



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	February 18, 2026
SUBJECT	25-0127 Rezoning – 4188 ½ O'Donnell Street and Block 6543A, Lot 001B

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0127 Rezoning – 4188 ½ O'Donnell Street and Block 6543A, Lot 001B for the purpose of changing the zoning for the properties known as 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 25-0127 would rezone the properties known as 4188 ½ O'Donnell Street and Lot 001B from the I-2 Zoning District to the C-2 Zoning District. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of January 15th, 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 that the applicant seeks to rezone the two parcels addressed by the Bill from I-2 to C-2 to develop attached single-family homes on the property. Their report also noted that this rezoning would be allowed based on a mistake made during the 2017 comprehensive rezoning wherein adjacent areas were zoned C-2, while the two lots referenced within the Bill, despite no longer being used as a railroad right of way, retained their prior industrial use designation.

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 surrounding neighborhoods such as Canton and Greektown by providing residents with additional housing opportunities.

FISCAL IMPACT

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

AMENDMENTS

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