



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0296

Rezoning - 810 Leadenhall Street

Sponsor: Councilmember Costello

Introduced: November 7, 2022

Purpose:

For the purpose of changing the zoning for the property known as 810 Leadenhall Street (Block 0902, Lot 006), as outlined in red on the accompanying plat, from the IMU-1 Zoning District to the TOD-4 Zoning District.

Effective: The 30th day after the date of enactment.

Agency Reports

City Solicitor	Favorable /Comments
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
Baltimore Development Corporation	Favorable
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 810 Leadenhall Street (Block 0902, Lot 006), from the IMU-1 Zoning District to the TOD-4 Zoning District. The property is located between Henrietta and West Montgomery Street near the Otterbein and Sharp Leadenhall communities.

The site is approximately 0.959 acres. The site is improved with a brick warehouse building and is the only industrially zoned property in the area. The majority of the properties in the area are zoned Residential R7 and R-8. This is

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

Current Zoning District – IMU-1

The IMU-1 District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses.

The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district.

Proposed Zoning District – TOD-4

The purpose of TOD Transit-Oriented Development Zoning Districts is to encourage the location of uses and forms of development conducive to increased transit usage. These Districts are intended to promote new, well-integrated residential and commercial development around transit stations, to ensure that new development occurs in the form of compatible, higher density, transit-friendly design in close proximity to transit systems, to encourage a pedestrian-orientation in new development, to decrease reliance on motor vehicles by increasing transit uses, and to encourage a mix of buildings and activities that provides settings for social interaction and active community life. In order to address the different characteristics of transit locations within the City, 4 TOD Districts are established: the TOD-1 District, TOD-2 District, TOD-3. The primary distinctions among these 4 TOD Districts are height, residential density, and use mix

The TOD-4 Transit-Oriented Development District is characterized by significant height and a full mix of uses.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 22-0296; Baltimore City Code, Article 32- Zoning

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