



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	February 20, 2026
SUBJECT	25-0137 Rezoning – 4308 Hayward Avenue, 4310 Hayward Avenue, 4312 Hayward Avenue, and Lot 31

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0137 Rezoning – 4308 Hayward Avenue, 4310 Hayward Avenue, 4312 Hayward Avenue, and Lot 31 for the purpose of changing the zoning for the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on the accompanying plat, from the R-5 Zoning District to the TOD-1 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 25-0137 would rezone the properties known as 4308 Hayward Avenue, 4310 Hayward Avenue, 4312 Hayward Avenue, and Lot 31 from the R-5 Zoning District to the TOD-1 Zoning District. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of January 15th, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the applicant seeks to rezone the four parcels referenced within the Bill from R-5 to TOD-1 to better utilize the property's proximity to the nearby Rogers Avenue Metro Station. Their report also noted that this rezoning would be allowed due to the significant State, City, and private investments in Transit Oriented Development (TOD) along the metro line corridor constituting a substantial change, as much of it has occurred since the 2017 comprehensive rezoning.

The property in reference is not located within any of DHCD's Community Development Zones

but does fall within a Streamlined Code Enforcement area and the Park Heights Impact Investment Area. This rezoning may benefit the Park Heights neighborhood and surrounding communities by increasing housing options, home ownership opportunities and affordable rental, all within a transit accessible location.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.