

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 18-0289		

DATE: October 18, 2018

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 18-0289 introduced by the Council Members Clarke and Pinkett on behalf of Mt. Vernon Mill, LLC.

The purpose of the Bill is to repeal the existing Development Plan for the Mt. Vernon Mill Planned Unit Development (PUD) and approve a new Development Plan for the PUD.

Ordinance 10-374 designated the properties known as 2980, 2981, 2990, 3000, 3030, and 3100 Falls Road, as an Industrial Planned Unit Development and approved a Development Plan. The PUD, to be known as Mt. Vernon Mills, is approximately 10 acres in size and includes the six properties listed above, located on both sides of Falls Road and roughly between Wyman Park Drive and the I-83 Ramp to Falls Road (Exit 8). The Jones Falls and its attendant 100-year flood plain meanders through the site. The approved Development Plan was designed to create a mixed use development with residential, office and retail uses as well as the allowable uses under the then M-1 or M-2 Zoning District. The intent of the PUD was to preserve and renovate the historic mill buildings and adapt them to new uses.

Due to the passage of Transform Baltimore, City Council Bill 18-0289 is needed to repeal and replace the existing PUD as required under the new Article 32 – Zoning, Title 13. The PUD properties are now designated as being within an I-MU zoning district which allows for the creation of a PUD. The adaptive reuse of the existing buildings has already occurred under the current PUD, and these uses will continue under the newly proposed PUD. The proposed uses in the legislation are allowed under the I-MU district, with some specific uses carried over from the original PUD: outdoor table service (accessory to a restaurant), a limit of two liquor licenses as authorized by the Board of Liquor License Commissioners, an existing general advertising sign (to be removed by 12/31/36), and an existing rooftop sign that may be modified. The new PUD would also allow for a banquet hall to be established within 2980 Falls Road, subject to certain conditions and to an MOU recorded between Mt. Vernon Mills, LLC and the Hamden Community Council.

In reviewing the legislation, the originating Ordinance 10-374 was noted as being last amended by Ordinance 11-538, and that the approval of City Council Bill 18-0289 would repeal both ordinances. Research conducted by this Department did not discover any amending ordinances for the Mt. Vernon Mills PUD. Ordinance 11-0538 amends the Urban Renewal Plan for Mt. Vernon (Amendment No. 1) therefore, we believe inclusion of this Ordinance was in error. The Department recommends that references to Ordinance 11-538 be struck from line 12 on page 1 and from line 4 on page 2, as proposed in the attached amendment sheet.

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Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 18-0289 provided the recommended amendments are adopted.


Rudolph S. Chow, P.E.
Director

RSC/MMC

Attachment

**AMENDMENTS TO COUNCIL BILL 18-0289
(1st Reader Copy)**

By: Department of Public Works
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, in line 12, strike “as last amended by Ordinance 11-538,”; and, on page 2, in line 4, strike “and Ordinance 11-538 are” and substitute “is”.