



MEMORANDUM

DATE: February 16, 2023
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: City Council Bill No. 23-0344
Rezoning – 1302 Key Hwy

A handwritten signature in black ink, appearing to read "Colin Tarbert", is written over the "FROM" and "POSITION" lines of the memorandum header.

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0344 introduced by Councilmember Eric Costello.

PURPOSE

This is a Rezoning bill intended to convert the property at 1302 Key Hwy from a C-2 Commercial use to an OR-2 Office Residential mixed use.

BRIEF HISTORY

The property is a former mechanic shop which sat vacant for many years. It is currently being used as a parking lot for a food truck, and is one of the few remaining undeveloped sites along Key Highway. The owners purchased the property in 2015 and intend to develop a mixed-use Office/Residential building, which requires rezoning from C-2 to OR-2. The proposed zoning change is consistent with the adjacent properties to the South and West, which are also zoned OR-2, and will allow for the redevelopment of a long-vacant and underutilized property along Key Highway, without displacing any active industrial uses or introducing new land-use conflicts that may interfere with the active industrial uses in the nearby areas.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation respectfully takes a **favorable** position on City Council Bill No. 23-0344. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Sophia Gebrehiwot, Mayor's Office of Government Relations

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