



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: March 5, 2024

Re: City Council Bill 23-0430 Rezoning - 2529 Georgetown Road

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0430 Rezoning - 2529 Georgetown Road for the purpose of changing the zoning for the property known as 2529 Georgetown Road (Block 7796, Lot 003), as outlined in red on the accompanying plat, from the R-6 Zoning District to the I-1 Zoning District.

If enacted, City Council Bill 23-0430 would rezone the property known as 2529 Georgetown Road from the R-6 Zoning District to the I-1 Zoning District which would allow the applicant to use the property for small scale food processing and distribution, with plans calling for the replacement of the existing 1,200 sq. ft. one-story building and replacement with a 15,000 sq. ft. warehouse and loading docks. The proposed redevelopment would continue commercial-industrial use of the site compatible with the surrounding zoning.

DHCD Analysis

At its regular meeting of December 21, 2023, the Planning Commission concurred with its departmental staff and recommended that City Council Bill 23-0430 be approved by the City Council. Planning Staff noted in their report that the comprehensive rezoning mapping process created an island of R-6 zoning that contains only the subject property and two adjoining residential properties that are otherwise surrounded by industrial I-1 and I-2 zoning. Prior to the comprehensive rezoning process that became effective in 2017, this property had been within the M-2 General Industrial District since 1971. Accordingly, it was their conclusion that due to the prior zoning designation and lack of residential history, a mistake had been made during the comprehensive rezoning process.

This Bill does not have an operational or fiscal impact on DHCD and the re-zoning would not endanger public health, safety or welfare. The property is not located within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. This rezoning may lead to the productive re-use of this property and



expand light-industrial redevelopment opportunities for the Morrell Park and surrounding communities, potentially benefiting local businesses and area residents.

Conclusion

DHCD respectfully requests a **favorable** report on the passage of City Council Bill 23-0430.

AK/sm

cc: Ms. Nina Themelis, Mayor's Office of Government Relations