

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: July 9, 2024  
RE: City Council Bill 24-0550



I am herein reporting on City Council Bill 24-0550, introduced by Councilmember Ramos at the request of Wells Enterprises, LLC.

The purpose of this bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment with alcoholic beverage sales on the property known as 3601 Elm Avenue, as outlined in red on the accompanying plat; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation requests for the selected property to be granted a conditional use and does not reference parking. The parking requirements for the properties will be based on the standards in the Zoning Code. The PABC investigated parking availability around the property. The site is located within an area where the PABC administers on-street parking programs. Parking meters are located on Elm Street and to the South on W 36th Street. Additionally, some properties to the North on W 37th Street are part of Residential Permit Parking Area # 25. This property also has off-street parking provided. If building plans and uses are submitted, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and the parking and loading demands of the proposal are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0550.