

MEMORANDUM

DATE: March 8, 2019
TO: Land Use and Transportation Committee
FROM: William H. Cole, President and CEO 
POSITION: Support
SUBJECT: City Council Bill No. 19-0321 – Zoning – Modifications to Approved Final Development Plans

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 19-0321 for the purpose of modifying the procedure by which a major change may be made to an approved planned unit development.

PURPOSE

This ordinance will modify the procedure by which a major change may be made to an approved Planned Unit Development (PUD). Rather than requiring that the PUD be repealed and replaced with a new PUD that incorporates the major change, this bill will allow for major change via ordinance.

BRIEF HISTORY

At present, the law requires that any major change to a PUD requires a full repeal and a reintroduction of the PUD with the desired change. Under the 1971 Zoning Code, a major change to a PUD was permitted via ordinance. This bill would reinstate that prior procedure.

At the Planning Commission hearing held on February 21, 2019, Planning introduced amendments to clarify and better execute the proposed modification. The amendments pertained to written notice to property owners, conditions that must be met in order to repeal a PUD, as well as minor modifications to the text of the existing code. The Planning Commission approved this bill and all amendments submitted by the staff of the Planning Department.

FISCAL IMPACT

NONE

AGENCY POSITION

BDC supports City Council Bill No. 19-0321, as well as the amendments to the bill introduced by Planning and approved by the Planning Commission on February 21, 2019.

If you have any questions, please do not hesitate to contact Kim Clark at (410) 837-9305 or kclark@baltimoredevelopment.com.

cc: Jeffrey Amoros

[RR]