



MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: July 13, 2023

Subject: City Council Bill 23-0401

I am herein reporting on City Council Bill 23-0401 introduced by Councilmember Burnett at the request of Bull Development, LLC; Winfield T. Willis.

The purpose of this bill is to change the zoning for the property known as 3433 Old Frederick Road (Block 2244A, Lot 023), from the R-5 Zoning District to the C-2 Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The proposed legislation does not mention parking. PABC staff conducted a site visit in July 2023. The parcel indicated in the legislation is not adjacent to any programs managed by the PABC.

The applicant intends to build an 85-dwelling unit multi-family building on the rezoned property. When building plans and uses are submitted, PABC will be involved through Site Plan Review Committee to ensure that parking and loading demands are adequately addressed and that effects of parking and loading are mitigated.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 23-0401.