

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: November 8, 2023
RE: City Council Bill 23-0432



I am herein reporting on City Council Bill 23-0432 introduced by Councilmember Ramos.

The purpose of this bill is to change the zoning for the properties known as 3301, 3311, 3313, 3315, 3317, 3319, 3321, 3323, and 3327 Saint Paul Street (Block 3871, Lots 1, 3, 4, 5, 6, 7, 8, 9, and 10), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 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 within an area where the PABC administers on-street parking programs. Parking meters are located on the 3300 block of St Paul Street and to the North on the 100 Block of E 34 Street. The properties located within the R-8 zone are part of Residential Permit Parking Area #12. As with the existing C-1 zoned properties to the north which are served by metered parking to encourage parking turnover for the businesses, if these properties are rezoned it might be appropriate there too. 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 23-0432.