


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0592 / ZONING - CONDITIONAL USE PARKING LOT - 301 EAST LOMBARD STREET (A/K/A 300 EAST PRATT STREET)		

TO

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

DATE: October 11, 2024

At its regular meeting of October 10, 2024, the Planning Commission considered City Council Bill #24-0592, 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 #24-0592 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0592 be **approved** 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: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Ms. Natawna Austin, Council Services  
Ms. Caroline L. Hecker, Esq., applicant



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

October 10, 2024

**REQUEST:** City Council Bill #24-0592/ Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 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 c/o Caroline L. Hecker, Esq., Rosenberg Martin Greenberg LLP

**OWNER:** MCB 300 East 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  $\pm 0.998$  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).
- Ordinance #19-296, dated September 25, 2019, reauthorized the conditional use approval for a parking lot through September 25, 2022.

## **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 was then reauthorized by Ord. #19-296, dated September 25, 2019, with a sunset date of three years from enactment (*i.e.* September 25, 2022).

Conditional Use: As this is an existing parking lot that was previously approved by way of several sequential Conditional Use Ordinances the findings for §5-406 {"Approval standards"} of Article 32 – *Zoning*, previously adopted in consideration of Ord. #13-154 and then under Ord. #19-296, would still apply as the conditions surrounding this parking lot are unchanged. The site plan for this parking lot complied with the requirements of the Landscape Manual, and the parking lot's design was previously approved by the Site Plan Review Committee (SPRC). This new bill will authorize the parking lot use without a sunset date.

Equity: Given that the parking lot has existed for 22 years, and remains unchanged, there are no anticipated impacts to any surrounding property owners. There are no impacts to staff time, other than the routine legislative process.



**Chris Ryer**  
**Director**