



PLANNING COMMISSION
Jon Laria, Chair; Eric Stephenson, Vice Chair



AGENDA
April 24, 2025 – #2071

Brandon M. Scott
Mayor

Briefing Session – 12:30pm - 1:00 pm
Regular Session – 1:00 pm

Chris Ryer
Director

IMPORTANT UPDATE: We will be offering a virtual component for this meeting. As this is a new option, and we are still adjusting our equipment, if your participation is critical we recommend attending in-person. A recording of the meeting will be available on our [YouTube channel](#) “Baltimore City Planning” a few days after the meeting.

You may join by computer or smartphone at:

<https://bmore.webex.com/bmore/j.php?MTID=m0b624cbe33ee31da06b7ef24029009e4>

Webinar number: 2336 552 7602 **Event password:** **JxBGVi9Gj33** (75266464 when dialing from a phone)

You may join by telephone at: +1-408-418-9388 or 1-646-992-2010

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 April 22, 2025.

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 – April 3, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. CITY COUNCIL BILL #25-0049/ RELEASE OF ACCESS EASEMENT – VEHICULAR ACCESS TO U.S. ROUTE 40 THROUGH 6709 PULASKI HIGHWAY (Second District)**
For the purpose of authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to the access easement generally described as a 30 foot wide parcel, which extends from Pulaski Highway on the north to the southern boundary of the Property along the entire eastern boundary of the Property (“the Easement Area”), previously granted by WH-Pulaski, LLC, predecessor in interest to the current land owner, 6709 Pulaski, LLC; the location and course of the access easement to be released being created and described by that certain Access Easement Agreement dated October 7, 2011 and recorded among the Land Records of Baltimore City, Liber 13806, Page 235 (“the Access Easement”). (Councilmember McCray)
- 5. MINOR SUBDIVISION FINAL PLANS/ 623-625 SOUTH LUZERNE AVENUE (First District)**

REGULAR AGENDA

6. **TIVOLY ECO-VILLAGE PLANNED UNIT DEVELOPMENT – CONCEPT PLAN REVIEW** (Fourteenth District)
7. **STREET CLOSING/ CLOSING A PORTION OF EAST CHASE STREET AT KRESSON STREET IN BLOCK 6166** (Thirteenth District)

**** Item #7 has been Postponed ****

8. **CITY COUNCIL BILL #25-0053/ REZONING – 4001 EAST BALTIMORE STREET** (First District)
For the purpose of changing the zoning for the property known as 4001 East Baltimore Street (Block 6279, Lot 009), as outlined in red on the accompanying plat, from the I-2 Zoning District to the IMU-1 Zoning District. (Councilmember Parker)

1:30 PM

9. **CITY COUNCIL BILL #25-0055/ ZONING – CONDITIONAL USE – PARKING LOT (PRINCIPAL USE) – VARIANCES – 701 MURA STREET** (Twelfth District)
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 701 Mura Street (Block 1155, Lot 70), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date. (Councilmember Jones)

CITY COUNCIL BILL #25-0056/ ZONING – CONDITIONAL USE – PARKING LOT (PRINCIPAL USE) – VARIANCES – 702 MURA STREET (Twelfth District)
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 702 Mura Street (Block 1155, Lot 101), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date. (Councilmember Jones)

10. **ADOPTION OF THE ROBERT W. COLEMAN INSPIRE PLAN** (Seventh District)

NOTICE: The Commission intends to hold a non-public administrative session after adjournment of the meeting to discuss a personnel matter.

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. Please note that the security procedures in the Benton Building require that you bring photo-identification with you.**