



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



AGENDA
April 2, 2026 – #2088

Brandon M. Scott
Mayor

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

Renata Southard
Acting 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=mea0975d1bd032fac72a3df750e2e9d05>

Webinar number: 2330 130 3115 **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 not later than 4pm on March 31, 2026.

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 – February 26, 2026**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. MINOR AMENDMENT AND REVISED FINAL DESIGN APPROVAL/ PLANNED UNIT DEVELOPMENT #135 – CHIMES SCHOOL – 4814 SETON DRIVE (Fifth District)**
- 5. CITY COUNCIL BILL #26-0155/ FRANCHISE – INSTALLATION OF A PRIVATE 1-½ INCH DIAMETER SANITARY SEWER – SOUTH NEWKIRK STREET (First District)**

For the purpose of granting a franchise to SI Baltimore QOZB#1, LLC (Developer's Agreement #1757-A) to construct, use, and maintain a 1 ½ inch diameter sanitary sewer main, under South Newkirk Street, subject to certain terms, conditions, and reservations; and providing for a special effective date. (The Administration - Department of Transportation)

REGULAR AGENDA

6. CITY COUNCIL BILL #26-0157/ PRIVATE DETENTION CENTERS – CITYWIDE BAN (Citywide)

For the purpose of establishing a private detention center as a prohibited use Citywide; defining certain terms; making conforming changes; and providing for a special effective date. (President Cohen)

7. CITY COUNCIL BILL #26-0153/ MEASUREMENT OF BUILDING HEIGHT – GAMBREL ROOFS (Citywide)

For the purpose of amending the calculation of building height measurement for buildings with gambrel roofs. (Councilmember Parker)

8. MAJOR SUBDIVISION / FINAL DEVELOPMENT PLAN – 700 WEST NORTH AVENUE (Seventh District)

One lot is to be subdivided into 60 lots for the development of 52 townhomes. This is an additional phase of the larger Reservoir Square development.

1:30 PM

9. CITY COUNCIL BILL #26-0148/ REZONING – 205-209 EAST COLD SPRING LANE (Twelfth District)

For the purpose of changing the zoning for the property known as 205-209 E Cold Spring Lane (Block 5053I, Lots 001 and 002), as outlined in red on the accompanying plat, from the R-1-C Zoning District to the EC-2 Zoning District. (Councilmember Conway)

10. CITY COUNCIL BILL #26-0149/ REZONING – 2441-2449 WEST BALTIMORE STREET (Ninth District)

For the purpose of changing the zoning for the property known as 2441-2449 W Baltimore Street (Block 2152, Lot 001), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District; and providing for a special effective date. (Councilmember Bullock)

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.**