



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0621

Rezoning - 2 East Wells Street

Sponsor: Councilmember Costello

Introduced: September 21, 2020

Purpose:

For the purpose of changing the zoning for the property known as 2 East Wells Street (Block 1030, Lot 082), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-2 Zoning District.

Effective: The 30th day after the date it is enacted

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 66/76. 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 2 East Wells Street from the R-8 Zoning District to the C-2 Zoning District. The property is located on the northwest corner of the intersection with Marshall Street, just west of the intersection with South Charles Street. This site contains approximately 71,000 square feet and is improved with a four- and five-story mixed-used development that includes 154 dwelling units, an internal parking garage, and some small retail space on the Wells Street frontage. Riverside Park is two blocks to the east.

The property is located on the southern edge of the South Baltimore neighborhood, which is bordered on the south by East Wells Street and I-95, on the east by Light Street, on the north by East Ostend Street, and on the west by Race Street. This neighborhood is largely residential in nature, with smaller corner commercial uses scattered throughout the area. A few larger commercial uses are found on the edges, along major streets.

The intended purposes for the property's 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 – C-2

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0621.

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Analysis Date: October 29, 2020