



## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*



### AGENDA

**January 15, 2026 – #2084**

*Brandon M. Scott  
Mayor*

**Agency CIP Briefings – 9:30am - 3:30 pm  
Regular Session – 3:30 pm**

*Tim Keane  
Director*

**IMPORTANT UPDATE:** We will be offering a virtual component for this meeting, though 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=m1a1615e7c59338efdb2b2e4d2a4227d8>

**Webinar number:** 2335 784 3821 **Event password:** **Planning** (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](mailto:eric.tiso@baltimorecity.gov) not later than 4pm on January 13, 2026.

Meeting materials will be online for public review as they become available:

<https://baltimoreplanning.wixsite.com/pcpublic>

### **CAPITAL IMPROVEMENT PROGRAM – AGENCY PRESENTATIONS**

9:30 am: Briefing

10:00 am: Baltimore Development Corporation (BDC)

11:15 am: Department of Transportation (DOT)

1:15 pm: Department of Housing and Community Development (DHCD)

2:30 pm: Department of Recreation and Parks (BCRP)

### **3:30 PM**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES – December 11, 2025**

### **CONSENT AGENDA**

**3. CIP TRANSFERS**

**4. MINOR CHANGE – REVISED SIGNAGE PLAN/PLANNED UNIT DEVELOPMENT #66 – SETON COURT – JOHNS HOPKINS UNIVERSITY EDUCATION BUILDING (Twelfth District)**

- 5. MINOR CHANGE – REVISED SIGNAGE PLAN/ PLANNED UNIT DEVELOPMENT #140 – MOUNT WASHINGTON MILL – METRO PHARMACY (Fifth District)**

**REGULAR AGENDA**

- 6. CITY COUNCIL BILL #25-0137/ REZONING – 4308 HAYWARD AVENUE, 4310 HAYWARD AVENUE, 4312 HAYWARD AVENUE, AND LOT 31 (Fifth District)**  
For the purpose of changing the zoning for the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on the accompanying plat, from the R-5 Zoning District to the TOD-1 Zoning District; and providing for a special effective date. (Councilmember Schleifer)

- 7. CITY COUNCIL BILL #25-0117/ ZONING – CONDITIONAL USE LIVE ENTERTAINMENT – 1421 RIDGELY STREET (Tenth District)**  
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Porter)

- 8. CITY COUNCIL BILL #25-0127/ REZONING – 4188 ½ O’DONNELL STREET AND BLOCK 6543A, LOT 001B (First District)**  
For the purpose of changing the zoning for the properties known as 4188 ½ O’Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District; and providing for a special effective date. (Council President - Administration)

**4:00 PM**

- 9. CITY COUNCIL BILL #25-0139/ ZONING – REZONING – CONDITIONAL USE CONVERSION TO A COMMERCIAL COMPOSTING FACILITY – 6101 BOWLEYS LANE (Second District)**  
For the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date. (Council President - Administration)

- 10. CITY COUNCIL BILL #25-0142/ REZONING – 3605 HICKORY AVENUE (Seventh District)**  
For the purpose of changing the zoning for the property known as 3605 Hickory Avenue (Block 3539, Lot 003), as outlined in red on the accompanying plat, from the R-7 Zoning District to the IMU-1 Zoning District; and providing for a special effective date. (Councilmember Torrence)

**4:30 PM**

**11. CITY COUNCIL BILL #25-0093/ ZONING – HARFORD ROAD OVERLAY DISTRICT**

(Third District)

For the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District. (Councilmember Dorsey)

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 8<sup>th</sup> floor of 417 East Fayette Street. Please note that the security procedures in the Benton Building require that you bring photo-identification with you.**