



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: November 23, 2021

Re: City Council Bill 21-0119 Rezoning – 1201 South Haven Street and a Portion of Boston Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0119 for the purpose of changing the zoning for the property known as 1201 S. Haven Street and a portion of Boston Street, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-3 Zoning District; and providing for a special effective date.

If enacted, Council Bill 21-0119 would rezone the property located at 1201 S. Haven Street and a portion of Boston Street from the I-2 Zoning District to the C-3 Zoning District which would allow the applicant to redevelop the site for auto-oriented commercial retail uses, such as a restaurant with a drive-thru, retail, car wash, and other uses as allowed in the C-3 District.

At its regular meeting of October 7, 2021, the Planning Commission concurred with the recommendation of its planning staff and recommended that Bill 21-0119 be approved by the City Council. Staff noted in their report a substantial change in the character of the neighborhood has taken place.

This legislation is a companion piece to City Council Bill *21-0120 Urban Renewal – Canton Industrial Area – Amendment*, which would amend the Canton Industrial Urban Renewal Plan (URP) to remove the Property from the URP boundaries in order for the redevelopment of the Property to proceed based on the underlying zoning.

The proposed rezoning would enable commercial uses consistent with recent surrounding commercial and residential redevelopment and may provide additional amenities to residents of the Brewer's Hill and Canton communities.

DHCD **supports** the passage of City Council Bill 21-0119.

AK/sm

cc: Ms. Nina Themelis, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Acting Housing Commissioner

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