




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	April 2, 2024
SUBJECT	CCB 23-0433 Planned Unit Development - Amendment - North Charles Village

The Honorable President and
Members of the City Council
City Hall, Room 400

04/02/2024

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0433 Planned Unit Development - Amendment - North Charles Village for the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

If enacted, City Council Bill 23-0433 would approve an amendment to the Development Plan to modify the allowable height of a certain structure within the North Charles Village Planned Unit Development (PUD).

DHCD Analysis

At its regular meeting of December 21, 2023, the Planning Commission concurred with the recommendations of its departmental staff and recommended that City Council Bill 23-0433 be amended and approved by the City Council. DHCD supports the amendments suggested by the Planning Commission to correct a spelling error, replace and update the Preliminary Build-Out Development Plan and correct a date on the updated Plan Sheet.

This Bill seeks to address concerns raised by neighbors related to the redevelopment of 3115-3119 and 3121 Saint Paul Street and the potential for shadows cast by the proposed taller building on the smaller structures to the East of the site. This Bill would remove one-story from the Planned Unit Development reducing the height from 90 feet to 80 feet, which aligns with the approved design of the proposed building.

This Bill does not have an operational or fiscal impact on DHCD and the changes to the Planned Unit Development would not endanger public health, safety or welfare. The property does not lie within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. The proposed increase in density may yield additional housing and increased commercial and residential activity in the Charles Village neighborhood.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 23-0433.