



*Stephanie Rawlings-Blake
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



*Thomas J. Stosur
Director*

STAFF REPORT

May 27, 2010

REQUESTS:

- City Council Bill #10-0494-- Urban Renewal – Annapolis Road – Renewal Area Designation and Renewal Plan

For the purpose of designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Annapolis Road, bounded generally by Indiana Avenue on the south, the alley in the rear of Sidney Avenue on the east, the Light Rail tracks on the north, and Tacoma Street/295 ROW on the west; approving a Renewal Plan for Annapolis Road; establishing the objectives of the Plan; establishing permitted land uses in the Renewal Area; providing that the provisions of the Zoning Code of Baltimore City apply to those properties in the Project Area; establishing rehabilitation and new construction standards; providing for a period of compliance with the rehabilitation and new construction standards; providing for review of all plans for new construction, exterior rehabilitation, or demolition of any property; providing for certain provisions necessary to meet the requirements of State and local laws; providing for the term of the Plan; establishing procedures for changes to the Plan; 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.

- City Council Bill #10-0493 Rezoning—Certain Properties in the Westport Area

For the purpose of changing the zoning for certain properties in the Westport Area: as outlined in light blue on the accompanying plats, from the R-7 Zoning District to the B-2-2 Zoning District; as outlined in purple on the accompanying plats, from the R-7 Zoning District to the B-1-2 Zoning District; as outlined in brown on the accompanying plats, from the M-1-1 Zoning District to the R-7 Zoning District; as outlined in dark green on the accompanying plats from the M-1-1 Zoning District to the B-2-2 Zoning District; as outlined in red on the accompanying plats, from the M-2-1 Zoning District to the R-7 Zoning District; and as outlined in light green on the accompanying plats from the M-2-1 Zoning District to the OR- 2 Zoning District.

RECOMMENDATIONS:

- City Council Bill #10-0494- Urban Renewal – Annapolis Road – Renewal Area Designation and Renewal Plan: Approval with the following amendment: In Section 2. A. 2. d. after “To encourage harmonious redevelopment throughout the area” add WHILE MAINTAINING APPROPRIATE SUPPORT FOR SURROUNDING INDUSTRIAL LAND USES .
- City Council Bill #10-0493 Rezoning—Certain Properties in the Westport Area: Approval with amendment. The amendment is to add the 2400 block of Annapolis Road (shown on map but not listed in the bill) as a property to be rezoned from R-7 to B-2-2.

STAFF: Brent Flickinger

PETITIONER: The Administration (Departments of Planning and Housing and Community Development)

OWNER: Multiple owners

SITE/GENERAL AREA

General Area: Most of the subject properties are located along Annapolis Road between the Waterview and Annapolis Road bridges to the south and the railroad tracks just north of Clare Street. Other properties to be rezoned are near Cedley Street and Indiana Avenue and along Foerster Avenue. Annapolis Road in this area is characterized by many vacant and deteriorated properties, some residences, and some active businesses.

HISTORY

This stretch of Annapolis Road was an active business corridor when the industry along the waterfront was thriving several decades ago. As the number of industrial jobs was reduced and the companies went out of business, the Westport Improvement Association asked that the road be rezoned to residential. The Westport-Mt. Winans-Lakeland SNAP, approved in 2005, called for rezoning along part of Annapolis Road and Cedley Street. As plans were finalized for a major waterfront redevelopment project, the request was made in 2008 to rezone not only the 2300 and 2400 blocks of Annapolis Road, but most of the corridor.

CONFORMITY TO PLANS

This proposal is consistent with the Westport-Mt. Winans-Lakeland SNAP and the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objectives 2: Strategically Redevelop Vacant Properties throughout the City; Objective 3: Maintain and Create Safe, Clean, and Healthy Neighborhoods, and Goal 2, Objective 1: Improve Design Quality of Baltimore’s Built Environment; and Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to Reinforce Neighborhood Centers and Main Streets.

ANALYSIS

City Council Bills #10-0494 and CCB #10-0493 are companion legislation and will allow more opportunities for redevelopment of mixed uses to serve nearby residents in a TOD area adjacent to a major waterfront redevelopment project and provide for quality design and improvement of existing and new structures.

City Council Bill #10-0494-- Urban Renewal – Annapolis Road – Renewal Area Designation and Renewal Plan

Acquisition and Disposition

The revised plan does not include any acquisition or disposition.

Land Use

The Urban Renewal Ordinance includes a Land Use map for Annapolis Road (Exhibit 1).

The Land Use map designates the land use category for every property within the boundaries:

- Neighborhood Business – limited commercial uses
- Community Business – local commercial district

Zoning

The Urban Renewal Ordinance recommends that this entire stretch of Annapolis Road be zoned either B-2-2 or B-1-2 (Exhibit 1).

In the area designated as Community Business on the Land Use Plan, uses are limited to those uses permitted under the B-2 category of the Zoning Code of Baltimore City, except for the following, which are expressly prohibited:

- adult bookstores
- bail bonds offices
- check cashing operations
- community correction centers
- dance halls
- fraternity and sorority houses
- garages, other than accessory, for storage, repair, and servicing of motor vehicles.
- liquor stores—package goods
- pawnshops
- rooming houses for more than three persons
- tattoo parlors as a principal or accessory use
- taverns

Design Standards

Design standards are applied to major redevelopment or new development within the Urban Renewal Plan boundaries. The standards apply to the following:

- Windows

- Building fronts and sides abutting streets
- Store fronts
- Awnings
- Exterior front or side walls
- Dormer windows
- Roofs
- Auxiliary Structures
- Rear Yards
- Exterior Signs
- Outdoor Seating
- Screening of Private Parking Lots
- Vacant lots and fencing

City Council Bill #10-0493 Rezoning—Certain Properties in the Westport Area

Currently, the 2000-2400 blocks of Annapolis Road are zoned primarily residential (R-7). B-2 zoning exists on the west side of Annapolis Road in the 2100 and 2200 blocks. The entire west side of Annapolis Road from Clare Street to Indiana Avenue would become B-2-2 under this proposal. B-2-2 zoning would also be put in place on the east side from Clare St. to Wenbern Avenue. The zoning would be changed from R-7 to B-1-2 between Wenbern Avenue and Kent Street on the east side in the 2200 block as a transition from residential to commercial zoning. The properties on the east side in the 2300 and 2400 blocks of Annapolis Road, where the most intact rowhouses are present, would remain R-7. Some industrially zoned properties nearby will also be recommended for residential zoning (see enclosed map).

Staff has met with and notified the following groups of the Planning Commission hearing: the Westport Business Association, the Westport Community Council, the Westport Improvement Association, and the Westport Neighborhood Association. Also, staff notified 385 property owners of the hearing. Additionally, staff notified the following neighboring associations: the Mt. Winans Community Association, the Mt. Winans Neighborhood Improvement Association, and the Cherry Hill Community Coalition.

**Thomas J. Stosur,
Director**