



## BILL SYNOPSIS

Committee: Land Use

Bill: 19-0427

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### Rezoning - 1020 West Pratt Street

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**Sponsor:** Councilmember Bullock

**Introduced:** August 19, 2019

**Purpose:**

For the purpose of changing the zoning for the property known as 1020 West Pratt Street (Block 0251, Lot 032), as outlined in red on the accompanying plat, from the R-8 Zoning District to the IMU-1 Zoning District.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

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### Agency Reports

Planning Commission	Unfavorable
Board of Municipal and Zoning Appeals	Unfavorable
Department of Transportation	No Objection
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 55. 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 1020 West Pratt Street from the R-8 Zoning District to the IMU-1 Zoning District. The property is located within the Poppleton Urban Renewal Plan area. City Council Bill 19-0398, enacted on September 25, 2019, modified the Poppleton Urban Renewal Plan (URP) and called for the rezoning of 1020 West Pratt Street to the IMU-1 district.

1020 West Pratt Street is located at the intersection with South Arlington Avenue and is improved with a three-story brick building that covers the entire property. The B&O Railroad Museum and the Mt. Clare Junction shopping center are across the street to the south. The property is located on the southern edge of the Hollins Market neighborhood, at the boundary with the Washington Village neighborhood. The Hollins Market neighborhood is a predominantly residential neighborhood.

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

#### Current Zoning District – R-8

The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City's inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street. Although rowhouse is the predominant housing type, this district also accommodates other residential types, of a similar density, including detached and semi-detached dwellings, and multi-family developments of a larger scale than found in more restrictive zoning districts.

## Proposed Zoning District – IMU-1

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. The IMU-1 District allows a variety of residential uses, including live-work dwellings. The IMU-1 District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 19-0427.

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