

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: May 29, 2024
RE: City Council Bill 24-0516



I am herein reporting on City Council Bill 24-0516 introduced by Councilmember Stokes at the request of Sommerset Jefferson, LLC.

The purpose of this bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1211 Jefferson Street (Block 1295, Lot, 001G).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The property is zoned in the Rowhouse and Multi-Family Residential (R-10) zoning district which allows a parking lot as a principal use subject to a conditional use permit per Baltimore City Zoning Code § 5-201 (a) and Table 9-301 (R-10). A site visit was conducted during the month of May. The site is presently not developed and closed off for access. This site is also not located where PABC administers any on-street parking programs. However, plans which included this site were previously reviewed by the PABC at Site Plan Review Committee (SPRC) and comments were provided to address the parking and loading concerns. It was noted that a surplus of parking spaces was proposed based on associated uses. However, it is our understanding that the parking lot will be shared with the church located adjacent to the site. Therefore, if any other changes are made, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and the parking and loading demands of the proposal are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0516.