




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 27, 2024
<b>SUBJECT</b>	<b>24-0516 Zoning - Conditional Use - Parking Lot (Principal Use) - 1211 Jefferson Street</b>

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

9/27/24

## Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0516 Zoning - Conditional Use - Parking Lot (Principal Use) - 1211 Jefferson Street for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1211 Jefferson Street (Block 1295, Lot, 001G), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 24-0516 would permit the conditional use of the property located at 1211 Jefferson Street as a parking lot with 30 spaces. If approved, this Bill will go into effect the day of its enactment.

## DHCD Analysis

In its Staff Report of May 9<sup>th</sup>, 2024, the Planning Commission Departmental staff recommended that the Bill be approved by the City Council. The Commission found that parking lots are allowed by ordinance within the site's R-10 zoning designation and that The Oldtown Urban Renewal Plan defers to the underlying zoning for off-street parking requirements. The commission also found that the proposed parking lot was consistent with the Perkins Somerset Oldtown Transformation Plan, which specifically identifies the location as such.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas; however, it does lie within the Perkins Somerset Oldtown (PSO) area of Major Redevelopment. The property is under the Housing Authority of the City of Baltimore and DHCD does not anticipate an operational or

fiscal impact from the passage of this Bill. The granting of this conditional use parking lot may assist in the redevelopment of the neighborhood and its surrounding communities.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0516.