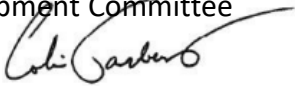




MEMORANDUM

DATE: February 27, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Favorable
SUBJECT: Council Bill 23-0432 Rezoning – 3301 Saint Paul Street and 3311 through 3327 Saint Paul Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 23-0432 introduced by Councilmember Ramos.

PURPOSE

This bill will 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) from R-8 to C-1.

BRIEF HISTORY

These properties constitute most of the eastern half of the 3100 block of Saint Paul Street. Currently, they contain a variety of rowhouse structures featuring ground level retail with residences overhead, as well as a single-story grocery store. These properties are slated for a large, mixed-use redevelopment that will preserve the grocery store and add additional residences and businesses to this block of St. Paul Street; accordingly, the proposed zoning change will facilitate construction of this project. Additionally, 3301 St. Paul Street will be omitted from the proposed rezoning as this property was added to the bill erroneously. Its omission is addressed via a proposed amendment.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 23-0432. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

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

[SO]