



## MEMORANDUM

**DATE:** October 15, 2021  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Support  
**SUBJECT:** City Council Bill No. 21-0087  
 Rezoning – 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 21-0087 introduced by Councilmember Stokes at the request of James Hooper, LLC.

### PURPOSE

The purpose of this Bill is to change the zoning for the properties known as 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street from the OR-2 Zoning District to the C-1 Zoning District.

### BRIEF HISTORY

The named party wishes to rezone the properties in question to allow for commercial uses consistent with the trends in the Old Goucher neighborhood, which has seen a significant change in character since the latest comprehensive zoning update in 2017. The current zoning, OR-2, does not allow for commercial uses like restaurants, shops or other neighborhood-serving commercial or retail establishments. Those uses have become prevalent in the surrounding blocks of the properties in question. C-1 zoning, by definition, would allow for “commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood. Ensuring compatibility between neighboring residential and commercial uses.” None of the existing properties in the OR-2 district would become non-conforming by the change to C-1, and the area would be better able to accommodate new commercial uses intended to support the surrounding neighborhood.

### FISCAL IMPACT

None

### AGENCY POSITION

Baltimore Development Corporation **Supports** City Council Bill No. 21-0087.

If you have any questions, please contact Kim Clark at [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com) and 410-837-9305.

cc: Nina Themelis

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