

CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



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BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0079

Repeal of Ordinance 90-425 - Port Covington Planned Unit Development

Sponsor: Councilmember Costello

Introduced: January 11, 2021

Purpose:

For the purpose of repealing Ordinance 90-425, as amended by Ordinance 00-57, Ordinance 02-431, Ordinance 04-884, and Ordinance 16-572, which designated certain properties as an Industrial Planned Unit Development known as Port Covington; and providing for a special effective date.

Effective: Date of enactment

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	
City Solicitor	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable/Comments
Department of Public Works	Favorable
Fire Department	No Objection
Parking Authority of Baltimore City	Not Opposed



Analysis

Current Law

Ordinance 90-425, as amended by Ordinance 00-57, Ordinance 02-431, Ordinance 04-884, and Ordinance 16-572

Background

The Port Covington Planned Unit Development (PUD) is a 72-acre site located on the South Baltimore peninsula. Baltimore Urban Revitalization, LLC is the owner of the property. Neighborhoods to the north of the site are South Baltimore and Riverside. Locust Point neighborhood is northeast of the site.

Bill 21-0079 proposes to repeal the Port Covington Planned Unit Development (PUD) which covers the entire 72 acres. The PUD, was established by Ordinance 90-0425 and has been amended several times.

A Master Plan for Port Covington was adopted by the Baltimore City Planning Commission on June 23, 2016. According to the Master Plan, 46 blocks of mixed-use development and more than 40 acres of open space are projected to be developed over the course of the next 20 years on the site. Repeal of the PUD is an action recommended by the Master Plan to set the stage for future development on the site.

Community associations notified about Bill 21-0079 include South Baltimore Neighborhood Association and South Baltimore Gateway Partnership.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies and Bill 21-0079

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Analysis Date: September 9, 2021