



**BALTIMORE
HOUSING**

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: August 15, 2008

Re: City Council Bill 08-0029 Rezoning - 1301 Boyle Street and 1414 Key Highway

The Department of Housing and Community Development has reviewed City Council Bill 08-0029, which was introduced for the purpose of changing the zoning for the properties known as 1301 Boyle Street and 1414 Key Highway, as outlined in red on the accompanying plat, from the M-3 Zoning District to the B-2-3 Zoning District.

The proposed legislation, a companion to Council Bill #08-0028, will change the zoning for these properties in order to amend the current Urban Renewal Plan (URP) to include a mixed-use category for potential development. At present, the site is zoned M-3 and the current URP states that waterfront parcels along Key Highways East should remain reserved for non-residential development that are compatible with adjacent industrial and residential areas. In reality, these objectives are inconsistent with the actual existing land uses in this area according to the findings of the recent Key Highway Waterfront Study approved by the Planning Commission.

This bill would alter to the URP to create a mixed-use B-2 zoning district while listing specific prohibited uses and development controls. Specifically prohibited are gas stations, automotive accessory stores, and drive-in establishments. Among the development controls would be guidelines for streetscape paving, lighting and landscaping; bulk controls, building setbacks and height restrictions; and increased parking ratios requirements for office, hotel, retail and residential uses.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 08-0029.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard

