

FROM

NAME & TITLE	Rudolph S. Chow, P.E., Director
AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
SUBJECT	Mayor and City Council Bill 19-0346

CITY of ,  
BALTIMORE  
**MEMO**



DATE: March 26, 2019

TO

TO Land Use and Transportation Committee

**INTRODUCTION**

I am herein reporting on Mayor and City Council Bill 19-0346 introduced by Council Members Costello and Bullock on behalf of the Roman Catholic Bishop of Baltimore.

**PURPOSE**

The purpose of the Bill is to repeal Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

**BRIEF HISTORY**

The New Lexington Terrace Planned Unit Development (PUD) was established under Ordinance 96-032 for certain properties that were the former location of Lexington Homes. Lexington Homes were razed and the cleared properties allowed for the PUD development to go forward for planned construction of townhomes, a senior mid-rise building, a school/community center, and a business center. Ordinance 98-235 modified the PUD to allow for the development of a freestanding pharmacy with a drive-through window.

Since the establishment and development of the New Lexington Terrace PUD, the City's zoning code was extensively rewritten. The new underlying zoning is compatible with the current PUD development. City Council Bill 19-0346, if approved, would repeal the PUD as it is no longer necessary for the continued viability of the area. In addition, this action would allow for the properties 732 West Lexington Street and 763 Dr. Benjamin Quarles Place (one property is the site of a school, the second is undeveloped) to be developed by the Archdiocese of Baltimore for a new Catholic school (K-8).

**FISCAL IMPACT**

N/A

**AGENCY/DEPARTMENT POSITION**

Based on these findings, the Department has no objection to the passage of City Council Bill 19-0346. If you have any questions, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960 ([Marcia.Collins@baltimorecity.gov](mailto:Marcia.Collins@baltimorecity.gov)).

Sincerely,

  
Rudolph S. Chow, P.E.  
Director

RSC:MMC