



MEMORANDUM

DATE: July 2, 2020
TO: Land Use Committee, Baltimore City Council
FROM: Colin Tarbert, President and CEO
POSITION: Support
SUBJECT: City Council Bill No. 20-0512 – Rezoning – 1301 E Fort Avenue

A handwritten signature in black ink, appearing to read "Colin Tarbert", is positioned to the right of the "FROM" field.

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 20-0512 introduced by Councilmember Costello at the request of 1301 E. Fort Avenue, LLC.

PURPOSE

This ordinance is for the purpose of changing the zoning for the property known as 1301 E Fort Avenue (Block 2034A, Lot 001) from the I-1 Zoning District to the R-8 Zoning District, and providing for a special effective date.

BRIEF HISTORY

The Site is currently home to an industrial plant owned by PQ Corporation, a Pennsylvania-based company. The plant was constructed in 1929 and had operated continuously until shuttering in January 2020. The buyer of the Site, 1301 E. Fort Avenue LLC, is requesting rezoning from I-1 to R-8, which would allow for a 112-unit townhouse development.

FISCAL IMPACT

None

AGENCY POSITION

BDC supports City Council Bill No. 20-0512. The requested action aligns with the City's Comprehensive Master Plan and will harmonize the site's use with the surrounding residential area.

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

cc: Nicholas Blendy

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