



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: April 4, 2023

### Re: City Council Bill 22-0296 Rezoning - 810 Leadenhall Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0296 for the purpose of changing the zoning for the property known as 810 Leadenhall Street (Block 0902, Lot 006), as outlined in red on the accompanying plat, from the IMU-1 Zoning District to the TOD-4 Zoning District.

If enacted, Council Bill 22-0296 would rezone the property located at 810 Leadenhall Street from the IMU-1 Zoning District to the TOD-4 Zoning District, which would allow the applicant to redevelop this property as multi-family residential dwellings at a density appropriate for its proximity to public transportation. There is presently a proposal in review for this property that may lead to a residential redevelopment of the site to a five-story building with over 160 dwelling units.

At its regular meeting of February 9, 2023, the Planning Commission concurred with the recommendation of its departmental staff and recommended that City Council Bill 22-0296 be approved by the City Council. Planning staff noted in their report that this change is in the public's interest, in that it will eliminate the remaining industrial zoning in this predominantly residential neighborhood, and will provide for viable redevelopment options for additional residential development that are more compatible with the neighborhood.

The proposed rezoning is in the public's interest, in that it may allow for the redevelopment of this property for residential use and provide smaller units with one or two bedrooms, that aren't currently being provided in the area. This may create new housing opportunities for the surrounding communities of Sharp Leadenhall and Otterbein.

This property is not located near or within any of DHCD's Impact Investment Areas or Community Development Zones. Retention of industrial zoning for this parcel no longer serves any larger City need.

DHCD **does not object** to the passage of City Council Bill 22-0296.



*AK/sm*

*cc: Ms. Themelis, Nina, Mayor's Office of Government Relations*

*Ms. Natawna Austin, Executive Secretary of the City Council*