



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0609

Rezoning - 4207-4209 Menlo Drive

Sponsor: Councilmember Schleifer

Introduced: September 21, 2020

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.

Effective: The 30th day after the date it is enacted

Agency Reports

Planning Commission	Unfavorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 11. Baltimore City Revised 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 Zoning District to the OIC Zoning District. The property is located on the southeast side of the street, approximately 550' southwest of the intersection with Reisterstown Road. It is improved with a one-story industrial building that was last used by a religious institution, asphalt paving, and a one-story storage structure along the rear of the property.

The property is located within the Reisterstown Station neighborhood, which has a mix of commercial and industrial areas with a few pockets of residential development. The subject parcel is in the center of an I-1 zoned area, located between a strip of C-4 commercial zoning along Reisterstown Road to the north, and I-2 industrial zoning along the rail line to the south. The property is also located within the Reisterstown Plaza Transit Station Urban Renewal Plan (URP).

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

Current Zoning District – I-1

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

The OIC Office-Industrial Campus Zoning District is intended for developments of large

office structures, research and development facilities, and light industrial uses. An OIC District must encompass at least 1 acre of land.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0609.

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