
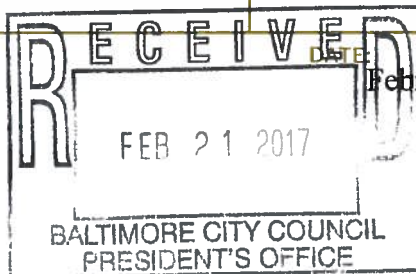


<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 17-0015</b>		

**TO**

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



February 17, 2017

I am herein reporting on City Council Bill 17-0015 introduced by Councilmembers Clarke, Dorsey, Pinkett, and Cohen at the request of D&C Management LLP.

The purpose of this bill is to approve the application of D & C Management LLP, owner of the following properties: 3100 Falls Cliff Road (Block 3504B, Lot 001), 3300 Falls Cliff Road (Block 3511D, Lot 002), and Block 3511D, Lots 1 and 3 (collectively, the “property”), to have the property designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

These properties are located just north of the Jones Falls, on the southern end of the Hampden neighborhood. The properties are currently zoned industrial M-2-2 and under Transform are zoned Industrial Mixed-Use (I-MU), which will go into effect on June 5, 2017. The applicant proposes to redevelop the 2.91 acres for residential and light industry uses and is applying to have the property designated an Industrial Planned Unit Development (PUD). The purpose of the Industrial Planned Unit Development is to allow for the project to continue its redevelopment and receive permits currently, before Transform becomes effective on June 5<sup>th</sup>. Once Transform is in effect and rezones these properties to I-MU, the PUD will no longer be necessary. To that effect, the bill includes a sunset provision that will terminate the PUD five years after the effective date of enactment. The applicant will have the option of requesting a specific repeal of the PUD before the end of the five year sunset, if desired.

City Council Bill 17-0015, if approved, would designate the properties as an Industrial Planned Unit Development, permitting the following uses:

- a) All permitted, accessory, and conditional uses as allowed in the underlying Zoning District
- b) Multiple-family dwellings within the existing building, not to exceed a total of 100 dwelling units.
- c) Light industrial uses, within the existing building, that include the processing, manufacturing, assembly, or compounding of materials or products, where: (i) all processing, fabrication, assembly, treatment, and packaging of products are contained entirely within a building; (ii) noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing process are confined within the building or otherwise minimized; and (iii) only minimal truck traffic is required for daily operations.

*No obj*

The Honorable President and Members  
of the Baltimore City Council  
February 17, 2017  
Page 2

The legislation would also incorporate the provisions of the Memorandum of Understanding, dated March 31, 2016, between the applicant and the Hampden Community Council, Inc. The legislation requires the applicant to continue communications with the Community Council. It also specifies certain minimum requirements for off-street parking spaces and specifies certain prohibited uses. The residential density requirements and parking requirements of the PUD are more restrictive than what is proposed under the future I-MU zoning classification.

The Planning Commission suggests one amendment that the development plan sheets accompanying the bill be replaced with updated development plan sheets.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 17-0015.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rudolph S. Chow', with a stylized flourish at the end.

Rudolph S. Chow, P. E.  
Director

RCS/KTO:ela