



**BALTIMORE
HOUSING**

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: November 19, 2008

Re: **City Council Bill 08-0026 Rezoning - Block 2024, Lot 6A, 1000-1050
Hull Street, 1450 Beason Street, 1100 Haubert Street, 1134 Hull
Street, 1116 Hull Street, and 1113 Hull Street**

The Department of Housing and Community Development has reviewed City Council Bill 08-0026, which was introduced for the purpose of changing the zoning for the properties known as Block 2024, Lot 6A, 1134 Hull Street, and 1116 Hull Street, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the R-8 Zoning District; changing the zoning for the properties known as 1450 Beason Street and 1100 Haubert Street, as outlined in blue on the accompanying plat, from the M-3 Zoning District to the R-8 Zoning District; and changing the zoning of the properties known as 1000-1050 Hull Street, as outlined in green on the accompanying plat, from the M-3 Zoning District to the B-2-3 Zoning District.

The proposed legislation would rezone multiple properties currently located in the Whetstone Point Industrial Planned Unit Development. The companion bill, City Council Bill 08-0027, would create a new development plan for the newly named Tide Point Planned Unit Development (PUD). Located at the former Proctor and Gamble soap-manufacturing site, the new development plan and rezoning would permit a mixed-use facility that includes retail and residential. The properties known as 1134, 1116 Hull Street, 1450 Beason Street, and 1100 Haubert Street would be rezoned to the R-8 Zoning District and 1000-1050 Hull Street to the B-2-3 Zoning District. These changes are consistent with the Locust Point Master Plan adopted in 2004.

The Department of Housing and Community Development supports the adoption of City Council Bill 08-0026 and defers to the report of the Planning Commission for further comment.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Andrew Frank
Mr. Demaune Millard

