




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	April 25, 2024
SUBJECT	24-0478 Rezoning - 1214-1224 Hollins Street, 21-23 South Carey Street, and 14 South Stockton Street

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

4/25/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0478 Rezoning - 1214-1224 Hollins Street, 21-23 South Carey Street, and 14 South Stockton Street for the purpose of changing the zoning for the properties known as 1214-1224 Hollins Street (Block 0216, Lots 053-058), 21-23 South Carey Street (Block 0216, Lots 047-048), and 14 South Stockton Street (Block 0216, Lot 074), 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 24-0478 would rezone the properties known as 1214-1224 Hollins Street, 21-23 South Carey Street, and 14 South Stockton Street from the R-8 Zoning District to the C-1 Zoning District, thereby allowing for commercial and multi-family residential uses. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of February 8, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be amended and approved by the City Council. The Commission found that the proposed action would not be inconsistent with the goals of either the Southwest Impact Investment Area or the Southwest Partnership Vision Plan (2015) and that rezoning the aforementioned properties would not endanger public health, safety, or welfare. DHCD is in support of the planning commissions amendment to include 1226 Hollins Street within the C-1 zoning designation. It is a logical inclusion and will encourage

future development of yet another vacant lot immediately adjacent to the properties referenced in this Bill.

The proposed rezoning falls within DHCD's Southwest Impact Investment Area (SWIIA). The SWIIA is one of four designated Impact Investment Areas throughout the City. These are neighborhoods that offer near-term opportunities to achieve inclusive, economically sustainable growth supported by a comprehensive multi-agency City strategy and major public investments. In each of these areas, DHCD has assembled or has an opportunity to assemble a critical mass of vacant properties, including major sites for redevelopment. This rezoning assists the goals of the SWIIA by offering further investment in commercial retail and housing while improving key streetscapes all with the intention of attracting new residents and customers.

DHCD does not foresee any negative impacts as a result of the approval of this Bill as the properties within the proposed rezoning (with the exception of 21-23 South Carey Street) are presently vacant lots and their redevelopment is in accord with both local plans and prior zoning districts.

This Bill will not have an operational or fiscal impact on DHCD. In addition to falling within the SWIIA, the area within the proposed rezoning is also within a Streamlined Code Enforcement Area but falls outside of any of DHCD's Community Development zones. This rezoning may potentially expand both residential housing and commercial economic opportunities for residents of the Hollins Market and surrounding communities.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0478.