


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0500 / ZONING – PORT COVINGTON AREA OF SPECIAL SIGNAGE CONTROL – AMENDMENT		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: May 13, 2024

At its regular meeting of May 10, 2024, the Planning Commission considered City Council Bill #24-0500, for the purpose of revising the criteria for the Port Covington Area of Special Signage Control; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0500 and adopted the following resolutions, with seven members being present (six in favor, one abstained):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0500 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Ms. Alyssa Domzal, attorney for applicant



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

May 9, 2024

REQUEST: City Council Bill #24-0500/ Zoning - Port Covington Area of Special Signage Control - Amendment

For the purpose of revising the criteria for the Port Covington Area of Special Signage Control; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Caitlin Audette

PETITIONER: Baltimore Urban Revitalization LLC, c/o Alyssa Domzal

SITE/GENERAL AREA

Site Conditions: The Port Covington Area of Special Sign Control consists of those areas with the PC Zoning Districts. Located at Port Covington, also known as Baltimore Peninsula, the area is the location of a large development as identified in the Port Covington Master Plan.

General Area: The Port Covington zoning district is limited to Port Covington or Baltimore Peninsula. This is an area of the city along the Middle Branch of the Patapsco River in South Baltimore. It is adjacent to the Locust Point industrial area to the east, and west of the Hanover Street Bridge, south of I-95.

HISTORY

The Port Covington Areas of Special Sign Control was created in 2017 as part of the new zoning code, also known as Transform Baltimore.

CONFORMITY TO PLANS

This action is not represented in any plans.

ANALYSIS

Background: The amendment seeks to remove the date associated with the Port Covington Area of Special Sign Control. Presently Section 17-502 of Article 32 states the following.

§ 17-502. Applicability.

The entire PC Zoning District, as mapped on the adopted Zoning Map, as of June 5, 2017, is designated an Area of Special Signage Control, unless the boundaries of the Area of Special Signage Control are otherwise amended per § 17-505.

The request would remove the date, allowing any additional areas zoned PC to be part of the Area of Special Sign Control.

Equity:

- **Impact:** This amendment would have minimal impact to the surrounding community in both the short and long term and would not impact existing patterns of inequity in Baltimore.
- **Engagement:** There is a limited residential community in the area. The petitioner is connected with the larger development at Port Covington, and has regular meeting with the surrounding residential and industrial communities.
- **Internal Operations:** This action will have no impact on staff operations.

Notification: Surrounding community and business associations have been made aware of the proposed amendment.



Chris Ryer
Director