



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: June 16, 2021

Re: City Council Bill 21-0054 Rezoning - 605 South Caton Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0054 for the purpose of changing the zoning for the property known as 605 South Caton Avenue, as outlined in red on the accompanying plat, from the C-2 Zoning District to the I-2 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 21-0054 would rezone the above-referenced property from the C-2 Zoning District to the I-2 Zoning District and allow for the property to be used in connection with the construction industry and outdoor storage of materials.

At its regular meeting of April 22, 2021, the Planning Commission concurred with its planning staff and recommended amendment and approval of City Council Bill 21-0054. The amendment suggested by Planning would replace I-2 with I-1 wherever it appears in the text of the bill to reflect the petitioner's original request.

Planning staff noted in their report that there was a mistake made in the rezoning from B-3 to C-2 during the comprehensive rezoning of 2017. Planning staff concluded that the I-1 Zoning district would be more appropriate for this property than the C-2 Zoning District.

This proposed change is in the public's interest because it would encourage re-use in a manner more consistent with its prior permitted uses and may provide additional employment opportunities along with light industrial uses that may benefit the city.

DHCD **does not object** to the passage of City Council Bill 21-0054.

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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