




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	November 12, 2024
SUBJECT	24-0517 - Rezoning - 1500, 1502, and 1508 Desoto Road

The Honorable President and
Members of the City Council
City Hall, Room 400

11/12/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0517 Rezoning - 1500, 1502, and 1508 Desoto Road for the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

If enacted, City Council Bill 24-0517 would rezone the properties located at 1500, 1502, and 1508 Desoto Road from the R-6 Zoning District to the C-2 Zoning District. If approved, this Bill will take effect on the 30th day following its enactment.

DHCD Analysis

At its regular meeting of October 10, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. The Commission noted that the owner of 1508 DeSoto Road, which was formerly used as a meeting and banquet hall, was able to purchase 1500 and 1502 DeSoto Road, with the intention of redeveloping those lots as a principal use parking lot to support a future community commercial business use at 1508 DeSoto Road. They also noted that 1508 DeSoto Road was a non-conforming use in its former function as a banquet hall and would be difficult to retrofit for residential use. Equally, the proposed parking lots would currently require a conditional use approval by Ordinance but their inclusion in this rezoning effort would instead allow for review as a conditional use by the Board of Municipal and Zoning Appeals

(BMZA). The Commission also requested an amendment that would require 1504 DeSoto Road to be included in the rezoning.

This Bill does not have an operational or fiscal impact on DHCD and the property in reference is not located within any of DHCD's Impact Investment Areas or Community Development Zones but does fall within a Streamlined Code Enforcement Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill as the rezoning could facilitate returning a vacant structure and surrounding vacant lots to productive use within the Morrell Park neighborhood.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0517.