



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: April 5, 2021

Re: City Council Bill 21-0026 Rezoning – 1201 South Caton Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0026 for the purpose of changing the zoning for the property known as 1201 South Caton Avenue (Block 2108C, Lot 002), as outlined in red on the accompanying plat, from the EC-1 Zoning District to the I-1 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 21-0026 would rezone the above-referenced property from the EC-1 Zoning District to the I-1 Zoning District and allow for the redevelopment of the site to support light industrial uses such as warehousing and distribution.

At its regular meeting of February 25, 2021, the Planning Commission concurred with its planning staff and recommended approval of City Council Bill 21-0026. Planning staff noted in their report that this proposed change is in the public's interest because of a substantial change in the character of the neighborhood since the closing of the South Keough High School in 2017.

The owner of the property, the Roman Catholic Archbishop of Baltimore, put the surplus campus up for sale for redevelopment and recently began negotiations with MRP Industrial to acquire the property and convert it for industrial use.

Rezoning 1201 South Caton Avenue will provide an opportunity for the development of new light industrial uses that may benefit the City through increased commerce and job opportunities. Additionally, City Council Bill 21-0026 could help replace industrially zoned inventory lost elsewhere in the City and allow the property to be redeveloped for productive re-use.

DHCD **does not object** to the passage of City Council Bill 21-0026.

AK/sm

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

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

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov