


F R O M	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 21-0119	M E M O	

TO: Mayor Brandon M. Scott
TO: Economic and Community Development Committee
FROM: Department of Transportation
POSITION: **No Position**
RE: Council Bill – 21-0119

DATE: 12/6/21

INTRODUCTION – Rezoning - 1201 South Haven Street and a Portion of Boston Street

PURPOSE/PLANS – 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.

COMMENTS – Council Bill 21-0119 looks to rezone 1201 South Haven Street from the I-2 Zoning District to the C-3 Zoning District. Per the City’s Zoning Code, I-2 Zoning Districts allow for general industrial uses such as manufacturing, wholesale distributing, and storage. C-3 Zoning Districts allow for larger commercial and retail development, such as shopping centers. Council Bill 21-0119 was introduced in companion with Council Bill 21-0120 which seeks to amend the boundaries of the Canton Industrial Area Urban Renewal Plan.

AGENCY/DEPARTMENT POSITION – The parcel known as 1201 S. Haven Street is advancing towards development and currently moving through the building permit approval process. Additionally, the parcel is located with the Traffic Mitigation Zone – Southeast, Subzone C. Development within a Traffic Mitigation Zone (TMZ) has per trip fees established by DOT and approved by the Board of Estimates. The development team for this parcel is currently finalizing the Traffic Mitigation Agreement as per Ordinance 11-529. It is also worth noting that South Haven Street and Boston Street are designated “Through Truck Routes” and any modifications to the roadbed will require geometry to accommodate trucks permitted on this designed route.

The Department of Transportation has elected to provide **no position** for Council Bill 21-0119. If you have any questions, please contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Steve Sharkey
Director