



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0219

Planned Unit Development - Amendment - Harbor Point

Sponsor: Councilmember Cohen

Introduced: April 4, 2022

Purpose:

For the purpose of approving certain amendments to the Development Plan of the Harbor Point Planned Unit Development.

Effective: On the 30th day after the date of enactment

Agency Reports

City Solicitor	Favorable
Planning Commission	Favorable /Amendment
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Fire Department	No Objection
Department of Public Works	Favorable
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article – Zoning; Section 5-201(a) and Title 13; Baltimore City Revised Code (Edition) Code

Background

The Harbor Point Planned Unit Development (PUD) is located in the Fells Point community near the Living Classrooms Foundations' main campus. The Living Classroom Foundation Frederick Douglass Isaac Myers Maritime Park is located immediately to the southeast.

Bill 22-0219 proposes to amend the current Harbor Point Planned Unit Development (PUD) established by Ordinance 13-136. The Planning Commission has approved minor amendments and final design approvals for certain phases of development. Approval of Bill 22-0219 sets the stage for future phases of development by Beatty Development.

If Bill 22-0219 is approved, existing exhibits will be replaced with updated/new exhibits that reflect the new zoning categories implemented via Transform Baltimore in July 2017. PUD sheets will be replaced with those dated March 2022 to reflect projects that have already been built-out and will reflect updated design guidelines.

PUD sheet amendments, as of March 2022, are as follows:

- PUD 1 - Title Sheet
- PUD 2 - Existing Conditions Plan
- PUD 3 - Parcel Area Plan
- PUD 4 and PUD 5 - Development Plan
- PUD 6 - Proposed Open Space & Public Access Easement Plan
- PUD 7 – Proposed Illustrative Plan, and
- PUD 8 - Design Guidelines

The bill also limits to 36 months temporary or interim parking, which is allowed only for construction purposes. The Planning Commission would be granted discretion to amend the temporary or interim parking conditions for construction.

Community associations have been notified about Bill 22-0219.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies and Bill 22-0219

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