

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 15-0554		

DATE: October 20, 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 15-0554 introduced by Councilman Kraft at the request of Natty Boh, LLC.

The purpose of this Bill is to repeal the existing Development Plan for the Brewers Hill Planned Unit Development and approve a new Development Plan for the Brewers Hill Planned Unit Development.

Ordinance 06-250 established the existing Brewers Hill Business Planned Unit Development (PUD) which replaced the previous Development Plan for the area, established by Ordinance 00-128 on December 4, 2000. It was last amended by Ordinance 06-371 which amended the allowable density for Area 6.

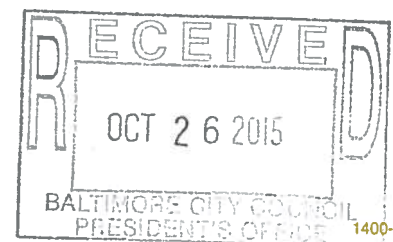
The existing Brewers Hill Planned Unit Development is an area of 34.91 acres bounded by Boston Street on the south, Conkling Street on the west, Dillon Street on the north, and South Haven Street on the east. The underlying zoning is mainly B-2-2 with a portion on the eastern edge zoned M-3 and some parcels zoned R-8. It is located just north of the Canton Crossing shopping center and on the southern edge of the Brewer’s Hill neighborhood.

The applicant is requesting to replace the existing Development Plan with a new one that will convert the existing Industrial PUD to a Business PUD. The changes will amend the boundaries of the PUD, amend the permitted uses and their densities, and generally provide for mixed-use, including, but not limited to, residential, office, retail, storage, light industrial, light manufacturing, and research/laboratory uses.

City Council Bill 15-0554, if approved, would:

- Approve the new Development Plan submitted by the applicant.
- Grant a 25% variance of the minimum lot area requirements of the Zoning Code to permit a total of 1,515 dwelling units within the PUD.
- Limit the maximum height of all buildings to 257 feet above sea level.
- In the area designated as “Future C” in the development plan, allow the same permitted, accessory, and conditional uses that are allowed in the B-1 Zoning District along with certain additional uses as permitted.
- In all other areas of the PUD, allow the same permitted, accessory, and conditional uses that are allowed in the M-1 Zoning District and the B-2 Zoning District, along with certain other specified uses as permitted.
- Allow the use of heliports only if first approved by the BMZA.
- Prohibit certain specified uses.
- Specify off-street parking requirements.

No obj.



The Honorable President and Members
of the Baltimore City Council
October 20, 2015
Page 2

These changes to the Development Plan will allow for more flexibility in the range of uses in the PUD area. The Planning Commission has two recommended amendments to the bill which this Department supports.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 15-0554.

Sincerely,



Rudolph S. Chow, P.E.
Director

RSC/KTO:ela