

MEMORANDUM

TO: Honorable President and Members of the City Council  
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President *M. J. Brodie*

DATE: August 30, 2011

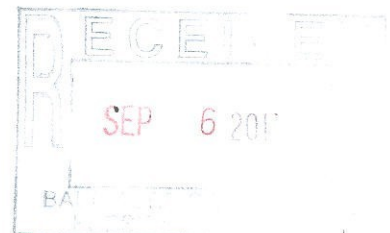
SUBJECT: City Council Bill 11-0738  
Rezoning – 1302 Key Highway

---

The Baltimore Development Corporation (BDC) recommends amendments to City Council Bill 11-0738 as indicated below. Council Bill 11-0728 would rezone 1302 Key Highway from its existing M-2-2 zoning to B-2-4 zoning. The BDC understands that the zoning request is being made for a potential future retail development at the site. The Waterfront Master Plan, which was adopted in 2008 based on extensive City and public participation, calls for the rezoning of 1302 Key Highway from M-2-2 to O-R-2. Since the existing business at the site is in operation, the desired retail uses can be accomplished with the existing Master Plan recommendation to rezone the property to O-R-2, and by subsequently obtaining the approval of the BMZA for the desired B-2 retail uses. As such, BDC recommends an amendment to Council Bill 11-0738 to change the zoning for 1302 Key Highway from M-2-2 to O-R-2, which is consistent with the approved Waterfront Master Plan.

cc: Kaliopé Parthemos  
Angela Gibson

z:sblake/ccbills/11-0738



*FLA*