



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0166

Rezoning - Block 3635, Lot 055

Sponsor: Councilmember Stokes

Introduced: October 18, 2021

Purpose:

For the purpose of changing the zoning for the property known as Block 3635, Lot 055, as outlined in red on the accompanying plat, from the C-4 Zoning District to the C-1 Zoning District.

Effective: The 30th day after the bill is enacted.

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 35; 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 Block 3635, Lot 055, from the commercial C-4 Zoning District to the commercial C-1 Zoning District. The property is located in the southwest section of the Charles Village neighborhood on the east side of Mace Street (an alley street) near the intersection of West 26th Street.

The 121' x 55' lot is unimproved and is used as a surface parking lot. The lot is surrounded on the west and south by a C-1 Neighborhood Business District, and on the north and east by an OR-2 Office Residential District.

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

Current Zoning District – C-4

The C-4 Heavy Commercial Zoning District is intended for areas of more intense commercial use that are generally not appropriate for lower intensity commercial districts, including uses related to motor vehicles and those that might require outdoor storage. Because of the impacts from more intensive commercial uses, the standards for this district ensure that setbacks, buffering, and site development controls are in place to mitigate negative impacts on neighboring uses.

Proposed Zoning District – C-1

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood. The

C-1 District standards are crafted to ensure compatibility between neighboring residential and commercial uses; maintain the proper scale of commercial use; and address the unique issues related to smaller commercial sites.

Amendment

Planning Department staff proposed amending the bill to add the property located at Block 3635, Lot 053 so that it can also be rezoned from the C-4 Zoning District to the C-1 Zoning District. The Planning Commission did not concur with the staff's recommendation and instead voted to approve the bill as is, without the amendment.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies and Bill 21-0166; Article 32- Zoning

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