


F R O M	NAME & TITLE	Khalil A. Zaied, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 11-0788		

TO
The Honorable President and Members of the City Council
c/o Karen Randle, Room 400 City Hall

November 4, 2011

I am herein reporting on City Council Bill 11-0788.

The purpose of this bill is for repealing the existing Planned Unit Development (PUD) for Holabird Manor Senior Retirement Community and approving a new Development Plan for the Holabird Manor Condominiums Planned Unit Development.

This PUD bill authorizes a residential development to be known as Holabird Manor Condominiums, which is to include a maximum of 290 residential dwelling units and 19,264 square feet of retail/office space. This is the first that the Department of Transportation (DOT) is hearing about this project. According to Section 16-301 of the Baltimore Zoning Code, the City Council must refer any zoning legislation

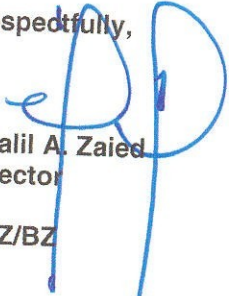
and all accompanying documents to the Director of Transportation for review, and, if required, a traffic-impact study, as provided in § 2-305 {"Traffic-impact study"} of this article, if:

- (1) the proposed zoning authorization involves 15,000 sq. ft. or more of gross floor area; and
- (2) a traffic-impact study for the proposed zoning authorization has not already been undertaken in accordance with this article or the Baltimore City Building, Fire, and Related Codes.

According to § 2-305 of the Zoning Code, "a traffic-impact study is required if any 1 of the criteria specified in Building Code § 105.3.2.3 apply." Under Building Code § 105.3.2.3, "[a] traffic-impact study is required if the proposed work involves . . . 100 or more dwelling units." Therefore, this project requires a traffic-impact study.

DOT is happy to work with the applicant on the required procedures for fulfilling the traffic-impact study and subsequent mitigation negotiations. DOT defers to the Planning Commission and Law Department on whether this legislation can move forward given the absence of a completed study at this time.

Respectfully,



Khalil A. Zaied
Director

KAZ/BZ

Cc: Ms. Angela C. Gibson
Mr. Jamie Kendrick
Mr. Frank Murphy

