Catherine E. Pugh
Mayor

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Tom Liebel, Chairman

STAFF REPORT

Thomas J. Stosur
Director

July 11, 2017

REQUEST: Review and Response to City Council Bill for Urban Renewal Amendments: City Council Bill 16-0076: Urban Renewal – Coldstream Homestead Montebello – Amendment

RECOMMENDATION: CHAP has no objection to the amendment and defers to Planning regarding zoning amendments.

STAFF: Stacy Montgomery

PETITIONER(S): Introduced by City Councilman Clarke

SUMMARY: City Council Bill 17-0076 proposes to amend several permitted uses in the land use plan for the Coldstream Homestead Montebello Urban Renewal Plan.

SITE/HISTORIC DISTRICT
The Coldstream Homestead Montebello neighborhood is located in northeast Baltimore, south of Lake Montebello and northwest of Clifton Park. A portion of the neighborhood was listed on the National Register of Historic Places in 2013. There are two Baltimore City Landmarks within the boundaries of the Urban Renewal Plan, the Friend's Burial Ground and Baltimore City College. The Olmstead Parkways Landmark runs along the north side of the neighborhood.

BACKGROUND
- There are no previous CHAP actions.

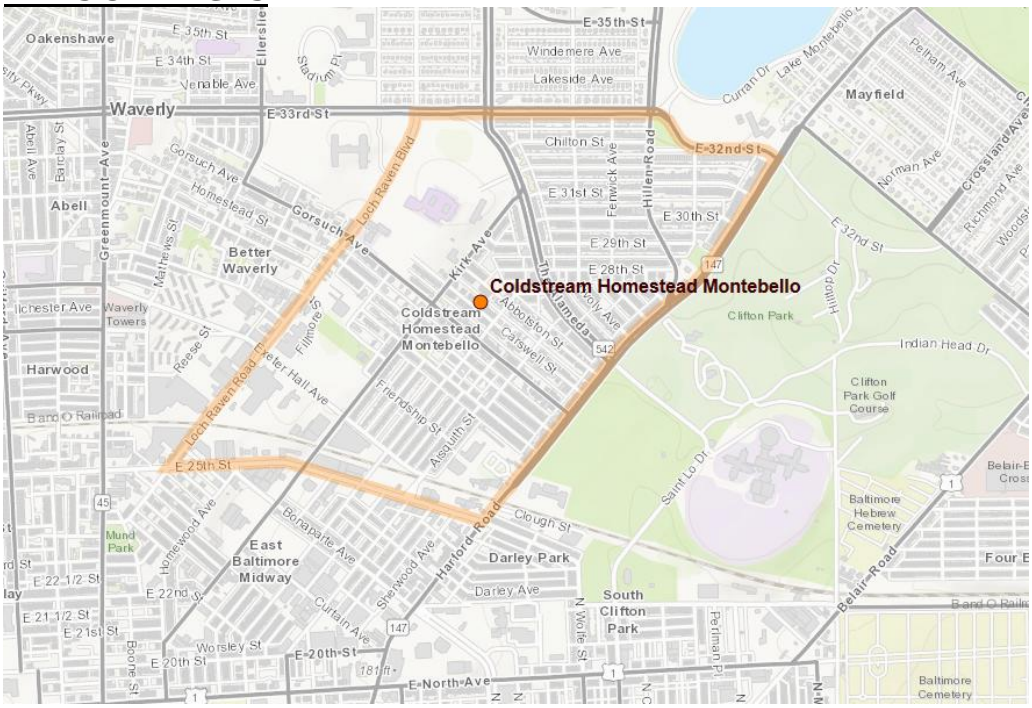
PROPOSAL
Bill 16-0076 Urban Renewal – Coldstream Homestead Montebello – Amendment will amend the Land Use Plan in the Urban Renewal Plan for Coldstream Homestead Montebello to change the permitted uses for areas mapped as Community Business and Community Commercial. Per the ordinance "Street-facing ground floor uses must be primarily retail or service establishments that deal directly with consumers, rely heavily on walk-in business, and have regular daily hours." The goal of this amendment is to encourage more walk-to retail commercial establishments and personal service establishments along Harford Road.

ANALYSIS
CHAP staff finds that the proposed amendments will have no impact on designated historic properties as the amendments address use and have no physical impact on locally designated historic resources.

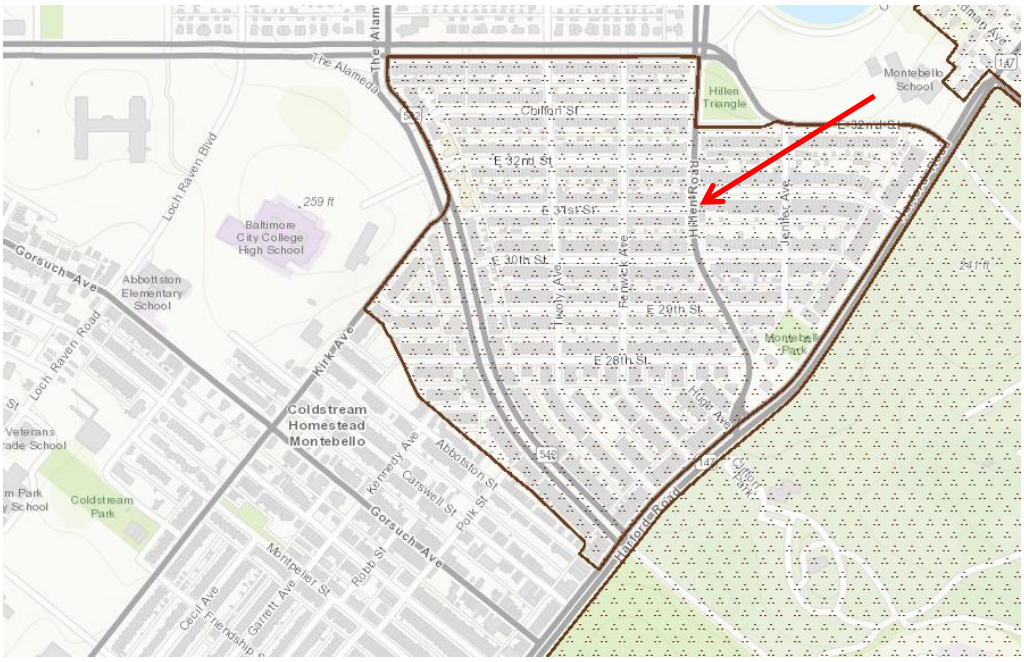
Staff recommends a finding of no objection and deferment to Planning regarding zoning.

Eric Holcomb
Director

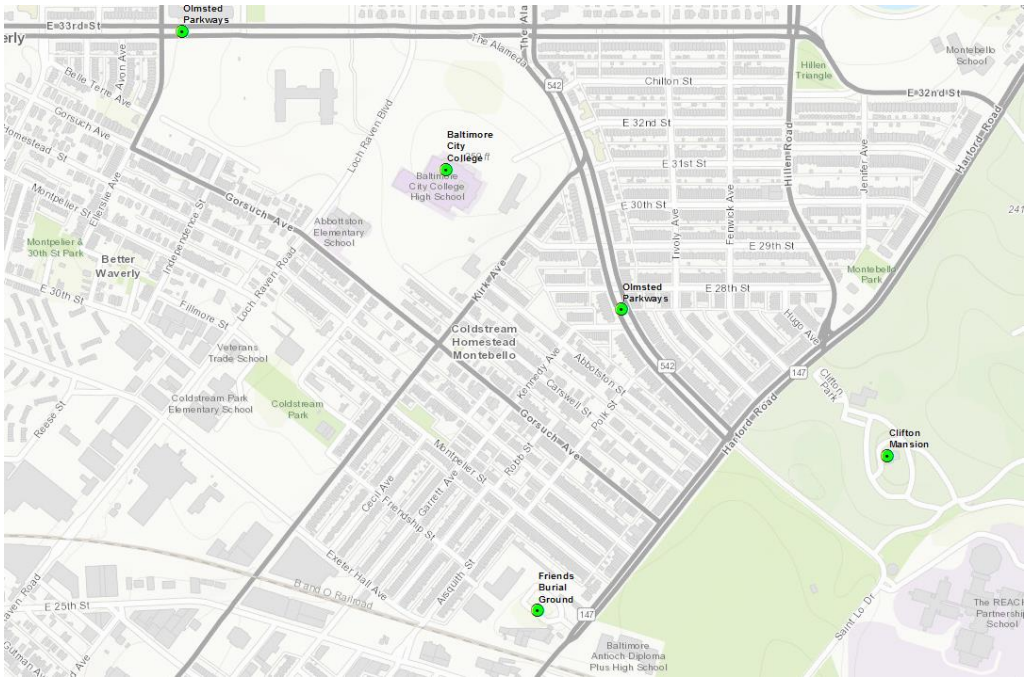
MAPS & IMAGES



Neighborhood Boundaries



Coldstream Homestead Montebello National Register Historic District



Baltimore City Landmarks in area