



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0051

Rezoning - 4900 Boston Street

Sponsor: Councilmember Cohen

Introduced: March 22, 2021

Purpose:

For the purpose of changing the zoning for the property known as 4900 Boston Street (Block 6820, Lot 55), as outlined in red on the accompanying plat, from the I-2 Zoning District to the IMU-2 Zoning District; and providing for a special effective date.

Effective: The date it is enacted.

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Favorable/Comments
Department of Housing and Community Development	
Baltimore Development Corporation	
Department of Finance	Defers to BMZA and Planning



Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 69. 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 at 4900 Boston Street (Block 6820, Lot 55) from the I-2 Zoning District to the IMU-2 Zoning District. Prior to the passage of Transform Baltimore’s comprehensive zoning update, the site (and surrounding properties) was zoned M-3, a substantially similar heavy industrial zoning category.

The 0.6-acre property is located within the Canton Industrial Area at the northeast corner of the intersection of Boston Street and Ponca Street. It is situated near I 895.

The property is currently improved with a small one-story building covering approximately 5% of the site. The rest of the site is dedicated to surface parking and is used as a car rental facility. The applicant is requesting the rezoning to facilitate future development of a fast-food restaurant with a drive-through. The applicant intends to demolish the existing small building in order to redevelop the site.

There is a companion bill 21-0056, which if approved would amend the Canton Industrial Area Urban Renewal Plan (URP) by removing the property from the urban renewal plan for the area. The property is currently designated as “Heavy Industrial” by the URP, which requires that uses be limited to heavy industrial and that certain uses, including restaurants, are explicitly prohibited.

The Planning Commission recommends adoption of the facts submitted by the applicant and supports passage of the bill.

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

Current Zoning District – I-2

The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. General industrial uses include fabrication, warehousing and assembly-type manufacturing, which may result in some moderate external effects, such as smoke, noise, glare, or vibration, and typically include outdoor storage and related outdoor activities.

Proposed Zoning District – IMU-2

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. 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. The IMU-2 District is generally for industrial buildings that are adjacent to heavier industry, port uses, highways, or truck routes and not residential areas. This district is intended to protect industrial land and truck routes from pressures of residential uses. The IMU-2 District prohibits all residential uses.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 21-0051

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