



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0053

Rezoning - 4207-4209 Menlo Drive

Sponsor: Councilmember Schleifer

Introduced: March 22, 2021

Purpose:

For the purpose of changing the zoning for the property known as 4207-4209 Menlo Drive, as outlined in red on the accompanying plat, from the I-1 Zoning District to the OIC Zoning District; and providing for a special effective date.

Effective: The date the bill is enacted.

Agency Reports

Planning Commission	Disapproved
Board of Municipal Zoning Appeals	
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	
Department of Finance	Defers to BMZA and Planning
Baltimore Development Corporation	

Analysis

Current Law

Article 32 – Zoning; Zoning District Map; Sheet 11; Baltimore City 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 4207-4209 Menlo Drive from the I-1 Industrial Zoning District to the OIC Office Industrial Campus Zoning District. The property is located in the Reisterstown Station neighborhood and is part of the Reisterstown Plaza Transit Station Urban Renewal Area and Plan. There is a mix of commercial and industrial uses in the area with some residential developments.

The property is improved with a one-story industrial building and was last used for a religious institution. There is also a one-story storage structure in the rear of the building. The owner intends to use the newly purchased site as an adult day care center. I-1 Zoning Districts, however, only permit adult day care as an accessory use to an office structure, research and development facility. Adult day care is not permitted as a principal use in the I-1 district. Adult or child day care centers are allowed in the OIC zoning districts.

The Reisterstown Plaza Transit Station Urban Renewal Plan designates the property for industrial use only. Underlying zoning is I-1. Bill 21-0057 has been introduced to repeal the urban renewal plan. Bill 21-0053 proposes to rezone the property from I-1 to OIC.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

Current Zoning District – I-1 Light Industrial District

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

Proposed Zoning District – OIC Office Industrial Campus District

The OIC Office-Industrial Campus Zoning District is intended for developments of large office structures, research and development facilities, and light industrial uses. The minimum size of an OIC district is at least 1 acre of land. OIC standards are intended for architecturally coordinated office and industrial structures built in a campus-like atmosphere. Typical uses include:

- (1) the international headquarters of a large corporation;
- (2) large research and development facilities; and
- (3) office campuses of substantial size

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill 21-0053, Reporting Agencies, and Statement of Intent

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Analysis Date: June 9, 2021

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