



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: April 4, 2023

Re: City Council Bill 22-0321 Rezoning - 1419 to 1431 Bank Street and 409 South Spring Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0321 for the purpose of changing 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), as outlined in red on the accompanying plat, from the R-8 and IMU-1 Zoning Districts to the C-2 Zoning District, and providing for a special effective date.

If enacted, Council Bill 22-0321 would rezone 7 properties located at 1419 to 1431 Bank Street and 409 South Spring Street from the R-8 and IMU-1 Zoning Districts to the C-2 Zoning District, which would allow the applicant to redevelop these properties for uses including food processing light, tavern, residential, and retail goods establishment.

At its regular meeting of March 2, 2023, the Planning Commission did not agree with the recommendation of its Departmental staff, which recommended disapproval and instead recommended that City Council Bill 22-0321 be approved by the City Council.

The Planning Commission noted that there has been a substantial change in the character of the neighborhood since the Property was zoned R-8 and IMU-1 under the Transform Baltimore Zoning Code in 2017. This change included the relocation of residents formerly residing in the now demolished Perkins Homes which contained 629 dwelling units, and caused a considerable population decrease in the neighborhood adjacent to the subject properties.

The proposed rezoning would enable a future denser commercial use of this site and would allow for small to medium-scale commercial uses to appropriately meet the needs of incoming and returning Perkins Homes residents. The proposed rezoning may also create new neighborhood-scale commercial opportunities for the surrounding communities of Harbor Point and Harbor East to the South, Patterson Park to the East and Little Italy and Jonestown to the West.

These properties are located within one of DHCD's Major Redevelopment areas which includes the Perkins Homes redevelopment project.

DHCD **does not object** to the passage of City Council Bill 22-0321.

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



AK/sm

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

Ms. Natawna Austin, Executive Secretary of the City Council