

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
Date: December 20, 2022  
RE: City Council Bill 22-0321



I am herein reporting on City Council Bill 22-0321 introduced by Councilmember Cohen at the request of Bank Spring ZB, LLC.

The purpose of this bill is to change the zoning for the properties known as 1419 to 1431 Bank Street (Block 1433, Lots 043, 044, 045, 046, 047, and 048/050) and 409 South Spring Street (Block 1433, Lot 051/060), from the Rowhouse Residential (R-8) and Industrial Mixed-Use (IMU-1) Zoning District to the Community Commercial (C-2) Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation requests for the selected properties to be rezoned and does not reference parking. The parking requirements for the properties will be based on the standards in the Zoning Code. The site is located where the PABC does not administer any on-street parking programs. The south side of the 1400 block of Bank Street features back angled parking. When building plans and uses are submitted, 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.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 22-0321.