



## MEMORANDUM

DATE: October 27, 2020  
TO: Land Use Committee  
FROM: Colin Tarbert, President and CEO  
POSITION: Disapprove  
SUBJECT: Council Bill No. 20-0609  
Rezoning – 4207-4209 Menlo Drive

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 20-0609 introduced by Councilmember Schleifer.

### PURPOSE

For the purpose of changing the zoning for the property known as 4207-4209 Menlo Drive from the I-1 Zoning District to the OIC Zoning District.

### BRIEF HISTORY

The property is located in the Reisterstown Station neighborhood in an industrial area adjacent to the Seton Business Park. The proposed use of the facility is for an adult day center and not currently a permitted use in an I-1 Zoning District.

BDC believes that preservation of 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 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, the property is surrounded by I-1 zoned properties. BDC is concerned that placing an OIC zoned property in the heart of an I-1 zoning district erodes the industrial area and may introduce land use conflicts that can ultimately jeopardize the viability of the industrial district as a whole. Additionally, we have concerns that an individually rezoned property is not the appropriate intended use for the OIC zoning category.

### FISCAL IMPACT

None

### AGENCY POSITION

The Baltimore Development Corporation **opposes** City Council Bill No. 20-0609.

If you have any questions, please do not hesitate to contact Kim Clark at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com) or at 410-837-9305.

cc: Nicholas Blendy

[DG]