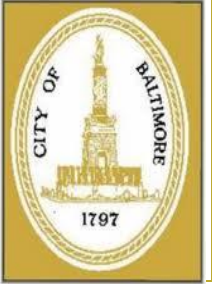


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|-------------|----------------------------------|--|---|---|
| FROM | NAME & TITLE | Matthew W. Garbark, Acting Director | CITY of BALTIMORE <i>MEMO</i> |  |
| | AGENCY NAME & ADDRESS | Department of Public Works 600 Abel Wolman Municipal Building | | |
| | SUBJECT | City Council Bill 20-0565 | | |

October 20, 2020

TO:

Housing and Urban Affairs Committee

INTRODUCTION

I am herein reporting on City Council Bill 20-0565 introduced by Council Member Middleton on behalf of Park West Health Systems, Inc.

PURPOSE

The purpose of the Bill is to amend the Urban Renewal Plan for Park Heights by amending certain exhibits to reflect the change in zoning, upon approval by separate ordinance, for the properties known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

BRIEF HISTORY

The Urban Renewal Plan for Park Heights was established by Ordinance 08-9 and was last amended by Ordinance 18-194. The Urban Renewal Area is generally bounded by Wabash Avenue, Northern Parkway, Park Circle, and Greenspring Avenue. City Council Bill 20-0565, if approved, would allow for the change in zoning (if approved in a companion City Council Bill 20-0566), from the R-6 Zoning District to the OR-1 Zoning District, for the following properties: 3215 and 3317-3323 West Belvedere Avenue; 5101-5103 and 5100 Denmore Avenue; and Block 4580, Lots 038 and 039-055. These changes would be made to the Park Heights Urban Renewal Plan's Land Use and Zoning Maps. These proposed amendments would be the first zoning changes since the 2017 comprehensive rezoning of the City.

The Honorable President and Members
of the Baltimore City Council
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The Planning Commission reviewed this legislation at their August 20, 2020 public meeting. The Commissioners voted to approve City Council Bill 20-0565, provided that it was amended to replace Exhibits 4A through 4F with Zoning Maps that showed the current zoning classifications of the City. Without this amendment, the Urban Renewal Plan's exhibits would show a mixture of old and new zoning classifications. This Department finds the Commissioners' proposed amendment to be reasonable and supportable.

FISCAL IMPACTS

The Department of Public Works does not expect to incur any significant costs as a result of the passage of this legislation. Keeping urban renewal plans current and relevant help stimulate investment and improvements that will support and stabilize surrounding communities.

AGENCY/DEPARTMENT POSITION

The Department of Public Works supports passage of City Council Bill 20-0565 as proposed to be amended by the Planning Commission.



Matthew W. Garbark
Acting Director

MWG:MMC