




CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner 
<b>DATE</b>	September 10, 2024
<b>SUBJECT</b>	<b>24-0574 Rezoning - 1921 Light Street</b>

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The Honorable President and  
Members of the City Council  
City Hall, Room 400

9/10/24

**Position: Favorable**

### Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0574 Rezoning - 1921 Light Street For the purpose of changing the zoning for the property known as 1921 Light Street (Block 1038, Lot 005), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 24-0574 would rezone the property located at 1921 Light Street from the R-8 Zoning District to the C-1 Zoning District. If approved, this Bill will go into effect the day of its enactment.

### DHCD Analysis

At its regular meeting of August 22, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that rezoning 1921 South Light Street to C-1 will afford a modern approximation of the mix of residential and commercial uses that were created under the Planned Unit Development (PUD) within which the property falls.

This PUD in reference sought to provide for the possible adaptive reuse of the former NESCO building and the adjacent warehouses for residential and supporting commercial uses by providing a variety of industrial uses so that a transition in use over time would be possible without the requirement for individual use approvals. As these properties are no longer feasible

for continued industrial applications, rezoning 1921 Light Street to C-1, along with a companion Bill that repeals the applicable PUD will enable the completion of this planned redevelopment while fulfilling the original intent of the PUD.

DHCD does not foresee any negative impacts resulting from the approval of this bill as the reasonable zoning concerns addressed by the original PUD have been solved by a more modern zoning code and the potential redevelopment of 1921 Light Street will fulfill the original intentions of the PUD. The Bill does not have an operational or fiscal impact on DHCD and the property located at 1921 Light Street is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0574.