




CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner 
<b>DATE</b>	April 3, 2024
<b>SUBJECT</b>	<b>24-0479 - Rezoning - 901 West Mulberry Street, 317-329 North Schroeder Street, 222 North Fremont Street, 811 West Saratoga Street, and 203 North Amity Street</b>

The Honorable President and  
Members of the City Council  
City Hall, Room 400

4/3/2024

**Position: Favorable**

## Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0479 Rezoning - 901 West Mulberry Street, 317-329 North Schroeder Street, 222 North Fremont Street, 811 West Saratoga Street, and 203 North Amity Street for the purpose of changing the zoning for the properties known as 901 West Mulberry Street (Block 0157, Lot 015), 317-329 North Schroeder Street (Block 0157, Lots 008-014), 222 North Fremont Street (Block 0173, Lot 003), 811 West Saratoga Street (Block 0173, Lot 001, and 203 North Amity Street (Block 0173, Lot 004), as outlined in red on the accompanying plat, from the R-8 Zoning District to the R-9 Zoning District; and providing for a special effective date.

If approved, City Council Bill 24-0479 would rezone the properties known as 901 West Mulberry Street, 317-329 North Schroeder Street, 222 North Fremont Street, 811 West Saratoga Street, and 203 North Amity Street from the R-8 Zoning District to the R-9 Zoning District which will allow the properties to be used for multi-family residential purposes. This Ordinance will take effect on the date that it is enacted.

## DHCD Analysis

At its regular meeting of February 22, 2024, the Planning Commission concurred with the recommendation of its departmental staff and recommended that City Council Bill 24-0479 be amended and approved by the City Council.

This rezoning request is a part of the Transform Poe project. Transform Poe is a HUD-funded plan to direct the development of a Choice Neighborhoods housing project for the Poe Homes replacement. HABC has requested rezoning of the subject sites from R-8 to R-9 to allow for added density required by the Choice Neighborhood funding program. This zoning category will require zoning variances for building setbacks, maximum lot coverage, and/or density for every phase of the project in order to accommodate the currently proposed 578 units of mixed income housing. The Transform Poe plan includes developing opportunities for homeownership and the R-9 designation would further allow for those opportunities.

As noted within the Planning Commission's staff report, this rezoning will not only facilitate the Transform Poe project but create greater alignment with the area's multiple, large-scale planning projects. Those projects include the Reconnecting Communities "West Baltimore United," planning for the Route 40 corridor and the relaunch of the Maryland Transit Administration's Red Line project. Two of the three proposed Red Line alignments indicate a station location at Fremont Avenue and West Mulberry Street, immediately to the north of the proposed re-zoning.

This Bill does not have an operational or fiscal impact on DHCD and the re-zoning would not endanger public health, safety or welfare. The property does not lie within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. This rezoning may potentially benefit the residents of Poppleton and surrounding communities through the significant investment and growth opportunities brought about by new development, greater density, and proximity to multiple planning projects.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0479.