



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	June 25, 2026
SUBJECT	26-0177 Rezoning – 901 S Caton Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0177 Rezoning – 901 S Caton Avenue for the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 26-0177 would change the zoning for the property located at 901 S Caton Avenue from the OR-2 Zoning District to the C-2 Zoning District. If approved, this Bill will take effect on the date it is enacted.

SUMMARY OF POSITION

At its regular meeting of May 14th, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted the current OR-2 Zoning District permits only a limited range of commercial uses, which restricts the ability to develop the property as a mixed-use site. The proposed C-2 zoning will allow for a mixed-use development that includes residential, commercial, and open-space uses.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas. This rezoning may benefit the Caton Avenue corridor by expanding access to neighborhood-serving amenities, supporting additional housing opportunities, and encouraging reinvestment.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.