

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 8 <sup>th</sup> Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0127 / Rezoning – 4188 ½ O’Donnell Street and Block 6543A, Lot 001B		

TO

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

DATE: January 16, 2026

At its regular meeting of January 15, 2026, the Planning Commission considered City Council Bill #25-0127, for the purpose of changing the zoning for the properties known as 4188 ½ O’Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0127 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0127 be **approved** by the City Council.

If you have any questions, please contact me at [eric.tiso@baltimorecity.gov](mailto:eric.tiso@baltimorecity.gov) or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor’s Office
- The Honorable John Bullock, Council Rep. to Planning Commission
- Mr. Justin Williams, BMZA
- Mr. Geoffrey Veale, Zoning Administrator
- Ms. Stephanie Murdock, DHCD
- Ms. Hilary Ruley, Law Dept.
- Mr. Francis Burnszynski, PABC
- Mr. Luciano Diaz, DOT
- Ms. Nancy Mead, Council Services
- Ms. Drew Tildon, Esq.



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Tim Keane  
Director

**January 15, 2026**

**LEGISLATION:** City Council Bill #25-0127/ Rezoning – 4188 ½ O’Donnell Street and Block 6543A, Lot 001B

For the purpose of changing the zoning for the properties known as 4188 ½ O’Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

**SUMMARY OF REQUEST:** CCB #25-0127 will rezone two small parcels from I-2 to C-2, to allow for redevelopment.

**RECOMMENDATION:** Adoption of findings of fact and approval

**STAFF:** Caitlin Audette

**PETITIONER:** DJBL Kresson, LLC, c/o Rosenberg Martin Greenberg, LLP

**OWNER:** DJBL Kresson, LLC

**COUNCIL DISTRICT:** District 1

#### **SITE/GENERAL AREA**

Site Conditions: The two parcels are adjacent to one another and were formerly a portion of the adjacent railroad right-of-way. The properties are located between South Haven Street to the west and the intersection of Dillon and Kresson Streets to the east. The property is north of the O’Donnell Street bridge and south of the Crown Cork site. This property is currently vacant with no improvements. This site is zoned I-2 and is not located within an Urban Renewal Plan (URP) area, Historic District, or any other plan area.

General Area: The property is within the Canton Industrial Area neighborhood, adjacent to Brewer’s Hill to the west, and Greektown to the east. The adjacent property that is not the railroad right-of-way is zoned C-2. The owners intent is to develop the lots under review with the property zoned C-2 for attached single family dwellings.

#### **HISTORY**

- In 2017 with the adoption of the new Zoning Code, the properties adjacent to these parcels was rezoned to C-2, while the parcels under review remain zoned for industrial uses.

## CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Industrial group in the General Land Use Plan. This proposed development does not conform to that designation.

## APPLICANT'S PROPOSAL AND CODE CONTEXT:

The applicant seeks to rezone the two parcels from I-2 to C-2, due to the fact that these are integral to the area zoned C-2, and are no longer part of the railroad right-of-way.

## REZONING:

Below are the approval standards under §5-508(b) of Article 32 – Zoning for proposed zoning map amendments:

(b) *Map amendments.*

(1) *Required findings.*

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

- (i) a substantial change in the character of the neighborhood where the property is located; or
- (ii) a mistake in the existing zoning classification.

(2) *Required findings of fact.*

In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:

- (i) population changes;
- (ii) the availability of public facilities;
- (iii) present and future transportation patterns;
- (iv) compatibility with existing and proposed development for the area;
- (v) the recommendations of the City agencies and officials; and
- (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.

(3) *Additional standards – General*

Additional standards that must be considered for map amendments are:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

## ANALYSIS AND RECOMMENDATION

As noted above, for rezonings, the City Council must consider the following, where appropriate. Staff's assessment follows each of these criteria.

### § 5-508 (b) Evaluation criteria:

**As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; (ii) a mistake in the existing zoning classification.**

Mistake: Staff finds that there was a mistake in the existing zoning that would meet the above criteria. Prior to the comprehensive rezoning completed in 2017, the area was zoned M-3. During the 2017 rezoning, known as *Transform Baltimore*, the area directly adjacent was rezoned C-2, however, these two lots which were no longer in use as railroad right-of-way and which are physically integrated with the area zoned C-2 were not rezoned.

Required findings of fact:

(i) **Population changes**

No significant population changes have been identified in the Canton Industrial Area since the adoption of *Transform Baltimore* in 2017. However, there has been a population increase of roughly 400 people in the adjacent Brewer's Hill community to the west.

(ii) **Availability of public facilities**

The area continues to be adequately served by existing municipal water, sewer, and public services.

(iii) **Present and future transportation patterns**

This area will be served by the future Redline, though the route of the potential Redline is not yet finalized.

(iv) **Compatibility with existing and proposed development for the area**

The parcels under review are unique in that they are former railroad right-of-way. The adjacent properties were previously industrial and served by the railroad that accessed this site. The larger site is separated by other sites by railroad right-of-way to both the east and west, and the raised O'Donnell Street to the south. To the north is the Crown Cork site which has a variety of uses including artist studios and light industrial spaces.

(v) **Recommendations of City agencies and officials**

No recommendations have been identified from City agencies or officials that would indicate a need for a change in zoning for this area.

(vi) **Consistency with the City's Comprehensive Master Plan**

The Comprehensive Plan identifies the area as potential Transit Oriented Development, due to the proximity of two of the alternative routes of the Red Line. One of the parcels is currently identified as a vacant lot, while the other is not, but appears as such. The rest of the adjacent property is being prepared for redevelopment.

Additional standards that must be considered for map amendments are:

(i) **existing uses of property within the general area of the property in question;**

The two parcels are adjacent to property zoned C-2, but that had historically been occupied by industrial uses. The immediate area includes transit, industrial and residential uses.

(ii) **the zoning classification of other property within the general area of the property in question;**

The immediate adjacent properties are zoned either C-2 or I-2. Further from the site are areas zoned R-8, and I-1.

**(iii) the suitability of the property in question for the uses permitted under its existing zoning classification;**

The properties under review are so small and disconnected from other I-2 uses that they are functional unusable as zoned.

**(iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.**

The larger area of southeast Baltimore is experiencing development pressure to transition from industrial to residential. This includes a variety of requests to rezone industrial property to allow for residential and commercial uses.

**RECOMMENDATION: Staff recommends that the Planning Commission adopt these findings and recommend the bill favorably, with respect to the rezoning.**

**EQUITY:**

- Impact:
  - The proposal will allow for the redevelopment of the adjacent parcels that are zoned C-2.
- Engagement:
  - The property owners have been in contact with impacted community members, and the Baltimore Industrial Group, neither of which have been historically excluded from planning processes.
- Internal Operations:
  - This will have limited impact on staff resources.

**NOTIFICATION:** Groups in the Canton Industrial Area, Baltimore Industrial Group, Greektown and Brewer's Hill were notified of this action. Notification was also given via the required posting on the property, as well as via the GovDelivery service.



**Tim Keane**  
**Director**