



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	August 6, 2024
SUBJECT	24-0512 Repeal of Ordinance 01-257, as Amended by Ordinance 02-447 - Reisterstown Road Plaza Shopping Center

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 24-0512 Repeal of Ordinance 01-257, as Amended by Ordinance 02-447 - Reisterstown Road Plaza Shopping Center Planned Unit Development for the purpose of repealing Ordinance 01-257, as amended by Ordinance 02-447, which designated certain properties a Business Planned Unit Development known as Reisterstown Road Plaza Shopping Center; and providing for a special effective date.

If enacted, City Council Bill 24-0512 would repeal Ordinance 01-257, as amended by Ordinance 02-447, which designated certain properties a Business Planned Unit Development known as Reisterstown Road Plaza Shopping Center. 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 Reisterstown Road Plaza Shopping Center was only created to solve a minor problem in the existing zoning of the property at that time, as that zoning did not allow for drive-through uses such as gas stations and fast-food eateries, which the owners wished to develop.

DHCD does not foresee any negative impacts resulting from the approval of this bill as the drive-through requirements that initiated the PUD are now covered by the area's current C-3 zoning, rendering the PUD no longer necessary and able to be repealed. 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 or Community Development Zones but are located within a Streamlined Code Enforcement Area.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0512.