

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #12-0167 / REZONING 1800 and 1802 and a PORTION of PATAPSCO STREET

CITY of  
BALTIMORE  
**MEMO**



**TO**

DATE:

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

January 18, 2013

At its regular meeting of January 17, 2013, the Planning Commission considered City Council Bill #12-0167, for the purpose of changing the zoning for the properties known as 1800 and 1802 Patapsco Street and a portion of Patapsco Street, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the R-8 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #12-0167 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #12-0167 be approved by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA/mf

Attachment

- cc: Ms. Kalliope Parthemos, Deputy Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Mr. Nicholas Blendy, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Caroline Hecker, Attorney for Applicant



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

January 17, 2013

#### REQUESTS:

- City Council Bill #12-0167/ Rezoning – 1800 and 1802 Patapsco Street and a Portion of Patapsco Street  
For the purpose of changing the zoning for the properties known as 1800 and 1802 Patapsco Street and a portion of Patapsco Street, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the R-8 Zoning District.
- Street Closing/ Closing a Portion of Patapsco Street, south of East Barney Street, as indicated on the attached block plat.

#### RECOMMENDATIONS:

- City Council Bill #12-0167: Approval
- Street Closing: Approval subject to comments from the Department of General Services

**STAFF:** Eric Tiso and Martin French

**PETITIONER(S):** Wells CRP Building LLC

**OWNERS:** Thomas W. Johnson: 1800 Patapsco Street; Wells CRP Building LLC: 1802 Patapsco Street; Mayor and City Council: Bed of Patapsco Street

#### SITE/ GENERAL AREA

Site Conditions: 1800 Patapsco Street is located on the west side of the street, approximately 90' southwest of the intersection with East Barney Street. This property measures approximately 12' by 134' and is currently improved with a two-story brick semi-detached residential building and one-story rear addition. 1802 Patapsco Street adjoins this property to its south and is similarly improved. These two properties are zoned M-2-2 and located within the Riverside National Register Historic District. Patapsco Street dead-ends immediately south of these properties after extending approximately 70' into the 1.63 acre formerly industrial property known as 2 East Wells Street.

General Area: This area is at the southern end of the South Baltimore residential area, which is predominantly row-housing over 100 years old. As a result of de-industrialization during the

latter half of the 20<sup>th</sup> Century many older manufacturing sites have been converted to residential use in recent decades; the proposed rezoning and associated closure of a portion of Patapsco Street would produce a larger site suitable for redevelopment as housing with associated service commercial uses.

## **HISTORY**

The property known as 2 East Wells Street, which adjoins these properties and the bed of Patapsco Street to their immediate south, was rezoned from M-2-2 to R-8 as part of a comprehensive rezoning effort in 2008. Omission of 1800 and 1802 Patapsco Street from this action was essentially an oversight, as the practical result was to leave a tongue of land, 24' wide by over 140' deep (and already residential in use), separating two sections of R-8 zoning.

## **CONFORMITY TO PLANS**

The proposed actions are consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1, Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents; and Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

## **ANALYSIS**

Rezoning of 1800 and 1802 Patapsco Street, closure of the southernmost portion of the bed of Patapsco Street that juts southward into 2 East Wells Street after passing 1800 and 1802 Patapsco Street, and amalgamation of all four pieces of real estate would permit an efficient redevelopment of the site into a predominantly residential development with its own off-street parking and some limited service commercial uses, thus contributing to the viability of this area as part of South Baltimore's urban neighborhoods. Planning staff's rationale for supporting the rezoning is based on two principal concepts: 1) the mechanics of rezoning properties as required by the Land Use article of the Maryland Code, which governs how and when land can be rezoned, and 2) the general goal to balance various land uses.

### **Maryland Code Land Use article Requirements for Rezoning:**

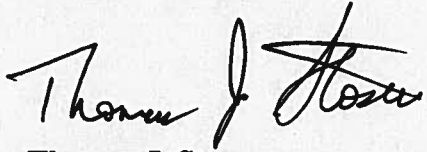
The Land Use article of the Maryland Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes. In reviewing this request, the staff finds that:

- 1. The Plan:** The Comprehensive Master Plan calls for expanding housing choices for all residents, and for strategic redevelopment of vacant properties throughout the City (Live Goal 1, Objectives 1 and 2). The proposed actions would facilitate development of approximately 153 new dwelling units, served by over 240 parking spaces.
- 2. The needs of Baltimore City:** The City has an adequate supply of industrially zoned land already, and this proposed rezoning does not significantly diminish that supply.
- 3. The needs of the particular neighborhood:** There is demand for more residential zoning for this particular neighborhood, considering ample availability of commercial and industrial property in nearby areas of the South Baltimore peninsula and the strength of the residential real estate market in this area.

Patapsco Street, 1,041 square feet more or less, would no longer be needed to provide access to adjacent properties, and could be closed, declared surplus right-of-way, and sold.

Staff notified the South Baltimore Neighborhood Association and the Riverside Neighborhood Association of this action.

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A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large, stylized initial "T".

**Thomas J. Stosur**  
**Director**