



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION
Wilbur E. "Bill" Cunningham, Chairman

AGENDA

June 6, 2013 – #1854

Working Session – 12:00 p.m.
Regular Session – 1:30 p.m.



Thomas J. Stosur
Director

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **CITY SCHOOLS' 2013 COMPREHENSIVE EDUCATIONAL FACILITIES MASTER PLAN (CEFMP)**
4. **MULTIPLE PRINCIPAL STRUCTURES ON A RESIDENTIAL LOT/ SINAI RIDGE APARTMENTS – 4704-4718 GREENSPRING AVENUE (Sixth District)**
5. **MAJOR SUBDIVISION FINAL PLANS/ 1726 EAST PRATT STREET – MERCHANT SQUARE (Thirteenth District)**
6. **CITY COUNCIL BILL #13-0230/ REZONING – 901 SOUTH CATON AVENUE (Tenth District)**

For the purpose of changing the zoning for a portion of the property known as 901 South Caton Avenue, as outlined in red on the accompanying plat, from the M-1-1 Zoning District to the O-R-2 Zoning District, and changing the zoning for a portion of the property known as 901 South Caton Avenue, as outlined in green on the accompanying plat, from the M-1-1 Zoning District to the B-2-2 Zoning District.

7. **CITY COUNCIL BILL #13-0XXX/HARBOR POINT DEVELOPMENT DISTRICT – AMENDING ORDINANCE #10-401 (First District) *****
For the purpose of enlarging the boundaries of the development district known as "Harbor Point Development District" by including additional properties; revising Exhibit 1 to include these additional properties; deleting and changing certain parcel references that do not affect the boundaries of the development district; repealing provisions related to state obligations and clarifying certain related provisions; providing for a special effective date; and generally relating to the establishment of the Harbor Point Development District.

CITY COUNCIL BILL #13-0XXX/HARBOR POINT DEVELOPMENT – BOND ORDINANCE (First District) ***

For the purpose of authorizing the issuance of special obligation bonds; authorizing the pledge by the City, subject to appropriation, of Tax Increment Revenues and Special Tax Revenues (as such terms are defined herein) to the payment of debt service on such special obligation bonds, the replenishment of any reserves, and the payment of certain

expenses and administrative costs; providing that such bonds may be issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$125,000,000 for the purpose of financing infrastructure improvements and related costs, including, without limitation, the Project (defined herein), and other necessary improvements to, from, or within the development district, and certain other infrastructure improvements permitted by the Acts (defined herein); providing for the method and sources of payment for such special obligation bonds; providing that the City, in each fiscal year in which any such bonds are outstanding, use its best efforts to obtain the appropriation of the Tax Increment Revenues and the Special Tax Revenues in the amounts and at the times specified in a trust agreement or agreements between the City and a bank or trust company appointed as trustee thereunder; authorizing the Board of Finance to specify, prescribe, determine, provide for and approve the details, forms, documents or procedures in connection with such special obligation bonds and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of such special obligation bonds; providing for a special effective date; and generally relating to the issuance and payment of such special obligation bonds.

CITY COUNCIL BILL #13-0XXX/HARBOR POINT SPECIAL TAXING DISTRICT (First District) ***

For the purpose of designating a “special taxing district” to be known as the “Harbor Point Special Taxing District”; providing for and determining various matters in connection with the establishment of the special taxing district; creating a special fund for the special taxing district; providing for the levy of a special tax on all taxable real and personal property located in the special taxing district; providing for a special effective date; and generally providing for matters relating to the designation and operation of the special taxing district, the establishment and use of the special fund, authorizing the pledge of the special tax revenues to the payment by or reimbursement to the City for debt service on any special obligation bonds or notes issued by the City in connection with the special taxing district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the special taxing district.

CONSENT AGENDA

- 8. MINOR SUBDIVISION FINAL PLANS/ 5705 ROLAND AVENUE (Fifth District)**
- 9. MINOR SUBDIVISION FINAL PLANS/ 400 EAST PRATT STREET (Eleventh District)**
- 10. MINOR SUBDIVISION FINAL PLANS/ 301 McMECHEN STREET (Eleventh District)**
- 11. MAJOR SUBDIVISION REVISED FINAL DEVELOPMENT PLAN/ FALLSWAY PROPERTIES (Twelfth District)**

12. CITY COUNCIL BILL #13-0227/ BALTIMORE CITY LANDMARK LIST – PARKWAY THEATRE – 3 WEST NORTH AVENUE (President Young and Councilmembers - Carl Stokes, and Nick Mosby)

For the purpose of designating the Parkway Theatre, 3 North Avenue, as a historical landmark. (Twelfth District)

13. CITY COUNCIL BILL #13-0216/ CITY STREETS – CLOSING – HOWIL TERRACE (City Council President - Administration)

For the purpose of condemning and closing Howil Terrace, laid out contiguous to the north outline of the property known as 5928 York Road and extending from York Road Westerly 138.0 feet, more or less, to a 10-foot alley laid out in the rear of the properties known as 5926 and 5928 York Road, as shown on Plat 133-A-70A in the Office of the Department of General Services; and providing for a special effective date. (Fourth District)

14. CITY COUNCIL BILL #13-0217/ SALE OF PROPERTY – FORMER BED OF HOWIL TERRACE (City Council President - Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Howil Terrace, laid out contiguous to the north outline of the property known as 5928 York Road and extending Westerly 138.0 feet, more or less, to the east side of a 10-foot wide alley laid out in the rear of the properties known as 5926 and 5928 York Road, and no longer needed for public use; and providing for a special effective date. (Fourth District)

15. CIP TRANSFERS

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. **For any item marked (**), please call the Department at 410-396-4488 for most current information.**

***** Please note that a revised agenda will be published as soon as bill numbers are known for these items.**

The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8th floor of 417 East Fayette Street.