




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 2, 2024
<b>SUBJECT</b>	<b>CCB 23-0432 Rezoning - 3301 Saint Paul Street and 3311 through 3327 Saint Paul Street</b>

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

04/02/2024

**Position: Favorable**

### Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0432 Rezoning - 3301 Saint Paul Street and 3311 through 3327 Saint Paul Street for the properties known as 3301, 3311, 3313, 3315, 3317, 3319, 3321, 3323, and 3327 Saint Paul Street (Block 3871, Lots 1, 3, 4, 5, 6, 7, 8, 9, and 10), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District.

If enacted, City Council Bill 23-0432 would rezone the properties known as 3301, 3311, 3313, 3315, 3317, 3319, 3321, 3323, and 3327 Saint Paul Street from the R-8 Residential Zoning District to the C-1 Commercial Zoning District.

### DHCD Analysis

At its regular meeting of December 21, 2023, the Planning Commission concurred with the recommendation of its departmental staff and recommended that City Council Bill 23-0432 be amended and approved by the City Council. The amendments suggested by the Planning Commission concern the removal of 3301 St. Paul St. from the bill, which had been included by mistake.

Planning staff noted in their report that at the time of the Comprehensive Rezoning property owners and the then Councilmember, considered changing the Zoning of some of the buildings from residential to commercial to support existing ground floor commercial uses such as restaurants, however, the properties retained their prior residential Zoning. The Planning

Commission found that this change is in the public's interest, in that it will retain commercial zoning in an area of commercial and residential uses and undo mistakes made in the Comprehensive Rezoning process.

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.

Allowing the commercial designation for these properties aligns with the nearby North Charles Village PUD with its intended commercial and residential uses along Saint Paul Street and may provide a wider variety of opportunities for small ground floor commercial uses in this location. There has been continued demand for commercial uses in this area and this rezoning may benefit nearby Charles Village Neighborhood residents.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 23-0432.