PLANNING COMMISSION
Jon Laria, Chair

AGENDA
October 29, 2026 – #2099

Brandon M. Scott
Mayor

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

Renata Southard
Acting Director

IMPORTANT: We will be offering a virtual component for this meeting, though if your participation is critical we recommend attending in-person, as this option is not guaranteed. 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=m895625b5204015c2e52a436f7f7399c3

Webinar number: 2337 797 6297 **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 October 27, 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 – October 8, 2026**

CONSENT AGENDA

3. **CIP TRANSFERS – ROUTINE ITEMS (SEE BELOW)**

4. **MINOR SUBDIVISION FINAL PLANS/ 20 BLYTHEWOOD ROAD** (Sixth District)

5. **CITY COUNCIL BILL #26-0253/ AIR AND SUBTERRANEAN RIGHTS – OPENING – A PORTION OF WYMAN PARK DRIVE LYING EAST OF REMINGTON AVENUE AND WEST OF SAN MARTIN DRIVE** (Fourteenth District)
   For the purpose of condemning and opening the air and subterranean rights of a portion of Wyman Park Drive located east of Remington Avenue and west of San Martin Drive, as shown on plats numbered 303-A-21 and 303-A-20, respectively, and dated October 8, 2025, prepared by Whitman, Requardt and Associates, LLP, and filed in the Office of the Department of Transportation; and providing for a special effective date. (City Council President on behalf of the Administration)

CITY COUNCIL BILL #26-0254/ AIR AND SUBTERRANEAN RIGHTS – CLOSING – A PORTION OF WYMAN PARK DRIVE LYING EAST OF REMINGTON AVENUE AND WEST OF SAN MARTIN DRIVE (Fourteenth District)
For the purpose of condemning and closing the air and subterranean rights of a portion of Wyman Park Drive located east of Remington Avenue and west of San Martin Drive, as shown on plats numbered 303-A-21A and 303-A-20A, respectively, and dated October 8, 2025, prepared by Whitman, Requardt and Associates, LLP, and filed in the Office of the Department of Transportation; and providing for a special effective date. (City Council President on behalf of the Administration)

6. **CITY COUNCIL BILL #26-0252/ CITY STREETS – CLOSING – A 10 FOOT ALLEY BOUNDED BY ENSOR STREET, EAST LANVALE STREET, HOLBROOK STREET, AND FEDERAL STREET** (Twelfth District)
For the purpose of condemning and closing a 10 foot alley bounded by Ensor Street, East Lanvale Street, Holbrook Street, and Federal Street, as shown on a plat numbered 313-A-24A and dated June 5, 2026, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date. (City Council President on behalf of the Administration)

7. **CITY COUNCIL BILL #26-0256/ CITY STREETS – CLOSING – PORTIONS OF CALVERT STREET, LIGHT STREET, AND PRATT STREET (Eleventh District)**
For the purpose of condemning and closing portions of Calvert Street, Light Street, and Pratt Street, as shown on a plat numbered 326-A-33A, dated June 30, 2026, prepared by S.J. Martenet and Co., Inc., and filed in the Office of the Department of Transportation; and providing for a special effective date. (The Council President on behalf of the Administration – DOT)

**** Item #7 is Postponed ****

REGULAR AGENDA

8. **CIP TRANSFERS – NON-ROUTINE ITEMS (SEE BELOW)**

9. **CITY COUNCIL BILL #26-0238/ REAL PROPERTY TAX SUBSIDY DUPLICATION – HISTORIC PROPERTIES AND HIGH-PERFORMANCE INCLUSIONARY HOUSING** (Citywide)
For the purpose of allowing a property owner to receive both a tax credit for eligible improvements to a historic property and a High-Performance Inclusionary Housing Tax Credit under certain circumstances. (Councilmember Jones)

10. **CITY COUNCIL BILL #26-0227/ ZONING – CONDITIONAL USE CONVERSIONS OF A SINGLE-FAMILY DWELLING INTO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 1020 WEST BARRE STREET** (Tenth District)
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units on the property known as 1020 W Barre Street (Block 0285, Lot 069), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date. (Councilmember Porter)

11. **CITY COUNCIL BILL #26-0228/ ZONING – CONDITIONAL USE CONVERSIONS OF A SINGLE-FAMILY DWELLING INTO 3 DWELLING UNITS IN THE R-8 ZONING District – 710 NORTH CARROLLTON AVE** (Ninth District)
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units on the property known as 710 N Carrollton Avenue (Block 0102, Lot 006) as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Bullock)

**** Item #11 is Postponed ****

1:30 PM

12. **CITY COUNCIL BILL #26-0229/ ZONING – CONDITIONAL USE CONVERSIONS OF A SINGLE-FAMILY DWELLING INTO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 724 NORTH CARROLLTON AVE** (Ninth District)
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units on the property known as 724 N Carrollton Avenue (Block 0102, Lot 013) as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Bullock)

13. **CITY COUNCIL BILL #26-0242/ CROWN CORK AND SEAL DEVELOPMENT DISTRICT** (First District)
For the purpose of designating a "development district" to be known as the "Crown Cork & Seal Development District"; providing for and determining various matters in connection with the establishment of the development district; creating a special, tax increment fund for the development district; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally providing for matters relating to the designation and operation of the development district and the establishment and use of the special, tax increment fund. (Councilmember Parker)

14. **CITY COUNCIL BILL #26-0244/ PLANNED UNIT DEVELOPMENT – AMENDMENT – UNDER ARMOUR HEADQUARTERS** (Eleventh District)
For the purpose of approving certain amendments to the Development Plan of the Under Armour Headquarters Planned Unit Development (Councilmember Blanchard)

2:00 PM

15. CITY COUNCIL BILL #26-0259/ PLANNED UNIT DEVELOPMENT – AMENDMENT – NORTH CHARLES VILLAGE – 3201 NORTH CHARLES STREET (Fourteenth District)
For the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development (Councilmember Ramos)

16. CITY COUNCIL BILL #26-0263/ REZONING – 100 E. CROMWELL STREET, 200 E. CROMWELL STREET, 300 E. CROMWELL STREET, BLOCK 1053, LOT 009A AND BLOCK 1053, LOT 001E (Eleventh District)
For the purpose of changing the zoning for the properties known 100 E. Cromwell Street, 200 E. Cromwell Street, 300 E. Cromwell Street, Block 1053, Lot 009A and Block 1053, Lot 001E, and as identified on the accompanying plat, from the PC-2 Zoning District to the PC-3 Zoning District, and providing for a special effective date. (Councilmember Blanchard)

2:30 PM

17. CITY COUNCIL BILL #26-0260/ REZONING – 1 E. MOUNT VERNON PLACE & 600 SAINT PAUL STREET (First District)
For the purpose of changing the zoning for the properties known as 1 E. Mount Vernon Place & 600 Saint Paul Street (Block 536, Lot 001 & 011A) and as identified on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District, and providing for a special effective date. (Councilmember Parker)

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.

Capital Transfers

Planning Commission

AGENDA

October 29, 2026

Routine Transfers

Routine transfers are presented to the Planning Commission on the consent agenda. Routine transfers include:

- Transferring funds between a reserve and active account for the same purpose
- Transferring funds from a general account to a specific contract account for the same purpose
- Transferring funds from a general account to a specific location account for the same purpose
- Transferring funds from one phase to another phase for the same project

Enoch Pratt Free Library

Transfer 1: Capital Transfer of Funds - Govans Library Exterior Stair Renovation

Transfer Type: Specific Location

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($630,000.00)	9936-Enoch Pratt Free Library Capital Project Fund	PRJ003695 – Library Facility Improvements	CAP009457 CAP Enoch Pratt Free Library	RC0669 - General Fund Revenue - Capital
To	$630,000.00		PRJ003756 – Govans Library – Exterior Stair Renovation		

SB#: SB-26-13658

Parking Authority of Baltimore City

Transfer 2: Capital Transfer of Funds - Fleet and Eden Garage

Transfer Type: Duplicate project cleanup

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($922,014.66)	9965-Parking Facilities Capital Project Fund	PRJ003324 Fleet & Eden St Capital Repairs & Replacement	CAP009580 CAP Transportation	RC0653 - Parking Facilities Fund
To	$922,014.66		PRJ003582 Fleet & Eden Garage Repairs		

SB#: SB-26-13733

Department of Transportation

Transfer 3: Transfer of Funds -TR27001 Reconstruction of Footways Citywide

Transfer Type: Specific Contract
Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($100,000.00)	9950-Department of Transportation Capital Project Fund	PRJ000499 904100 Construction Reserve Footway Paving	CAP009504 CAP Alleys and Footways	RC0669 - General Fund Revenue - Capital
To	$100,000.00		PRJ003745 TR27001 Reconstruction of Footways Citywide		

SB#: SB-26-13606

Transfer 4: Transfer of Fund TR27006- Curb Repair Citywide

Transfer Type: Specific Contract
Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($100,000.00)	9950-Department of Transportation Capital Project Fund	PRJ003114 Curb Repair-Slab Repair Citywide (508-465)	CAP009508 CAP Streets and Highways	RC0667 - General Fund HUR Eligible-Capital
To	$100,000.00		PRJ003750 Curb Repair Citywide TR27006	CAP009504 CAP Alleys and Footways	

SB#: SB-26-13439

Transfer 5: Transfer of Funds TR26015 - Resurfacing at Various Locations, SE, Sector IV

Transfer Type: Specific Contract
Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($9,372,166.25)	9950-Department of Transportation Capital Project Fund	PRJ003129 Resurfacing Southeast (514-216)	CAP009514 CAP Street Resurfacing	RC0667 - General Fund HUR Eligible-Capital
To	$ 9,372,166.25		PRJ003760 TR26015 Resurfacing at various locations, SE - Sect IV		

SB#: SB-26-13413

Transfer 6: Transfer of Funds - TR26013- Resurfacing at Various locations NW, Sector II

Transfer Type: Specific Contract
Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($10,305,790.00)	9950-Department of Transportation Capital Project Fund	PRJ003125 Resurfacing Northwest (514-214)	CAP009514 CAP Street Resurfacing	RC0667 - General Fund HUR Eligible-Capital
To	$10,305,790.00		PRJ003757 TR26013 Resurfacing at various locations, NW - Sect II		

SB#: SB-26-13421

Transfer 7: Transfer of Funds TR26014 - Resurfacing at Various Locations, SW, Sector III

Transfer Type: Specific Contract
Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($9,669,017.66)	9950-Department of Transportation Capital Project Fund	PRJ003126 Resurfacing Southwest (514-215)	CAP009514 CAP Street Resurfacing	RC0667 - General Fund HUR Eligible-Capital
To	$ 9,669,017.66		PRJ003759 TR26014 Resurfacing at various locations, SW - Sect III		

SB#: SB-26-13411

Transfer 8: Transfer of Funds- TR27005 Reconstruction of Alleys Citywide

Transfer Type: Specific Contract
Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($100,000.00)	9950-Department of Transportation Capital Project Fund	PRJ001286 909200 Construction Reserve Alleys	CAP009504 CAP Alleys and Footways	RC0669 - General Fund Revenue - Capital
To	$100,000.00		PRJ003749 TR27005 Reconstruction of Alleys Citywide		

SB#: SB-26-13611

Transfer 9: Transfer of Funds- TR27004 - Reconstruction of Alleys Citywide

Transfer Type: Specific Contract

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($100,000.00)	9950-Department of Transportation Capital Project Fund	PRJ001286 909200 Construction Reserve Alleys	CAP009504 CAP Alleys and Footways	RC0669 - General Fund Revenue - Capital
To	$100,000.00		PRJ003748 TR27004 Reconstruction of Alleys Citywide		

SB#: SB-26-13609

Transfer 10: Transfer of Funds- TR27003 Reconstruction of Footways Citywide

Transfer Type: Specific Contract

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($100,000.00)	9950-Department of Transportation Capital Project Fund	PRJ000499 904100 Construction Reserve Footway Paving	CAP009504 CAP Alleys and Footways	RC0669 - General Fund Revenue - Capital
To	$100,000.00		PRJ003747 TR27003 Reconstruction of Footways Citywide		

SB#: SB-26-13608

Transfer 11: Transfer of Funds -TR27002 Reconstruction of Footways Citywide

Transfer Type: Specific Contract

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($100,000.00)	9950-Department of Transportation Capital Project Fund	PRJ000499 904100 Construction Reserve Footway Paving	CAP009504 CAP Alleys and Footways	RC0669 - General Fund Revenue - Capital
To	$100,000.00		PRJ003746 TR27002 Reconstruction of Footways Citywide		

SB#: SB-26-13607

Non-Routine Transfers

Non-routine transfers are presented to the Planning Commission on the regular agenda. Non-routine transfers include:

- Transferring funds between projects with a different purpose
- Transferring funds for the same purpose to a different location
- Transferring funds from an unallocated account to any project
- Any transfer that was determined to be routine (above) but stakeholders have submitted testimony for.

Department of Planning

Transfer 12: De-appropriation of Capital Revenue - Other from Library Facilities Modernization

Transfer Type: De-appropriation

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($136,720.04)	9936-Enoch Pratt Free Library Capital Project Fund	PRJ001172 908200 Library Facilities Modernization	RES009458 RES Enoch Pratt Free Library	RC0651 - Capital Revenue - Other

SB#: SB-26-14091

Transfer 13: De-Appropriation of State Grants for Montebello Water Plant Lights

Transfer Type: De-appropriation

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($700,000.00)	9916-General Services Capital Project Fund	PRJ002118 906968 Montebello Water Plant Lights	CAP009197 CAP General Services	RC0603 - State Grants

SB#: SB-26-14092

Transfer 14: De-Appropriation of State Construction Loan - Capital from the Convention Center

Transfer Type: De-appropriation

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($145,250.00)	9953-Convention Center Capital Project Fund	PRJ000646 905000 Convention Center Unallocated Reserve	RES009535 RES Convention Center	RC0664 - State Grant Construction Loan - Capital

SB#: SB-26-14093

Transfer 15: Supplemental of Casino Local Impact Fund (CLIF) for Greenway Middle Branch Network Phase Two

Transfer Type: Supplemental

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
To	$350,000.00	9950-Department of Transportation Capital Project Fun	PRJ002901 Greenway Middle Branch Network Phase 2	CAP009508 CAP Streets and Highways	RC0660 - RC0660 Casino Supp-Community Grant - Capital

SB#: SB-26-14095

Transfer 16: Supplemental of Casino Local Impact Fund (CLIF) for Bush Street Bike Facility

Transfer Type: Supplemental

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
To	$500,000.00	9950-Department of Transportation Capital Project Fun	PRJ002716 910123 Bush Street Bike Facility	CAP009508 CAP Streets and Highways	RC0660 - RC0660 Casino Supp-Community Grant - Capital

SB#: SB-26-14094

Transfer 17: Supplemental Funding for Conduit Manhole Projects

Transfer Type: Supplemental

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
To	$3,500,000.00	9962-Conduit (DOT) Capital Project Fund	PRJ003780 TR27013 Manhole Reconstruction	CAP009562 CAP Conduits	RC0666 - Private Payment Conduit – Capital

SB#: SB-26-14086

Transfer 18: Supplemental Funding for Conduit Reconstruction Projects

Transfer Type: Supplemental

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
To	$10,200,000.00	9962-Conduit (DOT) Capital Project Fund	PRJ003781 TR27014 Conduit Reconstruction	CAP009562 CAP Conduits	RC0666 - Private Payment Conduit – Capital

SB#: SB-26-14088

Transfer 19: Supplemental Funding for Conduit System Projects

Transfer Type: Supplemental

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category

To	$12,300,000.00	9962-Conduit (DOT) Capital Project Fund	PRJ003782 Conduit System and Manhole Reconstruction	CAP009562 CAP Conduits	RC0666 - Private Payment Conduit – Capital

SB#: SB-26-14089

Recreation and Parks

Transfer 20: Transfer of Funds - Middle Branch Shoreline Trail

Transfer Type: Different Project/Purpose

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($737,000)	9938-Recreation and Parks Capital Project Fund	PRJ002154 909132 Solo Gibbs Recreation Center - Phase II	CAP009474 CAP Recreation and Parks	RC0660 - RC0660 Casino Supp-Community Grant - Capital
To	$737,000		PRJ002708 909167 Middle Branch Trail - Design		

SB#: SB-26-14074

Transfer 21: Transfer of Funds - Ripken Field at Carroll Park

Transfer Type: Different Project/Purpose

Funding:

	Amount	Fund	Project	Cost Center	Revenue Category
From	($175,900)	9938-Recreation and Parks Capital Project Fund	PRJ002154 909132 Solo Gibbs Recreation Center - Phase II	CAP009474 CAP Recreation and Parks	RC0660 - RC0660 Casino Supp-Community Grant - Capital
To	$175,900		PRJ002881 Ripken Field at Carroll Park		

SB#: SB-26-13757