


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 #19-0430 / REPEAL OF ORDINANCE 16-580 – NORTHWOOD COMMONS PLANNED UNIT DEVELOPMENT		

DATE:

TO

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

September 13, 2019

At its regular meeting of September 12, 2019, the Planning Commission considered City Council Bill #19-0430, for the purpose of repealing Ordinance 16-580, which designated certain properties as a Business Planned Unit Development known as Northwood Commons; 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 #19-0430 and adopted the following resolution; five members being present (five in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0430 be passed 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: Mr. Nicholas Blendy, Mayor's Office
 Mr. Matthew Stegman, Mayor's Office
 Ms. Nina Themelis, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. Colin Tarbert, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Mr. Bob Pipik, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Liam Davis, DOT
 Ms. Natawna Austin, Council Services
 Mr. Dominic McAlily, Council Services
 Ms. Caroline Hecker, Esq.



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

September 12, 2019

REQUEST: City Council Bill #19-0430/ Repeal of Ordinance 16-580 – Northwood Commons Planned Unit Development:

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

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Councilmember Dorsey

OWNER: Northwood SC, LLC, c/o Caroline Hecker, Esq.

SITE/GENERAL AREA

Site Conditions: 1500 Havenwood Road is the location of the Northwood Shopping Center, and is located northeast of the intersection of Loch Raven Boulevard and Argonne Drive. It is currently improved with a one-story strip shopping center and related parking lot. The property contains over 9 acres of land, and is zoned C-3 commercial beneath the existing Planned Unit Development (PUD).

General Area: This site is located in the Hillen neighborhood, which is predominantly a residential neighborhood with the housing stock primarily consisting of rowhomes. This shopping center is the exception, being a commercial property, and is adjacent to the Morgan State University Business Center to the east. The Montebello Water Plant is located approximately one block to the east.

HISTORY

- Ordinance #16-580, dated December 5, 2016, repealed and replaced the Northwood Commons PUD

ANALYSIS

Background: This shopping center was in the process of a planned update, which would involve a significant amount of new construction and investment in the property. The PUD was repealed and replaced in 2016 to allow for that redevelopment to occur, after working with the community and Councilman Dorsey.

Action: This bill will repeal the Planned Unit Development. Following the Comprehensive Rezoning of the City, this property was zoned C-3 commercial, which is appropriate for the uses for this property. As the PUD is no longer needed, it is appropriate to repeal it, and allow the property to operate with the underlying zoning. This action supports the overall goal of matching zoning to the actual development of the City, and removes the unnecessary burden in administration of the outdated PUD. For this reason, this action is in conformance with the City's Master Plan.

Notification: The Hillen Road Improvement Association, the Stonewood-Pentwood-Winston Community Association, and the Original Northwood Association have been notified of this action.



Chris Ryer
Director