



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABC
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: July 1, 2013

Re: **City Council Bill 13-0207 – Rezoning – 900-920 East Fort Avenue and 1421 Lawrence Street**

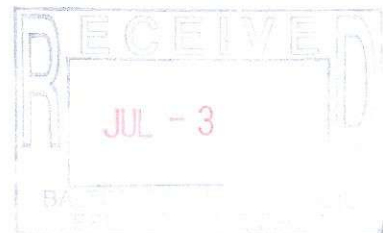
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 13-0207, which was introduced for the purpose of changing the zoning for the properties known as 900-920 East Fort Avenue and 1421 Lawrence Street, as outlined in red on the accompanying plat, from the M-3 Zoning District to the B-2-4 Zoning District.

This bill, if adopted, would change the zoning for the properties known as 900-920 East Fort Avenue and 1421 Lawrence Street from the M-3 industrial zoning district to the B-2-4 commercial zoning district. The subject properties are located within the boundaries of the Key Highway South Urban Renewal Plan (URP) area, and when combined together, comprise approximately 1.81 acres of land. It is the understanding of HCD that the petitioner, Solstice Partners, Inc., has requested this rezoning in order to move forward with its intentions to construct a project containing a mix of residential, commercial, parking and open space uses, consistent with the goals and objectives of the Key Highway South URP, and not permitted under the existing zoning designation.

The Department of Housing and Community Development respectfully defers its position on City Council Bill 13-0207 to the Department of Planning.

PTG:nb

cc: Ms. Angela Gibson, *City Council Liaison, Mayor's Office of Government Relations*
Ms. Kaliopé Parthemos, *Deputy Chief, Economic Development*



*Refers to
Planning*