



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: October 7, 2021

Re: City Council Bill 21-0116 Rezoning - Block 3518A, Lot 001

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0116 for the purpose of changing the zoning for the property known as Block 3518A, Lot 001, as outlined in red on the accompanying plat, from the TOD-2 Zoning District to the IMU-2 Zoning District.

If enacted, City Council Bill 21-0116 would rezone the property located at 3600 Clipper Mill Rd. from the TOD-2 Zoning District to the IMU-2 Zoning District to allow the applicant to continue to use the property for a mix of commercial and light industrial uses. Additionally, the Bill would restrict the property from being used residentially as a safety consideration to mitigate the impacts of urban flooding.

At its regular meeting of September 16, 2021, the Planning Commission concurred with the recommendations of its Planning Staff who recommended approval. The Planning Commission found that a mistake was made during the 2017 comprehensive rezoning and noted that the IMU-2 District is perfectly situated for this property based on updates to Flood Risk Maps in 2021.

There has been substantial change to the area due to the identification of expanded flood hazards in the Jones Falls Valley. The current TOD-2 Designation was made at a time when there were lesser risks of catastrophic urban flooding.

As the current zoning allows for residential uses, the proposed rezoning is in the public's interest in that it will promote their safety and welfare by restricting the property from being used residentially while expanding the choice of commercial, light industrial and general industrial uses at the property.

DHCD has **no objection** to the passage of City Council Bill 21-0116.

AK/sm

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

Brandon M. Scott, Mayor • Alice Kennedy, Acting Housing Commissioner

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