



MEMORANDUM

DATE: October 16, 2019
TO: Land Use Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Support
SUBJECT: City Council Bill No. 19-0430 - Repeal of Ordinance 16-580 – Northwood Commons Planned Unit Development

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0430 introduced by Councilmember Dorsey at the request of Northwood SC, LLC.

PURPOSE

The purpose of the Bill is to repeal Ordinance 16-580, which designated certain properties as a Business Planned Unit Development (PUD) known as Northwood Commons.

BRIEF HISTORY

The ordinance which created the Northwood Commons PUD enabled the redevelopment of an existing shopping center in Northeast Baltimore into a town center with amenities that served both Morgan State University and the surrounding neighborhoods. Initially, the development approved under the PUD included student housing, which has since been removed from the development plan.

In light of the change in the development plan, the developer proposes the repeal of the PUD and reversion to the underlying C-3 zoning on the property, which is sufficient for allowing the project to move forward. Throughout the life of this project, the development team has worked closely with the neighboring communities to create a Memorandum of Understanding (MOU) which has been amended on multiple occasions, based upon ongoing conversations with the residents living adjacent to the project. The MOU will not be affected by approval of this Bill.

FISCAL IMPACT

None

AGENCY POSITION

The BDC supports the passage of this Bill.

If you have any questions, please do not hesitate to contact Kim Clark at KClark@baltimoredevelopment.com and 410-837-9305.

cc: Nicholas Blendy

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