



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 10, 2015

REQUEST: City Council Bill #15-0543/ Planned Unit Development – Amendment 1 – Whitehall Cotton Mill:

For the purpose of approving certain amendments to the Development Plan of the Whitehall Cotton Mill Planned Unit Development

RECOMMENDATION: Amendment and approval, with the following amendment:

- That on page 2, in line 14, that “10,000 square feet” is replaced with “6,500 square feet”

STAFF: Eric Tiso

PETITIONER: Whitehall Mill, LLC

OWNER: Whitehall Mill, LLC

SITE/GENERAL AREA

Site Conditions: 3300 Clipper Road is located on the south side of the street, approximately 300’ east of the intersection with Ash Street. This M-2-1 industrially-zoned property is currently improved with a two-story historic mill building, and a two-story out-building, once known as the Whitehall Cotton Mill. The Jones Falls River forms the southern boundary of the site.

General Area: This property is located in the Jones Falls Area, north of the I-83 corridor, west of Falls Road, and between the communities of Hampden to the north and east, and Druid Hill Park beyond I-83 to the south and west.

HISTORY

- On February 3, 2014, Ordinance # 14-193 established the Whitehall Cotton Mill Planned Unit Development (PUD) #155.

ANALYSIS

Request: The Whitehall Cotton Mill PUD was established to provide a mixed-use renovation of a former mill building that included a restaurant and other commercial uses on the first floor of the building. The PUD included a limitation of 3,000 sqft of area for restaurants, which was a mistake. This bill proposes to increase the limitation to 10,000 sqft of area. The purpose for this amendment is to correct the error, and to allow a restaurant operator to fill the area designated for restaurant space on the development sheet. The increase in area is necessary when an associated mezzanine level is considered that functionally increases the floor area for restaurant use.

The correct area to be used by a restaurant operator contains approximately 6,500 sqft of area, and staff recommends the bill be amended to use that figure.

Floodplain: One of the most significant considerations in the staff's review of this PUD is that the property is located in the floodplain. More significantly, the building also straddles the boundary of the flood way, which is where velocity waters are present in a flood event. In most cases, development within the flood way is not permitted. However, there is an exception that provides for a reasonable amount of redevelopment for historic buildings located in the flood way, through the approval of a variance (previously called a waiver in the last staff report), which has been recently completed.

Community Notification: The Hampden Community Council has been notified of this action.



Thomas J. Stosur
Director