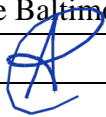




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	October 15, 2024
SUBJECT	24-0592 Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 300 East Pratt Street)

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

10/15/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0592 Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 300 East Pratt Street) for the purpose of reauthorizing and continuing the permission for, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 301 East Lombard Street (aka 300 East Pratt Street) (Block 1381, Lot 002), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 24-0592 would permit, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property located at 301 East Lombard Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

In its Staff Report of October 10th, 2024, the Planning Commission Departmental staff recommended that the Bill be approved by the City Council. The Commission found This property has been used as a surface parking lot since 1992, and was last reauthorized by Ord. #19-296, dated September 25, 2019, with a sunset date of three years from enactment (i.e. September 25, 2022). The Commission found that as the parking lot has existed unchanged for 22 years, it is unlikely that there would be an impact to any surrounding property owners from its continuation as such.

The referenced parking lot does not fall within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas and DHCD does not anticipate an operational or fiscal impact from the passage of this Bill.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0592.