



MEMORANDUM

DATE: June 1, 2023
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: City Council Bill No. 23-0350
Rezoning - 420 North Haven Street

A handwritten signature in black ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 22-0350 introduced by Councilmember Danielle McCray.

PURPOSE

This legislation rezones the property at 420 North Haven Street from the I-2 Zoning District to the General Commercial Zoning (C-3) Zoning District.

BRIEF HISTORY

420 North Haven Street is part of a contiguous block of rowhouses that sits at the intersection of Pulaski Highway and Haven Street. Prior to the City's comprehensive rezoning in 2017, this property, as well as properties at all four corners of that intersection, were zoned B-3-1. After the comprehensive rezoning, the properties south of Pulaski were rezoned to I-2, despite the legacy operation of residential and commercial uses. Rezoning this parcel to the C-3 Zoning District would be consistent with prior zoning and would allow for the legal re-establishment of certain commercial and residential uses, consistent with those allowed under C-3, at this intersection.

The Planning Commission has recommended an amendment to this Bill to expand the scope of rezoning to additional adjacent properties that were similarly zoned B-3-1 but were rezoned to I-2 in 2017, and the historical and current uses of which are consistent with the C-3 zoning district. This additional rezoning would extend the same beneficial effect of the original bill to additional businesses and commercial properties.

FISCAL IMPACT

None

City Council Bill No. 23-0350
Rezoning - 420 North Haven Street
Page 2

AGENCY POSITION

The Baltimore Development Corporation respectfully takes a **favorable** position on City Council Bill No. 22-0350, and the amendment recommended by the Planning Commission. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Sophia Gebrehiwot, Mayor's Office of Government Relations

[AW]