




CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner 
<b>DATE</b>	August 8, 2024
<b>SUBJECT</b>	<b>24-0513 Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 - New Shiloh Baptist Church Planned Unit</b>

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

8/6/24

**Position: Favorable**

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0513 Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 - New Shiloh Baptist Church Planned Unit Development for the purpose of repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date.

If enacted, City Council Bill 24-0513 would repeal Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of May 9th, 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 New Shiloh Baptist Church was created in order to remedy the prior zoning code not allowing for the mix of uses originally proposed for the affected area. The PUD allowed for one legislative process to address all properties that would have otherwise not met the underlying zoning requirements, thereby avoiding a series of individual conditional uses by Ordinance. The commission also noted that repealing this PUD and returning the area to its R-8 zoning would better suit the last development lot available within it, as the currently proposed New Shiloh 3 multi-family apartment building is not permitted by the existing PUD Development Plan.

DHCD does not foresee any negative impacts resulting from the approval of this bill as the minor zoning concerns addressed by the original PUD have been solved by a more modern zoning code and there will be no evident change to the existing uses. The Bill does not have an operational or fiscal impact on DHCD. The properties covered by the PUD are not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. The repeal of Ordinance 99-533, as amended by Ordinance 16-569, and thereby the PUD known as New Shiloh Baptist Church, may expand housing opportunities for the Mondawmin neighborhood and its surrounding communities.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0513.