



MEMORANDUM

DATE: January 18, 2019
TO: Land Use and Transportation Committee
FROM: William H. Cole, President and CEO
POSITION: Support
SUBJECT: Council Bill 18-0299 Rezoning – 2501-13, 2515, and 2525 West Franklin Street and 330 North Warwick Avenue

INTRODUCTION

I am herein reporting on City Council Bill 18-0299 introduced by Council member Bullock, at the request of McDonald's USA, LLC.

PURPOSE

For the purpose of changing the zoning for the property known as 2501-13 West Franklin Street from the C-2 Zoning District to the C-3 Zoning District and changing the zoning for the properties known as 2515 and 2525 West Franklin Street, and 330 North Warwick Avenue, from the I-1 Zoning District to the C-3 Zoning District.

BRIEF HISTORY

McDonald's USA, LLC operates a restaurant at 2501-13 West Franklin Street which is currently zoned as C-2, and has a contract to lease a portion of the properties to be rezoned. TRC acquisitions & Holdings LLC has entered into an agreement to purchase 330 N Warwick Avenue. Both actions are contingent on enactment of the rezoning legislation.

Enactment of this bill will facilitate proposed redevelopment plans for this area and will create retail and job opportunities for the community.

FISCAL IMPACT

NONE

AGENCY POSITION

The Baltimore Development Corporation **Supports** City Council Bill 18-0299.

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

cc: Kyron Banks

[DG]

**CITY OF BALTIMORE
COUNCIL BILL 18-0299
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: McDonald's USA, LLC

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg LLP, 25 South
Charles Street, Suite 21st Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: October 29, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Baltimore Development Corporation, Department of Transportation, Baltimore City Parking
Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 2501-13, 2515, and 2525 West Franklin Street and**
3 **330 North Warwick Avenue**

4 FOR the purpose of changing the zoning for the property known as 2501-13 West Franklin Street
5 (Block 2207, Lot 001), as outlined in green on the accompanying plat, from the C-2 Zoning
6 District to the C-3 Zoning District, and changing the zoning for the properties known as
7 2515, and 2525 West Franklin Street (Block 2207, Lots 002 and 006), and 330 North
8 Warwick Avenue (Block 2207, Lot 010), as outlined in blue on the accompanying plat, from
9 the I-1 Zoning District to the C-3 Zoning District.

10 BY amending

11 Article 32 - Zoning
12 Zoning District Map
13 Sheet 53
14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
17 Sheet 53 of the Zoning District Map is amended by changing from the C-2 Zoning District to the
18 C-3 Zoning District the property known as 2501-13 West Franklin Street (Block 2207, Lot 001),
19 as outlined in green on the plat accompanying this Ordinance, and by changing from the I-1 to
20 the C-3 Zoning District the properties known as 2515 and 2525 West Franklin Street (Block
21 2207, Lots 002 and 006), and 330 North Warwick Avenue (Block 2207, Lot 010), as outlined in
22 blue on the plat accompanying this Ordinance.

23 **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 18-0299

1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
5 the Zoning Administrator.

6 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
7 after the date it is enacted.