


MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President 

DATE: February 27, 2008

SUBJECT: City Council Bill No. 08-0018
Maritime Industrial Overlay District – Extending "Sunset" – Owner Opt-Out

The Maritime Industrial Overlay District is an effort to address current and future conflicts that exist between mixed-use development and maritime uses along the waterfront. Currently, the MIZOD law is scheduled to expire in 2014. Without new legislation, MIZOD protection would sunset in six years - making it possible for property owners to pursue zoning changes and exceptions that would threaten existing industrial uses of waterfront property.

This bill would make it more difficult than it is under current law for property owners within the MIZOD to reuse their property for uses unrelated to the port. Under the proposed legislation, landowners would not be permitted to make their case to remove a property from the MIZOD through legislative action to the Mayor and the City Council until 2014.

The proposed legislation also represents a compromise - extending MIZOD protection for an additional 10 years (until 2024) while preserving the rights of property owners contained in the original law.

However, the Baltimore Development Corporation (BDC) recommends that under paragraph C: REVIEW – Planning Commission, an additional factor be included in the review of the overlay. We recommend that the review of existing, approved and proposed development (residential, commercial, and mixed-use) within close proximity of the overlay should be included to evaluate the impact of the adjacent land uses.

cc: Andrew Frank
Angela Gibson

sandra.gladden/ccbill08/08-0018

F/A

