

# ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

## FINDINGS OF FACT

### City Council Bill No. 21-0079

MOTION OF THE CHAIR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 13-205 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A REPEAL OF A PLANNED UNIT DEVELOPMENT (PUD)FOR:

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

#### **IN GENERAL:**

*To approve the repeal of this PUD, the City Council has considered and finds that:  
(check to evidence consideration)*

- the repeal of the planned unit development is in the public interest for the following reasons:

The Port Covington Master Plan was adopted by the Baltimore City Planning Commission on June 23, 2016 after a six-month public master planning process conducted with the Urban Design and Architectural Review Panel.

Implementation of the Master Plan will redevelop approximately 260 acres of underutilized industrial land into a new City neighborhood. The Master Plan provides for approximately 46 blocks of mixed-use development and more than 40 acres of open space and is envisioned to span over the course of the next 20 years.

In order to facilitate the redevelopment of Port Covington from mostly larger industrial parcels to a full street grid that is envisioned to have varying scale mixed-use buildings, there are many steps that are required. The plan outlines the major areas for implementation, one of which is Land Use and Zoning. As noted in the Master Plan and the staff report for the Port Covington Master Plan adoption, there are many land use approvals needed that will incrementally happen over the course of many years, there are several items that are outlined to happen in the first couple of years to set the stage for development. These items include:

- Repeal of the Urban Renewal Plan
- Amend or Repeal the Planned Unit Development
- Modify the impending new City of Baltimore Zoning Code
- Create new streets and subdivide parcels for new development

In 2016, the Urban Renewal Plan was amended and there was a major amendment to the Planned Unit Development. At that time, the new zoning code was not yet adopted and amendments were needed to the PUD in order to help facilitate the proposed redevelopment. In December 2016, the new zoning code was adopted that included four Port Covington zoning categories.

and finds that

- the repeal of the planned unit development is in the public interest; and
- the approved final development plan of the planned unit development:  
*(check all that apply)*
  - has been substantially completed;
  - is no longer necessary in light of the property's underlying zoning;
  - is no longer consistent with the City's Master Plan; or
  - has been abandoned by the property owner.

SOURCE OF FINDINGS (Check all that apply):

- Planning Commission's report, dated July 9, 2021, which included the Department of Planning Staff Report, dated June 24, 2021.
- Testimony presented at the Committee hearing

Oral – Witness:

- Tamara Woods, Planning Department
- Hilary Ruley, Law Department
- Jon Laria, Esquire, Representative for the Applicant
- Adam Genn, Representative for the Applicant

Written:

- Board of Municipal and Zoning Appeals, Agency Report – Dated June 22, 2021
- Law Department, Agency Report – Dated May 18, 2021
- Department of Transportation, Agency Report – Dated September 13, 2021
- Department of Housing and Community Development, Agency Report – Dated September 14, 2021
- Baltimore Development Corporation, Agency Report – Dated July 27, 2021
- Department of Public Works, Agency Report – Dated August 18, 2021
- Fire Department, Agency Report – Dated May 11, 2021
- Parking Authority, Agency Report – Dated May 21, 2021

**COMMITTEE MEMBERS VOTING IN FAVOR**

Sharon Green Middleton, Chair  
John Bullock  
Mark Conway  
Ryan Dorsey  
Antonio Glover  
Odette Ramos  
Robert Stokes