



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0591

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### Zoning - Conditional Use Parking Lots - 115 and 118 Mount Clare Street

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**Sponsor:** Councilmember Bullock  
**Introduced:** August 17, 2020

**Purpose:**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street (Block 0251, Lot 068) and 118 Mount Clare Street (Block 0251, Lot 072), as outlined in red on the accompanying plat.

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

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#### Agency Reports

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

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## Analysis

### Current Law

Article 32 – Zoning, Section(s) 5-201(a) and Table 9-301 (R-8). Baltimore City Revised Code (Edition 2000).

### Background

The bill would authorize the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street and 118 Mount Clare Street. The parking lots will serve the building at 1020 West Pratt Street, which was recently rezoned to the IMU-1 District and is planned for redeveloped for a mix of uses that will need off-street parking.

The properties are located on either side of Mount Clare Street in the middle of the block between the intersections with West Lombard and West Pratt Streets. 115 Mount Clare Street is unimproved grass and 118 Mount Clare Street is paved, but otherwise unimproved. The lots are immediately north of 1020 West Pratt Street.

The properties are located in the Hollins Market neighborhood, which is roughly bounded by West Pratt Street, MLK Boulevard, West Baltimore Street, and South Carey Street. The properties are located within the Poppleton Urban Renewal Plan area.

### Amendments

The Planning Commission recommended an amendment to make the authorization subject to the following conditions:

1. That the parking lot is approved by the Site Plan Review Committee; and
2. That the parking lot meet the requirements of the Landscape Manual.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 20-0591.

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