



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner *AK*

Date: February 5, 2021

### **Re: City Council Bill 21-0015 Zoning - Conditional Use Parking Lots - 115 and 118 Mount Clare Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0015 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street (Block 0251, Lot 068) and 118 Mount Clare Street (Block 0251, Lot 072), as outlined in red on the accompanying plat.

If enacted, City Council Bill 21-0015 would allow the applicant to use 115 and 118 Mount Clare Street as a conditional use parking lot. These parking lots will serve the building located at 1020 West Pratt Street, which was rezoned to the IMU-1 District in 2020. The building will be redeveloped for a mix of uses that will need off-street parking.

At its regular meeting of January 15, 2021, the Planning Commission concurred with its planning staff and recommended amendment and approval of City Council Bill 21-0015. Planning staff recommended that the parking lot is approved by the Site Plan Review Committee; and that the parking lot meet the requirements of the Landscape Manual.

The proposed parking lot will not negatively impact the surrounding properties. 118 Mount Clare Street is paved and 115 is an unimproved vacant grass lot that has been negatively impacted by dumping, illegal parking and high grass and weeds in the past. DHCD supports the return of these properties to productive re-use.

DHCD **has no objection** to the passage of City Council Bill 21-0015.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Acting Housing Commissioner

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