



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner



Date: February 23, 2022

Re: City Council Bill 21-0166 Rezoning – Block 3635, Lot 055

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0166 for the purpose of changing the zoning for the property known as Block 3635, Lot 055, as outlined in red on the accompanying plat, from the C-4 Zoning District to the C-1 Zoning District.

If enacted, Council Bill 21-0166 would rezone the property known as Block 3635, Lot 055 from the C-4 Zoning District to the C-1 Zoning District which would allow the applicant to utilize the site for residential uses, such as the proposed development of rowhomes along Mace Street, and other uses as allowed in the C-1 District.

At its regular meeting of November 18, 2021, the Planning Commission recommended that Bill 21-0166 be approved as introduced by the City Council, without Planning staff's amendment to also include the parcel at Block 3635, Lot 053 in this rezoning.

Staff noted in their report that a mistake was made during the comprehensive rezoning of the city and that rectifying this mistake is in the public's interest in that it will provide for a similar scale of development potential as the surrounding zoning classifications. The lot is currently unimproved and is used as a surface parking lot, designation as C-1 would be more appropriate as it would allow for a more compatible range of uses.

The proposed rezoning would enable commercial uses consistent with surrounding Neighborhood Business and Office-Residential districts and may provide additional amenities to residents of the Charles Village, Remington and the Old Goucher communities.

DHCD **supports** the passage of City Council Bill 21-0166.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner

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