Tonight’s Agenda

6:00 - 6:10 pm  Welcome and get settled
6:10- 6:50 pm  Development Process 101- Tamara Woods
6:50 -7:00 pm  Break
7:00 -7:20 pm  Transition to group exercise and discussion about development & gentrification
7:20 - 8:05 pm  Begin report out/ discussion to larger group
8:05- 8:30 pm  Whole group wrap-up
Development Process 101
Zoning 101 Recap: How Do I Evaluate A Project Using The Zoning Code?

1. Determine the underlying zoning of the property.
2. Go to the use table and determine if the use is permitted, conditional or not allowed for that zoning category.
3. Know the lot size, heights and proposed setbacks of the development.
4. If doing residential, determine the type and density.
5. Use the bulk regulations and other tables (parking, signage, etc.) to determine if the proposal conforms to the requirements in the tables.
6. If variances are needed pursue through BMZA.
7. If legislation is needed pursue legislation.

<table>
<thead>
<tr>
<th>TABLE 19-401: COMMERCIAL DISTRICTS (C-2 to C-4) – BULK AND YARD REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CATEGORI</strong></td>
</tr>
<tr>
<td><strong>C-2</strong></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
</tr>
<tr>
<td>Dwelling Low Rise, Unit-Size Family, or Detached</td>
</tr>
<tr>
<td>Residential Care Facility (Non-Medical)</td>
</tr>
<tr>
<td>Farming House</td>
</tr>
<tr>
<td>All Other Uses</td>
</tr>
<tr>
<td>Maximum Lot Area</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Special Goods Establishment (Food Stores)</td>
</tr>
<tr>
<td>All Other Uses</td>
</tr>
<tr>
<td>Maximum Bldg Height</td>
</tr>
<tr>
<td>Dwelling: Multi-Family</td>
</tr>
<tr>
<td>Mixed Use: Dwelling Above the Ground Floor</td>
</tr>
<tr>
<td>Residential Care Facility (Medical)</td>
</tr>
<tr>
<td>All Other Uses</td>
</tr>
<tr>
<td>Minimum Bldg Height</td>
</tr>
<tr>
<td>All Use</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
</tr>
</tbody>
</table>

Baltimore City Department of Planning
General Steps To Development

Site Assembly and Proposal
- Site Assembly
  - Private Parcel Purchase
  - City Parcel Purchase
  - City Acquisition and LDDA
  - Street Closings

Pre-Development Meeting
- Discuss Proposal
- Outline Approval Steps
- Discuss Tentative Schedule and Permitting Goals

Agency Reviews
- Forest Conservation
- Site Plan Review
- Stormwater Management
- Design Review
- Traffic Impact Study
- Critical Area
- Flood Plain

Permits and Construction
- Permits
  - Construction Permits
  - Inspections
  - Use & Occupancy
  - CHAP ATPs

Legislative Approvals
- Rezonings
- Urban Renewal Actions
- PUD Actions
- Street Closings and Openings
- Variances
- Conditional Uses
- Conversions

BMZA
- Variances
- Conditional Uses

Planning Commission Approval
- Subdivision
- PUD Minor Change
- Legislative Recommendations
- Master Plan Approval
- Signage Plan Approval

CHAP Approval
- Demolition Review
- New Construction
- Major Rehabilitation
- Landmarks & Historic Districts
- Tax Credits

Baltimore City Department of Planning
Development Projects Can Vary Greatly

- **By-Right Project**
  - Permit Application
  - Agency Review
  - Permit

- **Variance or Conditional Use Only Project**
  - Permit Application
  - BMZA
  - Permit

- **Rezoning or Residential Conversion Only Project**
  - PDM & Agency Reviews
  - Legislation
  - Permits

- **New Construction with Subdivision**
  - PDM
  - Agency Reviews and Planning Commission
  - Permits

- **Complex New Construction with Rezoning, PUD Major Change and Subdivision**
  - PDM & Agency Reviews
  - 2 CCBs (Rezoning & PUD Major Change)
  - Subdivision
  - Permits

Baltimore City Department of Planning
# Typical Frequency And Duration

<table>
<thead>
<tr>
<th>Process</th>
<th>Project Review Duration</th>
<th>Frequency</th>
<th>Scope and Steps</th>
<th>Public/ Testimony Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predevelopment Meetings/Project Meetings</td>
<td>1st PDM / Project Check-ins</td>
<td>As needed</td>
<td>Proposal Introduction, Zoning Analysis, Outline Approval Steps and Timeline</td>
<td></td>
</tr>
<tr>
<td>Planning Commission</td>
<td></td>
<td>Every 3 weeks</td>
<td>Subdivision, Historic Districts and Landmarks, Zoning Legislation</td>
<td>X</td>
</tr>
<tr>
<td>Design Review</td>
<td>4-6 months for major project</td>
<td>UDAAP- Every 3 weeks/Staff Level-ongoing</td>
<td>UDDAP- Schematic and Design Development</td>
<td>X (UDAAP open to public, but not a hearing)</td>
</tr>
<tr>
<td>CHAP</td>
<td></td>
<td>Hearing 2nd Tuesday of Every Month/ Staff Level-ongoing</td>
<td>Historic Districts and Landmarks, Massing and Final Details</td>
<td>X</td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>Committee- Every Week/Staff Level-ongoing</td>
<td></td>
<td>Site Functionality-Street configuration, accessibility, parking ingress and egress, landscape and environmental overlap</td>
<td></td>
</tr>
<tr>
<td>Legislation</td>
<td>3-9 months</td>
<td>Meetings as scheduled</td>
<td>Introduction, Planning Commission, Committee, 2nd and 3rd Reader, Mayor’s Signature, Enactment</td>
<td>X</td>
</tr>
<tr>
<td>BMZA</td>
<td>Every 2 weeks</td>
<td></td>
<td>Variances and Conditional Uses</td>
<td>X</td>
</tr>
<tr>
<td>Permits</td>
<td>A week to several months</td>
<td>Ongoing review</td>
<td>Grading, Construction, Inspections, Use and Occupancy</td>
<td></td>
</tr>
</tbody>
</table>
# Prioritizing Development Review Steps

<table>
<thead>
<tr>
<th>Task</th>
<th>Month 1</th>
<th>Month 2</th>
<th>Month 3</th>
<th>Month 4</th>
<th>Month 5</th>
<th>Month 6</th>
<th>Month 7</th>
<th>Month 8</th>
<th>Month 9</th>
<th>Month 10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-development Meeting and Permits</td>
<td>Zoning, Process &amp; Timeline</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Permit Process</td>
</tr>
<tr>
<td>CHAP Hearing</td>
<td>Demo</td>
<td>Massing</td>
<td>Final</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BMZA</td>
<td>Hearing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legislation</td>
<td>Intro</td>
<td>Planning commission</td>
<td>Committee Hearing</td>
<td>2nd Reader</td>
<td>3rd Reader &amp; Mayor’s Signature</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design Review</td>
<td>Schematic</td>
<td>Design Development</td>
<td>Design Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>1st Review</td>
<td>2nd Review or response</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision</td>
<td>Application</td>
<td>Planning commission</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>Concept Submittal</td>
<td>Approval</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Baltimore City Department of Planning
Community Role In Public Hearings

- Community groups are notified of hearings.
- Applicants are advised to contact community associations for their review.
- Letters can be sent to the reviewing body (Commissions, City Council, BMZA).
- Community Groups, residents and other stakeholders can testify at the hearings.
Designing Solutions

• Zoning Analysis
• Impact of potential?
• Identify other alternatives?
• Outline Implementation strategy and players