

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date: August 29, 2022
RE: City Council Bill 21-0261



I am herein reporting on City Council Bill 22-0261 introduced by Councilmember Cohen at the request of Haven Rock, LLC.

The purpose of this bill is to change the zoning for the properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, from the I-2 (General Industrial) and IMU-2 (Industrial Mixed-Use) Zoning Districts to the R-8 (Rowhouse and Multi-Family Residential) 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. Parking requirements for the site will be based on the underlying zoning and the standards in the Zoning Code. Building plans and uses were submitted based off the proposed zoning change on this bill. PABC was involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands were adequately addressed and that negative effects of parking and loading were mitigated. PABC will be informed with any changes or updates for the development plan for this site.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 22-0261.