

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #20-0591 / ZONING – CONDITIONAL USE PARKING LOTS – 115 AND 118 MOUNT CLARE STREET		

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

DATE: September 11, 2020

At its regular meeting of September 11, 2020, the Planning Commission considered City Council Bill #20-0591, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street (Block 0251, Lot 068) and 118 Mount Clare Street (Block 0251, Lot 072), as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #20-0591 and adopted the following resolution; nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #20-0591 be amended and passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Nicholas Blendy, Mayor's Office
 Mr. Matthew Stegman, Mayor's Office
 Ms. Nina Themelis, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. Colin Tarbert, BDC
 Ms. Livhu Ndou, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Stephanie Murdock, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Liam Davis, DOT
 Ms. Natawna Austin, Council Services
 Mr. Dominic McAlily, Council Services
 Ms. Alyssa Domzal, Esq.



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

September 10, 2020

REQUEST: City Council Bill #20-0591/ Zoning - Conditional Use Parking Lots - 115 and 118 Mount Clare Street:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street (Block 0251, Lot 068) and 118 Mount Clare Street (Block 0251, Lot 072), as outlined in red on the accompanying plat.

RECOMMENDATION: Approval, subject to the following conditions:

- That the parking lot is approved by the Site Plan Review Committee; and
- That the parking lot meet the requirements of the Landscape Manual.

STAFF: Eric Tiso

PETITIONER: Innovation Alley, LLC, c/o Alyssa Domzal, Esq.

OWNER: The 1020 Corporation

SITE/GENERAL AREA

Site Conditions: These R-8 zoned properties are located on either side of Mount Clare Street, in the middle of the block between the intersections with West Lombard and West Pratt Streets. 115 Mount Clare Street is unimproved grass, and 118 Mount Clare Street is paved, but otherwise unimproved. These lots are immediately north of 1020 West Pratt Street.

General Area: These properties are located in the Hollins Market neighborhood, which is roughly bounded by West Pratt Street, MLK Boulevard, West Baltimore Street, and South Carey Street.

HISTORY

- These properties are located within the Poppleton Urban Renewal Plan, which was originally approved by the Mayor and City Council of Baltimore by Ord. #75-837, and was last amended by Ord. #14-299, dated October 1, 2014.
- On September 12, 2019, the Planning Commission reviewed CCB #19-0427 – Rezoning – 1020 West Pratt Street, which is for the building these proposed parking lots will serve. That bill is currently in Third Reader, awaiting final passage.

ANALYSIS

Background: These parking lots will serve the building at 1020 West Pratt Street, which is currently being considered for rezoning to the IMU-1 District. If approved, that building will be redeveloped for a mix of uses that will need off-street parking.

Conditional Use: Per §5-406 {“Approval standards”} of Article 32 – *Zoning*:

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

In this case, these vacant lots have not been used for any particular purpose. As a parking lot, the properties will be protected from deterioration and neglect, and will support an active building in the neighborhood. By supporting that renovation, the neighborhood benefits, since street parking will not be taken up its users and visitors. The proposed development is compatible with the Poppleton Urban Renewal Plan. The proposed plan as shown appears to meet the appropriate requirements for parking lots, but will need to be approved by the Site Plan Review Committee (SPRC).

Below is the staff’s review of §5-406(b) {“Required considerations”} of Article 32 – *Zoning*:

(b) *Required considerations.*

As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City’s Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

Staff finds that the proposed parking lots are appropriate for these sites, though they will need to be reviewed by the Site Plan Review Committee and will need to comply with the requirements of the Landscape Manual. As presented, the parking lots' design appears to meet these requirements. Traffic in the area will not be impacted, though parking in the neighborhood could be negatively impacted if these parking lots are not approved to support the renovation of 1020 West Pratt Street. These lots have been vacant, but if approved, will productively support the adjacent building. The proposed parking lot will not negatively impact the surrounding properties as continued vacant properties would. There are no expected impacts to any surrounding utilities, neighborhoods, community organizations, or other members of the community. There are no negative impacts to the principals of the City's Comprehensive Master Plan, or other requirements of the Zoning Code. For all of these reasons, staff recommends approval of these parking lots, subject to approval by the Site Plan Review Committee and that it will comply with the requirements of the Landscape Manual.

Notification: The Southwest Partnership and the Board of the Hollins Roundhouse have been notified of this action.



Chris Ryer
Director