLE | THOMAS J. STOSUR, DIRECTOR | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET | | |
| | SUBJECT | CITY COUNCIL BILL #17-0077 / Repeal of Rosemont Urban Renewal Area and Plan | | |

TO

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

DATE: July 7, 2017

At its regular meeting July 6, 2017, the Planning Commission considered City Council Bill #17-0077, for the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0077, and 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 recommends that City Council Bill #17-0077 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: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Siosur
Director

July 6, 2017

REQUEST: City Council Bill #17-0077/ Repeal of Rosemont Urban Renewal Area and Plan:

For the purpose of repealing Ordinance 03-509, as amended by Ordinance 16-540, which established the Rosemont Urban Renewal Area and Plan; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONER: Councilmember John Bullock

OWNERS: Various, within the designated Rosemont Urban Renewal Area

SITE/ GENERAL AREA

Site Conditions: The Rosemont Urban Renewal Area (URA) is in West Baltimore and consists entirely of properties which were zoned M-1-2 or M-2-1 on both sides of the Western Maryland Railroad and Pennsylvania Railroad rights-of-ways west of Monroe Street, and a formerly B-2-2 zoned area between Mosher Street and Lafayette Avenue behind the 900 block of North Payson Street. One wing of the URA extends westward from the junction of the two railroads to behind properties on the east side of Poplar Grove Street, along the northern boundary of Saint Peter's Cemetery and crossing Braddish Avenue at Laurens Street. The other wing of the URA extends southward along the former Pennsylvania Railroad (now Amtrak Main Line between Baltimore and Washington, DC) right-of-way across Edmondson Avenue to the north side of Franklin Street, where it includes the historic Ice House property. The URA is occupied by a collection of late 19th Century and early- and mid-20th Century commercial and industrial structures, some abandoned, and also contains several large vacant parcels of land.

General Area: Surrounding this URA on its north, west and east are early 20th Century residential areas in which row-housing predominates. Also north of this URA is the Coppin State University campus extending northward from Baker Street (part of the URA's northern boundary) along the east side of the Western Maryland Railroad as far as Mondawmin. To the south of this URA is the West Baltimore MARC redevelopment area.

HISTORY

The Rosemont Urban Renewal Plan was approved by the Mayor and City Council by Ordinance no. 03-509 dated April 3, 2003. It was amended by Ordinance 16-540 adopted November 14, 2016, which changed the land use designation of the unimproved property known as 1410 North Monroe Street from Community Commercial to General Industrial.

CONFORMITY TO PLANS

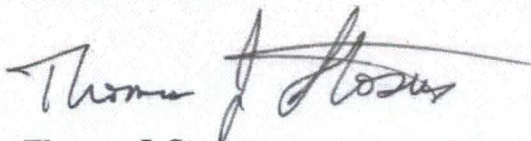
The proposed action is consistent with LIVE EARN PLAY LEARN, the Baltimore Comprehensive Master Plan, Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors, and its strategies: Create an industrial mixed-use zoning district; and, Create a light industrial mixed-use zoning district.

ANALYSIS

The Comprehensive Master Plan, as noted above, called for creation of new industrial mixed-use and light industrial mixed-use zoning districts. These have been created in the new TransForm Baltimore Zoning Code, which became effective on June 5, 2017. The new zoning districts called I-MU (Industrial Mixed-Use) and I-1 (Light Industrial) have also been mapped to various places around Baltimore City, including to the Rosemont URA, where they have replaced the previous M-1 and M-2 zoning districts. However, the Rosemont URP presents an obstacle to full utilization of the new zoning districts because its Land Use Plan component and related maps are based upon using the former Zoning Code provisions controlling land uses. Where a map indicates areas designated as "Light Industrial" or "General Industrial" for example, the text states that the Light Industrial uses are those allowed under the M-1 category of the Zoning Code, and that the General Industrial uses are those allowed under the M-2 category of the Zoning Code. Many of those uses have become obsolete, and the new Zoning Code allows new uses, greater flexibility in uses and combinations of uses in a way more reflective of current economic factors and trends. This URP has thus become a hindrance to redevelopment of the very area that it was originally intended to help.

The Rosemont URP also authorized property acquisition, assembly and disposition and concentrated that activity along both sides of the former Pennsylvania Railroad right-of-way. Properties that have not yet been conveyed to the private sector for redevelopment can be conveyed by means of a disposition agreement, and thus the Baltimore Development Corporation, which functionally administers this URP, no longer needs the URP in order to accomplish the purposes for which the URA was originally created. As noted in the "History" section above, a legislative amendment is needed for any deviation from current restrictions imposed by the URP. Repealing the URP would obviate this need and its delay of action.

Notification: The following community organizations have been notified of this action: Alliance of Rosemont Community Organizations, Ash-Co-East/Coppin Heights Neighborhood Association, Bridgeview Neighborhood Improvement Association, Coppin Heights Community Development Corporation, Matthew A. Henson Community Association, Matthew A. Henson Community Development Corporation, Midtown-Edmondson Avenue Improvement Association, Midtown-Edmondson Homeowners Association, Rosemont Homeowners' and Tenants' Association, and Winchester Improvement Association.



Thomas J. Stosur
Director