




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 10, 2024
SUBJECT	24-0573 Repeal of Ordinance 04-824 - Planned Unit Development - 1901 Light Street, 1921 Light Street, Bed of Johnson Street, and Block 1947, Lot 1

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

9/10/24

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0573 Repeal of Ordinance 04-824 - Planned Unit Development - 1901 Light Street, 1921 Light Street, Bed of Johnson Street, and Block 1947, Lot 1 for the purpose of repealing Ordinance 04-824, which designated certain property located at 1901 Light Street, 1921 Light Street, Bed of Johnson Street, and Block 1947, Lot 1 a Residential Planned Unit Development; and providing for a special effective date.

If enacted, City Council Bill 24-0573 would repeal Ordinance 04-824 which designated certain properties a Residential Planned Unit Development. If approved, this ordinance will take effect the day it is enacted.

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 the Planned Unit Development (PUD) was created to provide for the possible adaptive reuse of the former NESCO building, and the adjacent warehouses (formerly the Guardian Warehouse) for residential and supporting commercial uses. The PUD in reference provided for a variety of industrial and commercial uses so that a transition in use over time would be possible without the requirement for individual use approvals. The commission also found that 1921 Light Street, a property located within the PUD, is now ready for redevelopment and our current zoning code has tools that weren't available under prior iterations. Therefore, the repeal of the PUD and a companion Bill that rezones the

1921 Light Street to C-1 will enable the completion of this planned redevelopment, as originally envisioned by 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 properties covered by the PUD are 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 24-0573.