


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0561 / REPEAL OF ORDINANCE 99-573, AS AMENDED BY ORDINANCE 00-093 - PLANNED UNIT DEVELOPMENT - 4221 SHANNON DRIVE		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: August 23, 2024

At its regular meeting of August 22, 2024, the Planning Commission considered City Council Bill #24-0561, for the purpose of repealing Ordinance 99-573, as amended by Ordinance 00-093, which designated certain property located at 4221 Shannon Drive a Planned Unit Development; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0561 and adopted the following resolutions, with seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0561 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Christopher Mudd, Esq.



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

August 22, 2024

REQUEST: City Council Bill #24-0561/ Repeal of Ordinance 99-573, as Amended by Ordinance 00-093 - Planned Unit Development - 4221 Shannon Drive:

For the purpose of repealing Ordinance 99-573, as amended by Ordinance 00-093, which designated certain property located at 4221 Shannon Drive a Planned Unit Development; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: The Administration (Department of Planning)

OWNER: 4221 Shannon Partners, LLC

SITE/GENERAL AREA

Site Conditions: 4221 Shannon Drive is located on the southwest side of the street, approximately 700' southeast of the intersection with Sinclair Lane. This property contains 4.67± acres of land and is currently improved with a one-story metal building measuring approximately 125' by 82'. This site is zoned I-1.

General Area: This site is located in the Orchard Ridge neighborhood, which is located between Erdman Avenue and the Herring Run Creek. This area has commercial uses along Erdman Avenue, as well as the campus of the Archbishop Curley High School. The center of the neighborhood features a residential community that is predominantly comprised of rowhomes, with one apartment building, and a small grouping of detached homes. The northeastern edge of the neighborhood has industrial users fronting on Shannon Drive.

HISTORY

- Ordinance #99-573, dated December 6, 1999, established this Planned Unit Development (PUD) #101.
- Ordinance #00-93, dated November 17, 2000, was a corrective bill that modified the original establishment of the PUD.

ANALYSIS

Background: This PUD was created under the prior zoning code, for the sole purpose of allowing for the outdoor storage of materials and trailers.

Article 32 – *Zoning* §13-205 provides for the repeal of PUDs:

§ 13-205. Repeal of PUDs.

In determining whether to approve the repeal of a planned unit development, the Planning Commission and the City Council must find that:

- (1) the repeal of the planned unit development is in the public interest; and
- (2) the approved final development plan of the planned unit development:
 - (i) has been substantially completed;
 - (ii) is no longer necessary in light of the property's underlying zoning;
 - (iii) is no longer consistent with the City's Master Plan; or
 - (iv) has been abandoned by the property owner.

Under the prior zoning code, the outdoor storage of materials was not permitted in the M-1-1 Industrial Zone. Under today's Article 32 – *Zoning*, Outdoor Storage Yards are a permitted use in the I-1 Industrial Zone, subject to the use standards of §14-330:

§ 14-330. Outdoor storage yards and contractor storage yards.

- (a) *“Outdoor storage area” defined.*

In this section, “outdoor storage area” means any:

- (1) outdoor storage yard; or
- (2) contractor storage yard.

- (b) *Screening requirements.*

All outdoor storage areas must be screened in accordance with § 15-510 {“Outdoor storage”} of this Code.

- (c) *Location.*

Whenever possible, the storage area must be located to the rear of the lot.

- (d) *Surfacing.*

- (1) Outdoor storage areas must be surfaced and graded to drain all surface water.
- (2) Outdoor storage areas may be surfaced with partially permeable materials, if adequate drainage and erosion and dust control are provided.

- (e) *Lighting.*

- (1) Any lighting used to illuminate an outdoor storage area must be directed and shielded as to not illuminate any adjacent lots.
- (2) All exterior lighting must comply with the requirements of § 15-505 {“Exterior Lighting”} of this Code.

Given that Outdoor Storage Yards are a permitted use, the primary purpose for the establishment of this PUD is no longer necessary, and so it can be repealed.

Equity:

Given that the PUD was created for a reasonable purpose nearly 25 years ago, but the minor zoning concerns of that time have been solved by a more modern zoning code, there will be no evident change to the existing uses, and therefore no visible impacts will be seen by the adjacent community. The existing business will be able to continue operations under the requirements of the underlying zoning district. No additional staff time or resources will be devoted following the repeal of this PUD.

Notification: The Frankford Improvement Association has been notified of this action.



Chris Ryer
Director