

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: December 6, 2023  
RE: City Council Bill 23-0434



I am herein reporting on City Council Bill 23-0434 introduced by Councilmember Ramos at the request of Charles Village Civic Association, Inc., c/o Sandy Sparks.

The purpose of this bill is to repeal the existing Development Plan for the North Charles Village Planned Unit Development; approve a new Development Plan for the North Charles Village Planned Unit Development; establishing prohibited uses within the Planned Unit Development; providing for the creation of the North Charles Village Planned Unit Development Design Review Committee; establishing the membership of the Committee; establishing applicable design guidelines for the Planned Unit Development; requiring the Committee to review proposed developments and amendments to the development plan; providing for a special effective date; and generally relating to the North Charles Village Planned Unit Development.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation requests to amend the boundary of the PUD as outlined in the bill. The legislation does not reference parking. Parking requirements will be based on the underlying zoning and the standards in the Zoning Code. The site is located within an area where the PABC administers on-street parking programs. Parking meters are located on the 3300 block of St Paul Street and to the North on the 100 Block of E 34 Street. The properties located within the R-8 zone are part of Residential Permit Parking Area #12. The PUD boundary has areas of private off-street parking. When building plans and uses are submitted, PABC will be involved through the Site Plan Review Committee (SPRC) process to ensure that parking and loading demands are adequately addressed and that negative effects of parking and loading are mitigated.

Based on the comments above, the PABC is favorable to the passage of City Council Bill 23-0434