


<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 16-0695</b>		

DATE: July 20, 2016

**TO**

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall

I am herein reporting on City Council Bill 16-0695 introduced by Councilman Mosby at the request of the New Shiloh Baptist Church, Inc.

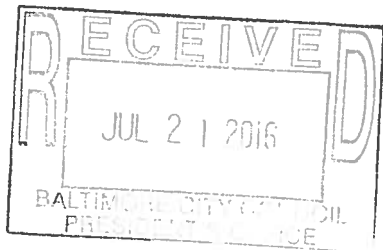
The purpose of this bill is to approve certain amendments to the Development Plan of the New Shiloh Baptist Church Planned Unit Development; and conform a reference.

Ordinance 99-533 established the Business Planned Unit Development (PUD) and approved the Development Plan for the New Shiloh Baptist Church. This area consists of 8.194 acres and includes certain properties on the 2100-2300 blocks of North Monroe Street, the 1900 block of Windsor Avenue, and the 2000 block of Elgin Avenue. This area is located to the north of West North Avenue, a few blocks east of Coppin State University, and south of Mondawmin Mall and Druid Hill Park.

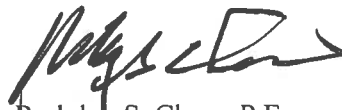
The applicant proposes to construct a multi-family residential apartment building of 73 units. The underlying zoning is B-3-2, however, the Development Plan only allows certain B-3 permitted uses in the area of the PUD, not including multi-family dwellings. Therefore, the applicant is requesting to amend the development plan to list multi-family dwellings as a permitted use and to submit new exhibit sheets to replace the previous ones.

The Plans Review Section of the Department of Public Works held an initial meeting with the developers regarding their stormwater management plan which proposed to address stormwater management requirements with a green roof and a slight reduction in impervious surface. The Plans Review Section will need to view more detailed plans before giving final site development plan approval.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 16-0695.



Sincerely,

  
Rudolph S. Chow, P.E.  
Director

RSC/KTO:ela

*No obj*