

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: September 25, 2024
RE: City Council Bill 24-0581



I am herein reporting on City Council Bill 24-0581, introduced by Councilmember Stokes at the request of 200 North Central Avenue, LLC; Mike Knoepfle.

The purpose of this bill is to change 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.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation requests for the selected property to be rezoned and does not reference parking. The parking requirements for the property will be based on the standards in the Zoning Code. The site is located within an area where the PABC administers on-street parking programs. Parking meters are located to the North on the 1400 block of Orleans Street and to the South on the 1300 and 1400 blocks of E Fayette Street. When building plans and uses are submitted, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and the parking and loading demands of the proposal are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0581.