



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0558 / REPEAL OF ORDINANCE 95-572, AS AMENDED BY ORDINANCE 96-096 - PLANNED UNIT DEVELOPMENT - LIGHTHOUSE POINT		

TO

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

DATE: July 26, 2024

At its regular meeting of July 11, 2024, the Planning Commission considered City Council Bill #24-0558, for the purpose of repealing Ordinance 95-572, as amended by Ordinance 96-096, which designated certain properties a Business Planned Unit Development known as Lighthouse Point; 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 #24-0558 and adopted the following resolutions, with eight members being present (eight 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 #24-0558 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



Brandon M. Scott
Mayor

PLANNING COMMISSION

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

STAFF REPORT



Chris Ryer
Director

July 11, 2024

REQUEST: City Council Bill #24-0558/ Repeal of Ordinance 95-572, as Amended by Ordinance 96-096 - Planned Unit Development – Lighthouse Point:

For the purpose of repealing Ordinance 95-572, as amended by Ordinance 96-096, which designated certain properties a Business Planned Unit Development known as Lighthouse Point; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Caitlin Audette

PETITIONER: Scott Plank and Steven Jennings, c/o Joseph R. Woolman, III

OWNER: Multiple

SITE/GENERAL AREA

Site Conditions: This Planned Unit Development (PUD) area includes the residential community of the Moorings at Canton, the Beacon Condominiums, the Lighthouse Landing Condominiums, Drift Bar and the Lighthouse Point Marina. These properties are located to the southwest of Boston Street generally between Boston Street Pier Park to the northwest and Canton Waterfront Park to the southeast.

General Area: This site is located along the water at the southern edge of the Canton neighborhood, which includes a number of condos along the water, and the O'Donnell Street commercial corridor to the north. Besides Boston Street the PUD is defined by the water, Boston Street Pier Park to the northwest, and 2801 Boston Street to the southeast.

HISTORY

- On December 11, 1989, Ordinance #89-413 (CCB #89-692) established the Planned Unit Development – Baltimore International Yachting Center for a portion of the site.
- On June 15, 1995, Ordinance #95-572 (CCB #95-1153) replaced and renamed the previous Planned Unit Development.
- On December 12, 1996, Ordinance #96-96 (CCB #96-0207) further amended the PUD modifying terminology around townhouse and residential units and modifying on part of the maximum height identified within the plan.
- A number of minor amendments for signage and development have occurred during the life of the PUD.

ANALYSIS

Article 32 – *Zoning* §13-205 provides for the 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 area included both M-3, the heaviest industrial zoning available, and B-3-2, community and highway commercial which allowed for the widest variety of commercial uses. The PUD was utilized during the transition of the Canton waterfront from industrial and supportive of industrial, to residential and community commercial. The PUD along with the Canton Waterfront Urban Renewal Plan were intended to provide limits for residential and commercial development that weren't part of the previous zoning.

The PUD area has subsequently been rezoned to C-2/W-1 under the comprehensive rezoning of the City in 2017. The C-2 category is, “intended for areas of small to medium-scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles”. The W-1 (waterfront overlay), “applies to land along the waterfront areas characterized by a hardscape boundary with the water, such as bulkheads, port facilities, or a hard-surface promenade.”

The existing uses that have been developed will continue as either permitted or lawfully established conditional uses. For this reason, the PUD is no longer necessary, and per §13-205(2)(ii) it can be repealed.

Equity:

Given that the PUD was created for a reasonable purpose 35 years ago, but the zoning concerns of that time have been solved by a more modern zoning code, there will be no evident change to the existing uses. Future development will proceed according to the underlying zoning requirements and Urban Renewal Plan. No additional staff time or resources will be devoted following the repeal of this PUD.

Notification: The Canton Community Association and the various condominium and community associations for the surrounding developments have been notified of this action.



Chris Ryer
Director