



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



AGENDA
July 11, 2024 – #2057

Brandon M. Scott
Mayor

Briefing Session – 12:00 pm - 1:00 pm
Regular Session – 1:00 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/2024-agendas>

You may submit written testimony to Renata.Southard@baltimorecity.gov not later than 4pm on July 9, 2023.

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

1:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES – June 20, 2024**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. CITY COUNCIL BILL #24-0518/ SOUTH BALTIMORE GATEWAY COMMUNITY IMPACT DISTRICT AND MANAGEMENT AUTHORITY – RENEWAL THROUGH JUNE 30, 2028** (Eleventh District)
For the purpose of reviewing, renewing, and continuing the South Baltimore Gateway Community Impact District and the South Baltimore Gateway Community Impact District Management Authority; providing for a special effective date; and generally relating to the activities and authority of the South Baltimore Gateway Community Impact District and the South Baltimore Gateway Community Impact District Management Authority.
(Councilmembers Costello and Porter)
- 5. MINOR SUBDIVISION FINAL PLANS/ 1860 FRANKFURST AVENUE** (Tenth District)
- 6. MINOR SUBDIVISION FINAL PLANS/ 601 ENSOR STREET** (Twelfth District)
- 7. MAJOR SUBDIVISION FINAL DEVELOPMENT PLANS/ 1700 BARCLAY STREET – CITY ARTS II, PHASE II TOWNHOUSES** (Final Design Approval of completed subdivision #2015-003) (Twelfth District)

REGULAR AGENDA

8. CITY COUNCIL BILL #24-0546/ REZONING – 6001 MORAVIA PARK DRIVE (BLOCK 6063, LOT 009) (Second District)

For the purpose of changing the zoning for the property known as 6001 Moravia Park Drive (Block 6063, Lot 009), as outlined in red on the accompanying plat, from the C-4 Zoning District to the EC-2 Zoning District. (Councilmember McCray)

9. CITY COUNCIL BILL #24-0548/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES 2035 MCCULLOH STREET (Seventh 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 2035 McCulloh Street (Block 0316, Lot 022), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date. (Councilmember Torrence)

10. CITY COUNCIL BILL #24-0549/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES 1002 WEST LANVALE STREET (Ninth District)

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

11. CITY COUNCIL BILL #24-0550/ ZONING – CONDITIONAL USE – RETAIL GOODS ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES – 3601 ELM AVENUE (Fourteenth District)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment with alcoholic beverage sales on the property known as 3601 Elm Avenue, as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Ramos)

1:30 PM

12. CITY COUNCIL BILL #24-0551/ ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-7 ZONING DISTRICT – 3115 WALBROOK AVENUE (Seventh District)

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 3115 Walbrook Avenue (Block 3002, Lot 019), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Torrence)

13. CITY COUNCIL BILL #24-0558/ REPEAL OF ORDINANCE 95-572, AS AMENDED BY ORDINANCE 96-096 – PLANNED UNIT DEVELOPMENT – LIGHTHOUSE POINT (First District)

For the purpose of repealing Ordinance 95-572, as amended by Ordinance 96-096, which designated certain properties a Business Planned Unit Development known as Lighthouse Point; and providing for a special effective date. (Councilmember Cohen)

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.**