



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0180

Rezoning - 2525 Insulator Drive

Sponsor: Councilmember Costello

Introduced: November 15, 2021

Purpose:

For the purpose of changing the zoning for the property known as 2525 Insulator Drive (Block 1079, Lot 001), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-3 Zoning District; and providing for a special effective date.

Effective: The date the bill is enacted.

Agency Reports

City Solicitor	
Planning Commission	Favorable
Board of Municipal Zoning Appeals	Defers to Planning
Department of Housing and Community Development	Favorable
Department of Transportation	
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 76; 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 2525 Insulator Drive (Block 1079, Lot 001), from the industrial I-2 Zoning District to the Port Covington PC-3 Zoning District. The property is located in the Port Covington neighborhood.

The property is 24.427 acres and is improved with a large warehouse structure. The lot is surrounded to the east by Under Armour, Nick’s Fish House to the west and north by the Baltimore Sun parcels.

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. C-4 Heavy Commercial Zoning District is intended for areas of more intense commercial use that are generally not appropriate for lower intensity commercial districts, including uses related to motor vehicles and those that might require outdoor storage. Because of the impacts from more intensive commercial uses, the standards for this district ensure that setbacks, buffering, and site development controls are in place to mitigate negative impacts on neighboring uses.

Proposed Zoning District – PC-3

The Port Covington Zoning District is intended to establish the standards to accommodate the transition of the Port Covington area, located along the north shore of the Middle Branch of the Patapsco River, from a heavy industrial area to a high intensity, mixed-use, waterfront-oriented area over time. The standards recognize that this area is unique because of both its waterfront access and separation from established neighborhoods to the north by the elevated portion of I-95 and a heavy rail line. The Port Covington Zoning District is designed to accommodate an office-industrial headquarters campus and adjacent high-intensity mixed-use with recreational and entertainment amenities to promote a live-work-play community within an ecologically sustainable environment.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Bill 21-0180, Article 32 – Zoning

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: March 3, 2021