

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 #19-0400 / ZONING – CONDITIONAL USE PARKING LOT		

TO

DATE:

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

July 12, 2019

At its regular meeting of July 11, 2019, the Planning Commission considered City Council Bill #19-0400, for the purpose of reauthorizing and continuing the permission for, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 301 East Lombard Street (aka 300 East Pratt Street) (Block 1381, Lot 002), as outlined in red on the accompanying plat; 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 #19-0400 and adopted the following resolution; eight members being present (seven in favor, with one abstention):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest;
- is in harmony with the purpose and intent of that article; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0400 be 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. Jeff Amoros, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Mr. Bob Pipik, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Ms. Alyssa Domzal, Esq.



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

July 11, 2019

REQUEST: City Council Bill #19-0400/ Zoning – Conditional Use Parking Lot – 301 East Lombard Street (aka 300 East Pratt Street):

For the purpose of reauthorizing and continuing the permission for, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 301 East Lombard Street (aka 300 East Pratt Street) (Block 1381, Lot 002), as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: MCB 300 East LLC

OWNER: UGP-300 East Pratt, LLC

SITE/GENERAL AREA

Site Conditions: 301 East Lombard Street (aka 300 East Pratt Street) is located on the southeastern corner of the intersection with South Street, contains ± 0.998 acres, and is currently improved as a surface parking lot. The site is zoned C-5-DC (Downtown Core), and is within the Inner Harbor Project I Urban Renewal Plan (URP) area.

General Area: This site is located within the Inner Harbor area, and is located to the east of the Renaissance Harbor Place Hotel and north of the Pratt Street Pavilion and the World Trade Center across East Pratt Street to the south.

HISTORY

- Ordinance #92-111, dated July 2, 1992, granted conditional use approval for a parking lot, with a two-year expiration limit.
- Ordinance #94-343, dated June 17, 1994, granted conditional use approval for a parking lot for three additional years.
- Ordinance #97-130, dated March 31, 1997, granted conditional use approval for a parking lot for three additional years.
- Ordinance #13-154, dated August 19, 2013, granted conditional use approval for a parking lot for four years, with the possibility of extension for up to two years that could be approved by the Director of Planning, provided bona fide efforts had been made to develop the property, which was subsequently approved (valid through September 18, 2019).

ANALYSIS

Background: This property has been used as a surface parking lot since the 1992, though the authorization granted in 1992, and subsequently extended in 1994 and 1997 later lapsed in 2000. That lapse was discovered by the prior property owners, and corrected with the reauthorization in 2013. At the same time that the 2013 reauthorization bill was being considered, the TransForm Baltimore Comprehensive rezoning effort was well underway, and included a proposed prohibition on surface parking lots in the C-5-DC zone. The timing of Ord. #13-154 would have allowed this parking lot to continue beyond the adoption of the new zoning code, but would expire not later than September 18, 2019, without the ability to be reauthorized yet again. However, since that proposed prohibition on surface parking was not included in the final adopted code, the existing parking lot may be reauthorized by another Conditional Use Ordinance (subject to the additional requirements of Art. 32 §14-331).

Conditional Use: As this is an existing parking lot that was previously approved by way of a Conditional Use Ordinance the findings previously adopted in consideration of Ord. #13-154, now under §5-406 {"Approval standards"} of Article 32 – *Zoning*, would still apply, as the conditions surrounding this parking lot are unchanged. The site plan for this parking lot complied with the then-draft Landscape Manual, which is now adopted as part of the zoning code, and the parking lot's design was previously approved by the Site Plan Review Committee (SPRC). This current bill will authorize the parking lot use for three years, with two additional one-year extensions that may be approved by the Director of Planning (in the same manner of Ord. #13-154).

Notification: The Downtown Partnership has been notified of this action.



Chris Ryer
Director