




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 30, 2024
SUBJECT	23-0467 Repeal of Ordinance 10-397 - 25th Street Station Planned Unit Development

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

4/30/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0467 Repeal of Ordinance 10-397 - 25th Street Station Planned Unit Development for the purpose of repealing Ordinance 10-397, which designated certain properties a Business and Industrial Planned Unit Development known as 25th Street Station; and providing for a special effective date.

If enacted, City Council Bill 23-0467 would repeal Ordinance 10-397, which designated certain properties in the Remington and Charles Village neighborhoods a Business and Industrial Planned Unit Development known as 25th Street Station. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of January 25th, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the Planned Unit Development (PUD) known as 25th Street Station had been abandoned by its initial applicants and was no longer relevant. They also noted that as the underlying zoning allows for a wide variety of commercial uses, the flexibility previously sought is unlikely to be needed again in the form approved.

DHCD does not foresee any negative impacts resulting from the approval of this bill as the development which initiated the PUD is no longer planned and its repeal would simply return the site to the conditions of its prior C-3 and C-2 zoning designations.

The Bill does not have an operational or fiscal impact on DHCD. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. The repeal of Ordinance 10-397 and thereby the PUD known as 25th Street Station, may expand economic and redevelopment opportunities for residents of Remington, Charles Village, and the surrounding communities.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 23-0467.