



PLANNED UNIT DEVELOPMENTS

Planned unit developments (PUD) encourage flexibility and a creative approach in the development of land and structures, provide for a more effective arrangement of land uses and buildings while providing a predictable quality of development compatible with the characters of the surrounding area and adjoining properties.

The new code has one type of PUD, permitted in all districts except the heaviest/maritime industrial zones. The new PUD process is “open-ended” allowing applicants to apply for an exception to the underlying district regulations of any type, including use, bulk, yards, signs, etc. Although there would be no limitations on what can be requested, in order to be granted PUD approval, the applicant must demonstrate a public benefit to their project, such as an open space plaza or park.

Under the new code, applicants would begin at the Department of Planning with a Concept Plan, which would be reviewed at a public hearing of the City’s Planning Commission. The applicant would then further refine the project and a Preliminary Development Plan would be submitted to the Planning Commission. Planning Commission would then conduct a public hearing and recommend approval, approval with conditions, or denial. The recommendation is then forwarded to the City Council.

After receiving the Planning Commission’s recommendation, City Council must introduce the Preliminary Development Plan for the plan to proceed towards adoption. City Council would then vote to approve, approve with conditions or deny the Preliminary Development Plan. Within one year, the applicant must submit Final Development Plans with all information in final form.

If subsequent changes to the PUD are requested it will follow the procedure described below:

Planning Commission may approve minor changes from engineering or other physical site circumstances. Also any changes that do not meet the “major changes” threshold may be approved. Planning Commission may approve interior or design changes (no changes in bulk or density).

City Council may approve major changes. The Draft Code includes a list of items considered major changes. These include change in PUD boundary, increase in building height or increase in number of housing units.

Under the new code, PUD’s expire after two years if a building permit has not been issued and construction has not begun. City Council may extend this time.

SIMPLIFY THE PROCESS | RETOOL ZONING DISTRICTS | PRESERVE NEIGHBORHOODS | CREATE BETTER DESIGN

TRANSFORM BALTIMORE | a city-wide effort to develop a state-of-the-art zoning code featuring new and more effective zoning tools to protect and enhance neighborhood character, guide private development and foster community revitalization.

When referring to the new code and its provisions we are referring to the proposed draft. Its provisions will not be in effect until enacted by the City Council and signed into law by the Mayor.

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