



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0119

Rezoning – 1201 South Haven Street and a Portion of Boston Street

Sponsor: Councilmember Cohen

Introduced: August 16, 2021

Purpose:

For the purpose of changing the zoning for the property known as 1201 S. Haven Street and a portion of Boston Street, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-3 Zoning District; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

City Solicitor	Favorable /Comments
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed
Department of Housing and Community Development	



Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 68; Baltimore City Revised Code (Edition 2000).

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

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

Background

The bill would change the zoning for the property known as 1201 South Haven Street and a portion of Boston Street, from the industrial I-2 Zoning District to the commercial C-3 Zoning District. The property is located in the Canton Industrial Area and is situated on the northeast corner of the intersection of South Haven Street and Boston Street.

The site is approximately 4.9 acres and is largely unimproved with the exception of a groundwater remediation facility near the center of the site. Properties to the north are heavy industrial; the west is mixed-use commercial and residential; the southwest is commercial; the south is industrial; the east is freight rail lines.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

Current Zoning District – I-2

The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. General industrial uses include fabrication, warehousing and assembly-type manufacturing, which may result in some moderate external effects, such as smoke, noise, glare, or vibration, and typically include outdoor storage and related outdoor activities.

Proposed Zoning District – C-3

The C-3 General Commercial Zoning District is intended for more intensive commercial uses and key commercial nodes that require additional controls, particularly for shopping centers and larger retail establishments. The C-3 District accommodates larger developments such as shopping centers and large-scale mixed-use development that may require significant parking.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 21-0119; Baltimore City Code, Article 32- Zoning

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