



PLANNING COMMISSION
Sean D. Davis, Chair; Eric Stephenson, Vice Chair



AGENDA
December 21, 2023 – #2046

Brandon M. Scott
Mayor

Regular Session – 10:00 am - 12:00 pm
Briefing Session – 12:00 pm - 1:00 pm
Regular Session – 1:00 pm

Chris Ryer
Director

This meeting will be conducted in-person, with a **hybrid** meeting option. If your participation in this meeting is critical, we recommend attending in person, in case we experience technical difficulties.

Webex link: <https://bmore.webex.com/bmore/j.php?MTID=med4c6133585be79c3b3062a2370ef9fa>
Password: **PXmQPm6M7n7**

Please check the Planning Commission agenda webpage for updates and participation instructions:
<https://pc.baltimorecity.gov/2023-agendas>

You may submit written testimony to eric.tiso@baltimorecity.gov not later than 4pm on December 19, 2023.

Meeting materials will be online for public review the day prior to the meeting:
<https://baltimoreplanning.wixsite.com/pcpublic>

10:00 AM

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES – November 30, 2023**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. ADOPTION OF PLANNING COMMISSION SCHEDULE – THROUGH DECEMBER 2024**

REGULAR AGENDA

- 5. CITY COUNCIL BILL #23-0447/ LANDMARK LIST: EXTERIORS – 3110 ELM AVENUE (Fourteenth District)**
 For the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical landmark: exterior. (Councilmember Ramos)
- 6. CLIMATE ACTION PLAN ADOPTION (Citywide)**
**** Item #6 is Postponed ****

10:30 AM

- 7. FINAL GOVANS ELEMENTARY SCHOOL INSPIRE PLAN – ADOPTION (Fourth District)**

- 8. CITY COUNCIL BILL #23-0437/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 1600 SOUTH CHARLES STREET** (Eleventh District)
 For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1600 South Charles Street (Block 1013, Lot 065), as outlined in red on the accompanying plat. (Councilmember Costello)
- 9. CITY COUNCIL BILL #23-0430/ REZONING – 2529 GEORGETOWN ROAD** (Tenth District)
 For the purpose of changing the zoning for the property known as 2529 Georgetown Road (Block 7796, Lot 003), as outlined in red on the accompanying plat, from the R-6 Zoning District to the I-1 Zoning District. (Councilmember Porter)

11:00 AM

- 10. FINAL SUBDIVISION AND DEVELOPMENT PLAN/ 3600-3700 BOSTON STREET (AVALON BAY BREWERS HILL)** (First District)

MINOR CHANGE AND FINAL DESIGN APPROVAL/ BREWER’S HILL PUD #104 – 3600-3700 BOSTON STREET (AVALON BAY BREWERS HILL)
- 11. MAJOR SUBDIVISION/ 2201 KLOMAN STREET (ONE WESTPORT PARCEL B) – REQUEST FOR WAIVER** (Tenth District)

11:30 AM

- 12. MARKET CENTER STRATEGIC REVITALIZATION PLAN – ADOPTION** (Eleventh District)

**** Item #12 is Postponed ****

12:00 PM

Briefing Session

1:00 PM

- 13. CITY COUNCIL BILL #23-0432/ REZONING – 3301 SAINT PAUL STREET AND 3311 THROUGH 3327 SAINT PAUL STREET** (Fourteenth District)
 For the purpose of changing the zoning for the properties known as 3301, 3311, 3313, 3315, 3317, 3319, 3321, 3323, and 3327 Saint Paul Street (Block 3871, Lots 1, 3, 4, 5, 6, 7, 8, 9, and 10), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District. (Councilmember Ramos)

CITY COUNCIL BILL #23-0433/ PLANNED UNIT DEVELOPMENT – AMENDMENT – NORTH CHARLES VILLAGE FOR THE PURPOSE OF APPROVING CERTAIN AMENDMENTS TO THE DEVELOPMENT PLAN OF

THE NORTH CHARLES VILLAGE PLANNED UNIT DEVELOPMENT. (Fourteenth District)

For the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development. (Councilmember Ramos)

CITY COUNCIL BILL #23-0434/ PLANNED UNIT DEVELOPMENT – REPEAL AND REPLACE – NORTH CHARLES VILLAGE (Fourteenth District)

For the purpose of repealing the existing Development Plan for the North Charles Village Planned Unit Development; approving a new Development Plan for the North Charles Village Planned Unit Development; establishing prohibited uses within the Planned Unit Development; providing for the creation of the North Charles Village Planned Unit Development Design Review Committee; establishing the membership of the Committee; establishing applicable design guidelines for the Planned Unit Development; ... (Councilmember Ramos)

2:00 PM

14. CITY COUNCIL BILL #23-0444/ CHARTER AMENDMENT – INNER HARBOR PARK (Eleventh District)

For the purpose of amending the provision dedicating for public park uses the portion of the City that lies along the north west and south shores of the Inner Harbor, south of Pratt Street to the water's edge, east of Light Street to the water's edge, and north of Key Highway to the water's edge, from the World Trade Center around the shoreline of the Inner Harbor and including Rash Field to permit multifamily residential development and off-street parking within the dedicated boundaries of Inner Harbor Park; and submitting this amendment to the qualified voters of the City for adoption or rejection. (Councilmember Costello & Council President)

CITY COUNCIL BILL #23-0446/ ZONING – C-5-IH INNER HARBOR SUBDISTRICT – AMENDMENT (Eleventh District)

For the purpose of amending the description C-5-IH Inner Harbor Subdistrict; and amending the bulk and yard regulations for the Subdistrict. (Councilmember Costello & Council President)

CITY COUNCIL BILL #23-0448/ URBAN RENEWAL – INNER HARBOR PROJECT I – AMENDMENT 21 (Eleventh District)

For the purpose of amending the Urban Renewal Plan for Inner Harbor Project I; amending the Development Area Controls for certain development areas; amending the Land Use and Proposed Zoning exhibits to the Plan; waiving certain content and procedural requirements, making the provisions of this Ordinance severable; providing the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Councilmember Costello & Council President)

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Planning Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department of Planning as required.

For any item marked (), please call the Department of Planning at 410-396-8358 for the most current information. The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8th floor of 417 East Fayette Street.**