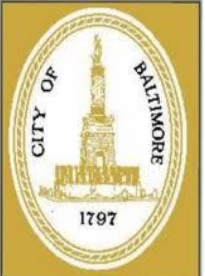


FROM	NAME & TITLE	Richard J. Luna, Interim Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 23-0433		

March 6, 2024

TO:

Economic and Community Development Committee

I am herein reporting on City Council Resolution 23-0433 introduced by the Councilwoman Ramos on behalf of MCB Charles Village LLC. The purpose of the Bill is to approve certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

Ordinance 96-35 established the North Charles Village Planned Unit Development (PUD) and was last amended by Ordinance 07-629. The PUD is generally bounded on the north by 33rd Street, on the south by 30th Street, on the east by Hargrove Alley, and on the west by N. Charles Street.

City Council Bill 23-0433, if approved, would amend the PUD and Development Plan by replacing Sheet 3 of 4 “Preliminary Build Out Plan” with a new sheet that identifies two parcels for redevelopment (known as 3115-3119 and 3121 Saint Paul Street) and for those parcels to have an allowable maximum height of 90 feet. Without this change, the underlying zoning of C-1 would limit the redevelopment height of these two parcels to 68 feet. The final submission of Design Review drawings of the parcels provided by the Applicant to the Department of Planning show a height of 78 feet, which is 12 feet below the proposed height change of 90 feet.

The Planning Commission reviewed this bill and staff report on December 21, 2023, and approved the legislation with technical and corrective amendments. This Department finds those amendments to be appropriate and necessary.

The Department of Public Works supports passage of City Council Bill 23-0433 as proposed to be amended by the Planning Commission.



Richard J. Luna
Interim Director

RJL:MMC