![Baltimore Development Corporation logo]

MEMORANDUM

DATE: September 24, 2020
TO: Land Use Committee
FROM: Colin Tarbert, President and CEO
POSITION: Opposed
SUBJECT: City Council Bill No. 20-0508
                 Rezoning - 5401 Pulaski Highway

INTRODUCTION
The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill 20-0508 introduced by Councilmember McCray.

PURPOSE
The purpose of this Bill is to change the zoning of the property known as 5401 Pulaski Highway from the I-1 zoning district to the C-4 zoning district. This would facilitate the expansion of a motor repair and tire shop to include a motor vehicle dealership.

BRIEF HISTORY
This parcel of land is about an acre in size and contains a one-story warehouse built in or around 1930. The parcel contains a motor repair and tire shop which has been operating before the City's comprehensive zoning update in 2017. The parcel lies on the critical truck route of Pulaski Highway/MD-40 with proximity to I-95, I-895, I-695, and the Port of Baltimore.

BDC believes that preservation of contiguous industrial space – especially those properties with adequate rail, port, truck route, and highway infrastructure – is necessary to preserve and grow the City's industrial business sectors. Industrial areas thrive when industrial uses are clustered together. This clustering allows trucks to operate with minimal interference from pedestrians and non-commercial vehicles, and for businesses to operate without concern about disrupting non-industrial neighbors. In this case, BDC is concerned that placing a C-4 zoned property in the heart of an I-2 zoning district erodes the industrial area and may introduce land use conflicts that can ultimately jeopardize the viability of the industrial district as a whole.

FISCAL IMPACT
None

AGENCY POSITION
BDC **opposes** City Council Bill 20-0508.

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

cc: Nicholas Blendy

[LC]