



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner *AK*

Date: October 26, 2020

Re: City Council Bill 20-0619 Rezoning - 1900, 1904, 1910, and 1916 Light Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0619 for the purpose of changing the zoning for the properties known as 1900, 1904, 1910, and 1916 Light Street (Block 1037, Lots 001, 003, 006, and 009) from the R-8 Zoning District to the C-1 Zoning District.

If enacted, City Council Bill 20-0619 would rezone the properties located at 1900, 1904, 1910, and 1916 Light Street from the R-8 Zoning District to the C-1 Zoning District. This legislation would enable the petitioner, 1900 Light Street, LLC., to utilize the properties for various commercial uses.

At its regular meeting of October 8, 2020, the Planning Commission concurred with the recommendations of its Planning Staff, and recommended adoption of the findings outlined in the staff report and recommended approval of City Council Bill 20-0619.

Planning Staff noted in their report that there was a mistake during the Transform Baltimore Comprehensive rezoning and that the neighborhood has seen substantial change since that time. The current R-8 zoning fails to provide for a reasonable re-use of the historic buildings due to restrictions on bulk requirements and permitted uses.

DHCD supports the productive re-use of these buildings. The Port Covington area, just South of the properties named in this legislation, is poised for major redevelopment. This rezoning is appropriate to the public's interest as the additional commercial uses would benefit the area and its many new residents.

DHCD **supports** the passage of City Council Bill 20-0619.

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cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*