



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



AGENDA
January 25, 2024 – #2048

Brandon M. Scott
Mayor

Regular Session – 12:00 pm

Chris Ryer
Director

This meeting will be conducted **in-person only**. We are still working to perfect a remote video conference option in a "hybrid" meeting format, but it is not available for this meeting. Please check the Planning Commission agenda webpage for updates and participation instructions: <https://pc.baltimorecity.gov/PC-agendas-minutes>

You may submit written testimony to eric.tiso@baltimorecity.gov not later than 4pm on January 23, 2023.

Meeting materials will be online for public review as they become available:
<https://baltimoreplanning.wixsite.com/pcpublic>

12:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES – December 21, 2023**
- 3. CAPITAL IMPROVEMENT PLAN (CIP) – AGENCY BRIEFINGS**
12:00 pm Department of Recreation and Parks
1:15 pm Department of Housing and Community Development
2:30 pm Baltimore Development Corporation (BDC)

CONSENT AGENDA

3:30 PM

- 4. CIP TRANSFERS**
- 5. MINOR SUBDIVISION FINAL PLANS/ 4531 SCHENLEY ROAD (Sixth District)**
- 6. REVISED FINAL DESIGN APPROVAL/ PLANNED UNIT DEVELOPMENT #9 – 1401 SOUTH EDGEWOOD STREET – GARAGE BUILDING (Ninth District)**
- 7. FINAL DESIGN APPROVAL/ SIGNAGE PUD #33 HECHT COMPANY – 1600 HAVENWOOD ROAD (Third District)**

REGULAR AGENDA

- 8. ADOPTION – 2024 CLIMATE ACTION PLAN UPDATE (Citywide)**

9. CITY COUNCIL BILL #22-0288/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 2905 PARKWOOD AVENUE (Seventh District)

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units in the R-8 Zoning District on the property known as 2905 Parkwood Avenue (Block 3232A, Lot 003), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area size), and off-street parking requirements. (Councilmember Torrence)

**** Item #9 is Postponed ****

4:00 PM

10. CITY COUNCIL BILL #24-0478/ REZONING – 1214-1224 HOLLINS STREET, 21-23 SOUTH CAREY STREET, AND 14 SOUTH STOCKTON STREET (Ninth District)

For the purpose of changing the zoning for the properties known as 1214-1224 Hollins Street (Block 0216, Lots 053-058), 21-23 South Carey Street (Block 0216, Lots 047-048), and 14 South Stockton Street (Block 0216, Lot 074), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date. (Councilmember Bullock)

**** Item #10 is Postponed ****

11. CITY COUNCIL BILL #23-0467/ REPEAL OF ORDINANCE #10-397 – 25TH STREET STATION PLANNED UNIT DEVELOPMENT (Twelfth District)

For the purpose of repealing Ordinance 10-397, which designated certain properties a Business and Industrial Planned Unit Development known as 25th Street Station; and providing for a special effective date. (Councilmember Cohen)

12. CITY COUNCIL BILL #23-0468/ OFF-STREET PARKING – AFFORDABLE HOUSING (Citywide)

For the purpose of eliminating off-street parking requirements for a residential project that is subject to inclusionary housing requirements. (Councilmember Dorsey)

13. CITY COUNCIL BILL #23-0472/ REZONING – 301 SOUTH PRESIDENT STREET (First District)

For the purpose of changing the zoning for the property known as 301 South President Street (Block 1421, Lots 19, 25, 26), as outlined in red on the accompanying plat, from the C-5-DE Zoning District to the C-5-DC Zoning District. (Councilmember Cohen)

**** Item #13 is Postponed ****

4:30 PM

14. MINOR SUBDIVISION FINAL PLANS/ 6300 YORK ROAD (Fourth District)

15. PORT COVINGTON AREA OF SPECIAL SIGN CONTROL AMENDMENT (Eleventh District)

16. CITY COUNCIL BILL #23-0470/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 704 NORTH GILMOR STREET (Ninth District)

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmore Street (Block 0098, Lot 016), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

5:00 PM

17. MAJOR SUBDIVISION FINAL PLANS/ 3309 CHESLEY AVENUE (Second District)

18. CITY COUNCIL BILL #23-0431/ ZONING – RETAIL: SMALL BOX DISCOUNT ESTABLISHMENTS (Citywide)

For the purpose of creating the Retail: Small Box Discount Establishment as a conditional use; establishing certain use standards for Retail: Small Box Discount Establishments; requiring approval of a Retail: Small Box Discount Establishment as a conditional use in certain commercial zoning districts by the Board of Municipal and Zoning Appeals; and generally relating to Retail: Small Box Discount Establishments. (Councilmember Middleton)

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.**