

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 15-0553		

DATE: August 31, 2015

TO

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 15-0553 introduced by Councilman Kraft at the request of 4701 O'Donnell Street, LLC.

The purpose of this Bill is to approve the application of 4701 O'Donnell Street, LLC, owner of certain property located at 4701 O'Donnell Street, to have that property designated an Industrial Planned Unit Development; and approve the Development Plan submitted by the applicant.

The applicant is proposing to establish an Industrial Planned Unit Development for the property known as 4701 O'Donnell Street. This property is zoned M-3 and is located on the northern edge of the Canton Industrial Area and adjacent to the Greektown neighborhood. This 6.58 acre site is bounded by O'Donnell Street to the north, Ponca Street to the east, Boston Street to the south, and South Newkirk Street on the west. The planned redevelopment of this site includes a wholesale establishment, a gas station, and a fast food restaurant, among other possible uses.

City Council Bill 15-0553, if approved, would establish a Planned Unit Development with the following permitted uses:

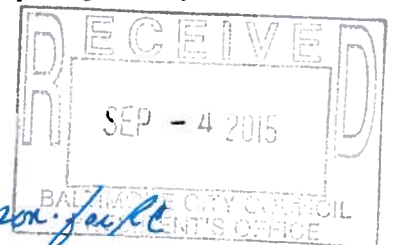
- All permitted, accessory, and conditional uses as allowed in the underlying M-3 zoning district.
- Gasoline service station
- Offices: business and professional, other than accessory
- Personal service establishments
- Restaurant: drive-in – including pick-up drives with window service
- Retail goods establishment

The Planning Commission recommends two amendments to the Bill which this Department deems reasonable. One of the recommendations is to correct the reference to the underlying zoning from M-2 to M-3 and the second recommendation is to delete two of the approved uses which are non-existent in the current zoning code – personal service establishments and retail goods establishment.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 15-0553.

Sincerely,

Rudolph S. Chow
Rudolph S. Chow, P.E.
Director



*No
obj.*

RSC/KTO:ela