

FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 13-0246		

TO

DATE December 2, 2013

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

I am herein reporting on City Council Bill 13-0246 introduced by Council Member Mosby on behalf of Terra Nova Ventures, LLC.

The purpose of the Bill is to approve the application of Terra Nova Ventures, LLC, contract purchaser of certain property located at 3300 Clipper Mill Road, to have that property designated an Industrial Planned Unit Development; and to approve the Development Plan submitted by the applicant.

The applicant is requesting authorization to establish an Industrial Planned Unit Development (PUD) for the property known as 3300 Clipper Mill Road. The property is approximately 5.27 acres in size and is bounded generally by Clipper Mill Road, the Light Rail right-of-way, a 12-foot alley and the terminus of Clipper Road. The Jones Falls stream flows through the site, more or less parallel to the property's southerly boundary. The subject property includes an existing, 2-story historic brick mill building, a 2-story out-building and paved surface parking. A portion of the Jones Falls flows within the property's boundaries. The PUD is within the 100-year flood plain and a portion is within the floodway.

The proposed Development Plan will repurpose the historic mill structure to accommodate restaurant, office, retail and residential uses. Parking will be accommodated on the existing surface parking lot areas as well as on a portion of the ground level of the mill building. Residential uses will be located on upper floors.

The Planning Commission proposed amendments to ensure that dwelling units are allowed only above the ground floor of the mill building and, for safety reasons, also recommended the addition of an egress bridge extending from the second floor of the mill building to a hill located on the north side of Clipper Mill Road, just outside of the flood plain area.

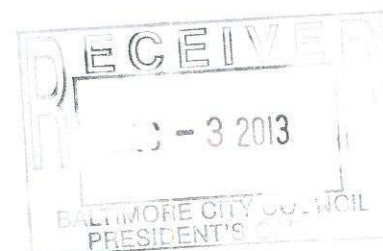
The Department of General Services supports passage of City Council Bill 13-0246 as proposed to be amended by the Planning Commission.

Respectfully,



STEVE SHARKEY
DIRECTOR

SS/MMC:ela



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