



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner <i>AK</i>
DATE	October 29, 2024
SUBJECT	24-0591 Rezoning - 121 Riverside Road

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

10/29/2024

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0591 Rezoning - 121 Riverside Road for the purpose of changing the zoning for the property known as 121 Riverside Road (Block 7027D, Lot 001), as outlined in red on the accompanying plat, from the R-6 Zoning District to the IMU-1 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 24-0591 would rezone the property known as 121 Riverside Road from the R-6 Zoning District to the IMU-1 Zoning District which would allow the applicant to utilize the property in a manner that compliments and enhances the existing uses in the immediate vicinity. If approved, this Bill will become effective the day it is enacted.

DHCD Analysis

At its regular meeting of October 10, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the proposed rezoning would ensure the removal of a manufacturing structure vacant since 2020 while allowing for a greater diversity of uses in the redevelopment of the property than is currently permitted in R-6 zoning.

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, Community Development Zones or Impact Investment Areas. DHCD does not anticipate an operational or

fiscal impact from the passage of this Bill. This rezoning may assist in the future redevelopment of the site in reference that is complementary to uses in the broader Brooklyn Community.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0591.