

Peters, Matthew (City Council)

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Sent: Tuesday, July 28, 2020 3:41 PM
To: Reisinger, Edward (City Council)
Cc: Laria, Jon M.; Peters, Matthew (City Council); Bullock, John (City Council)
Subject: CCB 19-0427 - additional materials
Attachments: 1020 West Pratt Street - CCB 19-0427 - Additional Background Information DMEAST_41813873(1).PDF; 1020 West Pratt Street - CCB 19-0427 - Hollins Roundhouse Support Letter DMEAST_41813870(1).PDF

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Councilman Reisinger,

In advance of tomorrow's hearing on CCB 19-0427 for the rezoning of 1020 West Pratt Street, attached please find two additional documents for the Committee's consideration. First is a letter of support we just received from the Hollins Roundhouse Association, and second is additional background information regarding the property and its zoning history. This is in response to the Law Department's request for additional facts on rezoning based on mistake.

Many thanks,
Alyssa

Alyssa Domzal

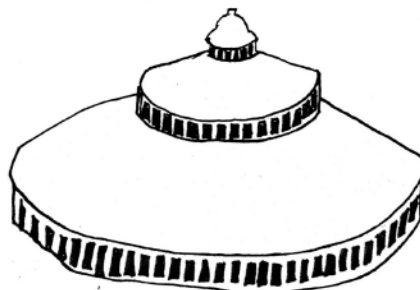
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HOLLINS ROUNDHOUSE ASSOCIATION

P.O. Box 20509, Baltimore, MD21223
HollinsRoundhouse@gmail.com

To Whom it May Concern,

We are writing this letter in support of the rezoning of 1020 West Pratt St. Baltimore, MD 21223 to IMU-1 and the conditional use of parking lots as a principal use for 115 Mount Clare St. and 118 Mount Clare St. We have had several meetings with the developer, War Horse Cities, who has modified their original designs of the parking lots to accommodate residents and homeowners and worked to alleviate other concerns of the neighborhood. We have also entered into an MOU with the owner of the property to limit the types businesses that will be able to lease space from War Horse Cities. Therefore, we are in support for the zoning change. Thank you.

Sincerely,

JR Lee, President
Hollins Roundhouse Neighborhood Association

CCB 19-0427 – Rezoning of 1020 West Pratt Street

Additional Background Information

CCB 19-0427 proposes to change the zoning of the property known as 1020 West Pratt Street (the “Property”) from the R-8 zoning district to the IMU-1 zoning district. On behalf of the applicant, War Horse Cities, we submit this additional background information to the Land Use Committee in advance of the hearing scheduled for July 29, 2020. Findings of fact as required by State and City law will be developed on the record at the hearing. This information is intended to supplement the proposed findings of fact set forth in the Planning Department memorandum dated September 13, 2019.

The building on the Property was constructed in 1925, and originally housed a Montgomery Ward shirt factory. Later, it was the home of the Baltimore Envelope Factory. It is currently vacant. The Property has never been used for residential use. A current photograph of the building is attached hereto for reference.

In addition, attached hereto is a zoning map of the Property overlaying the pre-2017 zoning (outlined) over the current zoning established in 2017 (shaded in color). The Property was previously zoned M-1-2, a light manufacturing district. The area surrounding the Property was previously zoned R-8, a residential district under the prior Zoning Code. That area is now zoned R-8, a similar “rowhouse residential” district under the current Zoning Code. In the 2017 comprehensive rezoning process, the Property was inexplicably zoned R-8 along with the surrounding area, instead of retaining its previous industrial designation.

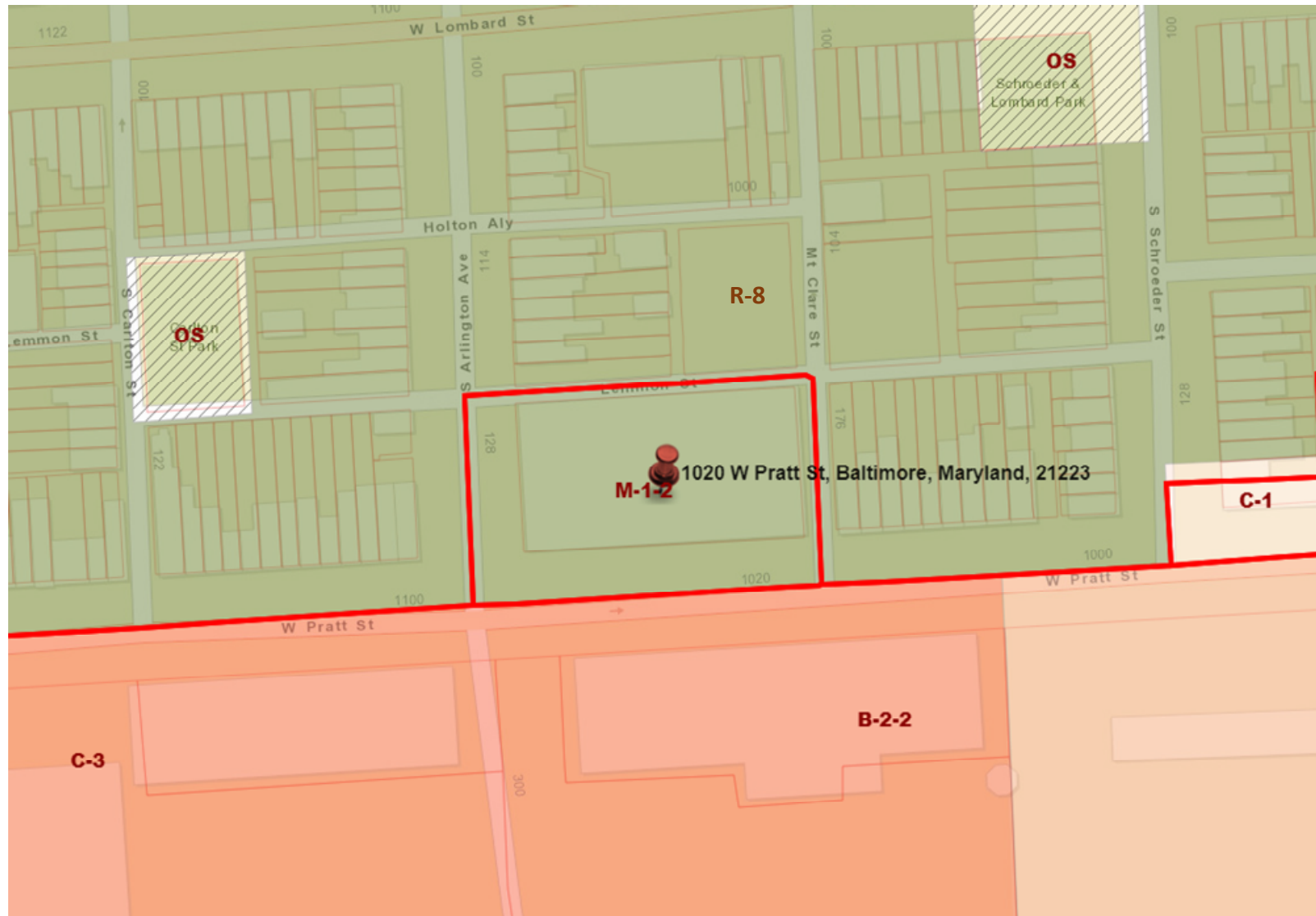
IMU-1 is a much more suitable zoning district for a vacant industrial building than R-8. The intent of the IMU zoning districts, as set forth in Section 11-203(a) of the Zoning Code, is as follows (emphasis added):

- (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.*
- (2) *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.*

1020 West Pratt Street – Current Conditions



1020 West Pratt Street – Current and Prior Zoning Districts



The Property was previously zoned M-1-2 and is now zoned R-8. The bill would change the zoning to IMU-1.