




MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: November 28, 2018

SUBJECT: City Council Bill No. 18-0301
Rezoning – 6435 Pulaski Highway

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0301 for the purpose of changing the zoning for the property known as 6435 Pulaski Highway (Block 6242E, Lot 050), from the I-2 Zoning District to the C-4 Zoning District

BDC believes that preservation of large, contiguous industrial space, especially those properties with adequate Rail, Port, Truck Route, and Highway infrastructure, is necessary to preserve and grow the City's industrial business sectors. Industrial areas thrive when industrial uses are clustered together. This clustering allows for trucks to operate with minimal interference from pedestrians and non-commercial vehicles, and for businesses to operate without concern about disrupting non-industrial neighbors. In this case, BDC is concerned that placing a C-4 zoned property in the heart of an I-2 Zoning District begins to erode the industrial area and may introduce land use conflicts that can ultimately jeopardize the viability of the industrial district as a whole.

In addition, the zoning change may lead to an increase in industrial land values in the area and force land-intensive industrial users, which are typically sensitive to per-acre price changes, to look outside the City when considering where to locate or expand their operations. Given the existing I-2 Zoning District along Pulaski Highway, the proposed zoning change would be inconsistent and incompatible with the predominant land use in this corridor. There is already an area along Pulaski Highway that is less than ½ mile from this location and zoned C-4 that would be a suitable location for the proposed business use.

BDC does not support Bill No. 18-0301.

cc: Kyron Banks

**CITY OF BALTIMORE
COUNCIL BILL 18-0301
(First Reader)**

Introduced by: Councilmember Scott

At the request of: Durga Enterprises, LLC

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg LLP, 25 South
Charles Street, Suite 21st Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: October 29, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation, Baltimore City Parking Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 6435 Pulaski Highway**

3 FOR the purpose of changing the zoning for the property known as 6435 Pulaski Highway (Block
4 6242E, Lot 050), as outlined in blue on the accompanying plat, from the I-2 Zoning District
5 to the C-4 Zoning District.

6 BY amending

7 Article 32 - Zoning
8 Zoning District Map
9 Sheet 50
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Sheet 50 of the Zoning District Map is amended by changing from the I-2 Zoning District to the
14 C-4 Zoning District the property known as 6435 Pulaski Highway (Block 6242E, Lot 050), as
15 outlined in blue on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 18-0301

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.