



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	November 12, 2024
SUBJECT	24-0598 - Rezoning - 1223-1229 Argyle

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

11/12/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0598 Rezoning - 1223-1229 Argyle for the purpose of changing the zoning for the property known as 1223-1229 Argyle Avenue (Block 0413, Lot 032), as outlined in red on the accompanying plat, from the R-8 Zoning District to the I-1 Zoning District.

If enacted, City Council Bill 24-0598 would rezone the properties known as 1223-1229 Argyle Avenue from the R-8 Zoning District to the I-1 Zoning District. If approved, this Bill will take effect on the 30th day after its enactment.

DHCD Analysis

At its regular meeting of November 7th, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. Their report noted that the Bill pertains to the processing of natural indigo, which is currently being grown by the Natural Dye Initiative (a partnership between the Upton Planning Committee and the Maryland Institute College of Art) across the street from the properties in reference. They also noted that this rezoning would help facilitate both the continued growth of natural indigo and its processing into a useful product within the historic Harriet Beecher Stowe School located at 1223 Argyle Ave. As that property is currently zoned R-8, a form of industrial designation would be more appropriate. To that end, the Commission's suggested an amendment that would change the proposed I-1 designation to that of IMU-1 as it would be more appropriate for adaptive reuse.

The Bill does not have an operational or fiscal impact on DHCD and the property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the West Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the rezoning may return a vacant structure back to productive use.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0598.