



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	June 20th, 2025
SUBJECT	25-0053 Rezoning – 4001 East Baltimore Street

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Rezoning – 4001 East Baltimore Street for the purpose of changing the zoning for the property known as 4001 East Baltimore Street (Block 6279, Lot 009), as outlined in red on the accompanying plat, from the I-2 Zoning District to the IMU-1 Zoning District.

If enacted, City Council Bill 25-0059 would rezone the property known as 4001 East Baltimore Street from the I-2 Zoning District to the IMU-1 Zoning District. If approved, this Bill will take effect on the 30th day following its enactment.

SUMMARY OF POSITION

At its regular meeting of April 24th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that this Bill be approved by the City Council. In their report, the Commission noted that the proposed zoning change would align with ongoing shifts in land use patterns within the community. Those changes have seen a move away from historic industrial uses and toward a mix of residential and commercial development better represented by an IMU-1 zoning designation. The Commission also noted that this change could enable reinvestment in ways that can stabilize housing costs, improve walkability, and support employment opportunities.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement or Impact Investment Areas but does fall within a Community Development Zone. This rezoning may benefit the Baltimore Highlands community by facilitating the redevelopment of an industrial building to mixed use, which would be more closely aligned with neighborhood goals.

FISCAL IMPACT

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

AMENDMENTS

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