



MEMORANDUM

DATE: September 11, 2023
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: City Council Bill No. 23-0410 Rezoning - 6311 Eastern Avenue

A handwritten signature in black ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0410 introduced by Councilmember Zeke Cohen.

PURPOSE

This legislation changes the zoning for the property at 6311 Eastern Avenue from the I-2 Zoning District to the C-2 Zoning District.

BRIEF HISTORY

The property at 6311 Eastern Avenue was formerly home to a Royal Farms convenience store and is intended to be redeveloped into an auto parts store. The small size of the parcel is better suited to commercial uses than industrial use, and the surrounding uses are all Commercial in nature. Unlike many rezonings away from Industrial use in which BDC is concerned about the erosion of contiguous industrial areas compromising the viability of industrial business in the City, this rezoning to the C-2 zoning district is aligned with the non-industrial surroundings and will allow for future commercial tenants to occupy the vacant parcel.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** response to City Council Bill No. 23-0410. 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

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