

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: July 12, 2024  
RE: City Council Bill 24-0498



I am herein reporting on City Council Bill 24-0498 introduced by Councilmember Ramos.

The purpose of this bill is to change the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 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. The parking requirements for the properties will be based on the standards in the Zoning Code. The site is located where the PABC does not administer any on-street parking programs. The PABC visited the site in April 2024 to investigate the availability of the existing off-street and on-street parking. It was observed that the present available on-street parking capacity is limited around these properties due to the present configuration of the ROW and the off-street parking is not readily accessible based on the present configurations at the rear of most of these properties. Additionally, the nearby off-street parking is not currently publicly available. Therefore, additional parking may be challenging for future subdivisions in this area. When building plans and uses are submitted, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and the parking and loading demands of the proposal are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0498