



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0568

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### Planned Unit Development - Amendment - Stadium Place

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**Sponsor:** Councilmember Clarke

**Introduced:** July 20, 2020

**Purpose:**

For the purpose of approving certain amendments to the Development Plan of the Stadium Place Planned Unit Development.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

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### Agency Reports

Planning Commission	Favorable with Amendment
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	
Baltimore Development Corporation	
Department of Public Works	
Fire Department	No Objection
Parking Authority Board	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning, Section 5-201(a) and Title 13. Baltimore City Revised Code (Edition 2000).

### Background

The bill would amend the Development Plan of the Stadium Place Planned Unit Development (PUD). Specifically, the bill would allow for the construction of a new Y Early Childhood Center and associated open-air pavilion, update language in the PUD legislation in order to comply with the current zoning code, and increase the maximum permitted restaurant space from 4,000 square feet to 8,000 square feet.

The Stadium Place PUD is approximately 32.385 acres of land bounded by 33rd and 36th Streets and Eilerslie and Ednor Roads. A green oval space has been located at the center of the site. On the western side of the oval, The Harry and Jeanette Weinberg YMCA and daycare was completed in September, 2004, with associated playfields and playground within the following year. On the east side of the oval are five senior housing buildings – Venables I and II, Ednors I and II, and Heritage Run Phase 1. The Village Center mixed-use retail and residential building at the southeast corner of the site is currently under construction. The center of the PUD area has been developed as a multi-use sports field by the Cal Ripken, Sr. Foundation. The land at the north central and northeast portion of the Stadium Place site was most recently approved to be developed into the new Gilchrist hospice facility. The portion of the site where the new early childhood center and open pavilion are proposed are currently open field areas to the north of the large playground.

To the south of the Stadium Place PUD site is the former Eastern High School, which has been developed by the John Hopkins University for offices, research facilities, and an incubator. That site is also a PUD. To the south of the Eastern High School and Stadium Place sites are the neighborhoods of Better Waverly and Coldstream Homestead Montebello. Those neighborhoods are characterized by two-story row houses and single-family detached frame homes (R-7 and R-8). To the west is the Waverly neighborhood, which includes a small historic district. Waverly consists primarily of two-story brick row houses (R-6). To the north and east is the Ednor Gardens Lakeside neighborhood, which is characterized by single-family row houses, semi-detached and detached houses (R-3 and R-6).

## **Amendments**

The Planning Commission proposed amendments to revise the dates in Section 2 of the bill to match the latest version of drawings and to revise Sheet C-400 Overall Development Master Plan to include area designations.

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## **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 20-0568.

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