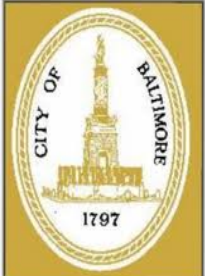


FROM	NAME & TITLE	Matthew W. Garbark, Acting Director	CITY of BALTIMORE <i>MEMO</i>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 20-0571		

September 23, 2020

TO:

Land Use Committee

INTRODUCTION

I am herein reporting on City Council Bill 20-0571 introduced by Council Vice President Middleton on behalf of CVP Cross Keys Holdings, LLC.

PURPOSE

The purpose of the Bill is to repeal the existing Development Plan for the Village of Cross Keys Planned Unit Development and approve a new Development Plan for the Village of Cross Keys Planned Unit Development..

BRIEF HISTORY

Ordinance 72-38 established the Village of Cross Keys Planned Unit Development (PUD) and approved the Development Plan submitted by the applicant, The Village of Cross Keys, Incorporated, and was last amended by Ordinance 90-629. The PUD is generally bounded by Falls Road on the east, Poly-Western High Schools to the south, the Jones Falls Expressway on the west, and Northern Parkway on the north. The development today consists of attached homes and a residential highrise, a combination of commercial shops and offices, a hotel, gym, and various parking areas.

A new owner, CVP Cross Keys Holdings, LLC, has purchased the commercial portion of the PUD and would like to repeal and replace the Development Plan to allow for renovation and additional development of the commercial core area, as well as multi-family housing. The Development Plan would also be updated to conform to the current zoning code. While the Development Plan is still general in nature, the following is being proposed: approximately 35,000 square feet of commercial and grocery space in the vicinity of the core commercial area; approximately 150,000 square feet of commercial uses, 15,000 square feet of retail space, and up to 350 dwelling units located near the existing gym area; and improvements to the main ingress and egress from Falls Road. The Planning Commission, in their review of this legislation at their August 20, 2020 public meeting, voted to amend City Council Bill 20-0571 to include the most recent development plan sheets, dated July 31, 2020.

The Honorable President and Members
of the Baltimore City Council
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FISCAL IMPACT

No significant fiscal impacts are expected to be absorbed by this Department as a result of this legislation. Plans reviews and necessary erosion and sediment control and stormwater management requirements will be part of this development process as it moves forward. Renewing existing structures, offering new housing options and commercial space will keep this PUD attractive to new residents and businesses.

AGENCY/DEPARTMENT POSITION

The Department of Public Works supports passage of City Council Bill 20-0571 as proposed to be amended by the Planning Commission.

 for M W Garbark

Matthew W. Garbark
Acting Director

MWG:MMC