



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Sean Davis, Chairman



*Thomas J. Stosur
Director*

STAFF REPORT

November 9, 2017

REQUEST: City Council Bill #17-0143/Repeal of Ordinance 14-314 - Remington Row Planned Unit Development

For the purpose of repealing Ordinance 14-314, which designated certain properties as a Business Planned Unit Development known as Remington Row; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

PETITIONER(S): Miller's Square Retail, LLC

OWNER: Miller's Square Retail, LLC

SITE/GENERAL AREA

General Area:

The Remington Row Planned Unit Development (PUD) is located in the Remington neighborhood of North Baltimore. The mixed-use development has residential, office, retail, and restaurant uses amongst its three buildings. The blocks adjacent to the site also contain a mix of uses and development types, including two and three-story rowhouses, a police station, a multi-family building, small eateries, and offices. Commercial, residential, and light industrial zoning districts surround the development, which reflect the diversity of land uses in the neighborhood.

Site Conditions:

The Remington Row PUD comprises three blocks along Remington Avenue between W. 29th Street and W. 27th Street. These blocks are delineated as Area A, B, and C in the PUD's Development Plan. Area A includes the entire 2700 block of Remington Avenue and is improved with a five-story, mixed-use building with retail, offices, 108 apartment units, and structured parking. Area B consists of the property known as 301 W. 29th Street. The preexisting structure on this site was converted into a mixed-use office and restaurant building. Area C is the property known as 211 W. 28th Street, which is the site of a 7-Eleven retail store that existed prior to the creation of the PUD. No area of the PUD lies within a Master Plan area, Urban Renewal Plan area, designated historic district, Chesapeake Bay Critical Area, or regulated floodplain.

HISTORY

- Ordinance #14-314, approved December 10, 2014, established the Remington Row Planned Unit Development
- Minor Amendment and Final Design Approval –301 West 29th Street, approved by Planning Commission on November 19, 2015.

ANALYSIS

Remington Row Business Planned Unit Development was created on December 10, 2014 by Ordinance 14-314 to facilitate the construction of a mixed-use development with residential, commercial, and office uses. At that time, Transform Baltimore had already been introduced with recommendations of C-1, C-2, and I-MU zones for the project area, which were suitable for the desired development. However, without a date certain for enactment of the new Zoning Code, the applicant decided to pursue development under the 1971 Zoning Code. The desired uses were permitted under the existing R-9 and B-3-2 zoning, however without a PUD, the ability to aggregate density from the combined parcels was not possible.

On June 5, 2017, Transform Baltimore became effective, which ultimately zoned the properties in Area A and C of the PUD as C-2, and in Area B as I-MU. By that time, construction of the new mixed-use, multi-family building in Area A was complete, as well as the renovation and adaptive reuse of the existing structure at 301 W. 29th Street, now known as R-House. Both projects were developed with the uses and density that were envisioned when the PUD was enacted. Area C is the last site in the PUD that has not been redeveloped. However, this site was not projected to begin redevelopment until 2025, as this is the location of an operating 7-Eleven retail store that has multiple years remaining on its lease.

This project brought over 100 new residents, 15 new local businesses, and new office users into the Remington neighborhood, in addition to more property tax revenue for the City. The two completed developments have given priority back to the walkability and pedestrian friendliness of Remington Avenue by replacing curbsless street edges where cars parked in pedestrian pathways with landscaped sidewalks that buffer people from cars and enhance neighborhood connectivity. New street trees, landscape zones in the sidewalks, and new open space in Area C added vegetation to the project area, making outdoor spaces more enjoyable for neighbors.

Since the implementation of the development plan is mostly complete, including the projected enhancements to the public realm, and the rezoning under Transform Baltimore has taken place, retaining the PUD is no longer necessary. Council Bill 17-0143 proposes the repeal of Ordinance 14-314 to eliminate the Remington Row PUD. Eliminating non-essential land use regulatory layers to promote positive development has been an overall goal of the Transform Baltimore Comprehensive Rezoning initiative citywide. The repeal does not effectuate a rezoning of the properties within the PUD nor will it force the closure of any business. Both of the completed projects are supported by-right by the current zoning and the applicant verified that the underlying zoning meets their present and future needs.

NOTIFICATION

The following community organizations have been notified of this action:

- Greater Remington Improvement Association
- Remington Neighborhood Alliance



Thomas J. Stosur
Director