

<b>FROM</b>	<b>NAME &amp; TITLE</b>	Rudolph S. Chow, P.E. Director	CITY of <b>BALTIMORE</b>  <i>MEMO</i>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Public Works 600 Abel Wolman Municipal Building		
	<b>SUBJECT</b>	City Council Bill 19-0430		

September 19, 2019

**TO:**

Land Use Committee

**INTRODUCTION**

I am herein reporting on City Council Bill 19-0430 introduced by Council Member Dorsey on behalf of Northwood SC, LLC.

**PURPOSE**

The purpose of the Bill is to repeal Ordinance 16-580, which designated certain properties as a Business Planned Unit Development known as Northwood Commons; and providing for a special effective date.

**BRIEF HISTORY**

Ordinance 77-501 established a Business Planned Unit Development (PUD) for property located on the northeast intersection of Loch Raven Boulevard and Argonne Drive in the Hillen neighborhood, an existing shopping center consisting of approximately 10 acres. The applicant at the time, Northwood Company, planned to redevelop the property into a mixed use project with retail, commercial, and some residential units above the commercial spaces. The PUD was subsequently amended by Ordinances 91-676, 96-1, and 99-383 to allow for new uses of drive-through pick-up windows. To facilitate the project and to accommodate plans for Morgan State University facilities, Ordinance 16-580 repealed the existing PUD and approved a new Business PUD and a new Development Plan. With the passage of Transform Baltimore, the comprehensive rezoning of the City, the property is now zoned C-3 which can accommodate the planned uses for the PUD. As a result, the PUD is no longer needed for the redevelopment to continue as planned.

**FISCAL IMPACT**

The Department does not anticipate any fiscal impact to its operations. Continued redevelopment of this parcel will benefit the surrounding communities and will complement the investments made by the Morgan State University.

Land Use Committee.  
September 19, 2019  
Page 2

**AGENCY/DEPARTMENT POSITION**

The Department of Public Works has no objection to the passage of City Council Bill 19-0430.

Should the Committee have any questions prior to the hearing, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960, or via email at [Marcia.Collins@baltimorecity.gov](mailto:Marcia.Collins@baltimorecity.gov).



Rudolph S. Chow, P.E.  
Director

RSC:MMC