




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	October 8, 2024
SUBJECT	24-0581 Rezoning - 200 North Central Avenue

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

10/8/2024

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0581 Rezoning - 200 North Central Avenue for the purpose of changing the zoning for the property known as 200 North Central Avenue (Block 1320, Lot 001), as outlined in red on the accompanying plat, from the EC-2 Zoning District to the C-2 Zoning District.

If enacted, City Council Bill 24-0581 would rezone the property located 200 North Central Avenue from the EC-2 Zoning District to the C-2 Zoning District allowing for Multi-Family Residential use. If approved, this Ordinance will take effect the 30th day after the date it is enacted.

DHCD Analysis

At its regular meeting of September 12, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. The Commission found that the property's current owners have no interest in utilizing the space as a postsecondary education facility and that a C-2 Zoning designation would provide for flexibility in its redevelopment that is in alignment with the surrounding area. The Commission's amendment recommends that a property immediately

adjacent to 200 North Central Avenue, 249 Aisquith Street, also be rezoned from EC-2 to C-2, as the context and reasoning for the rezoning are the same for of both properties.

The Bill does not have an operational or fiscal impact on DHCD and the is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas, but does fall within the Perkins Somerset Oldtown Transformation Plan. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill as this rezoning may assist in the redevelopment and return to active use a property that has remained unoccupied since 2015.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0581.