

# TRANSMITTAL MEMO

**TO:** Council President Bernard "Jack" Young  
**FROM:** Peter Little, Executive Director  
**DATE:** August 10, 2017  
**RE:** Council Bill 17-0100



I am herein reporting on City Council Bill 17-0100 introduced by Councilmember Cohen at the request of BCP Investors, LLC.

The purpose of this bill is to repeal Ordinance 11-571, as amended by Ordinances 12-13 and 12-86, which established The District at Canton Crossing as a Business Planned Unit Development (PUD).

The Parking Authority has reviewed this bill which proposes the repeal of this PUD because the site is now zoned C-3 under the recently adopted Transform Zoning Code which allows the proposed use. Previously the site was part of an industrial area, and the PUD was created in order to redevelop the site for retail, commercial, and other non-industrial uses. Repealing the PUD gives the developers more flexibility in fulfilling the commercial plans for the site. Properties within the C-3 zoning district are allowed to have retail goods stores and have an off-street parking requirement of two parking spaces per 1000 square feet of gross floor area as referenced in Table 16-406 of the Zoning Ordinance. The subject site will have 709 parking spaces and based on the gross floor area of the proposed building 172 off-street spaces are required. The proposed parking will be part of the collective parking serving the existing Canton Crossing development as well as this expansion. This site is not located on a block where the Parking Authority administers any on-street parking program.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 17-0100.