




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 10, 2024
SUBJECT	24-0561 Repeal of Ordinance 99-573, as Amended by Ordinance 00-093 - Planned Unit Development - 4221 Shannon Drive

The Honorable President and
Members of the City Council
City Hall, Room 400

9/10/24

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0561 Repeal of Ordinance 99-573, as Amended by Ordinance 00-093 - Planned Unit Development - 4221 Shannon Drive for the purpose of repealing Ordinance 99-573, as amended by Ordinance 00-093, which designated certain property located at 4221 Shannon Drive a Planned Unit Development; and providing for a special effective date.

If enacted, City Council Bill 24-0561 would repeal the Planned Unit Development located at 4221 Shannon Drive. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of August 22, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the Planned Unit Development (PUD) was created under the prior zoning code, for the sole purpose of allowing for the outdoor storage of materials and trailers. The Commission noted that Outdoor Storage Yards are now a permitted use, thereby rendering the primary purpose for the establishment of this PUD no longer necessary and allowing for its repeal.

DHCD does not foresee any negative impacts resulting from the approval of this Bill as the sole zoning concern addressed by the original PUD has been solved by a more modern zoning code and there will be no evident change to the existing uses. The Bill does not have an operational or fiscal impact on DHCD and the properties covered by the PUD are not located within any of

DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0561.