



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: February 23, 2022



Re: City Council Bill 21-0180 Rezoning – 2525 Insulator Drive

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0180 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.

If enacted, Council Bill 21-0180 would rezone the property located at 2525 Insulator Drive from the I-2 Zoning District to the PC-3 Zoning District which would allow the applicant to utilize the site for uses as allowed in the PC-3 District. The applicant of this rezoning request is still in the process of preparing a development proposal for the site but it is fair to say that the PC-3 Zoning will allow for a wider range of uses that includes industrial, commercial/office, residential and recreational.

At its regular meeting of December 2, 2021, the Planning Commission concurred with the recommendation of its departmental staff and recommended that Bill 21-0180 be approved by the City Council. Staff noted in their report that the area has undergone substantial change since June 5, 2017 when the new zoning code was enacted and the PC-3 Zoning would be appropriate as it would allow for a more compatible range of uses to the adjacent PC zoning classifications.

The proposed rezoning may provide for the productive reuse of a site that is no longer functioning as an industrial use and may create new housing opportunities, improved access to recreation and economic growth for the communities of South Baltimore.

DHCD **supports** the passage of City Council Bill 21-0180.

AK/sm

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

Brandon M. Scott, Mayor • **Alice Kennedy**, Housing Commissioner

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