



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 21-0026**

---

**Rezoning - 1201 South Caton Avenue**

---

**Sponsor:** Councilmember Porter

**Introduced:** January 25, 2021

**Purpose:**

For the purpose of changing the zoning for the property known as 1201 South Caton Avenue (Block 2108C, Lot 002), as outlined in red on the accompanying plat, from the EC-1 Zoning District to the I-1 Zoning District; and providing for a special effective date.

**Effective:** Date it is enacted

---

**Agency Reports**

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

---

## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 63 and 73 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 1201 South Caton Avenue from the EC-1 Zoning District to the I-1 Zoning District. The property is located in the Wilhelm Park neighborhood, which is bounded by South Caton Avenue on the west, I-95 on the south, the Gwynns Falls Stream on the east, and Wilkens Avenue on the north.

This property is improved with the former Seton Keough High School campus. Seton Keough High School was a Roman Catholic high school until its closure in June 2017. The site will be redeveloped for a warehouse/distribution facility

This small neighborhood ranges from the former High school campuses on the west, to a residential community off of Wilkens Avenue in the north-central part of the neighborhood, to an industrial area in the south and east portions. The residential area is composed of attached and semi-detached homes. The industrial area is composed of mostly of distribution facilities and light industrial businesses. The northern portion of which was the former Cardinal Gibbons High School campus. Cardinal Gibbons which closed in 2010, is now owned by St. Agnes Hospital, and is being redeveloped.

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

#### Current Zoning District – EC-1

The EC-1 Educational Campus Zoning Districts are intended for the campuses of educational facilities to facilitate an orderly and efficient regulation process for these types of users. There

are 2 Educational Campus Zoning Districts: a campus district for colleges and universities that allows for certain non-educational uses and dormitories for students and a second campus for primary and secondary educational facilities that is restricted to education-related uses. These Districts provide a set of base district regulations that offers a certain intensity of development by right. They also provide an allowance for a Campus Master Plan, which must be approved by ordinance, that allows for flexibility in the development and expansion of the campus above the base district regulations.

Proposed Zoning District – I-1

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

---

**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 21-0026

---

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: April 8, 2021