


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0328 / URBAN RENEWAL – HAMILTON BUSINESS AREA – AMENDMENT _____		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

February 25, 2019

At its regular meeting of February 21, 2019, the Planning Commission considered City Council Bill #19-0328, for the purpose of amending the Urban Renewal Plan for Hamilton Business Area to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0328 and adopted the following resolution; nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0328 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Jeff Amoros, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 The Honorable Ryan Dorsey, 3rd Council District
 Mr. William H. Cole IV, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Mr. Tyrell Dixon, DCHD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Michael Castagnola, DOT
 Ms. Natawna Austin, Council Services
 Mr. Ervin Bishop, Council Services



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

February 21, 2019

REQUESTS: City Council Bill #19-0328/ Urban Renewal – Hamilton Business Area – Amendment :

For the purpose of amending the Urban Renewal Plan for Hamilton Business Area to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

RECOMMENDATIONS: Approval

STAFF: Carmen Morosan and Eric Tiso

INTRODUCED BY: Councilmember Dorsey

SITE/GENERAL AREA:

The Hamilton Business Renewal area is located in Northeast Baltimore along Harford Road in the Lauraville-Hamilton Main Street area. The boundaries of the plan are Evergreen Avenue to the North, Hampnett Avenue to the East, Arabia Avenue to the West and Gibbons Avenue to the South. Most of the Urban Renewal Plan (URP) area is zoned C-1, with two exceptions: four properties at the end of the 3300 Block of Hamilton Avenue, which are zoned OR-1 and 3009 Evergreen Avenue, which is zoned R-3.

The URP area is bounded by three neighborhoods: Hamilton Hills, Glenham Belhar and Waltherson. The URP area is part of the Hamilton-Lauraville Main Street organization whose mission is to revitalize and support local businesses in the commercial district.

The plan identifies three land use categories: residential coinciding with the R-3 areas, office-residential, occurring in the OR-1 area, and community business in the C-1 zoning district. In the community business land use category, the following uses are not permitted: Bail bondsmen; Liquor and package goods stores; Pawnshops; Poultry and rabbit-killing establishments; Rent-to-own stores; Second hand stores; and Taverns. The URP has strict design guidelines for property rehabilitation, such as windows, signs, roofs, off-street parking requirements, etc.

The Hamilton Business URP does not have an expiration date. The language states that it shall be in effect for no less than twenty years following the date of approval by the Mayor and City Council.

HISTORY

- Ordinance #79-1207, dated November 30, 1979, established the Hamilton Business Area Urban Renewal Plan (URP).
- Ordinance #08-91, dated December 11, 2008, approved the second amendment to this Hamilton URP.

The Hamilton Business Area Urban Renewal Plan (URP) was originally approved by the Mayor and City Council in November 30, 1979. Since then, the URP has been amended two times: in 1995 by City Ordinance #95-564, and most recently in 2008 by City Ordinance #08-91.

The main goal of the URP was the revitalization of the Hamilton Business Area by accomplishing the following objectives:

- a. Establishing a positive and identifiable image for the Hamilton Business Area;
- b. Promoting new retail business activity in the area;
- c. Establishing minimum, comprehensive design and rehabilitation standards that will enhance the business area through private investment; and
- d. Bringing about a general physical improvement of the area through coordinated public improvements.

ANALYSIS

Purpose: This bill was introduced in order to allow a second-hand store to open in this URP by deleting the specific use prohibition on second-hand stores in Section B.2.a.(3).(a) of the plan. This bill represents the minimum change needed to allow for second-hand stores to locate within the URP area. The purpose for allowing second hand stores is to diversify the uses in the URP area and allow for a wider range of retail businesses to locate in the commercial corridor. Over the past few years, several businesses have either moved from the area or closed, leaving vacant storefront buildings along Harford Road in Hamilton. It is important for the revitalization and survival of the Hamilton Main Street corridor to allow for a multitude of retail and business entities geared towards serving the residents of the surrounding communities to move to the area. Planning staff supports this amendment because it will remove a layer of restriction that can deter future businesses from moving to the area.

Notification: The following groups have been notified of this action: the Hamilton Hills Neighborhood Association, the Waltherson Improvement Association, the Glenham-Belhar Community Association, HARBEL, Hamilton-Lauraville Main Street, and the Hamilton Business Association.

As of this writing, staff has received letters from Hamilton-Lauraville Main Street, the Hamilton Business Association, the Glenham-Belhar Community Association, the Hamilton Hills Neighborhood Association, as well as from several individuals.



Chris Ryer
Director