



## MEMORANDUM

**DATE:** March 28, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Favorable  
**SUBJECT:** Council Bill 23-0433 Planned Unit Development – Amendment – North Charles Village

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 23-0433 introduced by Councilmember Ramos.

### PURPOSE

This bill provides an amendment to the development plan of the North Charles Village Planned Unit Development (PUD). The amendment increases the height limit for development from the current 68 feet to a proposed 90 feet.

### BRIEF HISTORY

The North Charles Village Planned Unit Development (PUD), established in 1996 and expanded in 2003, is located generally within the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the south, and Charles Street on the west. This amendment will increase the maximum height allowed within the PUD to facilitate a planned mixed-use redevelopment on the 3100 block of St. Paul Street. This development is slated to bring additional residential density and new businesses to the neighborhood’s main commercial corridor, and it would complement similar redevelopment that occurred across the street in recent years.

### FISCAL IMPACT [to BDC]

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** on City Council Bill 23-0433. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor’s Office of Government Relations

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